

FRANCIS AND MARY JANE HUTTO
676 PEONY DRIVE
GRAND JUNCTION, CO 81503

May 1, 2006

City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, CO 81501

Att'n: Eric Hahn
Dear Eric:

As discussed today, please submit the following proposed exception to TEDS for consideration by Staff review:

As shown on the attached print we would like to include a shared driveway for four lots in our proposed subdivision. While the regulations provide for a shared driveway of a maximum length of 150 ft, the practical shared driveway in our proposed subdivision would be about 300 ft long.

We considered putting a cul-de-sac on the end of our property between the current cul-de-sac and the required 150 ft shared driveway, but this would be both expensive and impractical since a cul-de-sac already exists. A shared driveway out of the present cul-de-sac would be the most practical, obvious solution.

The shared driveway would be owned and maintained by a to-be-created Homeowners Association consisting of the four users of the driveway.

A fifth parcel will be the ten acres on the western portion of our land. This parcel will have a long driveway leading from the cul-de-sac to the northern portion of the land where our new residence will be built, facing the bookcliffs. The portion of the ten acres to the South will be kept vacant in perpetuity. We tried to make this portion into a Conservation easement but were turned down. We also tried to give a right-of-way along the creek from our cul-de-sac to the BLM land but again were turned down. "BLM said that their land was FOR THE ANIMALS ONLY!!"

The change would not impact on any of the neighboring properties.

If this exception is approved, we shall instruct our surveyor to produce an engineered design for the subdivision, including a "hammer head" at the end of the shared driveway.

Very sincerely yours,

Mary Jane and Francis Hutto

May 30, 2006

Francis and Mary Jane Hutto
676 Peony Drive
Grand Junction, CO 81503

Re: Design Exception #06-21- 676 Peony Dr. – Length of Shared Driveway

Dear Mr. and Mrs. Hutto:

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: Eric Hahn, Development Engineer (244-1443)

DESIGN EXCEPTION # 6-21

To: Mark Relph, Director of Public Works & Utilities
Sheryl Trent, Assistant to the City Manager
Jim Bright, Acting Fire Chief

From: Tim Moore, Public Works Manager

Copy to: Eric Hahn

Date: May 9, 2006

RE: Hutto Annexation and Sub. 676 Peony Dr. – Length of Shared Driveway

DESCRIPTION OF THE SITUATION

The applicant desires to create 5 residential lots on his property at the north end of Peony Drive. Proposed access to four of the lots is by a shared driveway.

Site Description:

Peony Drive is a long cul-de-sac located in the County which intersects with Broadway. The applicant's proposed shared drive would include a hammer-head turnaround, and is approximately 300' long. TEDS limits shared drives to 150' of length.

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?**
Yes. It is possible to simply extend the cul-de-sac into the property, but the cul-de-sac is already very long (approximately 4000-ft). It is also possible to reduce the number of lots, making the shared drive unnecessary.
- 3. Has the proposed design been used in other areas?**
Staff is not aware of any other examples of shared drives longer than 150'.
- 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 denial of the exception requested.

Recommended by: _____

Approved as Requested: _____

Approved as Modified: _____

Denied

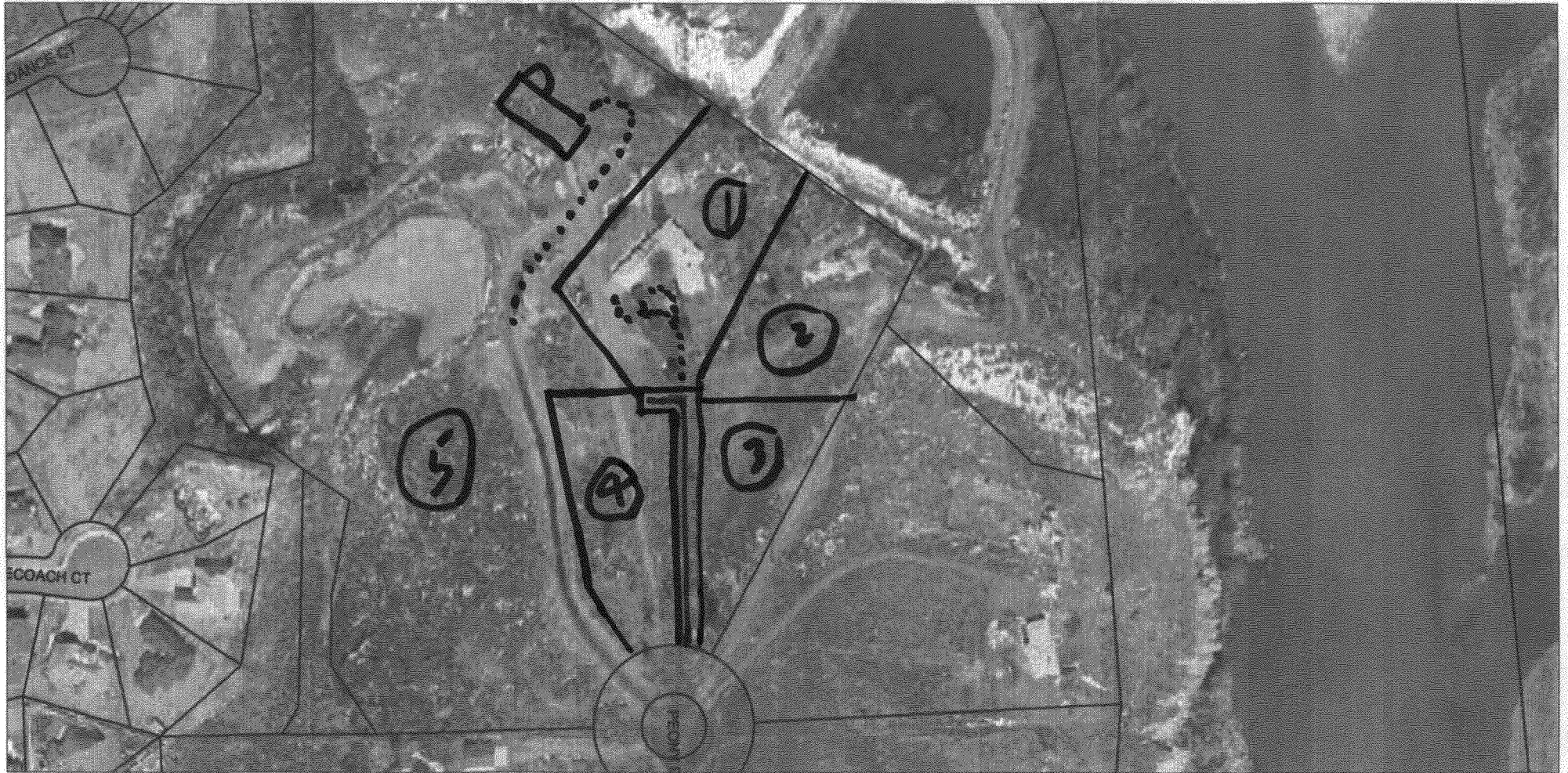
Dated: 5/16/06

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

676 Peony Drive



SCALE 1 : 2,225

