



December 20, 2004

To: TEDS Exception Committee

From: Laura C. Lamberty, PE
Development Engineer

Regarding: TEDS Exception: Connector Road Alignment
Spy Glass Ridge Development

Staff and the applicant, Skip Behrhorst, are requesting a TEDS exception for tangent length approaching an intersection (75' for residential streets, per TEDS 5.1.4 Alignment).

Mesa County Staff has insisted on a connection to B 1/4 and Kema Court from Spy Glass Ridge Drive and Hidden Valley Court. The County desires to close B 1/4 Road at 27 Road and this connection would allow the closure. The County will need to take necessary measures to close the road in their jurisdiction.

Staff and the engineer considered other alignments, but the alignment is somewhat dictated by the location of two major water supply lines which the City prefers in right-of-way or Tract.

Staff feels that the road alignment, estimated traffic speeds, and low traffic volumes will allow the reduced tangent length to function adequately. Further, the alignment of the road as shown will not encourage as much cut-through traffic as may be anticipated when Kema Court is extended to the north through currently undeveloped property.

DESIGN EXCEPTION #DE 21-04

To: Mark Relph, Public Works & Utilities Department
Bob Blanchard, Community Development Department
Rick Beaty, Grand Junction Fire Department

From: Tim Moore, Public Works Manager

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

Date: December 21, 2004

RE: Tangent Length – Spy Glass Ridge Development

DESCRIPTION OF THE SITUATION

The applicant is proposing to develop a residential subdivision with approximately 160 homes in an area with significant topography issues. The site is bounded on the west by the City Water Plant and BLM, on the south by a precipitous drop to the Gunnison River and the railroad tracks, on the east by County development and 27 Road, and on the north by steep grades to the Linden Ave. area.

Section 5.1.4 of TEDS requires a 75' approach tangent at intersections for residential streets. The current street alignment includes a 30 foot tangent prior to the intersection.

Mesa County staff has requested a connection from this subdivision to B ¼ Road and Kema Ct. on the north property boundary. The County desires to close B ¼ Road at 27 Road and this connection would allow the closure to occur.

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

Staff believes this connection can provide adequate sight distances at the intersection and will not compromise safety.

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

Staff and the project engineer did consider other alignments, but the alignment is somewhat dictated by the location of two major water supply lines which the City prefers in the ROW tract.

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

Not that staff is aware of.

4. Will the exception require CDOT or FHWA coordination?

No

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

This would be a one-time exception.

Staff Recommendation

Staff feels that the road alignment, estimated traffic speeds and low traffic volumes will allow the reduced tangent length to function adequately and recommends approval of the TEDS exception. Further, the alignment of the road as shown will not encourage as much cut-through traffic as may be anticipated when Kemae Court is extended to the north through currently undeveloped property.

Recommended by: Tim Ma

Approved as Requested:

Denied:

Dated:

12/22/04

Val E. Blawie

[Signature]

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