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JAN 17 2006

**COMMUNITY DEVELOPMENT  
DEPT.**

City of Grand Junction  
Laura Lamberty, P.E.  
Development Engineer

RE: Design Exception for Dove Landing Subdivision  
Location: 2758 UnawEEP Ave.  
Submitted by: Dave Eddy and Linda Stolte – Dove Landing

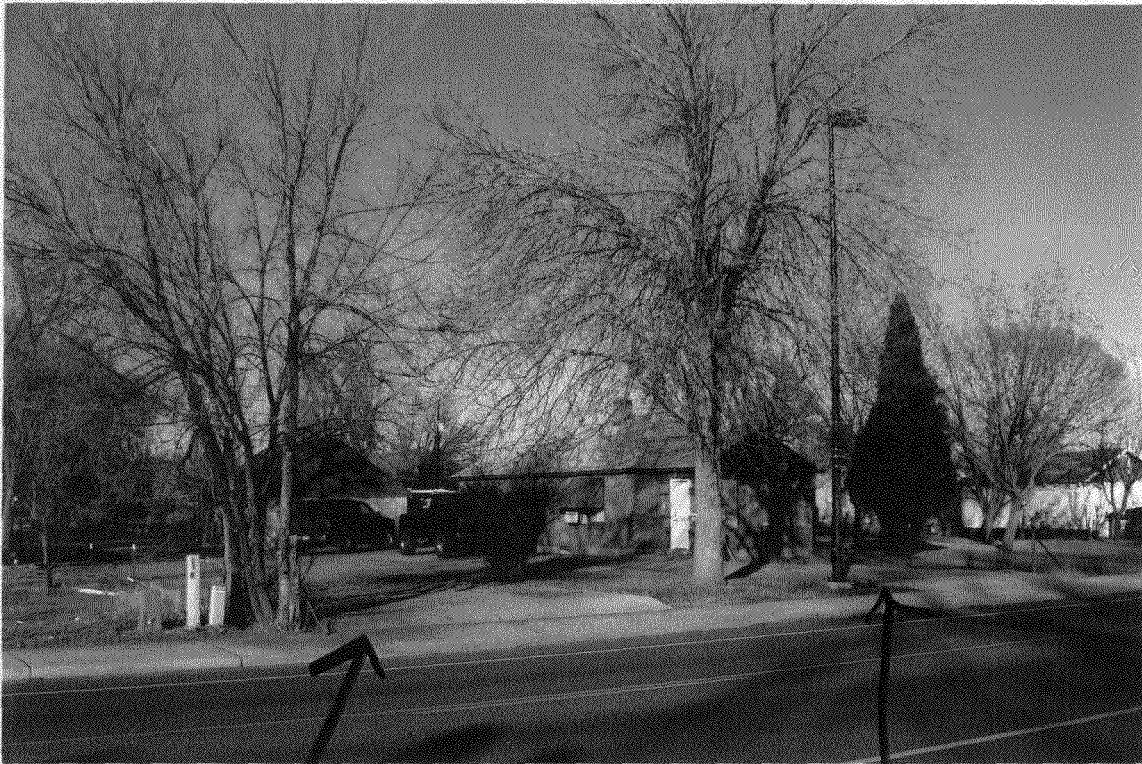
This is a request for an Exception to the 150' minimum offset for proposed driveway access off UnawEEP. The current access to this property is a double driveway approximately 40' wide and is located on either side of an existing city light pole. The current drive is located 170' from Mountain View St. and 120' from Cherry Lane on the North side of UnawEEP. (Please see diagram #1) Due to the irregularity of Cherry Lane on the opposite side of the street the current drive is approximately 80' from the south side of Cherry –(Cherry Lane to the south is a short no outlet street with low traffic)

We would propose a single main access of 28' in width to occur in approximately the same location as the existing drive which is furthest east. The existing drive (furthest west and closest to Cherry) would be closed and the new entrance would be built to city standards with radii per TEDs chapter 4. By closing the existing west side drive and locating the access further east we can increase the distance to Cherry to 140' from the current 120' and improve the separation. This drive would still be greater than 150' from Mountain View and would be greater than 140' from Cherry Lane on the North side of UnawEEP. This would also increase the separation from Cherry Lane on the south side of UnawEEP from 80' to 100'. The other alternatives explored shortened the offset to Cherry lane and created a straight street rather than a curve. The curved entry design should also help traffic flow as it is intended to slow the traffic upon entry and exiting the site.

The proposed access improves the current offset and separation distances from Cherry Lane so the impact of this request should result in an improvement over the current access.

Enclosed please find photo of existing drives and diagram of proposed.

2758 UNASWEPT  
DOVE LANDING







UNASWEPT

CLOSE OFF  
EXISTING DRIVE

PROPOSED LOCATION  
OF 20' WIDE  
ACCESS DRIVE

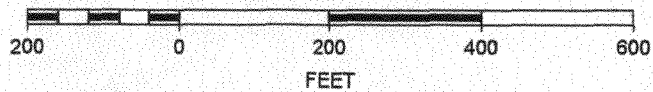
# 2758 UnawEEP Avenue

**Air Photos**

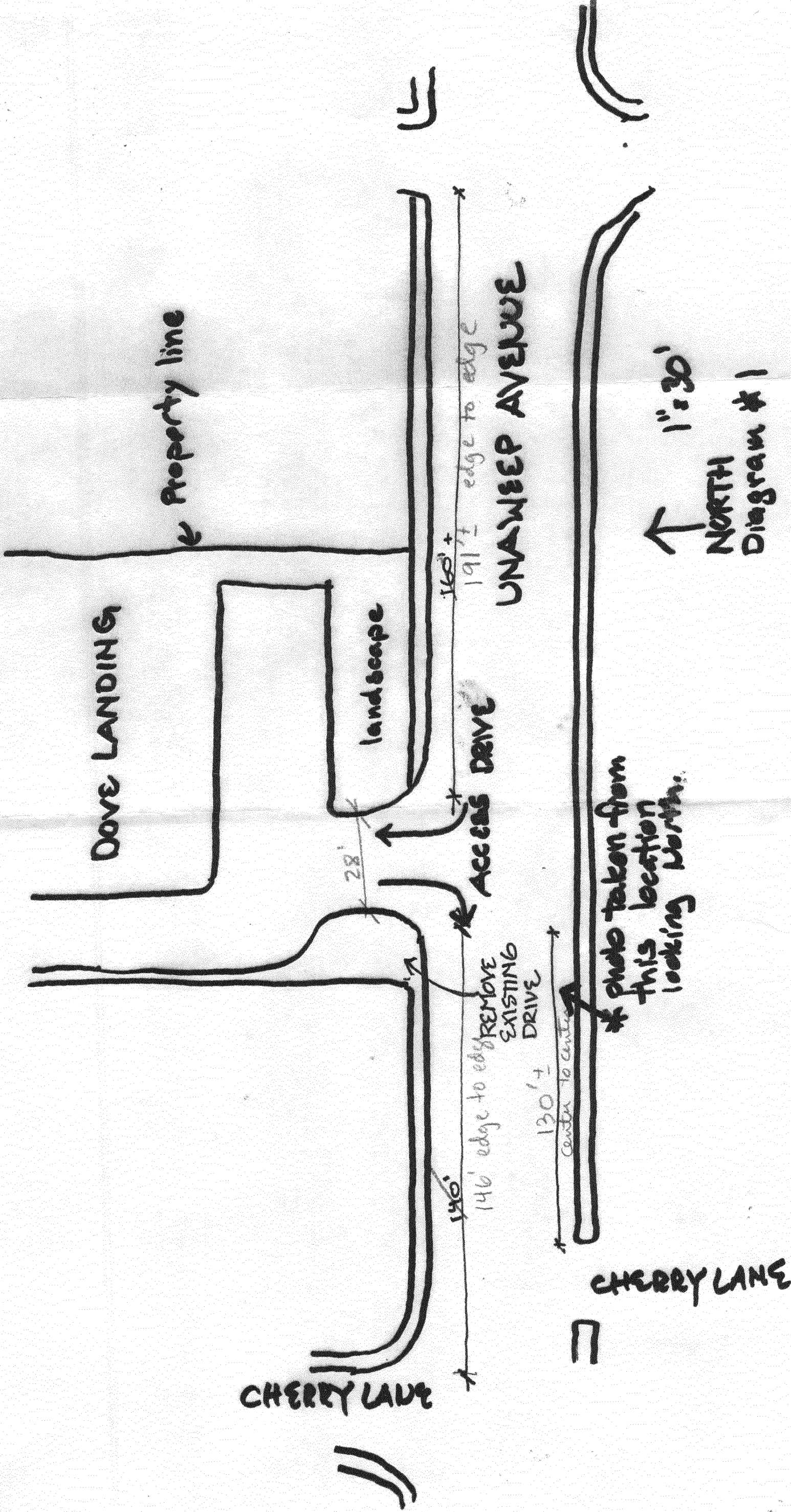
-  2002 Photos
-  Highways
-  School Property
-  Streets Labels



SCALE 1 : 3,000





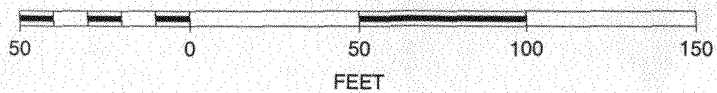


# City of Grand Junction GIS Master Map ©

- Parcels**
-  Address Label
- Air Photos**
-  2002 Photos
- Highways**
- 
- Rivers**
- 
- Grand Mesa Lakes**
- 
- Lakes**
- 
- Street Lables**
- 
-  DOQQS



SCALE 1 : 674



February 16, 2006

Dave Eddie  
Linda Stolte  
Dove Landing  
2758 UnawEEP Avenue  
Grand Junction, CO 81503

Re: Design Exception #6-06, Driveway Offset and Spacing

Dear Linda and Dave,

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 Nimou,  
Sr. Administrative Assistant

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

## DESIGN EXCEPTION #6-06

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

Date: February 10, 2006

RE: 2758 UnawEEP Ave. Driveway Offset and Spacing

### DESCRIPTION OF THE SITUATION

The applicant desires to develop a 9 unit townhome project located at 2758 UnawEEP Avenue. The property is 130' wide and 630' deep making development options limited. The property is also landlocked on all other sides necessitating access from UnawEEP Ave.

#### **Site Description:**

The property currently has two access points on UnawEEP Ave. With the development of the site, the access points will be limited to only one access point located approximately 146 feet from Cherry Lane, approximately 102' from the nearest driveway to the west and approximately 81' to the nearest driveway to the east. TEDS requires 150' between driveways or intersections on a collector street.

### EXCEPTION CONSIDERATIONS

- 1. Will the exception compromise safety?**  
Staff does not believe the exception will compromise safety.
- 2. Have other alternatives been considered that would meet the standard?**  
Due to the narrow lot frontage and existing surrounding driveways, the applicants options are limited.
- 3. Has the proposed design been used in other areas?**

The condition currently exists in this area of UnawEEP Ave. and although not desirable, seems to be functional.

**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 exceptions requested.

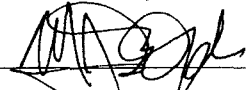
Recommended by: \_\_\_\_\_

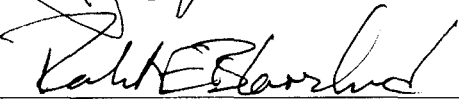
Approved as Requested:

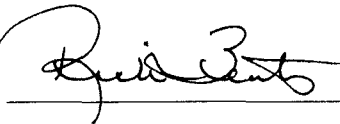
Approved as Modified:

Denied

Dated: 2/15/06

  
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DE# 6-06 2758 UnawEEP Ave. Driveway Spacing