

August 24, 2005

Ted Ciavonne  
Ciavonne , Roberts & Assoc., Inc.  
Landscape and Planning Architects  
844 Grand Avenue  
Grand Junction, CO 81501

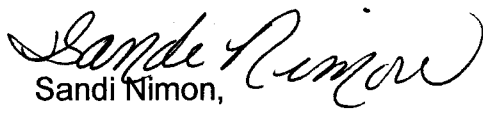
Re: Design Exception #DE18-05 – Curve Radii – 3077 D ½ Road

Dear Ted:

Please find attached the committee's decision for the above referenced request. This design exception has been denied.

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

Sincerely,

  
Sandi Nimon,  
Sr. Administrative Assistant

Xc: Rick Dorris. Development Engineer (244-1443)

## DESIGN EXCEPTION #DE 18-05

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

Date: August 10, 2005

RE: Curve Radii – 3077 D.5 Road

### DESCRIPTION OF THE SITUATION

The construction of the new Vectra Bank at 24 Road and Patterson Rd. will require the extension of Rae Lynn Street from Patterson Road. The site is constrained on three sides by existing facilities. The exceptions requested are for a reduction of the centerline Radii of 300 feet in TEDS to 200 feet and the corner driveway clearance from 100 feet in TEDS to 61 feet as shown on the attached site plan.

Section 4.1.1 Spacing requires 150-ft. of separation for an access location from the flow line of a Minor Arterial Street. G Road is classified as a Minor Arterial Street. Additionally, Section 4.1.2 Offsets, requires access locations to be aligned on opposite sides of the street or offset by a minimum of 50 feet. The applicant requests an exception for both sections of the TEDS manual.

### EXCEPTION CONSIDERATIONS

- 1. Will the exception compromise safety?**  
Staff does not believe the current situation presents a safety issue.
- 2. Have other alternatives been considered that would meet the standard?**  
The applicant considered aligning the west access point with 15<sup>th</sup> Street. The grade at the north side of this intersection approximately 10 feet higher than G Road.
- 3. Has the proposed design been used in other areas?**  
The condition currently exists on this site, and in other areas of the community.

**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 recommends approval of the TEDS Exception as proposed.



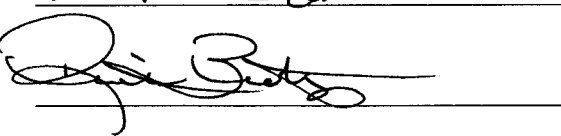
Recommended by: \_\_\_\_\_

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

Approved as Modified: \_\_\_\_\_

Denied X

Dated: 8/16/05

  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_

DE#18-05 Radius 3077 D 1/5 Rd

T.E.D.S. EXCEPTION PROPOSAL  
PEAR PARK PLACE  
3077 D.5 ROAD  
Monday, May 23, 2005

South Camp LLC, represented by Ciavonne, Roberts, & Associates is requesting a TEDS exception in Pear Park Place Subdivision located on a 6.56 acre parcel at 3077 D.5 Road, having a parcel number of 2943-164-00-121.

We are requesting to reduce the 150' minimum centerline radius of a local street to 100' due to site restrictions, access and intersection proximity issues, and undesirable layout alternatives as described below.

- The site is only 219' wide which would demand an awkward jog in the road leading up to the curve in order to meet the adjacent parcel at a 90 degree angle (if the 150' radius is imposed). See "Alternate 'C'".
- A through road accessing D.5 Road would replace the curve in question with a 'Tee' intersection which stubs out to the adjacent property, but the intersection at D.5 Road conflicts with intersection proximity regulations and the Pear Park Plan which intends to reduce the number of access points on D.5 Road. See "Alternate 'B'".
- A 90 degree turn with a bulb included at the corner is an alternative that has worked in past projects around town and especially in the Pear Park area, but an existing home and the constrictive dimensions of the site force an undesirable shared driveway for four homes to enter the ROW at such a corner. See "Alternative 'A'".

The proposed 100' radius would promote a layout with rear lot lines abutting D.5 Road (rather than side yards), and works with the remaining existing home layout to replace the driveway access on D.5 Road with an access onto the internal roadways of the proposed subdivision. An oversized lot with modified setbacks on the inside of the curve provides proper sight lines for vehicles traveling along the curve. See "Proposed Layout".

30 ROAD

D.5 ROAD

15' LANDSCAPE STRIP

OUTLOT A

1

2

3

38

37

10' DRAINAGE/IRRIGATION ES.MNT.

NORTH



**ALTERNATE 'B'**  
**TEDS EXCEPTION ALTERNATIVE**

DRAWING #

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

30 ROAD

D.5 ROAD

15' LANDSCAPE STRIP

OUTLOT A

2

1

3

4

5

41

40

39

10' DRAINAGE/IRRIGATION ESMT.

NORTH

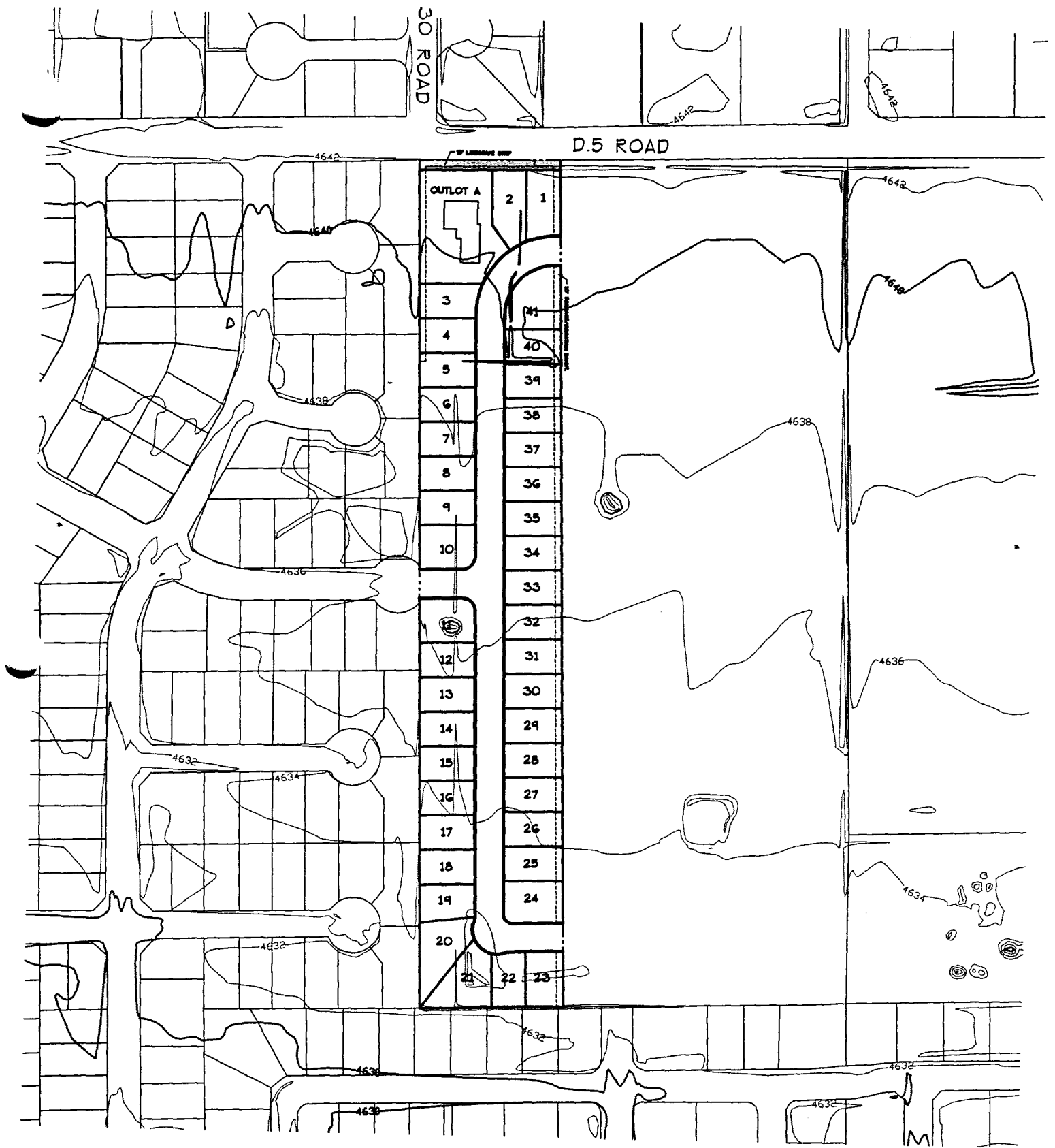


# PROPOSED LAYOUT

## TEDS EXCEPTION ALTERNATIVE

DRAWING #

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




**PREFERRED SITE OVERVIEW**  
**TEDS EXCEPTION SITE OVERVIEW**





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


# City of Grand Junction GIS City Map ©


**Air Photos**


 **2002 Photos**


 **Highways**


 **Rivers**


 **City Limits**

 Grand Junction

 Fruita

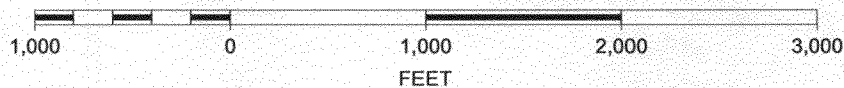
 Palisade

 Mesa County

 **Street Labels**



SCALE 1 : 11,767





30 ROAD

D.5 ROAD

15' LANDSCAPE STRIP

OUTLOT A

SHARED DRIVE

10' DRAINAGE/IRRIGATION ESMNT.

1

2

3

41

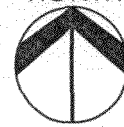
40

39

4

5

NORTH




# ALTERNATE 'A'


TEDS EXCEPTION ALTERNATIVE


Clavonne, Roberts & Assoc., Inc.  
Landscape and Planning Architects  
844 Grand Avenue  
Grand Junction, CO 81501





DRAWING #


# City of Grand Junction GIS City Map ©

**Parcels**  
 Address Label

**Air Photos**  
 2002 Photos

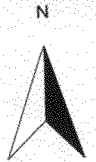
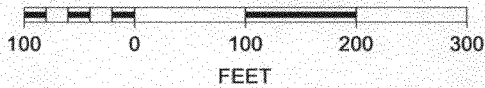
**Highways**  


**City Limits**  
 Grand Junction  
 Fruita  
 Palisade  
 Mesa County


**Street Labels**  




SCALE 1 : 2,096



## *Memorandum*

**TO:** Tim Moore  
**FROM:** Rick Dorris   
**DATE:** June 28, 2005  
**SUBJECT:** 3077 D 1/2 Road TEDS exception

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The desire of the applicant is to reduce the centerline radius from the 150' required in TEDS to 100'. The sight distance map they furnished shows the required sight distance can be attained. The Planning Techs up front would currently bring this lot to a Development Engineer to examine the sight distance for the driveway placement. I recommend approval of this change for this one instance only.

We may want to consider changing the 150' requirement to 100' in TEDS. I haven't thought this through completely yet.