



September 15, 2005

Mary Brinton
Brinton Group Home
643 27 ½ Road
Grand Junction, CO 81506

Re: Design Exception #DE22-05 – Brinton Group Home Access & Corner Spacing
27 ½ Road

Dear Mary:

Please find attached the committee's decision for the above referenced request. This design exception has been approved, as requested. 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, Public Works Manager at (970) 244-1557.

Sincerely,


Sandi Nimon
Sr. Administrative Assistant

Xc: Laura Lamberty, Development Engineer (256-4155)

DESIGN EXCEPTION #DE 22-05

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: Laura Lamberty, Development Engineer

Cc: Senta Costello, Associate Planner

Date: September 13, 2005

RE: Brinton Group Home Access & Corner Spacing 27 ½ Road

DESCRIPTION OF THE SITUATION

The applicant, Mary Brinton, is petitioning for a Conditional Use permit (which requires a full site plan review) for the site at 634 27 ½ Road. This site has been used previously for a larger group home, but has remained vacant for over 12 months. Due to this laps in use, the applicant is required to go through the CUP and site plan review process to continue a use that has occurred on the site for approximately 20 years.

The applicant is requesting an Exception to the requirement for location of the existing driveway.

Site Description:

The existing access location from 27 ½ Road is approximately 35 feet from Venetian Drive. TEDS section 4.1.1 requires a minimum separation of 150 feet from other driveways on collector streets. TEDS section 4.1.3 requires a minimum clearance from an unsignalized intersection of 150 feet.

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

The proposed use of the property is essentially the same (possibly less) than the historic use with no accident history. Although not desirable, staff does not believe the Exception will create a safety issue.

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

The applicant did consider aligning the access with Piazza Way. This alternative would require the removal of a portion of the retaining wall and does creates significant site grade issues. This alternative also requires a TEDS Exception for spacing with the driveway to the north.

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

There are other locations along this corridor that do not currently meet the TEDS access spacing.

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 believes this Exception is the best solution for the site, and recommends approval.

Recommended by: _____

Approved as Requested:

Approved as Modified:

Denied

Dated: 2/14/05

~~AA~~
Kathleen Starlund
John Bents

VE#22-05 Brinton Group Home Access/Corner Spacing

Memo

To: Tim Moore, Public Works Manager
From: Laura C. Lamberty, PE
CC: Senta Costello, Associate Planner
Date: September 9, 2005
Re: TEDS Exception: Brinton Group Home: CUP-2005-186

Mary Brinton is petitioning for a Conditional Use Permit (which requires a full site plan review) for the site at 643 27 ½ Road. This site had been **previously used a larger group home for 20 years**, but has sat vacant over the last 12 months. Due to the lapse in use, the applicant is required to go through the CUP and site plan review process. If the lapse in use had been less than 12 months, then the applicant could have continued to use the site as it had been used before with no City review process.

The applicant is requesting an Exception to the requirement for location of the existing driveway:

4.1.1 Access Spacing: Driveways must be spaced a minimum of 150' apart on collector streets. Existing access is approximately 35' edge to edge from Venetian Drive.

4.1.3 Corner Clearance: Corner clearance from an unsignalized intersection on a collector street is required to be 150'. Existing access is approximately 35' edge to edge from Venetian Drive.

Alternatives considered:

1. **Access local road (Venetian Drive):** When the City reviewed and approved this subdivision in 2002, the City permitted the grudge strip effectively blocking access from this parcel to the local street. Further, this subdivision created the access spacing/corner clearance problem, but no TEDS Exception was identified at the time of subdivision. Exacerbating the problem, the subdivision constructed a retaining wall/stucco wall between the two properties. (See pictures)

2. **Access aligned with Piazza Way:** This alternate would require removal of a portion of the retaining wall constructed by the City as part of previous 27 1/2 Road improvements, significant site grading and removal of the existing swimming pool.

Staff Review Criteria:

- **Safety:** The use of the property is essentially the same, if not less than the use when the subdivision to the south created these site constraints. While this is not a desirable situation, it is an existing situation with no accident history.
- Other alternatives have been considered, as shown above, but neither alternate seemed feasible.
- Proposed design has not been used in other areas: design is site specific.
- This site does not require outside agency coordination.
- This is a one-time exception based on unique circumstances.

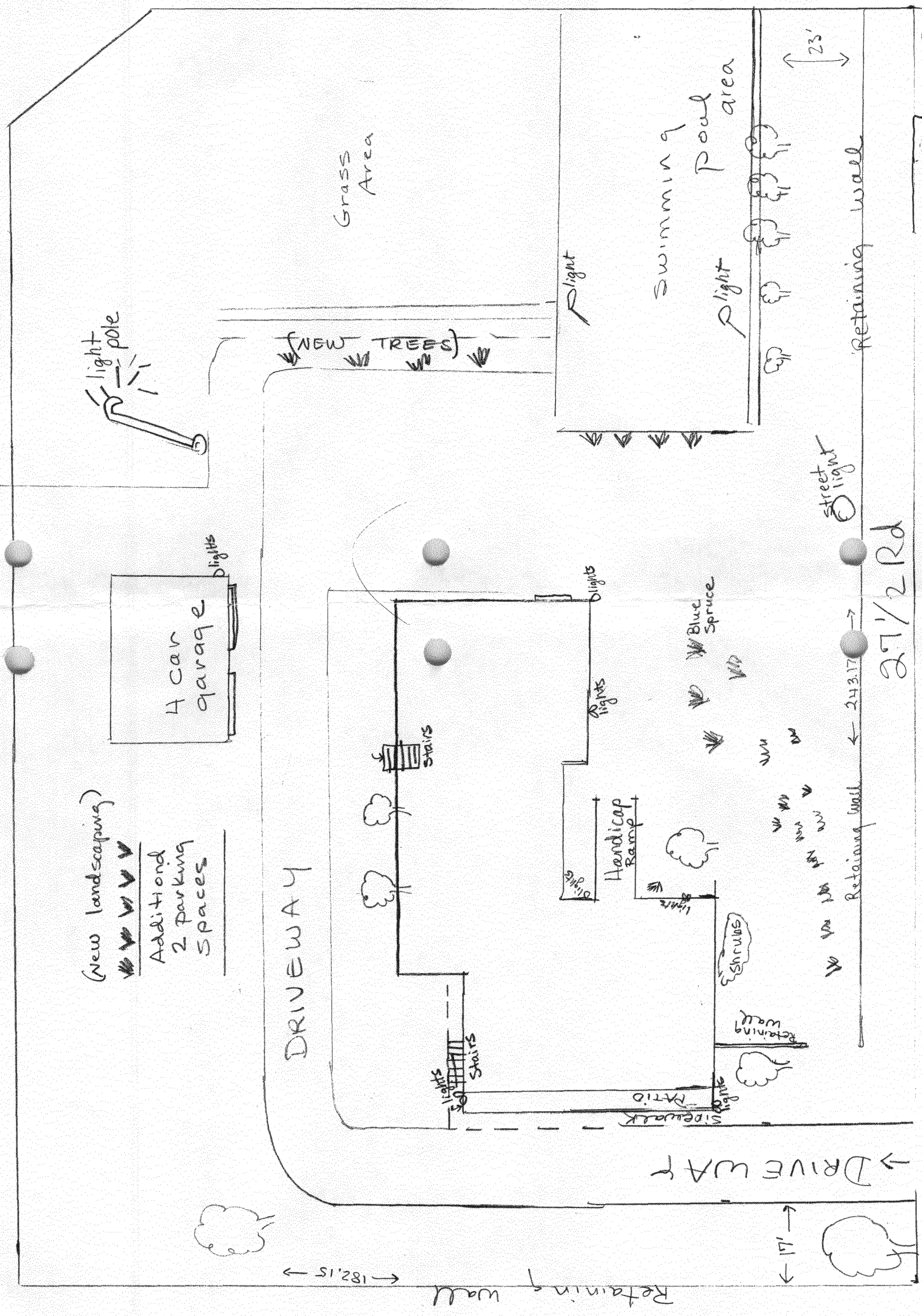
Site Location:



643-27 1/2 Rd.

N ↑

1" = 20'



(New landscaping)
 Additional
 2 parking
 spaces

DRIVEWAY

Grass Area

Swimming
 Pool area

Retaining wall

street light

Retaining wall ← 243.17 →

27 1/2 Rd

PIAZZA WAY + Fire Warrant

DRIVEWAY →

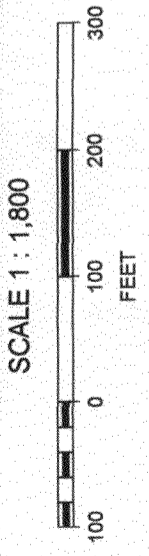
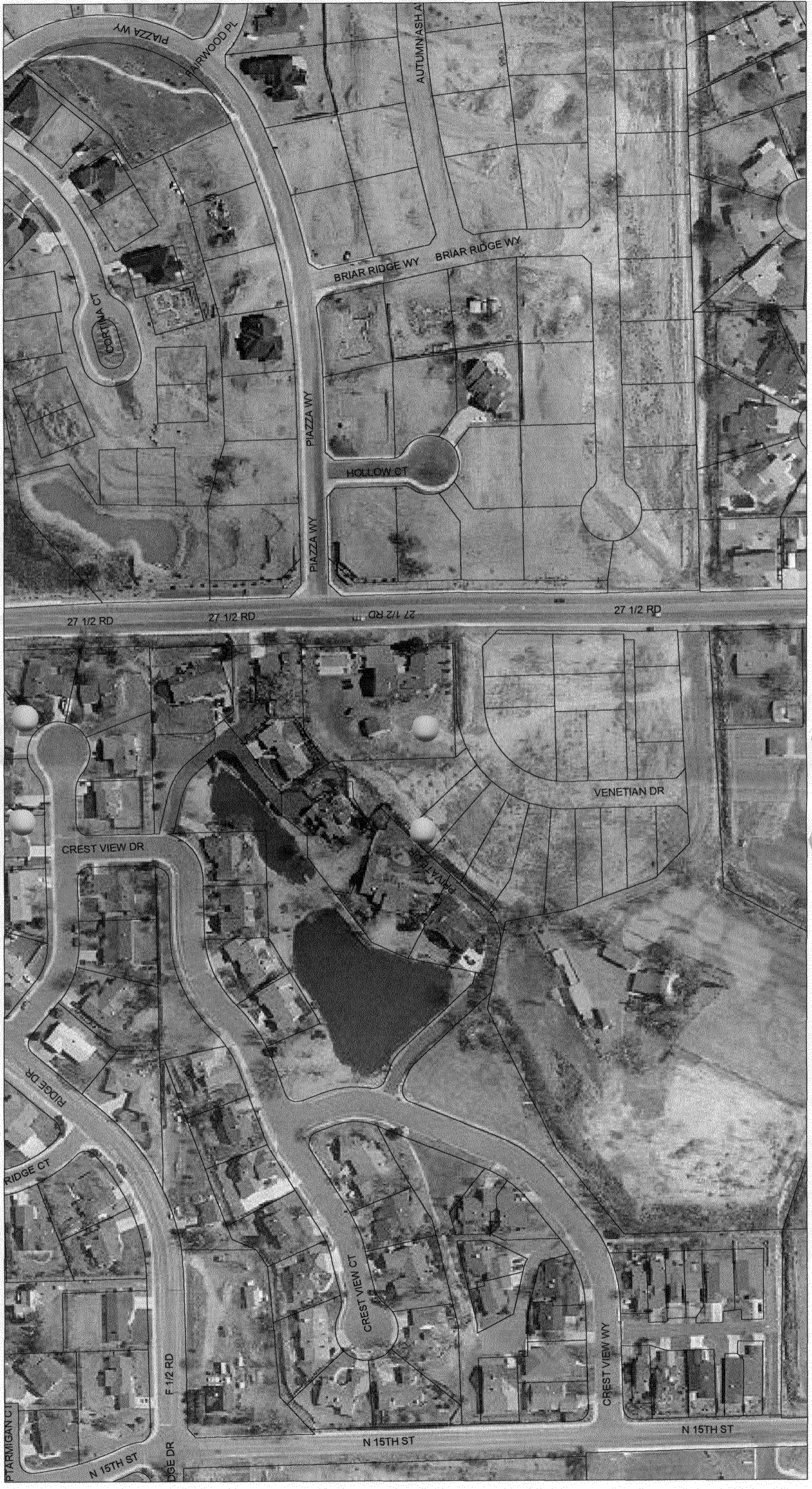
Retaining wall

Vegetation →

182.15

23'

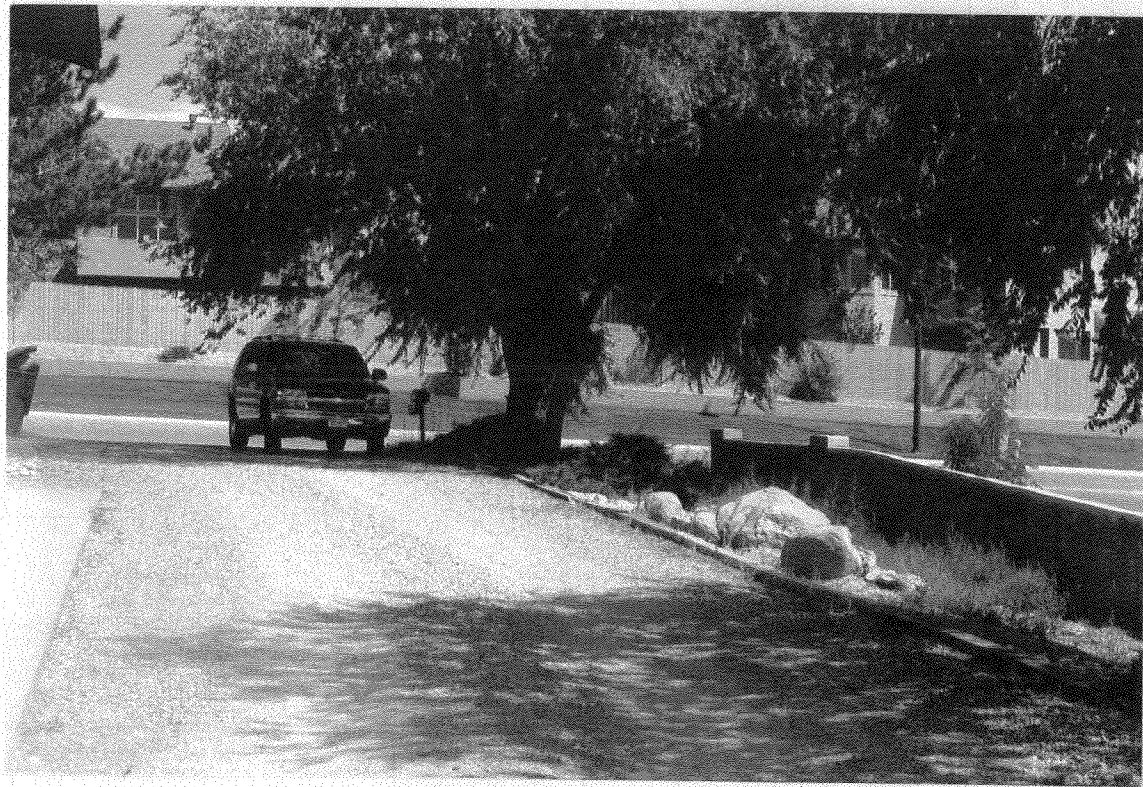
City of Grand Junction GIS Transportation Map ©



Venetian / Tuscany Village

643-27 1/2 Rd

house



Driveway 16' wide

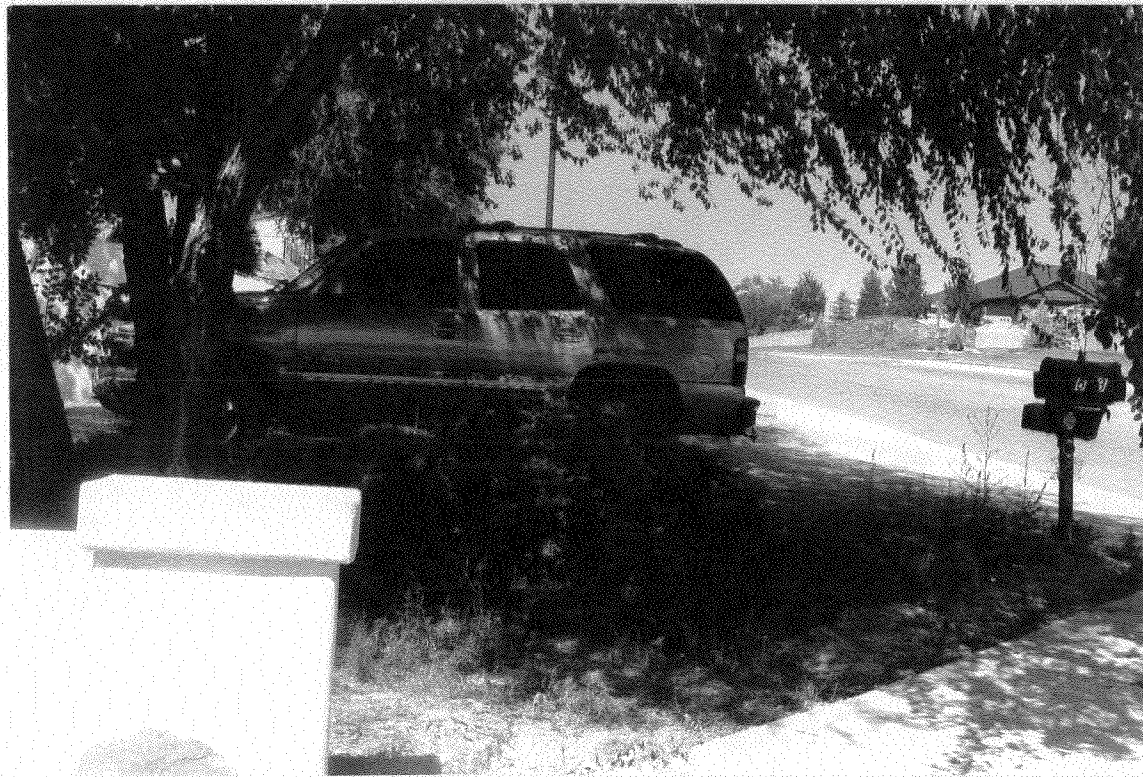
Tuscany Village retaining wall

14'

Venetian way



Tuscany Village Retaining Wall



Piazza way

Driveway

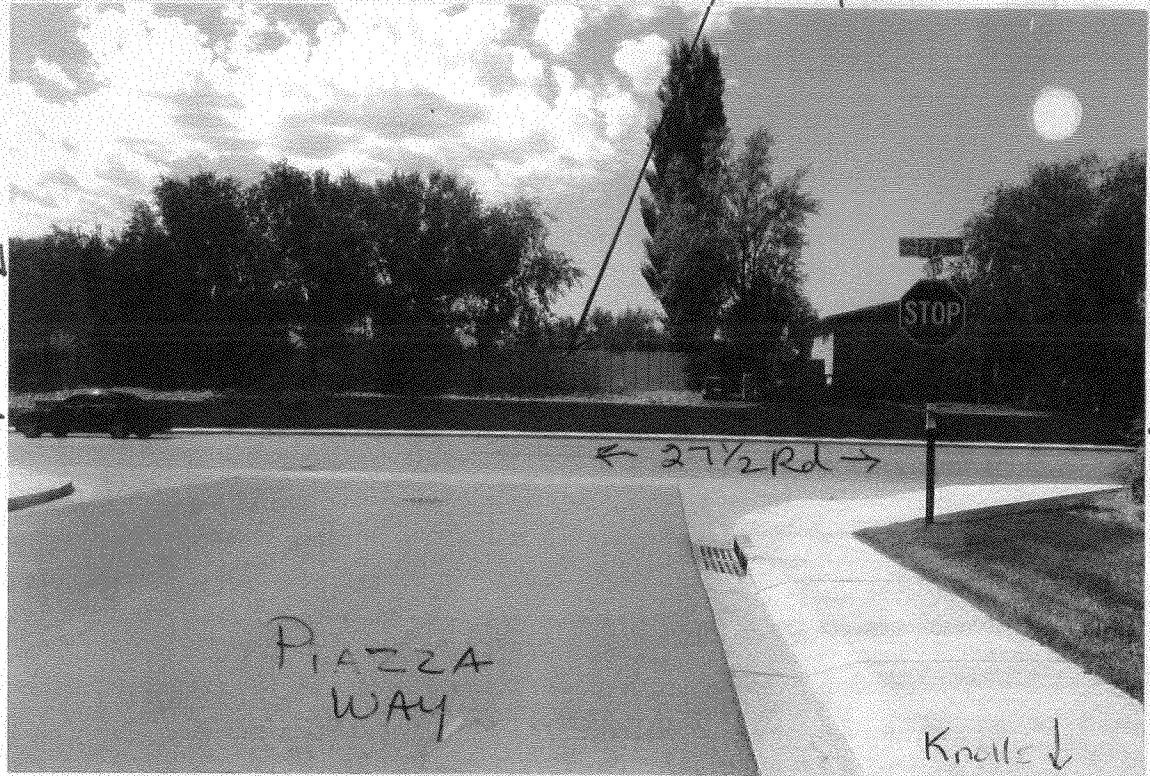
Venetian way



27 1/2 Rd

Venetian way

643-27 1/2 Rd



House
Retaining wall

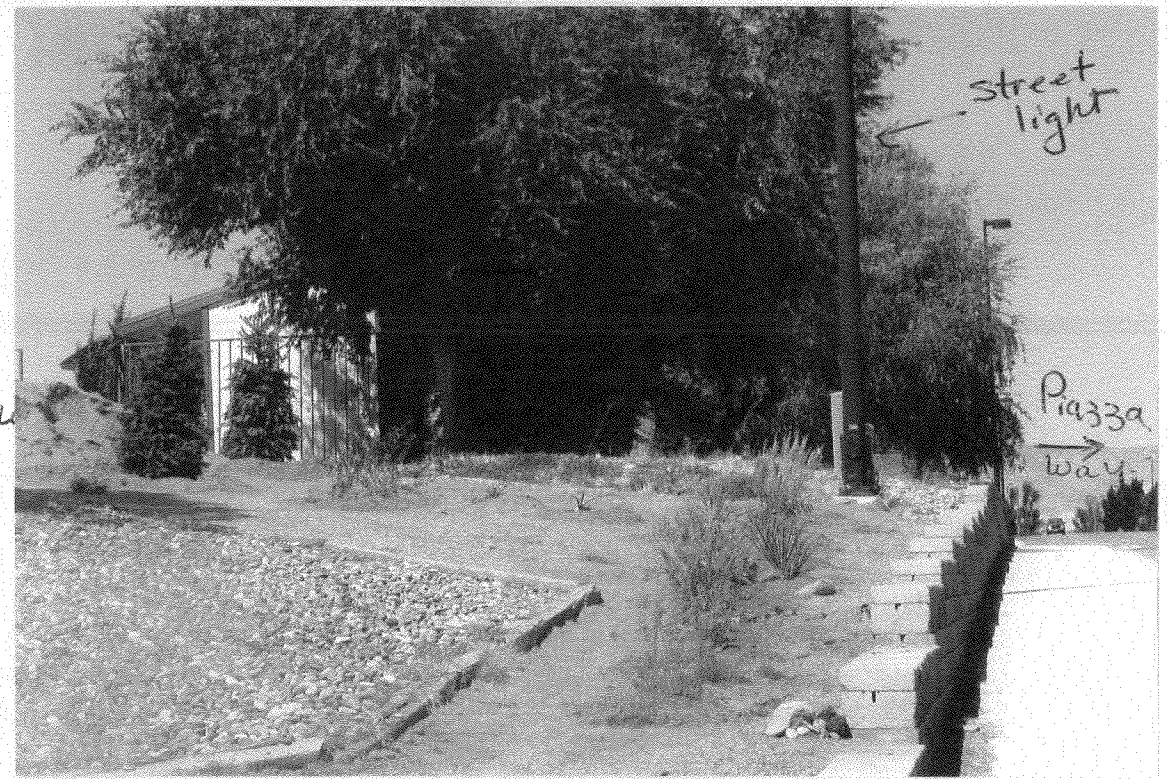
Swimming Pool

← 27 1/2 Rd →

PIAZZA WAY

Knolls ↓

Retaining wall



street light

Piazza way

↓ 27 1/2 Rd

↑ Retaining wall



Piazza way

← 27 1/2 Rd →

← retaining wall

643-27 1/2 Rd property

Swimming Pool