

August 12, 2004

Craig Roberts  
Ciavonne, Roberts & Associates, Inc.  
844 Grand Avenue  
Grand Junction, CO 81501

Re: Design Exception #DE 13-04 – Design Exception for Street Light Spacing –  
Peregrine Estates (Chapter 8.1)

Dear Craig:

Please find attached the committee's decision, as modified, for the above referenced request. You may use this decision to proceed through the development review process for this exception.

If you have any questions concerning this decision, please feel free to contact the Development Engineer in charge of your project or me at (970) 244-1557.

Sincerely,



Tim Moore, Public Works Manager  
City of Grand Junction

Xc: Rick Dorris, Development Engineer (256-4034)  
Pat Cecil, Development Services Supervisor

## DESIGN EXCEPTION #DE 13-04

To: Mark Relph, Director of Public Works & Utilities  
Bob Blanchard, Director of Community Development  
Rick Beaty, Fire Chief

From: Tim Moore, Public Works Manager

Copy to: Rick Dorris, Development Engineer  
Pat Cecil, Development Services Supervisor

Date: August 10, 2004

RE: Street Light Spacing – Peregrine Estates (Chapter 8.1)

### DESCRIPTION OF THE SITUATION

The applicant proposes to light only the intersections within this proposed subdivision to avoid nighttime light pollution. The TEDS manual requires lights at each intersection, at or near the throat of each cul-de-sac, and at a maximum spacing of 250 feet measured along the centerline of local roadways.

#### Site Description:

The applicant is proposing to develop a residential subdivision with approximately 25 homes on the Redlands within close proximity to the Colorado National Monument. The surrounding subdivision was developed in Mesa County and has also minimized street lighting. The attached map indicates which lights the applicant would like to install and which are proposed to be eliminated.

The Redlands Area Plan addresses Outdoor Lighting and potential light pollution as well. The Plan suggests that “generally, that area south of Highway 340 should have reduced requirements for street lighting and other public space lighting allowing the lighting to be low level and spaced to provide the minimum light necessary to meet safety needs.

### EXCEPTION CONSIDERATIONS

**1. Will the exception compromise safety?**

The applicant proposes to light the intersections. Because the proposal is a relatively small residential subdivision that ends with a cul-de-sac, staff does not believe the exception, as proposed, will compromise safety.

**2. Have other alternatives been considered that would meet the standard?**

The applicant considered but rejected the spacing requirements outlined in TEDS.

**3. Has the proposed design been used in other areas?**

This exception has been made for a number of subdivisions in the Redlands area including Redlands Mesa, Canyon Rim, Canyon View and most recently on Orchard Mesa for Spy Glass Ridge.

**4. Will the exception require CDOT or FHWA coordination?**

No.

**5. Is this a one-time exception or a manual revision?**

This exception request seems to occur from time to time. At this point, staff is not recommending a change to the manual.

**Staff Recommendation**

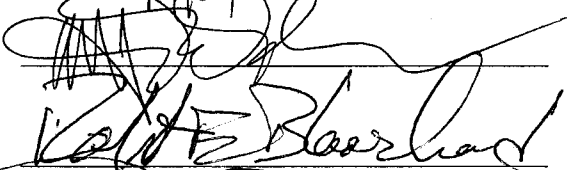
Staff understands and supports the applicants desire to limit the impacts of street lights in this area. Staff would recommend approval of the exception as requested, but would ask that conduit be installed and referenced on the final plans to each of the three locations being eliminated by this exception. At a later date, and if petitioned by the neighborhood, any or all of these additional lights could be installed in a cost effective manner.

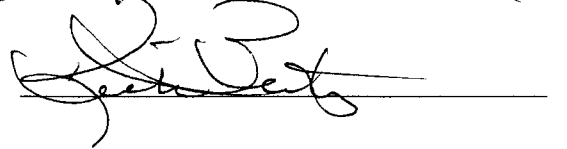
Recommended by: \_\_\_\_\_

Approved as Requested: \_\_\_\_\_

Approved as Modified:

Dated: 8/11/04

  
\_\_\_\_\_

  
\_\_\_\_\_

VE#13-04 Peregrine Estates

**Clavonne, Roberts & Associates, Inc.**

SITE PLANNING • LANDSCAPE ARCHITECTURE

844 GRAND AVE., GRAND JUNCTION, CO

vw.clavonne.com

81501

70-241-0745 • FAX 241-0765

**TEDS EXCEPTION REQUEST  
PEREGRINE ESTATES SUBDIVISION**

**RE: STREET LIGHTING**

To: City of Grand Junction Community Development Department

Attn: Rick Dorris

250 N.5th Street

Grand Junction, CO 81501-2643

Mr. Dorris,

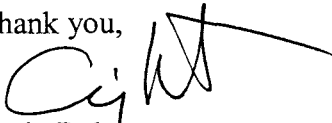
In an attempt maintain a desirable environment in the Redlands, the Peregrine Estates Subdivision would like to conform with surrounding neighborhoods in their desire to minimize lighting from within the proposed neighborhood. This request is being made in an effort to maintain the beauty of the night sky by reducing "light pollution" from added street lighting without compromising the safety offered by street lighting at the proposed intersections. This request is supported by letters received by the Community Development Department from surrounding neighbors who have expressed concern for the preservation of the night sky.

The petitioner for this development, Mr. Ray Rickard, is requesting that street lights in these locations be eliminated:

1. Peregrine Court at the end of the cul de sac
2. Peregrine Court midway between the end of the cul de sac and the intersection of Anatom Court,
3. near the end of the cul de sac on Anatom Court.

This type of reduction in light pollution has been requested in the past by the authorities at the Colorado National Monument and been embraced by the residents of communities and subdivisions throughout the Redlands area. A few such neighborhoods in the area that have been granted this exception are Redlands Mesa Golf Course Community, Canyon Rim Subdivision, and Canyon View Subdivision. It is the intent of Peregrine Estates Subdivision to be a good neighbor by carrying on this approach to neighborhood design and ask for this exception to the design standards.

Thank you,



Craig Roberts

Clavonne, Roberts & Associates, Inc.

SOUTH BROADWAY

MEADOWS WAY

TRACT A

STREET 1  
LIGHTS TO  
REMAIN

ANATOM COURT

PEREGRINE COURT

STREET  
LIGHTS TO BE  
ELIMINATED

OPEN SPACE  
"No Disturbance  
Zone"

**PEREGRINE ESTATES**  
**TEDS EXCEPTION FOR STREET LIGHTING**  
**NOT TO SCALE 7/14/04**

**CIAVONNE, ROBERTS & ASSOCIATES, INC.**  
LANDSCAPE AND PLANNING ARCHITECTS  
844 GRAND AVENUE  
GRAND JUNCTION, CO 81501

