

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,



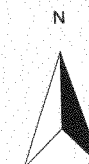
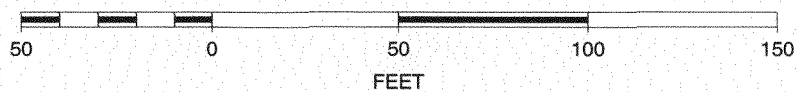
Sue Mueller
Sr. Administrative Assistant

Cc: Rick Dorris, Development Engineer
File

City of Grand Junction GIS Subdivision Map ©



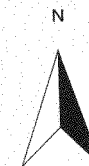
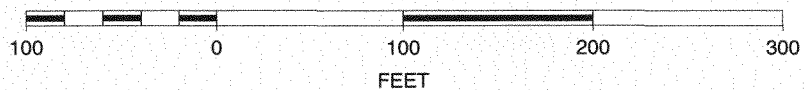
SCALE 1 : 600



City of Grand Junction GIS Subdivision Map ©



SCALE 1 : 1,200



FERGUSON'S SUBDIVISION

MESA COUNTY, COLORADO

DEDICATION

Know all men by these presents: That the undersigned, DONALD C FERGUSON & KATHRYN FERGUSON, being the owners of the following described land in MESA COUNTY, COLORADO, to wit: Beginning at a point whence the NW Section corner of Section 25, Township 1 South, Range 1 West, Ute Meridian bears W 91° 03' feet, thence South 0° 08' East, 661.10 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 E 1/4 NE 1/4 NW 1/4 of said Section 25, and have caused the same to be surveyed, laid out and platted into lots, blocks, streets, and alleys as shown on the annexed map, to be known as "Ferguson's Subdivision," and do hereby dedicate all streets and alleys indicated on this plat to the use of the public forever.

Witness my hand and seal this 12 day of May 1947

Donald C Ferguson
Kathryn Ferguson

STATE OF COLORADO } ss
 COUNTY OF MESA

The foregoing instrument was acknowledged before me this 12 day of May 1947 by Donald C Ferguson and Kathryn Ferguson

Richard B. Williams
 Notary Public

My Commission Expires JUNE 14 1948

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

MESA COUNTY BOARD OF COUNTY COMMISSIONERS

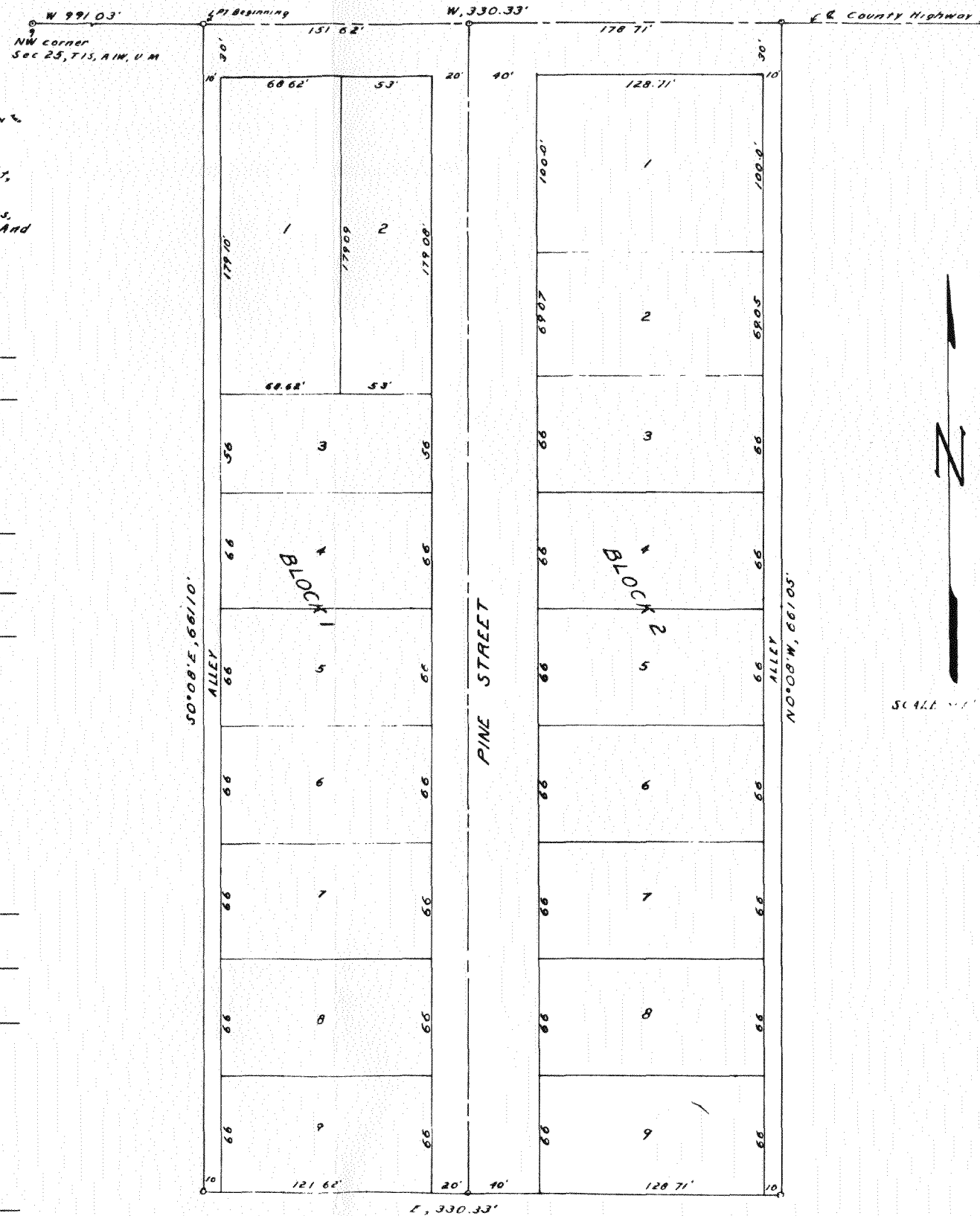
Dated: 6-24-1947 Walter Stout, Jr.

Attest: V. J. McQuinn O. C. Maxine
 Deputy County Clerk

V. J. McQuinn

I hereby certify that the above described tract of land in Section 25, T. 1 S., R. 1 W., Ute Meridian was surveyed under my supervision and that this is a true and accurate plat of said land and the subdivision thereof

Frank R. Mulligan
 COUNTY SURVEYOR



SCALE 1" = 50'

Tim Moore
Public Works and Planning Manager
250 N. 5th 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. Please 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 Unawep. Therefore, 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 nowhere else to park. When people come over where are they supposed to park??

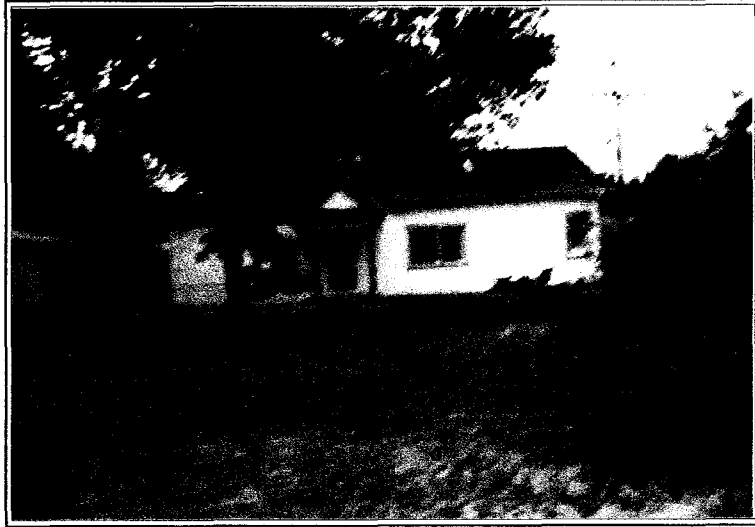
Rick Dorris has also stated that that he is trying to minimize the amount of driveway cutouts on UnawEEP. However, we are the only home on UnawEEP that does not have one. Please also notice that there are several other homes on UnawEEP in which are on corner lots that have access from UnawEEP and from 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 across 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

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 SOURCE FOR THE SALE PRICE AND CONDITIONS. 2. THE COST APPROACH IS INCLUDED HEREIN. 3. THIS IS AN OWNER OCCUPIED AREA AND RENTALS OF HOMES ARE NOT THE NORM. THE HOMES ARE NOT PURCHASED FOR RENTAL INCOME, BUT TO LIVE IN BY THE OWNER. HENCE, THE INCOME APPROACH IS NOT APPLICABLE OR NEEDED FOR A CREDIBLE VALUE CONCLUSION. 4. THE LENDER IS THE INTENDED USER OF THIS REPORT. 5. I DID NOT WALK THE SITE PERIMETER. 6. I HAVEN'T CHECK LAND RECORDS FOR RECORDED EASEMENTS AND HAVE REPORTED ONLY APPARENT EASEMENTS, ENCROACHMENTS, OR OTHER APPARENT ADVERSE CONDITIONS.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) FOR A TYPICAL LOT IN MESA COUNTY, LAND VALUE IS 30% TO 35% OF TOTAL VALUE. NEW SUBDIVISION COSTS SUPPORT THIS ESTIMATE. MINIMAL LOTS ARE AVAILABLE IN 99% BUILT UP AREAS. NEW SUBDIVISIONS WITH 1/4 ACRE LOTS SELL IN THE MID \$40,000 TO MID \$60,000 PRICE RANGE CURRENTLY. NEW HOMES IN THIS AREA AVERAGE ABOUT \$200,000.

COST APPROACH

Table with columns for ESTIMATED, REPRODUCTION OR, REPLACEMENT COST NEW, and OPINION OF SITE VALUE. Includes rows for Dwelling, Bsmnt, DECK ETC, Garage/Carport, and Total Estimate of Cost-New.

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ NOT RENTAL X Gross Rent Multiplier AREA = \$ 0 Indicated Value by Income Approach

INCOME

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit. Legal name of project, Total number of phases, Total number of units, Total number of units sold, etc.

PUD INFORMATION

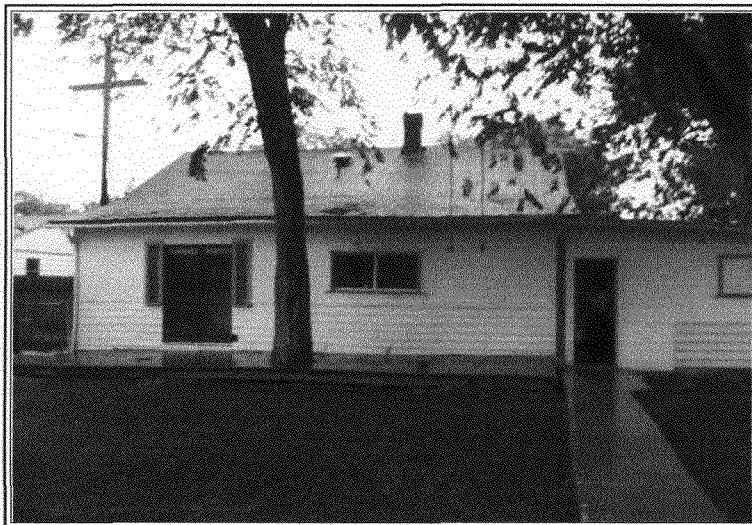
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: HOLT	File No.: 074180	
Property Address: 2721 UNAWEEP AVE	Case No.:	
City: GRAND JUNCTION	State: CO	Zip: 81503
Lender: COUNTRYWIDE-FSLD/LANDSAFE		



**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

ITEM	SUBJECT	COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
Address	2721 UNAWEEP AV GRAND JUNCTION	GRAND JUNCTION, 81503			GRAND JUNCTION, 81503			GRAND JUNCTION, 81503		
Proximity to Subject										
Date Lease Begins		MONTH TO MONTH			MONTH TO MONTH			MONTH TO MONTH		
Date Lease Expires										
Monthly Rental	If Currently Rented: \$	\$			\$			\$		
Less: Utilities	\$	\$			\$			\$		
Furniture	\$	\$			\$			\$		
Adjusted Monthly Rent	\$	\$			\$			\$		
Data Source	MANAGER/OWNER COUNTY RECORDS	MANAGER/OWNER COUNTY RECORDS			MANAGER/OWNER COUNTY RECORDS			MANAGER/OWNER COUNTY RECORDS		
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Rent		TENANT PAYS			TENANT PAYS			TENANT PAYS		
Concessions		ALL UTILITIES			ALL UTILITIES			ALL UTILITIES		
Location/View	ORCHMSA/AV AV/OTHER RES	ORCHMSA/AV AV/OTHER RES			ORCHMSA/AV AV/OTHER RES			ORCHMSA/AV AV/OTHER RES		
Design and Appeal	RANCH/AVG FRAME/AVG	RANCH/AVG FRAME/AVG			RANCH/AVG FRAME/AVG			RANCH/AVG FRAME/AVG		
Age/Condition	ABOVE AVG	ABOVE AVG			ABOVE AVG			ABOVE AVG		
Above Grade Room Count	Total Bdrms Baths 6 3 2.00	Total Bdrms Baths 6 3 2.00			Total Bdrms Baths 6 3 2.00			Total Bdrms Baths 6 3 2.00		
Gross Living Area	1,632 Sq. Ft.	Sq. Ft.			Sq. Ft.			Sq. Ft.		
Other (e.g., basement, etc.)	NO BSMT 2GAR/ATT	NO BSMT 2GAR/ATT			NO BSMT 2GAR/ATT			NO BSMT 2GAR/ATT		
Other:	LDSCP,SS,FNC	LDSCP,SS,FNC			LDSCP,SS,FNC			LDSCP,SS,FNC		
Net Adj. (total)				\$						\$
Indicated Monthly Market Rent				\$						\$
<p>Comments on market data, including the range of rents for single family properties, an estimate of vacancy for single family rental properties, the general trend of rents and vacancy, and support for the above adjustments. (Rent concessions should be adjusted to the market, not to the subject property.)</p> <p>WE KEEP AN ACTIVE RENTAL DATA BASE FOR THIS AREA. RENTAL AMOUNTS ARE NOT PUBLIC RECORD. PROPERTY MANAGERS, OWNERS, THE NEWSPAPERS, RENTAL AGENCIES, AND OUR FILES ARE OUR SOURCES. RENTAL RATES ARE STABLE AND SUPPLY MEETS DEMAND.</p>										
<p>Final Reconciliation of Market Rent: THOSE RENTALS THAT ARE MOST SIMILAR IN BEDROOM AND BATH COUNT ARE GIVEN MOST WEIGHT. THE AMOUNT AND TYPE OF CAR STORAGE, LANDSCAPING, CONDITION, AND FENCING ARE ALSO IMPORTANT. NONE OF THE OWNERS ALLOW PETS IN ANY OF THE ABOVE RENTALS. SECOND BATHROOMS ARE WORTH \$25 PER MONTH. 3RD BEDROOMS ARE WORTH \$35 PER MONTH. A ONE CAR GARAGE IS WORTH \$25 PER MONTH. A TWO CAR GARAGE, \$50 PER MONTH.</p>										
<p>I (WE) ESTIMATE THE MONTHLY MARKET RENT OF THE SUBJECT AS OF _____ TO BE \$ _____</p>										
<p>APPRaiser: </p>					<p>SUPERVISORY APPRAISER (ONLY IF REQUIRED):</p>					
<p>Signature _____</p>					<p>Signature _____</p>					
<p>Name TERRY BROOM, SRA, AI</p>					<p>Name _____</p>					
<p>Date Report Signed 06/12/2007</p>					<p>Date Report Signed _____</p>					
<p>State Certification # #CR01313815 EXPIRES 12/31/2009 State</p>					<p>State Certification # _____ State</p>					
<p>Or State License # #CR01313815 EXPIRES 12/31/2009 State</p>					<p>Or State License # _____ State</p>					

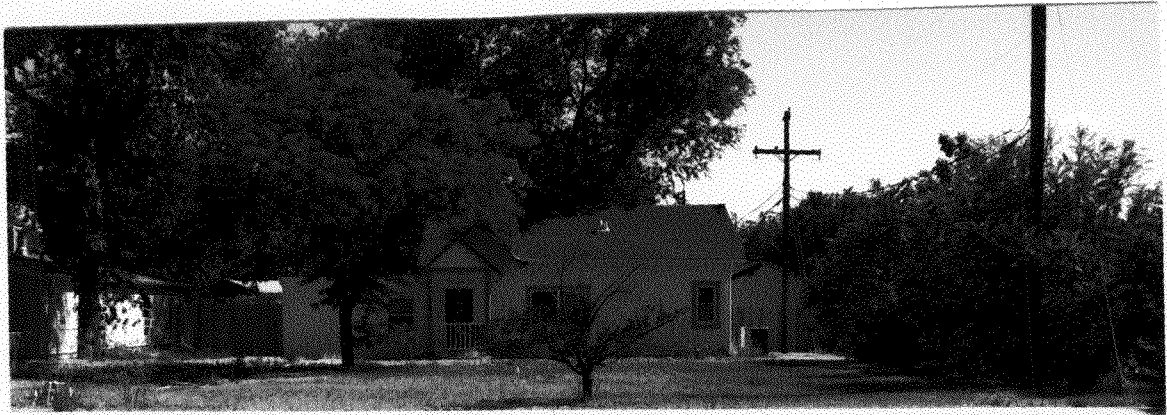
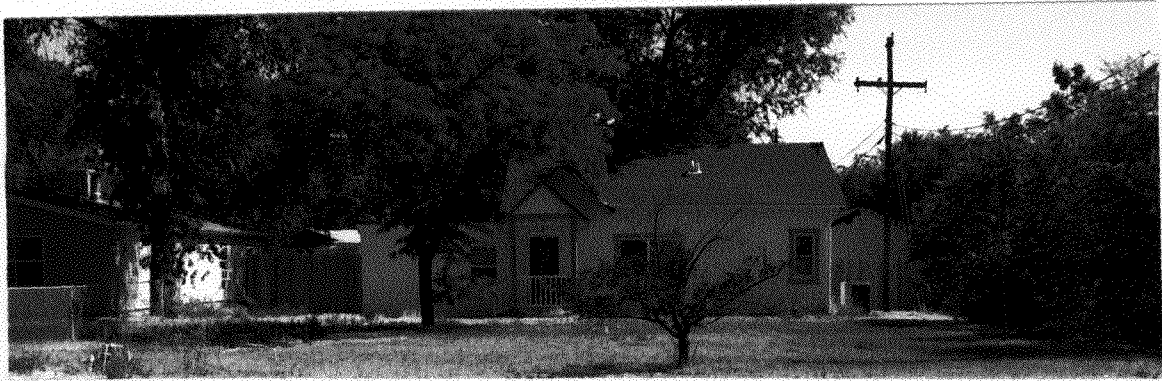
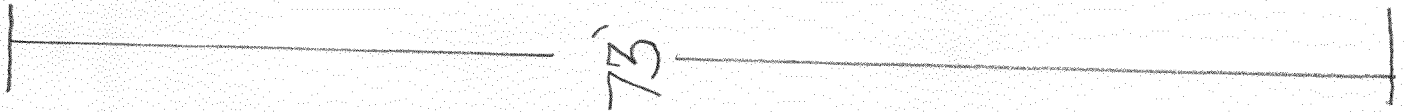
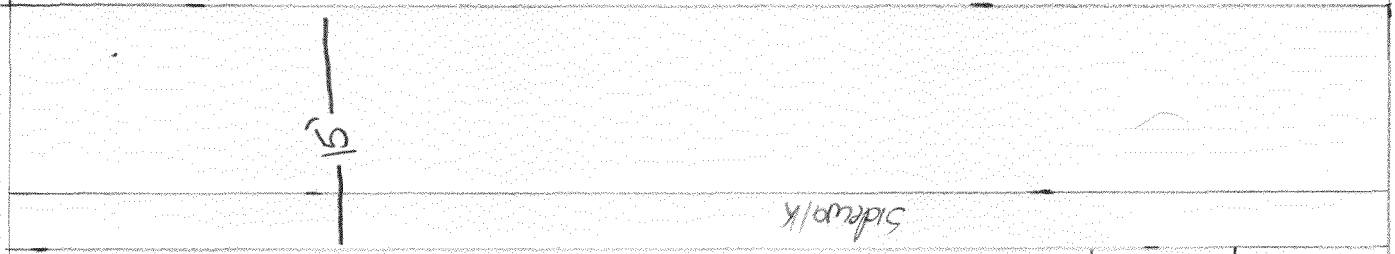


Exhibit C



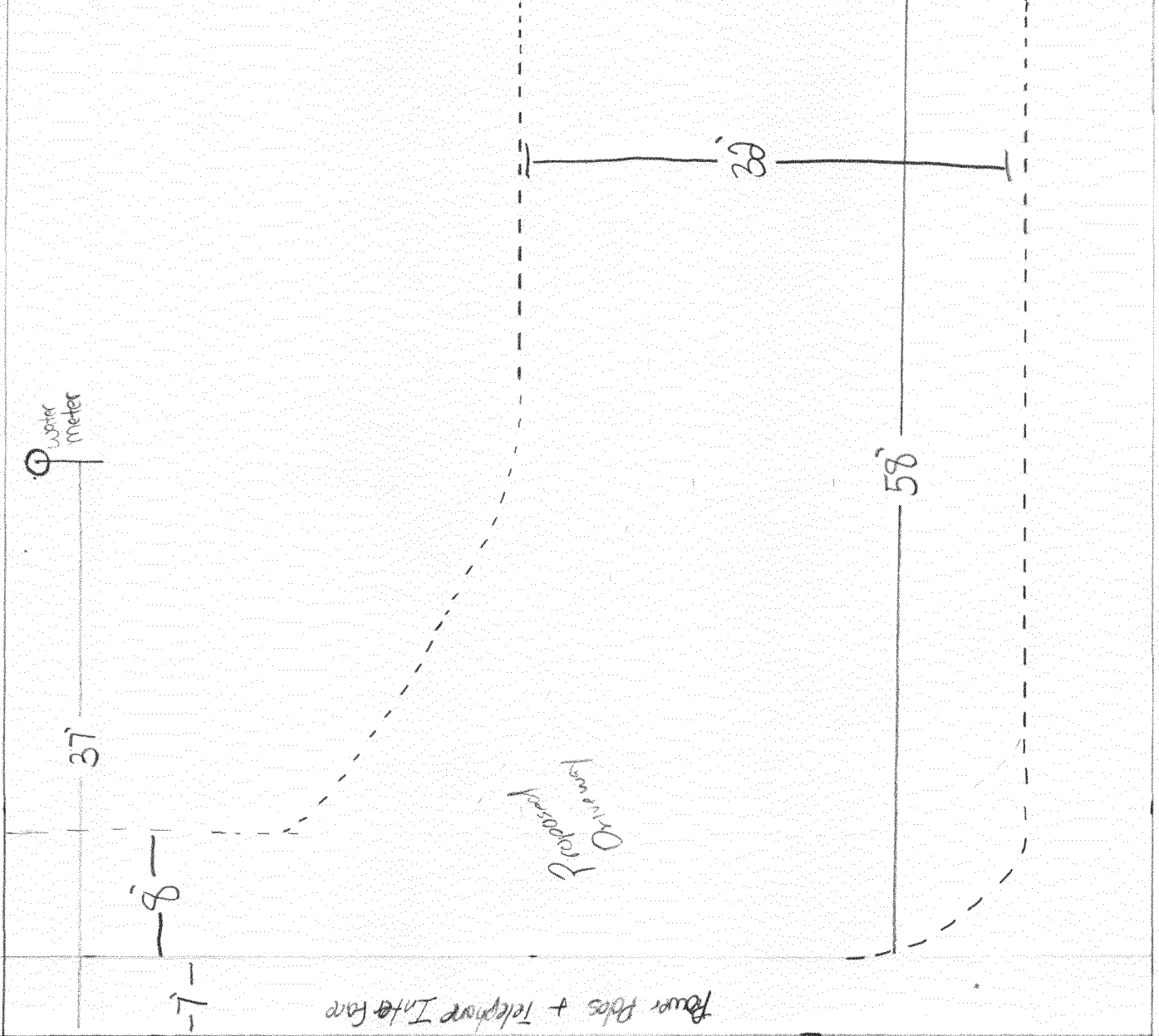
73'



80'

House

Sidewalk + Unwired



Sidewalk

30'

58'

Proposed Driveway

Water meter

37'

8'

7'

Power Poles + Telephone Interfare

15'

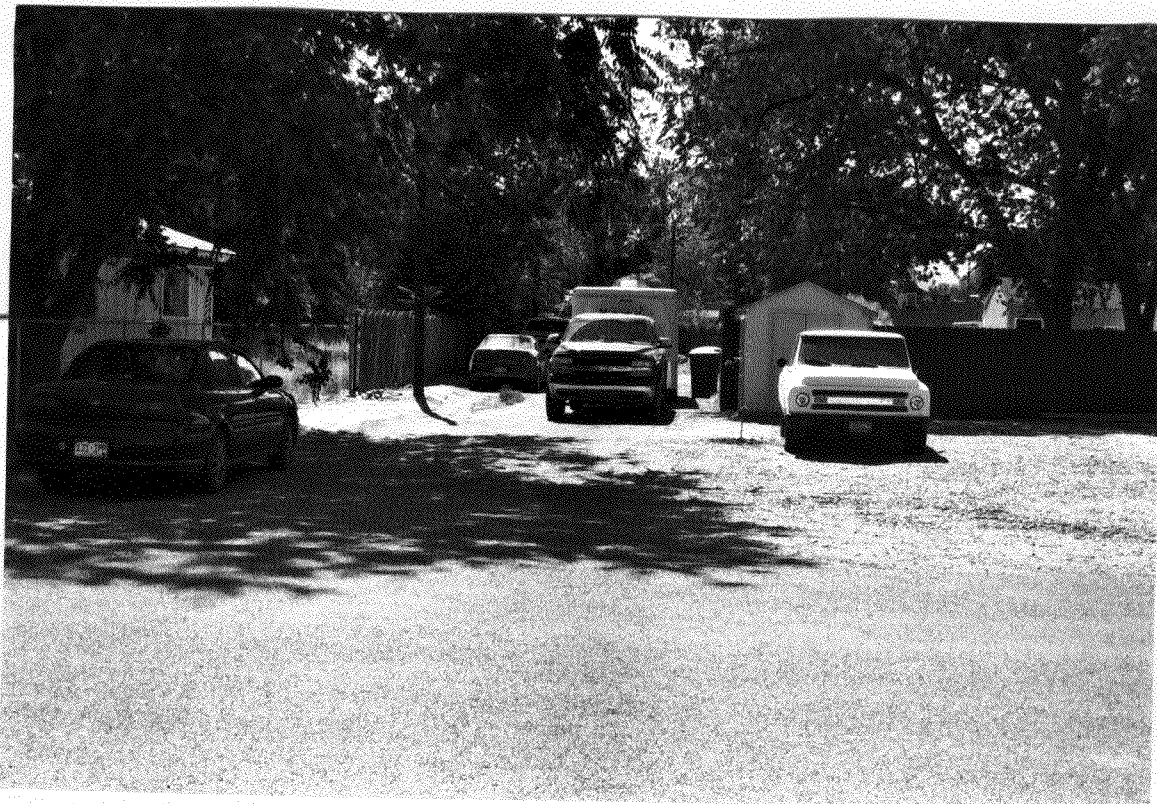


Exhibit E

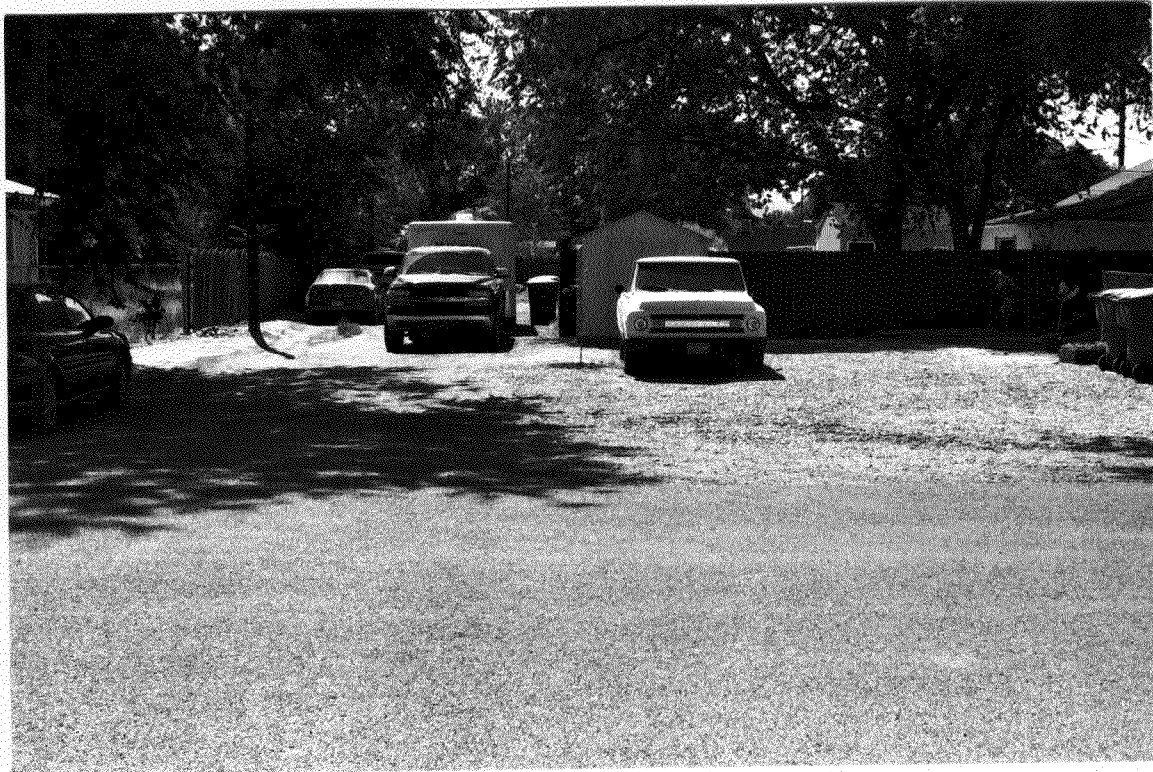






Exhibit H

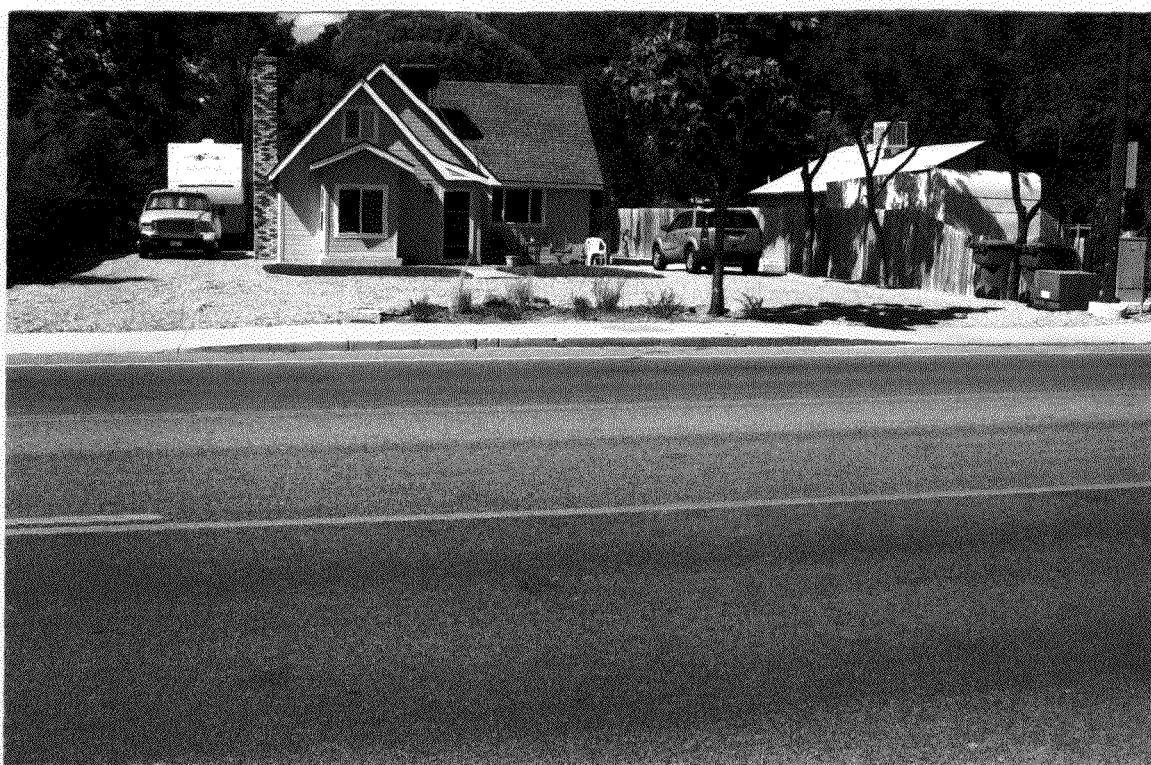




Exhibit J



Exhibit K



FERGUSON'S SUBDIVISION

MESA COUNTY, COLORADO

DEDICATION

Know all men by these presents: That the undersigned, DONALD C. FERGUSON & KATHRYN FERGUSON, being the owners of the following described land in MESA COUNTY, COLORADO, to-wit: Beginning at a point whence the NW Section corner of Section 25, Township 1 South, Range 1 West, Ute Meridian bears West 99° 03' feet, thence South 0° 08' East, 661.10 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 E 1/2 NE 1/4 NW 1/4 of said Section 25, and have caused the same to be surveyed, laid out and platted into lots, blocks, streets, and alleys as shown on the annexed map, to be known as "Ferguson's Subdivision;" And do hereby dedicate all Streets and Alleys indicated on this plat to the use of the public forever.

Witness my hand and seal this 12 day of May 1947

Donald C. Ferguson
Kathryn Ferguson

STATE OF COLORADO } ss
 COUNTY OF MESA

The foregoing instrument was acknowledged before me this 12 day of May 1947 by Donald C. Ferguson and Kathryn Ferguson

Richard B. Williams
 Notary Public

My Commission Expires June 14 1948

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

MESA COUNTY BOARD OF COUNTY COMMISSIONERS

Dated: 6-24-1947

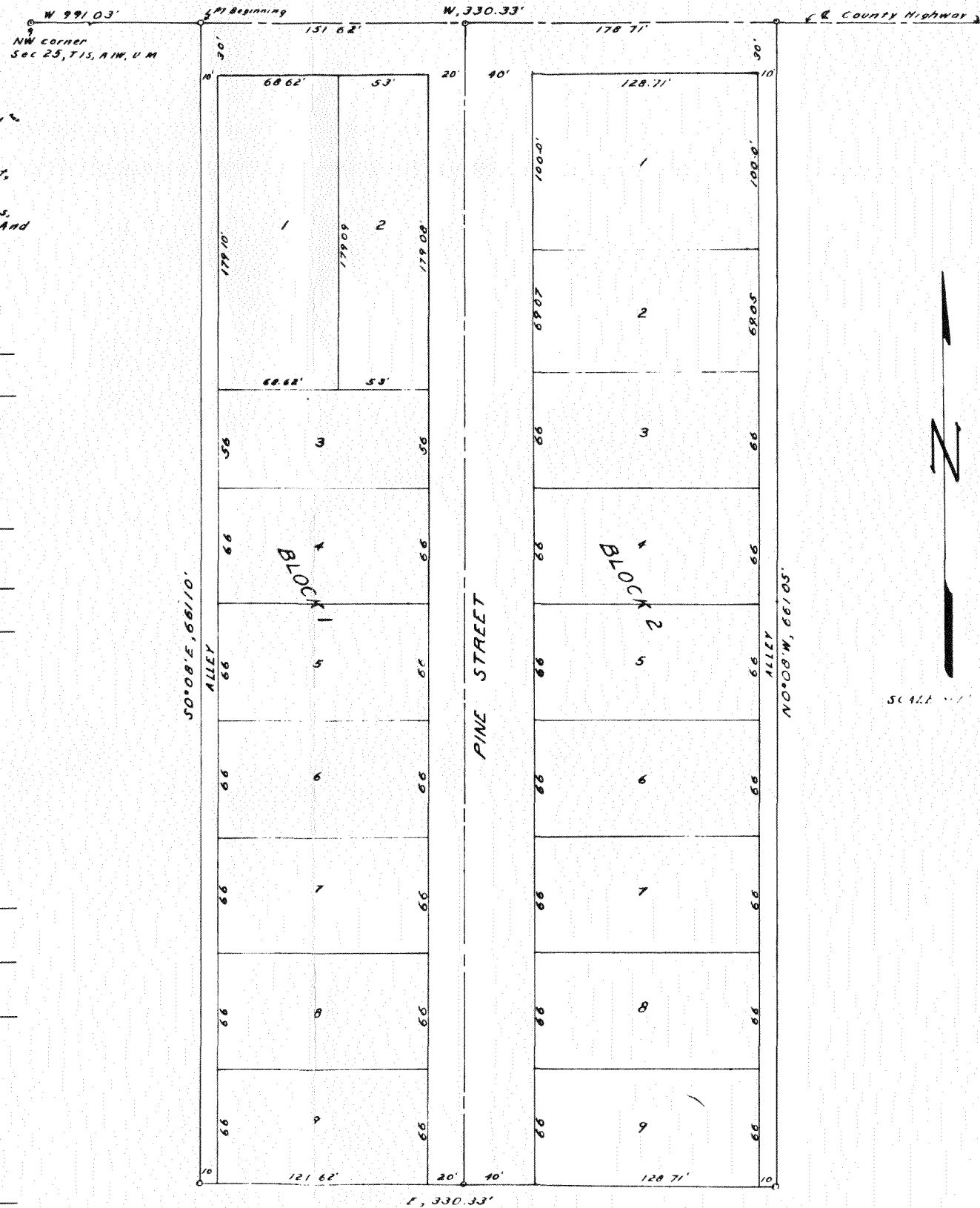
Walter Stout, Jr.

Attest: L. P. Wolfe, Jr.
 Deputy County Clerk

O. C. Mayne
Edgar J. Smith

I hereby certify that the above described tract of land in Section 25, T. 1 S., R. 1 W., Ute Meridian was surveyed under my supervision and that this is a true and accurate plat of said land and the subdivision thereof

Frank A. Mattison
 COUNTY SURVEYOR



SCALE 1" = 50'

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: Drive way / curb cut out

Site Address: 2721 Unawep Ave

City File Number (If Applicable)

Applicant: James and Melissa Holt

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 sidewalk out for driveway
- #2 Create circle drive in front of house
- #3 build 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 Unawep.*

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?"
Please see letter - no other options are available
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?

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. *-please see pics.*

4. Will the exception require CDOT or FHWA coordination?

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

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 circumstances

4. REQUEST #2

Explain #2 same as for #1.

a. Description

b. Exception Considerations

1. Will the exception compromise safety? *no*

2. Have other alternatives been considered that would meet the standard? *when looking at this property - there are no other alternatives.*
3. Has the proposed design been used in other areas? *-yes - acrossed the street*
4. Will the exception require CDOT or FHWA coordination? *no*
5. Is this a one-time exception or a manual revision? *- 1 time*

Include more as needed.

Recommended by: _____

Approved as Requested: _____

Approved as Modified: *APPLICANT SHALL WORK WITH CITY TO CREATE DRIVEWAY DESIGN TO PULL ONTO*

More Information Needed: _____ *UNAWEEP.*

Denied: _____

Dated: 8-13-07

[Signature]

Gene Mauer

John W. Williams
