

August 15, 2007

James and Melissa Holt 2721 Unaweep Avenue Grand Junction CO 81503

Re: Design Exception #16-07, Driveway/Curb Cut

Dear Mr. & Mrs. Holt,

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

• Applicant shall work with the City to create a driveway design to pull onto Unaweep.

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

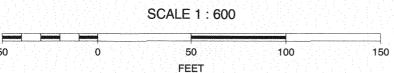
Sr. Administrative Assistant

Cc: Rick Dorris, Development Engineer

File

# City of Grand Junction GIS Subdivision Map ©

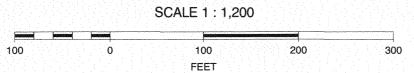






# City of Grand Junction GIS Subdivision Map ©







# FERGUSON'S SUBDIVISION MESA COUNTY, COLORADO

# W, 330.33' W 99/03 & County Highway NW corner Sec 25, TIS, AIW, UM 128.71 2 60.62' *5* 5 SC41.1 "1" 50

120 71'

121 62

E, 330.33'

#### DEDICATION

Know all men by these presents: That the undersigned, Danala C Fereusen and the following described land in Mesa County, Colorado, towit: Beginning at a point whence the NW Section coiner of Section 25, Township! South, Range! West, Use Heridian Bears West 99.03 feet, thence South 0°08' Sast, 66! Note; thence Last 330 33 feet, thence North 0°08' West, 66! OS feet, thence West 330 33 feet to the point of Beginning All of this land being in the L'2 NE 4 NW4 NW4 of Soud Section 25, and have caused the same to be surveyed, laid out and platted into late, blocks, streets, and ulleys as shown on the annexed map, tobe known as "Ferguson's Subdivision;" And do hereby dedicate all Streets and Alleys indicated on this plat to the use of the author forever.

Witness my hand and seal this 12 day of thay 1947

Katheya Jerguson

STATE OF COLORADO SS

The foregoing instrument was acknowledged before me this [2 day of Ituy 1947 by Donald C Ferguson and Kothryn Ferguson

Rectand Billains

My Commission ExPIRES JUNE 14- 1448

This plat of Ferguson's Subdivision" is accepted for filing subject to the obligation to maintain only existing County highways Shown here on

MESA COUNTY BOARD OF COUNTY COMMISSIONERS

Dored 6 24 -1447

Water stout of-

Ariest Vi Illo 2.20.
Deputy County Clark

V. S. of y west

I hereby certify that the above described tract of land in Section 25, 7.15, AIW, Use Meridian was surreved under my supervision and that this is a true and accurate plan at said land and the subdivision there of

Frank A. Hattern

Tim Moore

**Public Works and Planning Manager** 

250 N. 5<sup>th</sup> St.

Grand Junction, Co. 81501

James and Melissa Holt

2721 Unaweep Ave.

Grand Junction, Co. 81503

Dear Mr. Moore,

After speaking to you on the phone on Monday and reading chapter 14 of the TEDS manual, it is my understanding that I am allowed to present our proposed exception and proposed design so that a committee may review our requests. With this letter I am providing many pictures of the subject property along with pictures of other properties as well as a proposed design and a portion of an appraisal we recently had done on our home at 2721 Unaweep Ave. Upon speaking with Rick Dorris it is our understanding that the reasons for not allowing a driveway cut out are as follows:

- 1. He doesn't want any more people backing out onto Unaweep.
- 2. According to him we have sufficient access to our home.

I would like the opportunity to disprove these two statements as well as explain our desire to create a cutout and driveway to our property. Exhibit A is a portion of the appraisal we recently had done on our property. Please notice the statement "adverse conditions" referring to our current easement situation. Pleas also look at the page with the pictures on it. The first picture is the front of our house; the yard is more than sufficient for a circle drive looping into one cutout. The last picture, the street scene, shows that in order for one to get to our house, you have to go around the block to get to our house. Our house is not on a corner lot! On the last page of the appraisal, the appraiser stated that homes with car storage are worth more than ones without. It is our desire to build a garage out front as there is no other place on our property where one can be built. In today's home market, it would be virtually impossible to sell our home while the access is as it remains. Why would someone want to buy my home when they can get one with a garage and front access for the same price?

Exhibit B shows pictures of the front of my home as it is now while exhibit C shows our proposed design to create a circle drive with a garage in which the doors will face our front door. As you can see, there is plenty of room to create the driveway and we will not have to back out onto Unaweep. There fore, there is no danger to us or other drivers on the road. Please also look at exhibits D thru H. This is hardly sufficient access to my property. Notice the red car is my neighbors and the pole makes it somewhat of an obstacle course to get to our home. Also, we are not allowed to park in the access yet we are forced to do so because we have no where else to park. When people come over where are they supposed to park??

Rick Dorris has also stated that that he is trying to minimize the amount of driveway cutouts on Unaweep. However, we are the only home on Unaweep that does not have one. Please also notice that there are several other homes on Unaweep in which are on corner lots that have access from Unaweep and from the side. We are not even on a corner lot! Exhibits I and J are a few of them. We had stated to Rick that there was a new house built down the street that just received a cut out a few months ago. He argued that they did not have any other access. He said that we do from the side. But we are not on the corner; we are in the middle of Unaweep. I see absolutely no reason why this can not be accomplished. The last Exhibit, Exhibit K is a house that is almost directly a crossed the street from me. I took a picture of this to show that a circle drive could be accomplished in our yard which is bigger than theirs.

To sum things up, according to the Design Exception Process, I have given you our proposed exception, we have no other alternatives for a driveway, you have our proposed design, and the impacts of change are that we will have a place to park. If granted this will not compromise the safety of others or us and this is a one-time exception that is based on unique circumstances according to our location. Please let me know when you have received this letter and if there is anything else I need or can do. My husband and I are not trying to cause any trouble we just simply would like to make our living situation better and would appreciate someone's understanding in this matter. If we may be there to meet with the committee we would appreciate the opportunity. Thank you for your time and consideration.

Sincerely,

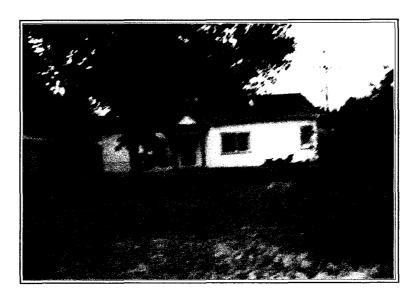
James and Melissa Holt

Exhibit A

#### B & B APPRAISAL, INC. 715 HORIZON DRIVE, SUITE 330, GRAND JUNCTION, CO 81506

File No. 074180

#### **APPRAISAL OF**



THE REAL PROPERTY

#### **LOCATED AT:**

2721 UNAWEEP AVE GRAND JUNCTION, CO 81503

#### FOR:

COUNTRYWIDE-FSLD/LANDSAFE ENGELWOOD CO

#### **BORROWER:**

HOLT

#### AS OF:

June 12, 2007

#### BY:

TERRY BROOM, SRA, AI

#### **Uniform Residential Appraisal Report**

File No. 074180

	1.IF THIS IS A SALE, THE SIGNED SALES CONTRACT IS MY ONLY SOUR	CE FOR THE SALE PR	RICE AND CONDI	TIONS, 2, THE COST.	APPROACH
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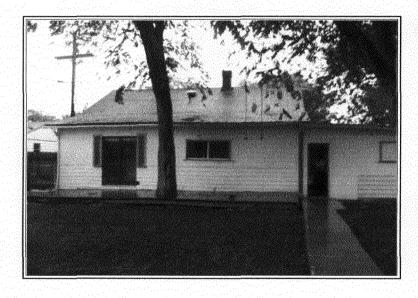
#### SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: HOLT		File No.:	074180	
Property Address: 2721 UNAWEEP AVE		Case No.		
City: GRAND JUNCTION	State: co		Zip: 81503	
Landor COLINTEXMINE ESLOW ANDSAEE				



# FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: June 12, 2007 Appraised Value: \$ 195,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

#### SINGLE FAMILY COMPARABLE RENT SCHEDULE

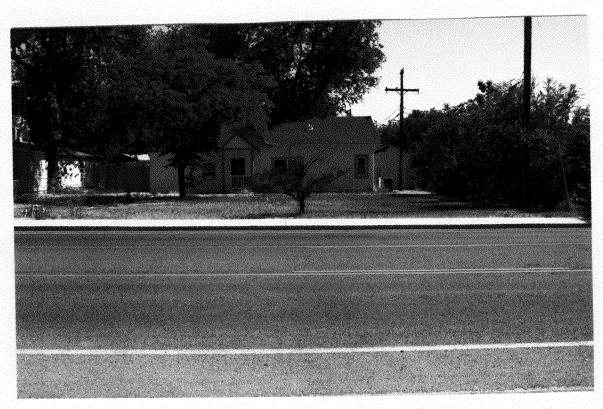
This form is intended to provide the appraiser with a familiar format to estimate the market rent of the subject property. Adjustments should be made only for items of significant difference between the comparables and the subject property.

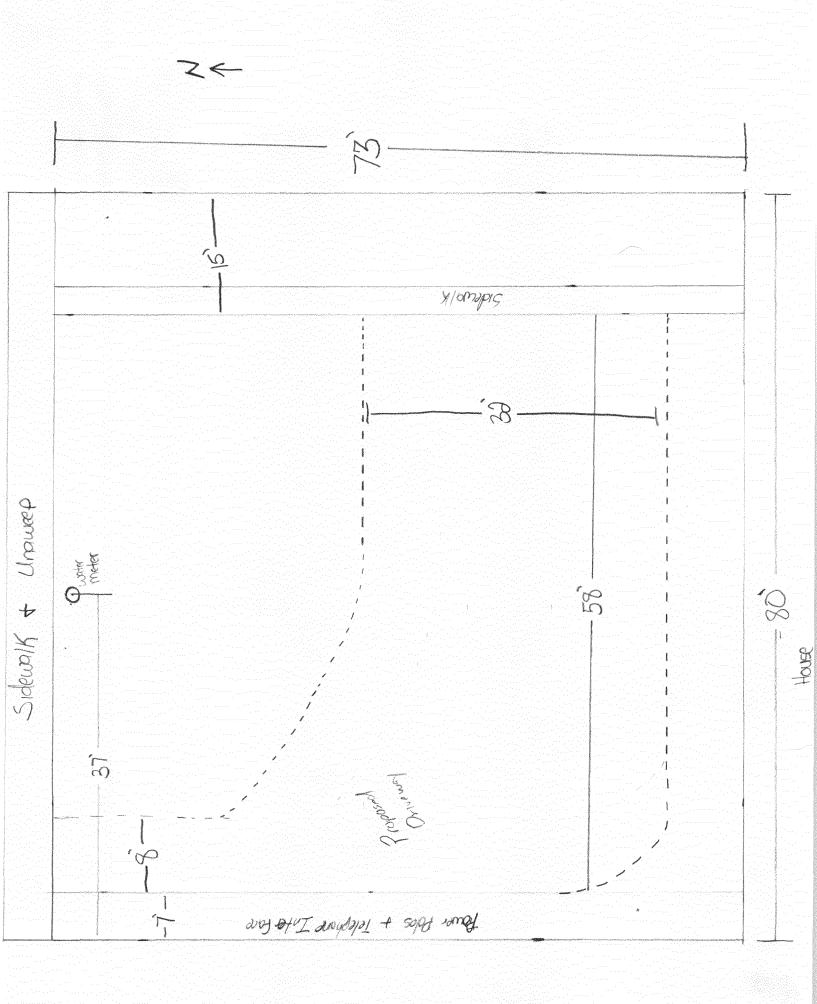
B & B APPRAISAL, INC.

074180

ITÉM	SUBJECT	COMPARAB	LE NO. 1	COMPAR	ABLE NO. 2	COMPARAB	LE NO. 3
Address	2721 UNAWEEP AV			l		ĺ	
Address	GRAND JUNCTION	Į.		GRAND JUNCTION, 81503		GRAND JUNCTION, 81503	
Proximity to Subject						İ	
Date Lease Begins	<del></del>	MONTH TO MONTH	4	MONTH TO MON	TH	MONTH TO MONTH	1
Date Lease Expires	1	month to month	•	I WOULD TO MICH		I WONTH TO MICHT	•
Monthly Rental	If Currently						
Working Rental						1.	
4 16992	Rented: \$	\$  \$		s		\$	
Less: Utilities	\$	1		1		\$	
Furniture	\$	\$		\$		\$	
Adjusted							
Monthly Rent	\$	2		\$		\$	
Data Source	MANAGER/OWNER	MANAGER/OWNER	ł .	MANAGER/OWN	ER	MANAGER/OWNER	
	COUNTY RECORDS	COUNTY RECORDS	<u> </u>	COUNTY RECOR	DS	COUNTY RECORDS	3
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Rent		TENANT PAYS		TENANT PAYS		TENANT PAYS	
Concessions		ALL UTILITIES		ALL UTILITIES	į	ALL UTILITIES	
	ORCHMSA/AV	ORCHMSA/AV		ORCHMSA/AV		ORCHMSA/AV	
Location/View	AV/OTHER RES	AV/OTHER RES		AV/OTHER RES	į	AV/OTHER RES	
Location/View  Design and Appeal	RANCH/AVG	RANCH/AVG		RANCH/AVG	:	RANCH/AVG	
	FRAME/AVG	FRAME/AVG		FRAME/AVG	i	FRAME/AVG	
	1 SAINEANO	TAMELANG		I IOME/AVG		I I ONIME/AVG	<u> </u>
Age/Condition	ABOVE AVC	ABOVE AVO		ABOVE AVC	į	ABOVE AVC	
	ABOVE AVG	ABOVE AVG	<u> </u>	ABOVE AVG	1	ABOVE AVG	
Above Grade	Total Bdrms Baths	Total Bolinis Baths		Total Bdrms Bath	_	Total Borns Baths	
Room Count	6 3 2.00	6 3 2.00		6 3 2.0		6 3 2.00	
Above Grade Room Count Gross Living Area Other (e.g., basement,	1,632 Sq. FL	Sq. Ft.		Sq.	FL;	Sq. Ft.	· · · · · · · · · · · · · · · · · · ·
Other (e.g., basement,	NO BSMT	NO BSMT		NO BSMT	}	NO BSMT	
etc.)	2GAR/ATT	2GAR/ATT		2GAR/ATT	<u> </u>	2GAR/ATT	
Other:	LDSCP,SS,FNC	LDSCP,SS,FNC		LDSCP,SS,FNC		LDSCP,SS,FNC	
Outer.					i		
Net Adj. (total)		+		□+	\$	- S	
Indicated Monthly				, , , , , , , , , , , , , , , , , , , ,			
Market Rent		\$			\$	s	
Comments on market	data, including the ran	ge of rents for single	family properties	an estimate of vac	ancy for single fam	ily rental properties, t	he general trend
of rents and vacancy, a	-	-					•
WE KEEP AN ACTIVE		-		-	-		SOWNERS
THE NEW SPAPERS,							
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Final Reconciliation of	Market Rent: THOSE	RENTALS THAT ARE	E MOST SIMILAF	IN BEDROOM AN	ID BATH COUNT A	ARE GIVEN MOST WI	FIGHT. THE
AMOUNT AND TYPE							
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I (WE) ESTIMATE TH	E MONTHLY MARKE	T RENT OF THE SU	BJECT AS OF			TO DE é	
						TO BE \$	
APPRAISER:			CIID	EDWISODY ADDDA	ISER (ONLY IF RE	OURDED).	
Signature	1	•			IOLK (UNLT IF RE	QUIREUJ.	
Name TERRY BROOM	SDA AL		Signa				<del> </del>
			Name	<u> </u>			
Date Report Signed 06/1							
		0010000		Report Signed			
	01313815 EXPIRES 1		State	Certification #			late
Or State License # #CRO	01313815 EXPIRES 1		State				tate tate



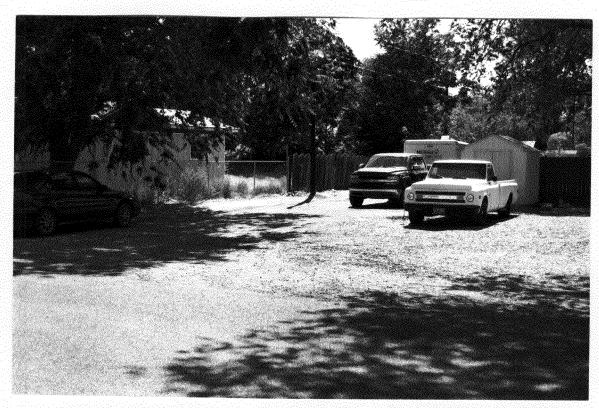


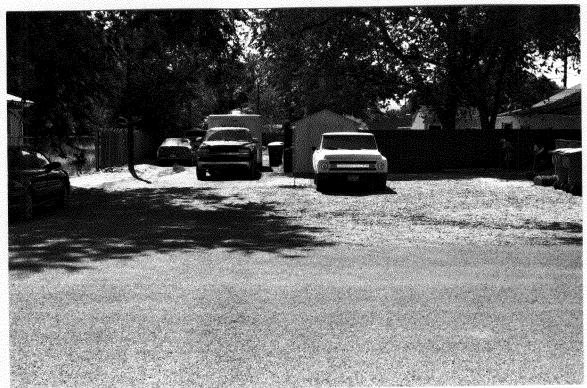




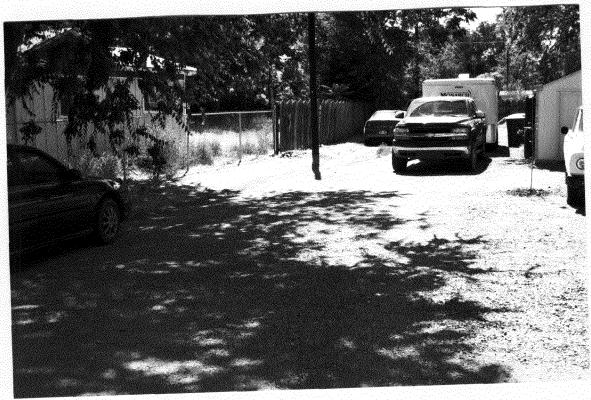


Exibit E



















Exibit J



### Exhibit K



## FERGUSON'S SUBDIVISION MESA COUNTY, COLORADO

Frank a. Mattern COUNTY SURVEYOR

MESA COUNTY, COLORADO  W 99103: 578 spinning  NN corner Sec 25, 715, AIN, U M  DEDICATION  Know ull men by these presents: That the undersigned, Donalo C Fereusen's  Natharia Fergusson, being the owners of the following described land in  Ness Govert, Colorano, 70 wint: Beginning of a point whence the NW Section  Loriner of Section 25, Township I South, Rangel West, Use Mendelian bears  Vest 99103; Sept 1, thence South 0°08 Loss, 6661 No feet, thence Loss 330 33 feet,  Thence North 0°08 West, 681 05 feet, thence West 330 33 feet,  The North 0°08 West, 681 05 feet, thence West 330 33 feet,  The North 0°08 West, 681 05 feet, thence West 330 33 feet,  The
Enow oll men by these presents: That the undersigned, Danalo C Fereusen & Rathern Fereusen before the following described land in Mesa Country, Colonago, towir: Beginning of a point whence the NW Section Country, Colonago, towir: Beginning of a point whence the NW Section Country of Section 25, Township! South, Range! Nest, Use Meridian bears 1825 991. Old feet, thence South 0°08 'East, 661 No feet, thence Last 330 31 feet, thence North 0°08 'West, 661 No feet, thence West 330 31 feet of the point of the stand being in the L'un NW NW of soid Section 25, and have course the same to be surreyed laid out and platted into lats, blocks, streets, and ulleys as shown on the annexed map, tobe known as "Ferguson's Subdivision;" And to be the delicate all Streets and Mileys indicated on this Not to the use of the
Mnow all men by these presents: That the undersigned, Donald C Fereusen's  Nathern Ferguson, being the owners of the following described land in  Mesh Countr, Colorado, towit: Beginning at a point whence the NW Section  coiner of Section 25, Township I South, Flange I West, Oir emeridian bears  West 991.03 feet, thence South 0°08 Last, 661 I0 feet, thence East 330 33 feet, thence North 0°08 West, 661 O5 feet, thence West 330 33 feet to the point of beginning All of this land being in the L'2 NE 4 NW4 NW4 of said Section 25, and have coused the same to be surreyed, laid out and platted into lots, blocks, streats, and alleys as shown on the annesed map, tobe known as "ferguson's Subdivision;" And do hereby dedicate all Streets and Mileys indicated on this plat to the use of the
Mathern Feaguson, being the owners of the following described land in  Mathern Colorado, towis: Beginning at a point whence the NW Section  Lorner of Section 25, Township South, Alonge I West, Use Meridian Bears  West 991.03 feet, thence South 0.08 East, 651 10 feet, thence East 330 33 feet,  Thence North 0.08 West, 661 05 feet, thence West 330 33 feet to the point of  beginning All of this land being in the E4 NE4 NW4 NW4 of Soid Section 25, and  have coused the same to be surreyed laid out and platted into lots, blocks, streets,  and ulleys as shown on the annexed map, tobe Anown as "Ferguson's Subdivision;" And  do hereby dedicate all Streets and Mileys indicated on this plat to the use of the
가지면 하는 경제 시민을 하는 다음이 되었다. 그는 사람들은 사람들은 사람들이 하는 사람들이 하는 사람들이 하는 사람들이 되었다. 사람들이 하는 사람들이 다음이 다른 사람들이 하는 사람들이 하는 사람들이 다음이 다른 사람들이 되었다.
는 한 도로 하는 한 분들이 되는 도로를 하는 한 소문을 하는 것도 한 도로 도로 되었다. 그는 그는 한 문화를 하는 경험 회원을 하는 경험 스타트를 하는 것으로 보고 있는 것은 다른 회원을 하는 사
Witness my hand and seal this 12 day of thay 1947
Kathy Jaguan
STATE OF COLOMBO 355
Ine foregoing instrument was acknowledged before me this 12 day of Ituy  1847 by Donald C Ferguson and Nothryn Ferguson
Norory Piblic
My Commission Expires _ Sunc 14-1948
그는 마스트리트 하는 다른 사람들은 사람들은 다른 사람들은 다른 사람들은 마르트 사람들이 들었다. [전] 네트 그는 사람들이 다른 사람들은 사람들은 사람들은 사람들이 되는 것이다. 그는 사람들은 사
BRE
This plat of "Ferguson's Subdivision" is accepted for filing subject to
the obligation to maintain only existing County highways shown here on
MESA COUNTY BOARD OF COUNTY COMMISSIONERS
voice 6 24-11-17 Halive & tout, of-
Arrest Deputy Court Clerk
I hereby certify that the above described tract of land in Section 25, 7.5, 91W, Use Meridian was surfered under my supervision and that this 150 trie and accurate plat of soid land and the subdivision there of
0 12/62 10 10
Frank A. Mullian



August 15, 2007

James and Melissa Holt 2721 Unaweep Avenue Grand Junction CO 81503

Re: Design Exception #16-07, Driveway/Curb Cut

Dear Mr. & Mrs. Holt,

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

• Applicant shall work with the City to create a driveway design to pull onto Unaweep.

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

File

## DESIGN EXCEPTION REQUEST 16-07

Project: Onveway / curb cut out

Site Address: 2721 unaweep Aul

City File Number (If Applicable)

Applicant: James and melisea Holf

Representative:

Date:

#### 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 cut side walk out for drive way

#2 create circle dive in front of house

#3 wild Garage in front of house

#4

Etc.

#### 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.

#### 3. REQUEST #1

#### a. Description

please see attached letter

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?

#### 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. No we will not have to back out onto brawer.

# 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?"

[Place See Letter - no other orders are audited]
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.

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

#### 4. Will the exception require CDOT or FHWA coordination?

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

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.

ONE-TIME EXCEPTION due to unique exception.

4. REQUEST #2

Explain #2 same as for #1.

- a. Description
- b. Exception Considerations
  - 1. Will the exception compromise safety?  $\Omega$

Have other alternatives been considered that would meet the standard? When lowing at this property there are no other alternatives.
 Has the proposed design been used in other areas? The street
 Will the exception require CDOT or FHWA coordination?
 Is this a one-time exception or a manual revision? - 1 the

Include more as needed.
Recommended by:
Approved as Requested:
Approved as Modified: X APPLICANT SHALL WORK WITH CITY TO CREATE DRIVEWAY DESIGN TO PULL ONTO
More Information Needed: UNAWEEP .
Denied:
Dated: 8-13-07

Jem Man Tallmin