

July 19, 2007

James Langford, PE
The Langford Corporation
529 25 ½ Road
Grand Junction CO 81505

RE: *Design Exception #07-07, Panorama Terraces
TEDS Exception for Private Drive Extension*

Dear Jim,

Please find attached the committee's decision for the above referenced request. This design exception has been approved based on the modifications submitted.

If you have any questions concerning the modifications please feel free to contact the Development Engineer in charge of your project or Tim Moore, Public Works and Planning Director at 970.244.1557.

Sincerely
COPY

Sue Mueller
Sr. Administrative Assistant

cc: Rick Dorris, Development Engineer
File

DESIGN EXCEPTION REQUEST 07-07

Project: Panorama Point

Site Address: Near Panorama Terraces Subdivision off Sequoia Court

City File Number (If Applicable) N/A

Applicant: Mike Queally

Representative: Jim Langford

Date: June 27, 2007

This exception was previously requested on April 27, 2007 and was heard by the committee on May 16, 2007. Several conditions were required for approval of the request. They are listed below.

1. Need a new drawings showing building envelopes at or near the hammerhead.
2. Not more than two lots ever.
3. The old lagoon parcel goes away.
4. The distance from the fire hydrant to the center of the building envelope on the shared driveway edge needs to be 250' or less.

The applicant has agreed to these requirements and submitted a new drawing to support them. Additionally, the 250' from the fire hydrant to the center of the building envelope couldn't be attained due to problems with a private fire line and Ute Water. Consequently, they will be sprinkling the houses. This variation was approved by both Lisa Cox and Jim Bright.

Recommended by: _____

Approved as Requested: _____

Approved as Modified: X

More Information Needed: _____

Denied: _____

Dated: 6/27/07

Tom Mow

Lisa E Cox

John W. W. W.



(IN FEET)

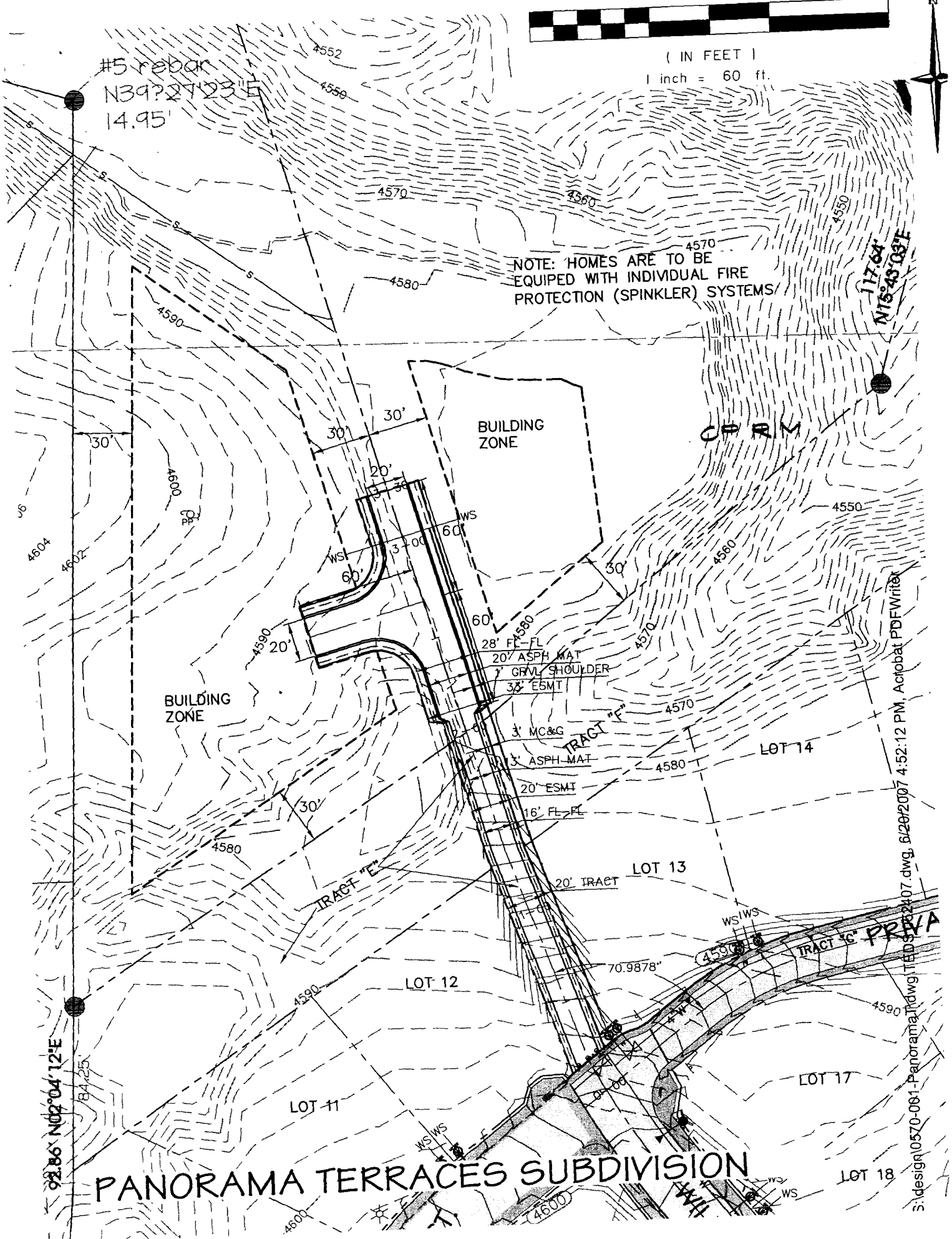
1 inch = 60 ft.



#5 rebar
N39°27'23"E
14.95'

NOTE: HOMES ARE TO BE
EQUIPPED WITH INDIVIDUAL FIRE
PROTECTION (SPINKLER) SYSTEMS

N117°04'
N75°45'03"E



BUILDING ZONE

BUILDING ZONE

CP RM

N02°04'12"E

B4=25'

PANORAMA TERRACES SUBDIVISION

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May 07, 2007

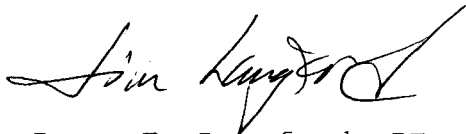
Rick Dorris
City of Grand Junction
Engineering Department
250 N 5th Street
Grand Junction, CO 81501
Ph. (970) 256-4034
FAX (970) 256-4031
E-mail rickdo@ci.grandjct.co.us

Re: Panorama Point
REQUEST FOR TEDS EXCEPTION
Shared Drive Extension

Rick:

Please find attached The revised TEDS Exception narrative to change all referenced from "Private" to "Shared", and a new exhibit showing the two existing lots as requested.

Respectfully,



James E. Langford, PE & LS

JEL/iml

Attach:

DESIGN EXCEPTION REQUEST #07-07 (2)

Project: Panorama Point

Site Address:

City File Number (If Applicable)

Applicant: Mike Queally

Representative: Jim Langford

Date: April 27, 2007

1. BRIEF DESCRIPTION OF THE REQUEST(S)

Briefly state what the request(s) is/are. Examples are to extend the length of a shared driveway, reduce the centerline radius of a street, allow backing into the right of way etc. Itemize with numbers in outline form.

#1 This is our second request for a waiver of the maximum length for a shared drive. In the earlier request, it is our understanding that the review committee thought that we were trying to create a new lot rather than adjust the boundaries on the two existing lots. With this request, we are again seeking permission to construct a shared drive through a tract in an existing subdivision. The tract was set aside for this purpose, but the tract is roughly 250' in length whereas the maximum length of a shared drive is 150'. We understand the committee's concerns that the length of the shared drive might present some public health and safety issues, but with the added information we are presenting with this second round request, we hope that you will find that your concerns have been adequately addressed.

2. SITE DESCRIPTION

Describe the site in detail as necessary to explain the project and the TEDS exception request(s). Include a description of surrounding properties and access points when necessary. There should be plenty of detail in this section. Better to include too much than not enough.

Include pictures and drawings as necessary. FYI, aerial pictures from the City's GIS system, including contours, can be copied and pasted into the document.

The site, to be know as Panorama Point, lies west of Panorama Terraces, a subdivision that was recently approved in Mesa County and is currently under construction on the Redlands, (see vicinity map attached).

The applicant owns two parcels west of Panorama Terraces and desires to annex these parcels into the City of Grand Junction, and proceed with a simple subdivision submittal for what amounts to be a boundary line adjustment. As mentioned above, if this project is approved, we intend to call it Panorama Point. This would NOT create a new lot. The 2 parcels are currently 0.55 acres and 11.75 acres respectively. The two parcels would be apportioned into two new lots of approximately 6-acres each. The new county subdivision, Panorama Terraces, provided access to this site via a 20' wide tract, the length of which is in excess of the 150' maximum due to the fact that it had to span a large drainage way; a topographic map of the area is attached. A geological investigation has been performed that would allow 2 home sites on the combined parcels in question. The future land use map shows this area to be zoned for 5-acre plus lots, thus the suitability and size of the future parcels meet the City development criteria.

You will note that Panorama Terraces and these two parcels (Panorama Point), are located on a bench midway between the main plain of the Redlands and the Colorado River. This has isolated these parcels such that there is no other means of access other than through Panorama Terraces.

3. REQUEST #1

a. Description

Describe the request in detail including the applicable section(s) of the TEDS. Why should this request be granted? What does it do for the applicant? What problems/benefits does not granting it create? How does it fit the site better/worse? Why can't TEDS be met?

The applicant is proposing a 300' shared drive with a regulation hammerhead at the end. The hammerhead has been situated such that it doubles as driveway entrances for each of the two lots.

As requested by the review committee in the earlier application response, a second fire hydrant could be added at the end of the shared driveway, however a fire hydrant located in Panorama Terraces is within 250' of the proposed lots, thus an extension of an 8-inch line and the placement of an additional fire hydrant to service two additional homes, seems unwarranted.

As stated in the Grand Junction Fire Departments circular entitled "Fire Flow Requirements for Buildings", it states:

"Fire hydrants should be located at all major intersections. All residential lots must have a fire hydrant within 250 feet of the lot frontage as measured along the street. For smaller size lots located on cul-de-sacs, the distance to the nearest fire hydrant can be increase to 450 feet."

Technically speaking, we are 228' from the hydrant in Panorama Terraces to what would be the corner of the proposed lots "as measured along the street".

ADDITIONALLY, NOTE ITEM b.3. BELOW

The 20' tract or shared drive will accommodate a 13' wide mat with 3' mountable curb and gutter sections on each side, which meets the minimum 16' flowline to flowline width requirement. Since it is a driveway, and not a public street, we have been told that the angle of the shared drive through the tract is not an issue.

TEDS section 13.2.1.3 limits the length of a shared drive to 150 feet. The maximum length of the shared drive under this scanrio would be 300'

b. Exception Considerations

1. Will the exception compromise safety?

We do not feel the exception would compromise public safety for the following reasons.

- a. A shared drive can have up to four homes accessing the drive. This drive will have only two.
- b. A normal shared drive would not be required to have a turn around at the end whereas we are proposing a hammerhead turn around.
- c. The two lots will be much larger than normally found on a shared drive, thus limiting the potential for parking encroachment. There will be ample room for guest parking.

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

Option #2 We have considered the purchase of the two adjacent lots such that they could be replatted to a reduced size allowing for the tract to be expanded to a full residential 44' ROW width. This would allow the construction of a normal local roadway section with a cul-de-sac in the area of the two proposed lots. The adjacent lots are

undeveloped and for sale at \$175,000 and \$180,000 respectively. Though physically possible, the cost would be prohibitive.

Option #3 We have considered not pursuing the TEDS exception and leaving this as one home site. This would meet the standard for a single building site. But, the site is currently split by a sewer line leading to an existing lift station near the far end of the site. Given the effective splitting of the site by the sewer line and the permanent access needed to service the lift station, it seemed more reasonable to split the site somewhat along this access alignment and thus create two building sites.

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

Ironically, this same subdivision serves as our best example. Note the shared drive serving four lots, lots 12 thru 16. The drive is 377 feet in length with no fire hydrant at the end.

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.

Recommended by: _____

Approved as Requested: _____

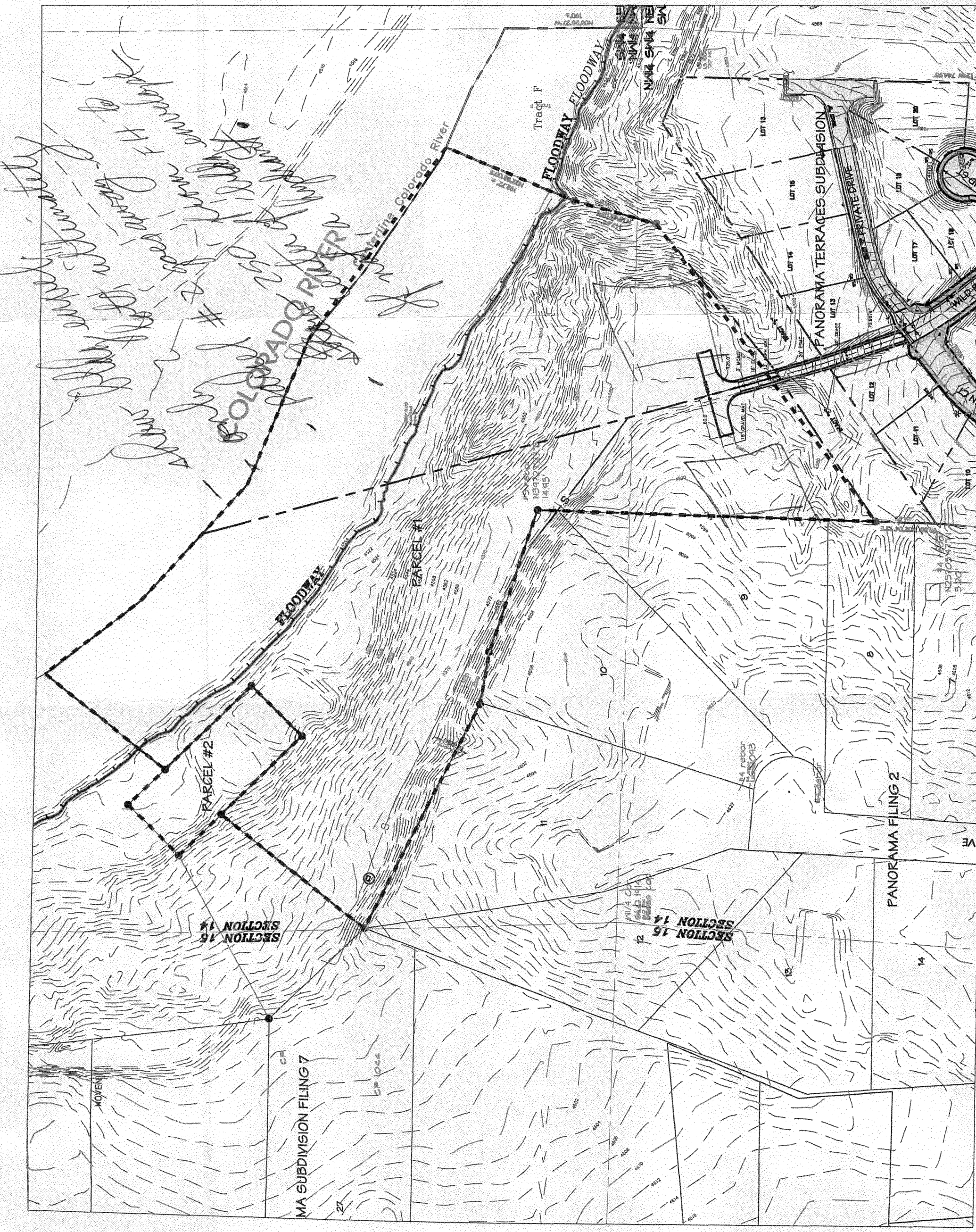
Approved as Modified: _____

More Information Needed: _____

Denied: _____

Dated: _____

APPROVED
MAY 2007
DEVELOPMENT





THE LANGFORD CORPORATION
CIVIL ENGINEERS

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Telephone: (970) 243-6067
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March 14, 2007

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FAX (970) 256-4031
E-mail rickdo@ci.grandjct.co.us

RECEIVED

MAR 14 2007

**COMMUNITY DEVELOPMENT
DEPT.**

Re: Panorama Terraces
REQUEST FOR TEDS EXCEPTION
Private Drive Extension

Rick:

The owner of certain properties north of Panorama Terraces on the Redlands, would like to process a "Simple Subdivision", whereby they would subdivide their property into two lots. The access to the property cannot be made to meet the criteria of the TEDS manual, therefore we are requesting a TEDS exception for certain criteria.

Background:

Panorama Terraces was platted in Mesa County in 2005. The large drainage north of the subdivision was placed in two tracts; Tract E and Tract F. Tract E included a 20' wide branch that connected to the subdivision roadway network for the purpose of providing access to the parcels to the north. As can be seen on the attached exhibit, the proposed access to the northerly parcels does not meet the TEDS criteria for an access designated as a "shared drive".

1. The angle of the intersection of the access tract with the subdivision street is 70.99 degrees whereas the minimum angle is not supposed to be less than 80 degrees.

2. The length of the private/shared drive is 299' whereas the minimum length of a "shared drive" is 150'

Alternatives Considered:

Since no other access point is available, no other alternatives for residential access exist.

Proposed Design:

We are proposing to construct a shared driveway within the existing tract and extend the new drive into a new tract to be platted with the new "Simple" subdivision. The new driveway would be paved with a 13' asphalt mat between to 3' mountable curb and gutter sections resulting in an overall width flowline to flowline of the minimum 16'. We are not proposing a turn around at the end, as the drive will serve only two lots, with driveways specified to be opposed to one another.

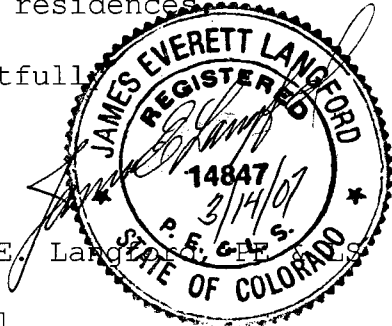
Impacts of change:

We feel that with the subdivision of the property limited to two lots, the safety impact of the larger than desired angle of intersection will be minimal. The added length of the access is unavoidable due to the large ravine separating this project from Panorama Terraces.

We are requesting that the City acknowledge and approve this request such that the parcel can be shared by two single family residences.

Respectfully,

James E. Langford



JEL/iml

March 29, 2007

James Langford, PE
The Langford Corporation
529 25 ½ Road
Grand Junction CO 81505

RE: *Design Exception #07-07, Panorama Terraces
TEDS Exception for Private Drive Extension*

Dear Jim,

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

If you have any questions concerning the modifications please feel free to contact the Development Engineer in charge of your project or Tim Moore, Public Works and Planning Director at 970.244.1557.

Sincerely,



Sue Mueller
Sr. Administrative Assistant

cc: Rick Dorris, Development Engineer


DESIGN EXCEPTION #07-07

To: Tim Moore, Director of Public Works Planning
Lisa Cox, Planning Manager
Jim Bright, Acting Fire Chief

From: Rick Dorris, Development Engineer



Date: March 27, 2007

RE: Panoram Terraces
TEDS Exceptions for Shared Drive Length

DESCRIPTION OF THE SITUATION

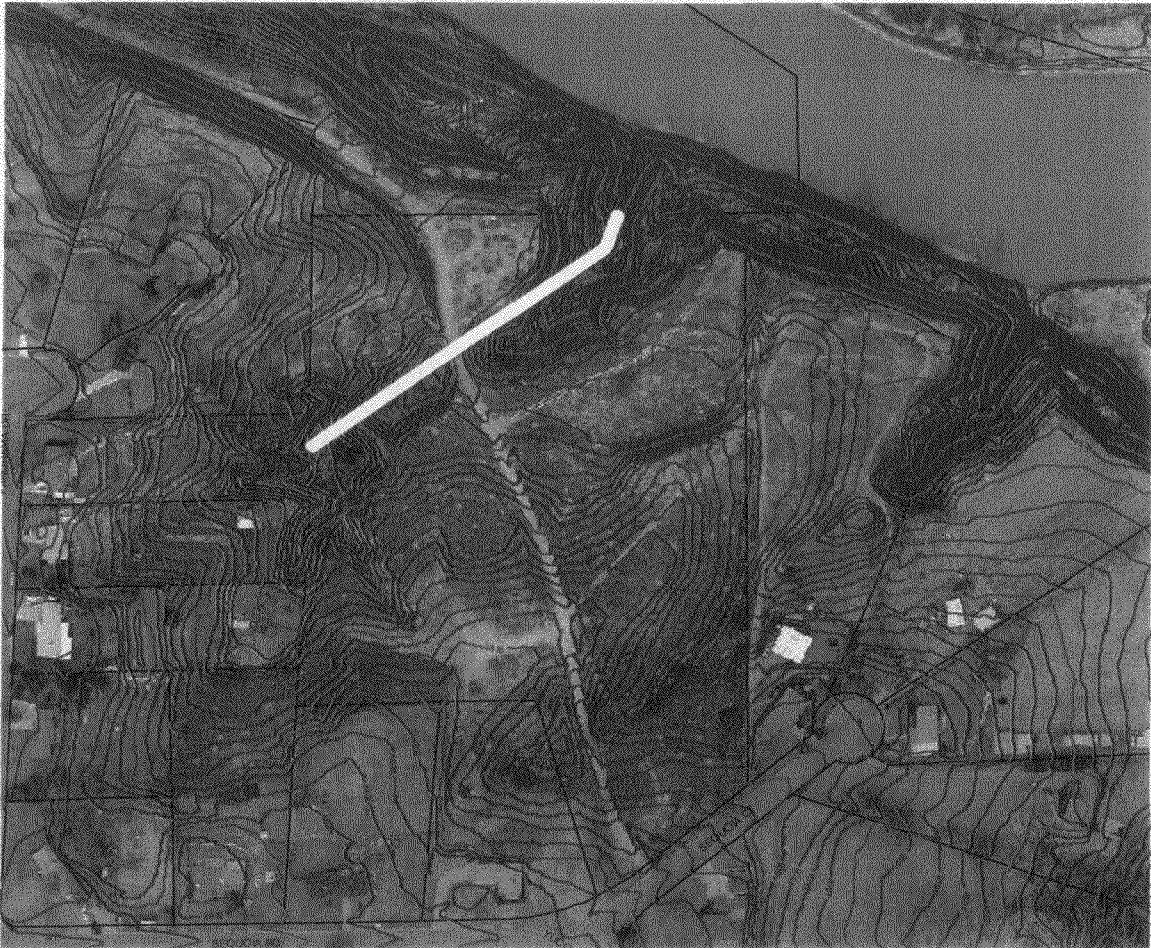
The applicant desires to create two lots from one. The parcel is a remote piece on the rim above the river and behind a new County subdivision (Panorama Terraces). Panorama Terraces provided a 20' wide tract to provide access to this parcel. Thus, the only access to this lot, subdivided or not, is through this tract. The length of the tract on Panorama Terraces is already over 150 feet in length due to a drainage way that must be crossed.

TEDS section 13.2.1.3 limits the length of a shared drive to 150 feet.

The applicant has requested a variance to the intersection angle criterion in section 5.2.3 but since this is a driveway and not a public street it doesn't apply and isn't addressed herein.

Site Description:

As stated above, the parcel is a remote piece on the rim above the river and behind a new County subdivision. The picture below shows the area with the approximate boundary between the Panorama Terraces Subdivision and the subject parcel drawn in. The site plan in the applicant's package shows the lot and street layout for the north portion of Panorama Terraces, the two proposed lots for their subdivision, and the shared driveway.



Requested Exception:

#1 Shared Driveway Length: The proposed shared drive would be approximately 300' long instead of the maximum 150' long.

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?**
No, there are no other alternatives whether there is one or two lots.
1. **Has the proposed design been used in other areas?**
This instance has occurred in other areas of the valley.
2. **Will the exception require CDOT or FHWA coordination?**
No.

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

This is a one-time exception.

Staff Recommendation

Staff recommends approval of the exception as modified.

- Provide a fire hydrant with proper fire flow at the end of the shared driveway.

Approved as Requested: _____

Approved as Modified: _____

Denied 

Dated: 3-28-07

