

July 12, 2007

Ted Ciavonne
Ciavonne, Roberts & Associates, Inc.
844 Grand Avenue
Grand Junction CO 81501

Re: *Design Exception #10-07, Fairway Villas, PP2006-208
TEDS Exceptions for Removal of Street Lighting requirements associated
with the proposed subdivision*

Dear Ted,

Please find attached the committee's decision for the above referenced request. This design exception was approved with modifications. Those modifications are:

- Provide street lights at both intersections with South Broadway.
- Provide a street light at Link Lane and Fairway Villas Drive.
- Suggest bollard style lighting at the pedestrian trail connections to the public streets.

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
Redlands Investment Properties
File

DESIGN EXCEPTION REQUEST / 10-07

Project: Fairway Villas

Site Address: 2065 South Broadway

City File Number (If Applicable): PP-2006-208 ... but are currently submitting FP

Applicant: Redlands Investment Properties, LLC (owner) and Grand Junction Development, LLC (Applicant / Petitioner)

Representative: Ted Ciavonne, Ciavonne, Roberts & Associates, Inc.

Date: May 30, 2007

1. BRIEF DESCRIPTION OF THE REQUEST(S)

Removal of street lighting requirements associated with the proposed subdivision.

2. SITE DESCRIPTION

Fairway Villas is an 11.8 acre Redlands area property abutting historic County subdivisions (The Seasons, Redlands Fitness Center / El Beachco) and the 10th hole of Tiara Rado Golf Course, and it is in the shadows of Colorado National Monument. Fairway Villas is the final Filing of a large Planned Development approved in the County in 1993.

The Fairway Villas property slopes to the north, and is back dropped by the Colorado National Monument to the west and Riggs Hill to the east. It can be generally described as setting half way up on a 'bowl' that is formed by these and other topographic features, and thus will be quite visible from many directions.

One of the goals in creating a premier subdivision is to have minimal impact to the existing surrounding neighborhoods. To this ends, the surrounding neighborhood (which does NOT have street lighting) has supported a project that is more compatible with The Seasons, and voiced their concerns against potential street lighting and other forms of light pollution. The Covenants for Fairway Villas address the challenge of reducing light pollution relative to individual homes, but approval of this TEDS Exception request is the single most important issue relating to compatibility of Fairway Villas with its adjacent neighbors and historic development in the area.



3. REQUEST #1

TEDS Chapter 8, Section 8.1, requires street lights on local streets at specific locations. The primary request is for the elimination of street lighting associated with the proposed subdivision. This is clearly the trend of historic development in the area, the neighborhood has requested elimination of street lights, and similar Exceptions have been strongly supported by the Colorado National Monument.

The Redlands Area Plan, adopted in 2002, makes a specific Goal to “enhance and maintain, to the greatest extent possible, the darkness of the night sky”. Policies within this Plan include: minimizing the number and intensity of street lighting and public space lighting, and encouraging homeowners to minimize outdoor lighting. Implementation recommendations include establishing street lighting standards specific to the Redlands.

The developer has committed to covenant requirements that require the sensitive illumination of addresses on homes / a maximum of two downward casting lights per home, as well as subtle downlighting of entry columns that will denote the entries to the subdivision without the use of traditional street lights. These requirements support the Redlands Plan by further protecting the neighborhood, the Colorado National Monument, and the night sky.

Obviously, not granting the Exception will result in a subdivision that ‘stands-out’ in relationship to the surrounding subdivisions, and will be visible from virtually all

residential properties surrounding the property, as well as from the Colorado National Monument.

Exception Considerations

1. Will the exception compromise safety?

It is the project team's position that the aforementioned exception to the standards does not result in conditions that compromise safety or function of the roadways. Current street lighting along this roadway is sparse at best, which is appropriate to the rural character of the area. This is the final Filing of the Seasons PUD and none of the previous Filings have street lighting.

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

Yes. Alternatives would include the introduction of lesser numbers of street lights within the subdivision; however, we believe this would significantly compromise good planning and land use issues associated with visual impacts adjacent to the surrounding neighborhoods, the golf course, and Colorado National Monument. None-the-less these alternatives include:

- A. Elimination of all street lighting within the subdivision, but provisions for one street light at each access on South Broadway
 - This alternative does not meet the desires of the neighborhood, but would reduce the street lighting impact (created by requirements in Chapter 8) by about 80%.
- B. Reducing the street light spacing and frequency of occurrence within the subdivision, providing street lights only at intersections.
 - This alternative does not meet the desires of the neighborhood, but would reduce the street lighting impact (created by requirements in Chapter 8) by about 50%.

Examples of subdivision projects where street lighting has been eliminated or reduced include: The Seasons (all previous filings have no street lighting); Redlands Mesa (street lighting at intersections only); Spyglass (reduced requirements); Canyon View and Canyon Rim subdivisions (intersections only).

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

The single best example is all previous filings of The Seasons.

4. Will the exception require CDOT or FHWA coordination?

No.

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

Although this is a one-time Exception, clearly there is conflict between current street lighting standards, the Redlands Plan, and Night Lighting policies

addressed in other City documents. Relative to the 'fringe' areas of the City, and specifically the Redlands, we would recommend a manual revision.

Recommended by: _____

Approved as Requested: _____

Approved as Modified: _____

More Information Needed: _____

Denied: _____

Dated: _____

Tim Moore
TIM MOORE, PUBLIC WORKS & PLANNING DIRECTOR

Ken Watkins
KEN WATKINS, FIRE CHIEF

Lisa Cox
LISA COX, PLANNING MANAGER

- PROVIDE STREET LIGHTS AT BOTH INTERSECTIONS WITH SOUTH BROADWAY.
- PROVIDE A STREET LIGHT AT LINK LANE AND FAIRWAY VILLAS DRIVE.
- SUGGEST BOLLARD STYLE LIGHTING AT THE PEDESTRIAN TRAIL CONNECTIONS TO THE PUBLIC STREETS.