


TO: Sue Mueller
FROM: Rick Dorris 
DATE: July 27, 2007
SUBJECT: Ridges Mesa TEDS Exception Request

Please find attached 3 copies of the proposed TEDS exception.

Can you fill in the appropriate TEDS exception number, distribute to the committee, and set up the next meeting.

To the Committee:

I recommend approval of this TEDS. It is identical to the exception approved for the Redlands Valley subdivision in June.

Bob Blanchard Consulting

July 27, 2007

Rick Dorris
Development Engineer
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Dear Rick:

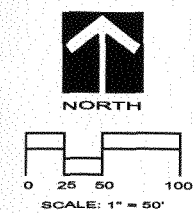
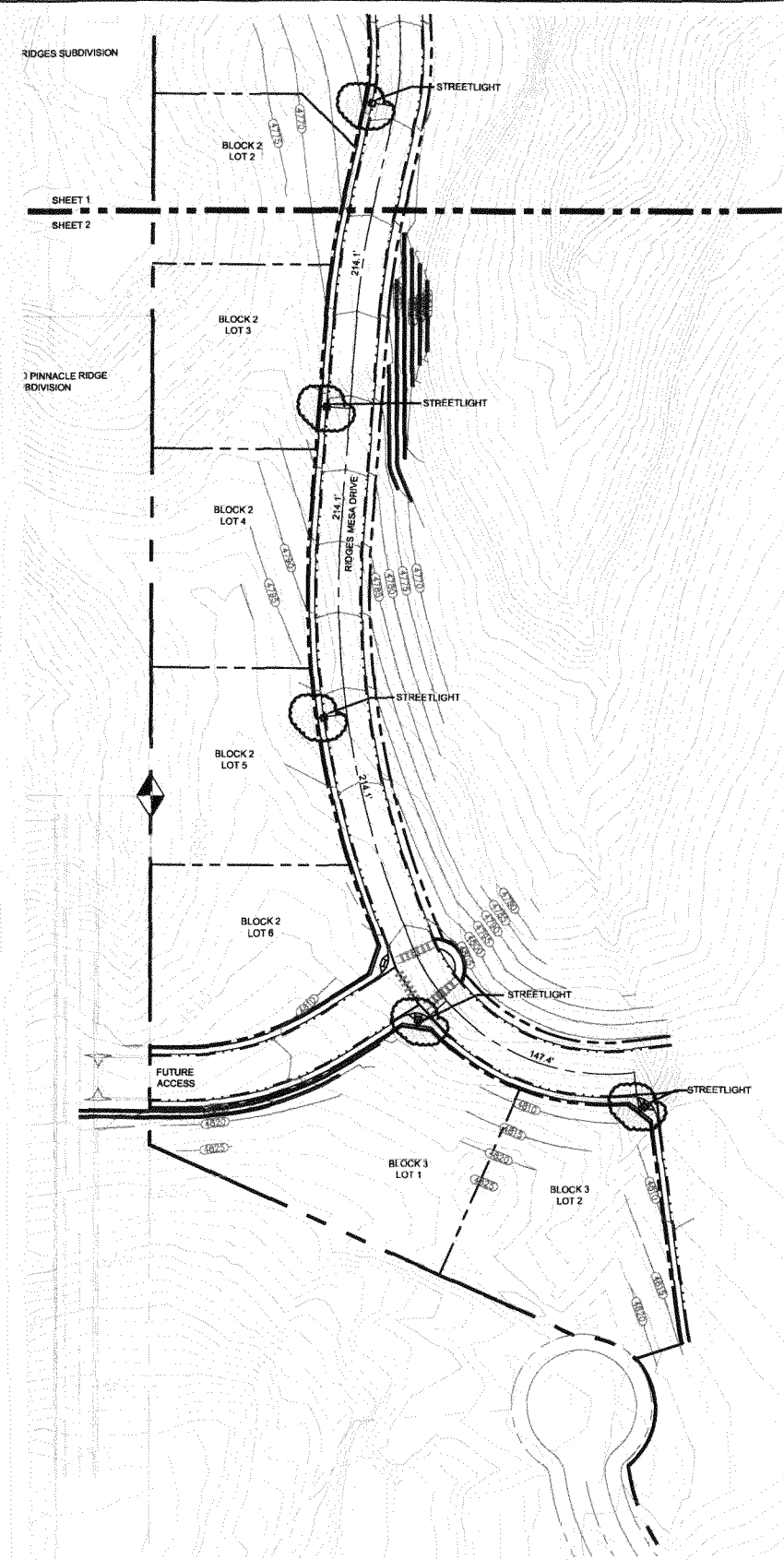
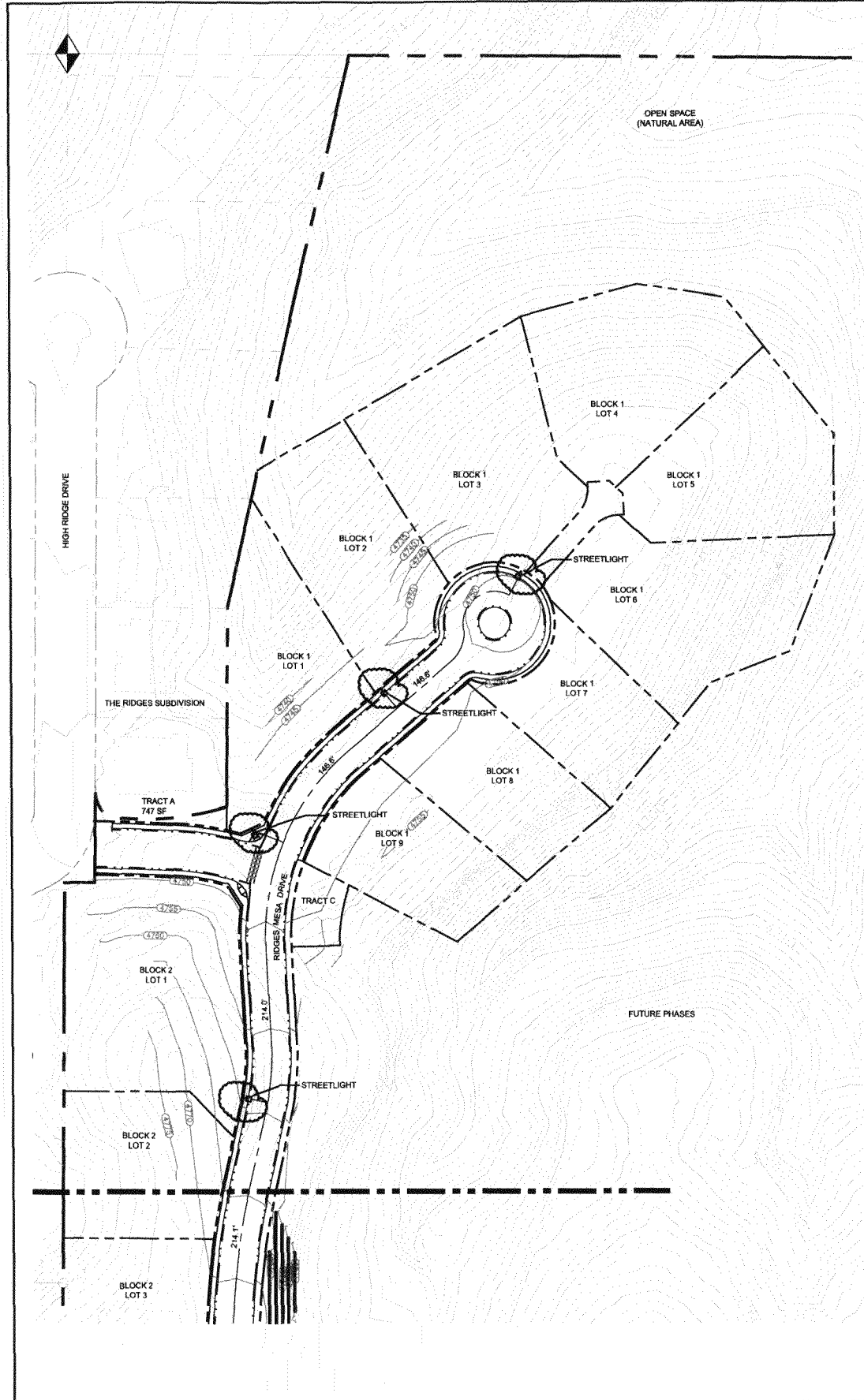
Attached please find an application for an exception to the street lighting requirements of the TEDs manual. This application is for the Ridges Mesa Preliminary Plan application (File no. PP-2006-358) which is currently under review. Specifically, the request is to minimize the number of street lights consistent with the goals and policies of the Redlands Area Plan.

Thank you for your consideration. Should you have any questions or require additional information, please contact me.

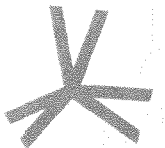
Sincerely,



Robert E. Blanchard, AICP
Bob Blanchard Consulting



This is a Land Use Planning Document,
not a Construction Document. Refer to
Civil Engineering Plans.



VFRipley
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OWNER

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(970) 243-9940 fax

ENGINEER

Bulleys Engineering Inc.
2154 Acadia Ave.
Rifle, CO 81501
(970) 625-6371
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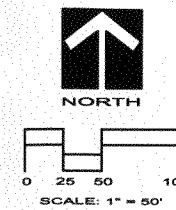
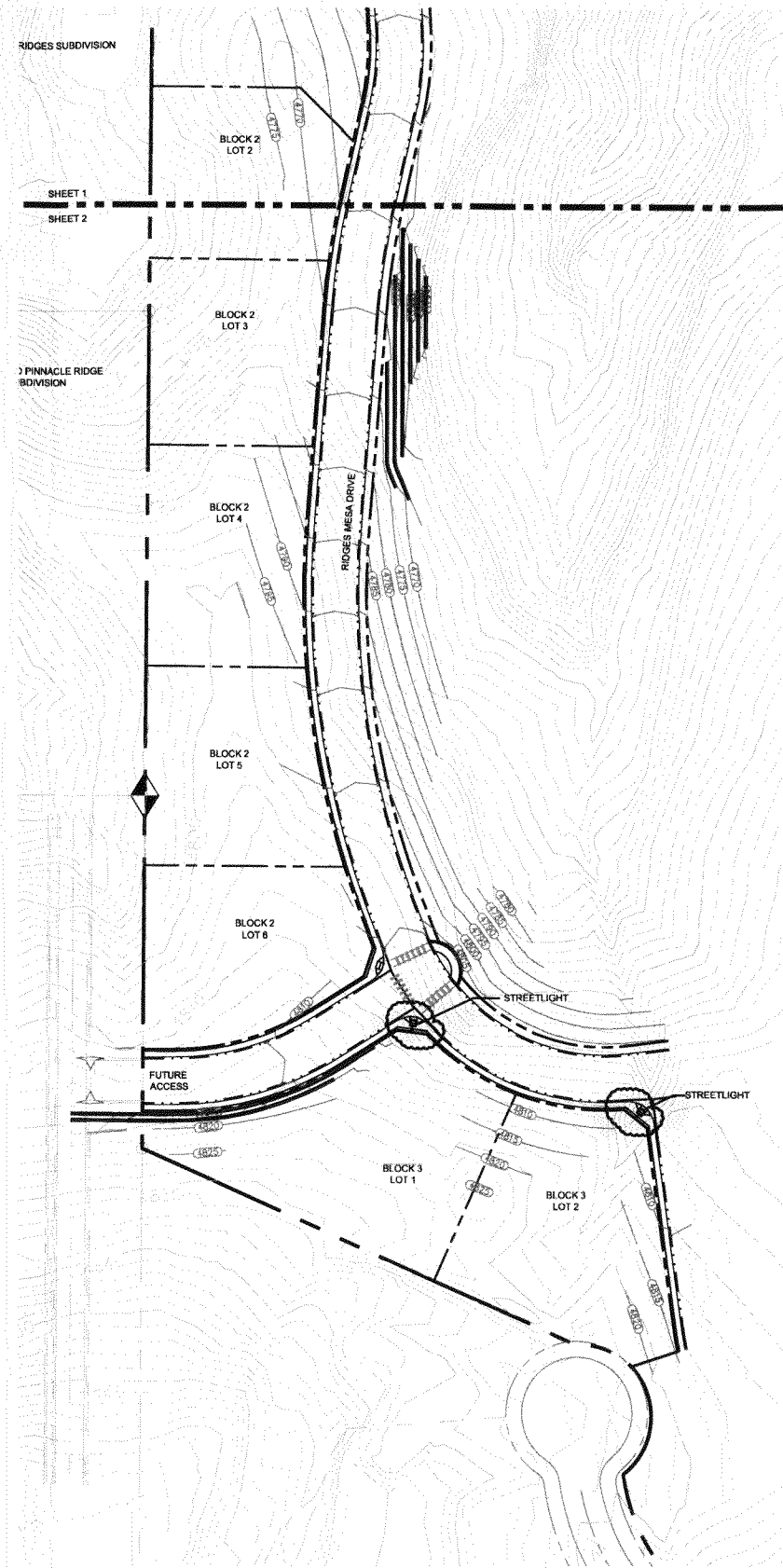
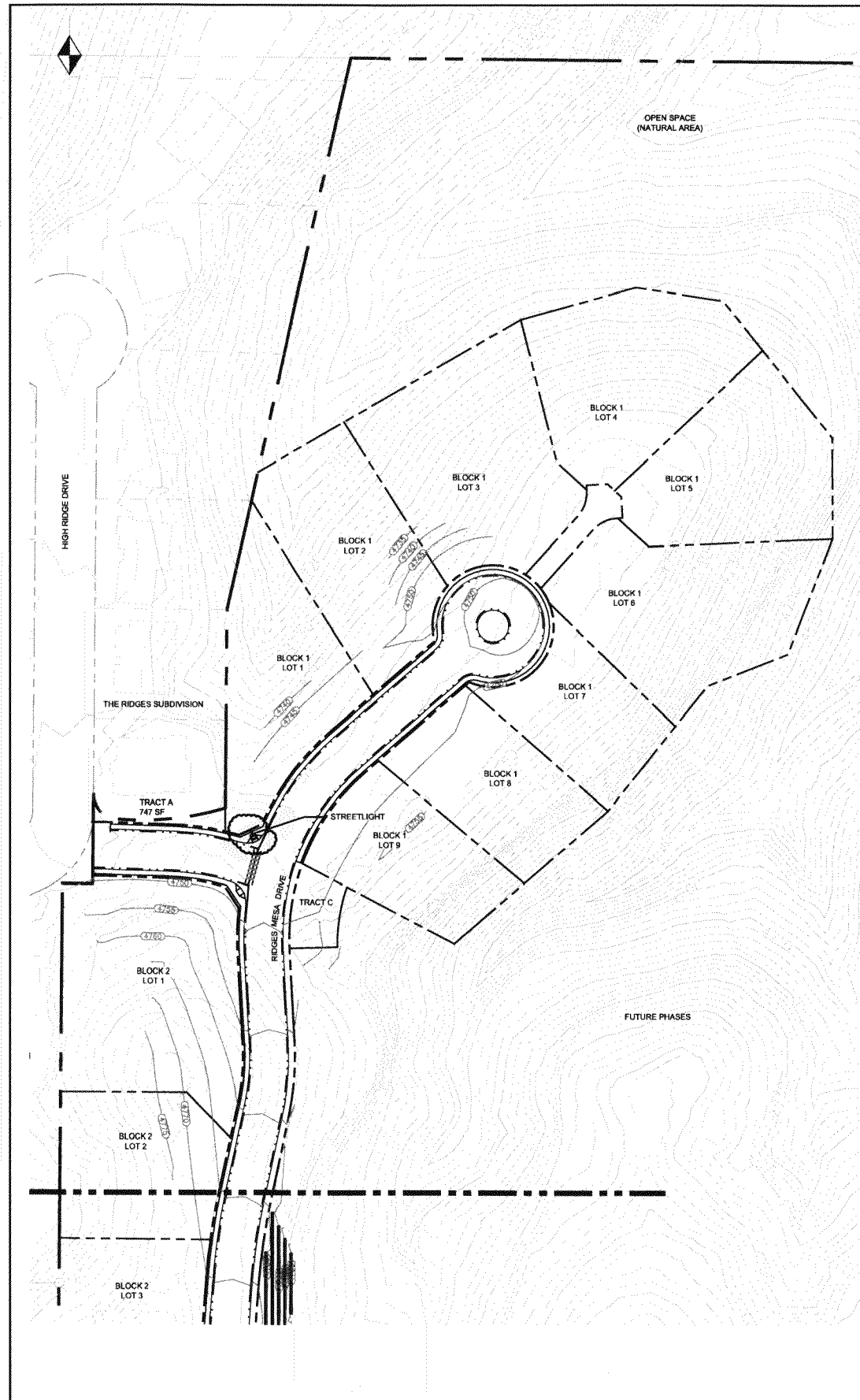
SURVEYOR

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133 N. 8th Street
Grand Junction, CO 81501
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(970) 257-1283 fax

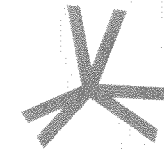
RIDGES MESA
GRAND JUNCTION COLORADO

STREET LIGHTING PER TEDS MANUAL

DATE	12/20/06
JOB NO.	05-297
DRAWN	RM
CHECKED	SM
REVISION	12/18/06
	07/26/07



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**RIDGES
MESA**
GRAND JUNCTION COLORADO

**PROPOSED
STREET LIGHTING
TEDS EXCEPTION
REQUESTED**

DATE	12/20/06
JOB NO.	06-067
DRAWN	RM
CHECKED	SMM
REVISED	12/18/06
	07/26/07

August 15, 2007

Bob Blanchard
706 Jasmine Lane
Grand Junction CO 81506

Re: *Design Exception #15-07, Ridges Mesa PD PP-2006-358*

Dear Bob,

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

If you have any questions, 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
Ted Munkres
File

DESIGN EXCEPTION REQUEST 15-07

Project: Ridges Mesa PD - Preliminary Development Plan

Site Address:

City File Number (If Applicable): PP-2006-358

Applicant: Ted Munkres / Freestyle, Inc

Representative: Bob Blanchard

Date: July 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.

Reduce the required number of streetlights from six to two. Streetlights would be located only at street intersections.

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 Ridges Mesa Preliminary Plan consists of approximately 14.77 acres located south of Broadway, west of Country Club Park Subdivision, east of the Ridges subdivision and north of Pella Pago Drive. This PDP is Phase One of the larger 51 acre Outline Development Plan that is being reviewed concurrently.

Land use in the surrounding area is single family residential with an area to the north that is unplatted. The Ridges Planned Development is to the west; the Redlands Club subdivision is to the north; the remaining portion of the Ridges Mesa ODP is to the east and south with the Country Club Park

subdivision further to the east and the Bella Pago subdivision to the south. The property is currently accessed from Hidden Valley Drive to the west. Additional access points are proposed to connect to the proposed Pinnacle Ridge Subdivision and to Pella Pago to the south.

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?

This request is for an exception the TEDS Manual section 8.1 street lighting. The footnote to Table 8-1, Average Maintained Illuminance (Foot Candles) On Public Streets provides the standards for street light spacing:

On local residential streets, a standard light shall be located at each street intersection, at or near the throat of each cul-de-sac, and at a maximum spacing of 250 feet measured along the centerline of the roadway. Additional lights may be required on horizontal curves at other locations.

As shown on the attached drawing, application of this standard requires the placement of eight streetlights. The applicant is requesting an exception to place streetlights only at the existing intersection of the proposed Ridges Mesa Drive with Hidden Valley Drive and the intersection of the proposed Ridges Mesa Drive and the proposed Pinnacle Drive (from the proposed Pinnacle Ridge Subdivision).

The requirement of the TEDS manual can be met in this development. However, the provision of standard street lighting is contrary to the adopted Redlands Area Plan. The Outdoor Lighting section of the Community Image / Character Action Plan chapter identifies enjoyment of the night sky as a high priority for Redlands residents. It further states that the area south of Highway 340 should have reduced requirements for street lighting and other public space lighting, allowing the lighting to be low level and spaced to provide the minimum light necessary to meet safety needs. Pertinent goals and policies include:

Goal: Enhance and maintain, to the greatest extent possible, the darkness of the night sky.

Policy: Minimize the number and intensity of street lighting and public space lighting.

The implementation measures identified in the Plan have not yet been accomplished to identify exactly how this policy should be implemented.

The request to limit streetlights to the two intersections meets the intent of the plan by meeting safety needs at the area needed most – where automobiles, bicycles and pedestrians come together at street intersections. By limiting the number of lights, trespass of light onto individual lots will also be minimized.

b. Exception Considerations

1. Will the exception compromise safety?

Do you believe the exception will compromise safety? If not, explain why and be specific. If so, explain why and give examples or otherwise state why it should be granted even though it compromises safety.

Safety will not be compromised. Lighting according to the Zoning and Development Code will be provided by the utility company adequate to ensure safety at each street intersection.

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

Show as many alternatives as possible including those that meet TEDS. This is critical. Think out of the box. The committee will ask questions like “Can they buy this parcel and make it meet TEDS?”

Include pictures and drawings.

Any applications submitted without examples will be returned. Only in rare instances are there requests that don't have alternatives when thinking out of the box.

As shown on the attached drawings, TEDS requirements can be met with eight streetlights. Alternatives exist to provide 3, 4, 5, 6 or 7 lights as well but are not shown graphically. No other alternative exists that would meet this standard.

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

Describe how this request has been used in other areas; here or in other locales. Be sure to describe the advantages or disadvantages seen in these areas. Pictures and drawings would be helpful.

Several communities have adopted standards for street lighting that not only limit the number of lights but also require lower intensity light sources that is shielded resulting in down directional lighting that does not trespass onto parcels adjacent to the light or reflect into the night sky.

In addition, precedence has been set to grant a TEDs exception to limit street lighting in the Redlands in accordance with the Redlands Area Plan. Most recently, a TEDs exception was approved for the property subject to the Red Rocks Valley Preliminary Plan (PP-2006-217) on South Camp Road, west of Monument Road. Their request was the same as this, to limit street lighting to public street intersections.

4. Will the exception require CDOT or FHWA coordination?

Yes or no and describe what the agency will be looking for.

No CDOT or FHWA coordination is required.

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

Explain if this is a one-time exception or if you think the TEDS manual should be modified to allow this request permanently.

This is a one-time exception for this particular project although we expect to request similar exceptions for the remaining phases of the Ridges Mesa ODP as they are submitted. Given the direction of the Redlands Area Plan, the lighting standards of both the TEDS manual and the Zoning and Development Code (Section 7.2.F) should be revised permanently.

Include more as needed.

Recommended by: _____

Approved as Requested: _____

Approved as Modified: ADD STREET LIGHT AT END OF CUL DE SAC. AND ALL INTERSECTIONS.

More Information Needed: _____

Denied: _____

Dated: 8-13-07