



September 21, 2004

Rob and Gina Cantrell  
474 Bismarck  
Grand Junction, Co 81504

Re: Design Exception #DE 16-04 – Design Exception – Driveway Spacing, Corner Clearance at 473 Bismarck

Dear Rob and Gina:

Please find attached the committee's decision 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 Tim Moore at (970) 244-1557.

Sincerely,

Sandi Nimon, Sr. Administrative Assistant  
To Tim Moore, Public Works Manager  
City of Grand Junction

Xc: Laura Lamberty, Development Engineer (256-4155)  
Pat Cecil, Development Services Supervisor

## DESIGN EXCEPTION #DE 16-04

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: Laura Lamberty, Development Engineer  
Pat Cecil, Development Services Supervisor

Date: September 20, 2004

RE: Driveway Spacing, Corner Clearance at 473 Bismarck

### DESCRIPTION OF THE SITUATION

The applicant proposes to develop a corner lot in the Dakota West residential subdivide. Section 4.1.3 of TEDS requires a minimum corner clearance of 50 feet for local streets measured from the flowline to the near edge of access. Depending on the site specific plans, this distance can be difficult to obtain on smaller residential lots. Development Engineering and the Transportation Engineer have reviewed this issue and suggest that the requirement for corner clearance contained in TEDs 4.1.3 be expanded to allow for single family residential access to a local residential street to be a minimum of 35' from the intersection if (a) the street on which the access is proposed will have an ultimate ADT of 200 VPD or less, and (b) the street on which the access is proposed intersects another local residential street or residential collector

### EXCEPTION CONSIDERATIONS

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

The concept of a corner clearance is to provide drivers with adequate perception-reaction time to access potential conflicts and to prevent the location of driveways within the functional area of an intersection. For very low residential streets, the potential for conflict is low. Staff believes, using the above criteria, this exception will not compromise safety.

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

Other alternatives include moving the building envelope away from the intersection, but creates a less desirable plan.

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

This design currently exists in other areas of the City.

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

No.

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

Staff would propose to recommend an amend to the TEDS manual which would include the criteria developed as part of this exception to further define this minimum spacing distance from corner lots. Until the manual can be amended, staff will use the outcome of this exception to guide future applicants with similar corner spacing issues.

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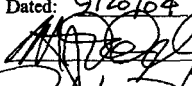
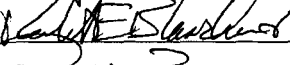

**Staff Recommendation**

Staff recommends approval of this exception request.

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

Approved as Requested:

Denied: \_\_\_\_\_

Dated: 9/20/04  
  
  


FEE \$	10.00
TCP \$	1,500.00
SIF \$	292.00

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
Community Development Department

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 473 BISMARCK ST. SQ. FT. OF PROPOSED BLDGS/ADDITION ~~2434~~

TAX SCHEDULE NO. 2943-161-27-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION DAKOTA WEST TOTAL SQ. FT. OF EXISTING & PROPOSED 1874

FILING 2 BLK 1 LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER G & R WEST, LLC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 474 BISMARCK ST USE OF EXISTING BUILDINGS SFH

(1) TELEPHONE 255-8164 DESCRIPTION OF WORK & INTENDED USE Single Family Home

(2) APPLICANT \_\_\_\_\_ TYPE OF HOME PROPOSED:  
P Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS Same

(2) TELEPHONE \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE BMF-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS C TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

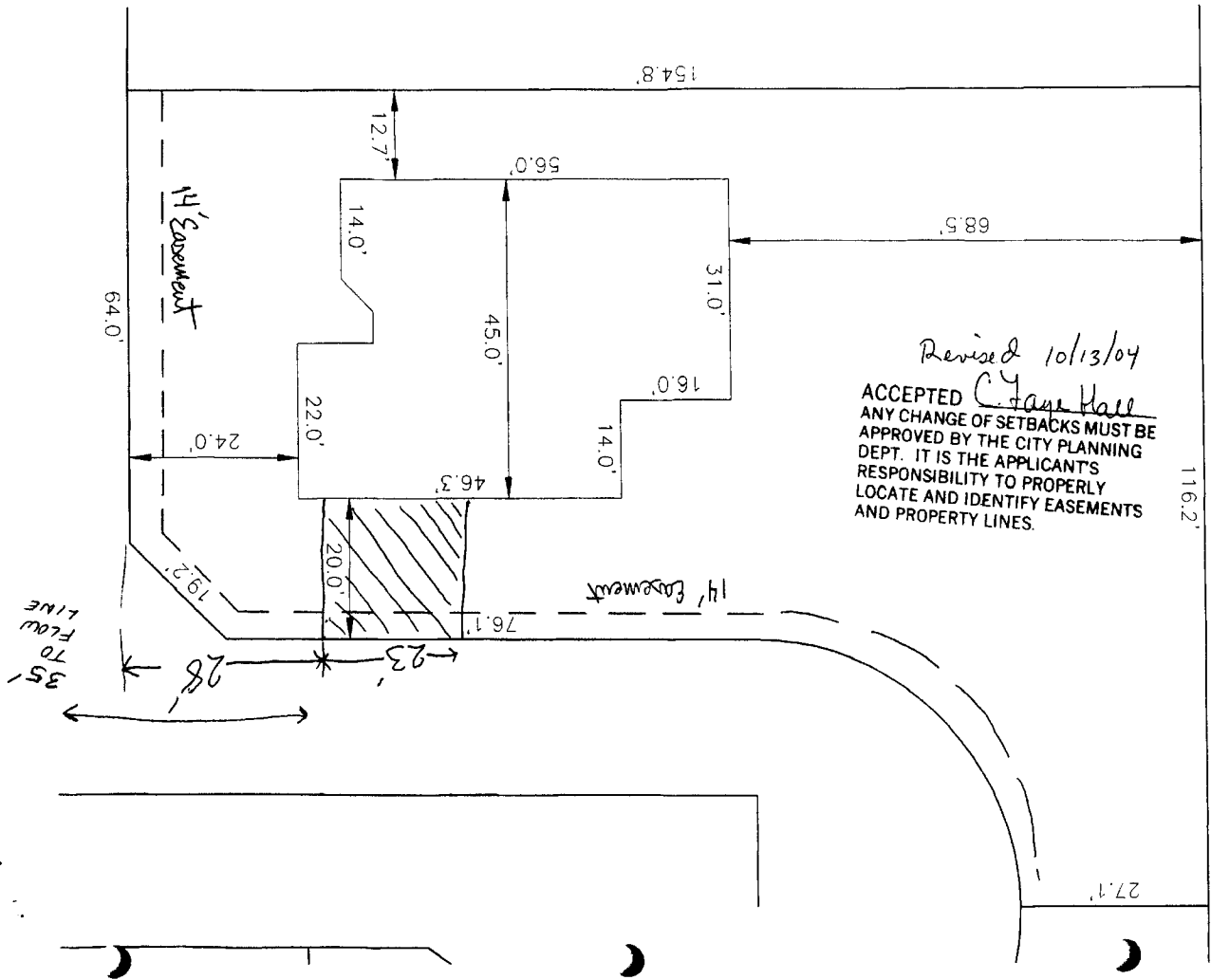
Applicant Signature Angela M. Cantrell Date 8/30/04

Department Approval Faye Hale Date 10/8/04

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>17654</u>
Utility Accounting	<u>O Overholt</u>	Date	<u>10/8/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Revised 10/13/04  
 ACCEPTED *C. Jane Hall*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.