

Grand Junction

October 25, 2007

Vista Engineering Corp.
605 28 ¼ Road, Suite B
Grand Junction CO 81506

Re: *Design Exception #20-07, Solstice Meadows Subdivision*

Dear Sirs:

Please find attached the committee's decision for the above referenced request. This design exception was accepted as submitted.

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: Eric Hahn, Development Engineer
Silas Coleman
File

DESIGN EXCEPTION REQUEST

SOLSTICE MEADOWS SUBDIVISION

2946 B½ Road
Grand Junction, Colorado

Prepared For:

Silas Coleman
846 Orchard Avenue
Grand Junction, CO 81501
(970) 256-7355
GJHousebuyer@msn.com

Prepared By:

Vista Engineering Corp.
605 28¼ Road, Suite B
Grand Junction, CO 81506
(970) 243-2242
dchase@vistaengcorp.com

September 11, 2007
VEC #4283.00-03

DESIGN EXCEPTION REQUEST

Project: Solstice Meadows Subdivision
Site Address: 2946 B½ Road, Grand Junction, CO 81503
City File No.: Has not been submitted yet, therefore none assigned as of this date.
Applicant: Silas Coleman
Representative: Vista Engineering Corp.
Date: September 11, 2007

1. BRIEF DESCRIPTION OF THE REQUEST(S)

1. This Design Exception Request is for a variance of the 300-ft. spacing between intersections on all arterial roadways per Section 4.1.2 of the T.E.D.S. Manual.

2. SITE DESCRIPTION

The above referenced address is for a ten-acre parcel on Orchard Mesa that is currently owned by Paul and Roberta Krabacher, however, the above referenced Applicant is proposing to develop this property into a single family lot subdivision. At this point in time, the only land use application that has been made to the City of Grand Junction is for Annexation.

This site is located at 2946 B½ Road of which there is an existing single family home and several detached structures consisting of a garage, barn and sheds. Current access into the site is via a driveway onto B½ Road located somewhat in the center of the parcel. Surrounding properties include another ten-acre parcel on the west side of this site which is also involved in a development process. This similar sized site has now either obtained or is nearing approval of a Preliminary Plan for a project known as Chipeta Estates Subdivision which is to develop that site into 31 single family lots. To the east of this site there are eight larger single family lots varying in size from one-acre to two-acres. The common boundary line for this site and these eight lots is the alignment for 29½ Road, of which there appears to be some right-of-way dedication along some of these lots. To the north is a large undeveloped parcel of land, but further north, approximately 1,000-feet, is the Colorado River. To the south, across B½ Road, is a relatively new subdivision, Chipeta West Subdivision, a 25-lot subdivision platted in 2005. Just to the east of this Chipeta West Subdivision is a portion of the Chipeta Golf Course. The extension of the 29½ Road alignment on the south side of B½ Road would be the property line between the Chipeta West Subdivision and the Chipeta Golf Course. Attached to this report as Exhibit A is a

DESIGN EXCEPTION REQUEST

Solstice Meadows Subdivision - 2946 B½ Road

September 11, 2007

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Location Map showing this site along with these surrounding properties and uses.

According to the City of Grand Junction Transportation Map, B½ Road is classified as a Minor Arterial, however, current street improvements along B½ Road in this area of Orchard Mesa remain a rural street section consisting of approximately 22-ft. of asphalt paving, gravel shoulders, and roadside ditches. Recent developments along this section of B½ Road are fairly recent, thus access to new lots are from the interior roadways constructed as part of each development and not directly onto B½ Road. In addition, since the remaining undeveloped lots are quite large, the number of access points onto B½ Road is not large. Although 29½ Road, to the east of this site, appears not to be a dedicated or accepted public roadway at this time, it does provide access from B½ Road to each of the eight lots that are located to the east of this proposed subdivision.

The Applicant and his Representative have met with the Community Development staff and the City Development Engineer on several occasions to discuss layout alternatives for this site. Two main issues that will be required as part of this development is to:

1. Combine access into this site and the current access into the eight lots, which currently is from 29½ Road, into one common access point on B½ Road.
2. Make ⅔-improvements along 29½ Road including water and sewer mains, concrete curb/gutter/sidewalk on the west side, and a minimum of 20-ft. of asphalt pavement.

Based on these two criteria, a layout was developed which would develop an access into the site directly across from the access into the Chipeta West Subdivision to the south, Merle's Way, and then curved back to the east to transition into the 29½ Road alignment on the east side of the site. This layout would seem to satisfy the City staff, therefore, a Neighborhood Meeting was held to present this layout to the adjacent property owners and to determine concerns that they may have. This initial layout is depicted on Exhibit B of this report and was presented at this meeting, held on July 26, 2007, with most of those attending being several of the property owners of the eight lots to the east. Some of the concerns that these neighbors voiced were needing to travel through this new subdivision to reach their homes (some of them had long trailers that they did not feel comfortable bringing through the development) and the horizontal curves in the re-alignment at the north end which would direct vehicle headlights into their homes.

In follow-up meetings with the City staff following the Neighborhood Meeting, it was discussed that one way to meet most of the neighbor's concerns was to simply maintain, and improve, the 29½ Road alignment and provide access into the proposed Solstice Meadows Subdivision off of 29½ Road rather than B½ Road. Exhibit E of this report presents the proposed layout that the Applicant is wishing to submit for Preliminary Plan approval. However, since the offset distance between 29½ Road and Merle's Way is approximately 150-feet, a T.E.D.S. Exception would need to be obtained to deviate from the 300-ft. requirement as outlined in Section 4.1.2 of the T.E.D.S. Manual.

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Solstice Meadows Subdivision - 2946 B½ Road

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3. REQUEST #1

a. Description

Section 4.1.2. of the T.E.D.S. Manual states that *“Where properties are not large enough to allow accesses on opposite sides of the street to be aligned, the center of accesses and intersections not in alignment shall be 150 feet or greater on all collector and commercial streets and 300 feet for all arterials.”* In this particular case, the offset distance of 150-feet would satisfy this requirement if B½ Road were a collector roadway, however, since the current Transportation Map for the City of Grand Junction identifies B½ Road as being a minor arterial, the 300-ft. separation would apply.

The T.E.D.S. Exception Request that is being made is to allow the Applicant to develop this site by making improvements along 29½ Road in it's current location and allow the offset distance between this location and Merle's Way to the west to be less than the 300-ft. as required per Section 4.1.2. Exhibit C of this report shows the location of 29½ Road with Merle's Way and other existing driveways in the area.

b. Exception Considerations

1. Will the exception compromise safety?

Several considerations were taken into account in determining whether or not this request would compromise safety. One was to recognize the potential for future use along this section of 29½ Road. Another consideration was to investigate the current traffic counts along B½ Road.

In looking at the future development potential along 29½ Road, there are several physical constraints that would limit future development. To the north, the ground elevation of the large undeveloped tract falls from that of any future sanitary sewer improvements limiting it's potential for development. In addition with the Colorado River located just to the north of this site, it is safe to say that 29½ Road will never be extended across the river since there is the new bridge at 29 Road just one-half mile to the west. Therefore, future development of this parcel is very limited at best. To the south, across B½ Road, there is no potential for future development due to the location of the Chipeta Golf Course. In addition, it is because of this location of the golf course that 29½ Road was not constructed to the south of B½ Road.

Looking at the potential for future development further to the east, reference was made to the Growth Plan for this area. A portion of the Growth Plan is presented in this report as Exhibit D. As can be seen, beginning at the east side of this site, the current Growth Plan identifies proposed development to be that of a Rural classification which is to have parcels range in size from 5 to 35 acres. We would assume that recommendation of the Rural classification

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Solstice Meadows Subdivision - 2946 B½ Road

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was a result from the current parcel sizes and the lack of sanitary sewer available to this area. With the development of this site, sanitary sewer will be brought into the area that may facilitate some further development of this area. However, there is a drainage wash located approximately ¼-mile to the east, crossing B½ Road near 29¾ Road (refer to Exhibit A), which would limit any future sewer extensions and the potential for development. It should also be mentioned that any further development of the land east of this site would require a Growth Plan Amendment.

In investigating the current traffic counts, reference was made to the Transportation Map available on the City of Grand Junction's webpage. Information presented on the Transportation Map indicates that the current average daily trips (ADT) on B½ Road west of 29 Road were found to be on the order of 5,046 in May of 2007. To the east of this site, just east of 29¾ Road, the current traffic counts were found to be on the order of 2,566 ADT, also in May of 2007. Both of these counts are far less than the minimal limit for a Minor Arterial which is established at 8,000 ADT. It would be anticipated that the long-term projected counts along B½ Road will no doubt increase as development continues, and when 29 Road is extended across the railroad tracks, tying into the I-70 Business Loop. This increase in the projected traffic counts may have more of an influence to the area west of this site, which can be developed in a RSF-4 zone classification, than the areas east of the site, which may remain more in the Rural zone classification. It would be expected that the higher traffic counts will be to the west of this site as compared to those to the east of this site, which may not ever reach those required to classify B½ Road as a minor arterial.

Currently, this request would not compromise safety and there seems to be a strong argument that with the limited potential for development east of this site, that the long-term safety concerns would not be impacted.

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

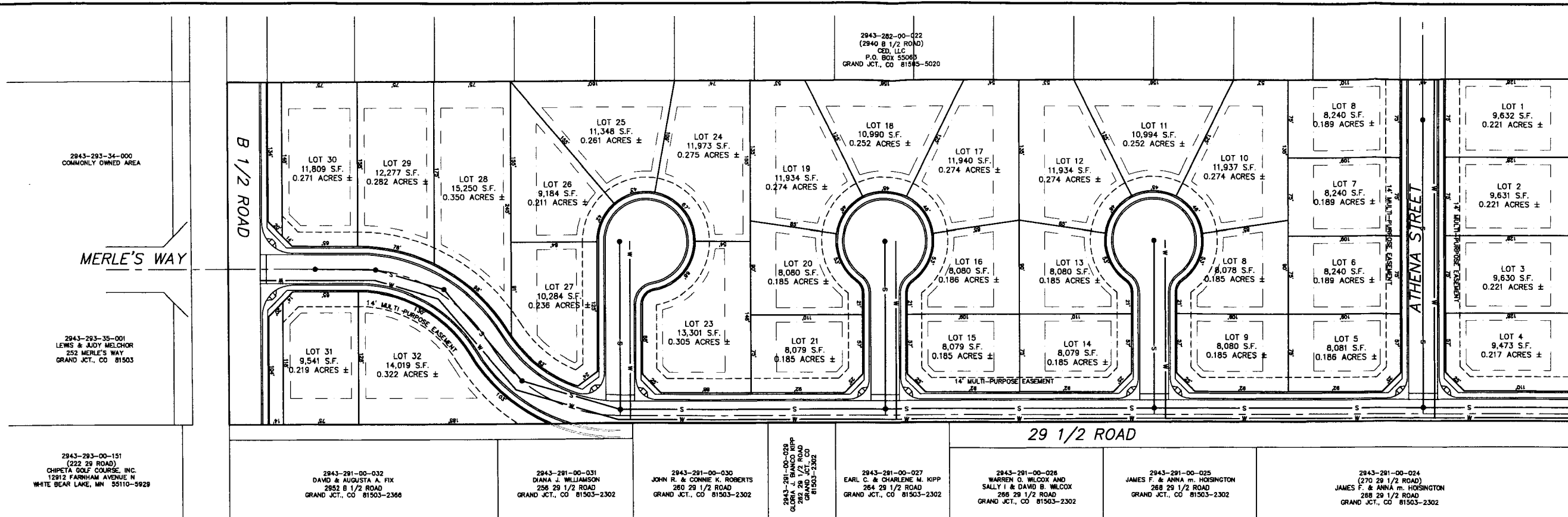
As shown on Exhibit B, there have been other alternatives considered that would meet the criteria presented in Section 4.1.2. However, as mentioned, adjacent property owners have expressed concerns about the possible impacts of this layout and their properties.

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

Although no specific cases can be referenced, it is certain that requests, and possible approval, for providing offset distances less than the 300-ft. requirement have been made in the past. Whether or not these other cases have been approved or denied would certainly be determined on a "case by case" basis. It is hoped that in this particular case, enough substantiating evidence has been provided in allowing this proposal to be approved.

EXHIBIT A

EXHIBIT B



AREA BREAKDOWN

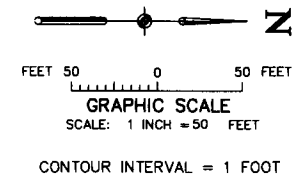
RESIDENTIAL LOTS (9)	7.532 ACRES±	75.3%
INTERIOR ROADS	2.163 ACRES±	21.6%
B 1/2 ROAD DEDICATION	0.303 ACRES±	3.1%
TOTAL	9.998 ACRES±	100.0%

PUBLIC FACILITIES

SANITARY SEWER	Town of Palisade
DOMESTIC WATER	Town of Palisade
GAS AND ELECTRIC	Xcel Energy
TELEPHONE	Qwest
CABLE TV	Bresnan Communications
STORM SEWER	To be determined
IRRIGATION	Palisade Irrigation District

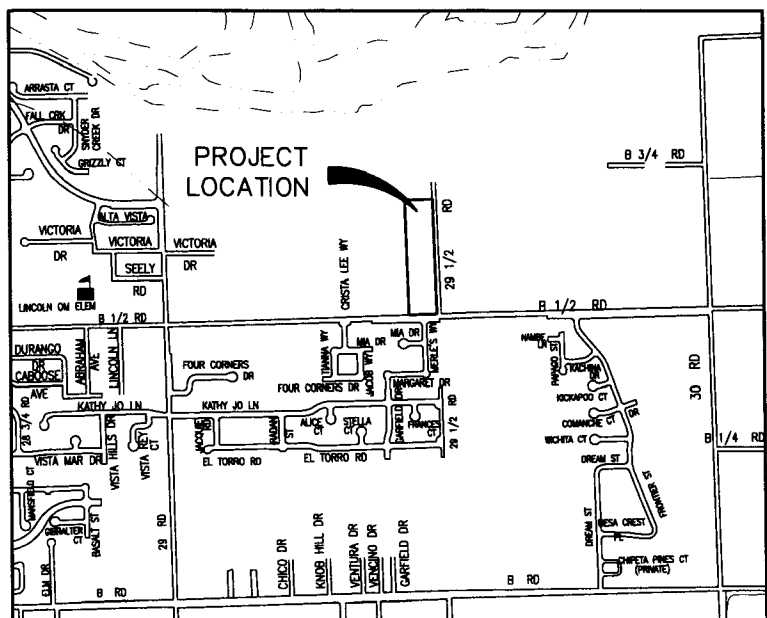
BULK REQUIREMENTS FOR EXISTING RSF-4

MINIMUM LOT AREA	8,000 S.F.
MINIMUM STREET FRONTAGE	20 FEET
MAXIMUM HEIGHT OF STRUCTURES	35 FEET
MINIMUM LOT WIDTH	75 FEET
MINIMUM FRONT YARD SETBACK	
PRINCIPAL STRUCTURE	20 FEET
ACCESSORY STRUCTURE	25 FEET
MINIMUM REAR YARD SETBACK	
PRINCIPAL STRUCTURE	7 FEET
ACCESSORY STRUCTURE	3 FEET
MINIMUM SIDE YARD SETBACK	
PRINCIPAL STRUCTURE	25 FEET
ACCESSORY STRUCTURE (ON REAR HALF OF PARCEL)	5 FEET
MAXIMUM COVERAGE OF LOT BY STRUCTURES	50%

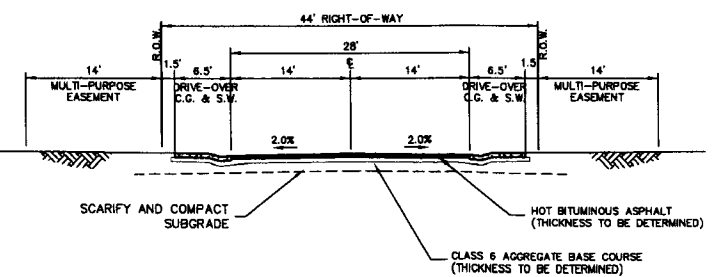


LEGEND

- MONUMENT AS DESCRIBED
- EXISTING COTTONWOOD GROVE
- EXISTING UTILITY POLE
- EXISTING MAILBOX
- EXISTING IRRIGATION DIVERSION BOX
- EXISTING IRRIGATION MANHOLE
- EXISTING TELEPHONE PESTAL
- FLOW DIRECTION
- PROPOSED STREET LIGHT
- EXISTING 8" WATER LINE, METER, AND FIRE HYDRANT
- EXISTING 8" SANITARY SEWER LINE AND MANHOLE
- EXISTING OVERHEAD POWER LINE AND POWER POLE
- EXISTING IRRIGATION LINE
- EXISTING FENCE
- PROPOSED 8" WATER LINE, SERVICE, AND FIRE HYDRANT
- PROPOSED 8" SANITARY SEWER LINE, SERVICE, AND MANHOLE
- EXISTING OPEN IRRIGATION DITCH
- OPEN SPACE TRACT



VICINITY MAP



TYPICAL ROADWAY SECTION
SCALE: 1" = 10'

APPROVED FOR CONSTRUCTION:	
Community Development Dept.	Date
ACCEPTED AS CONSTRUCTED:	
Community Development Dept.	Date
APPROVED FOR CONSTRUCTION:	
City Development Engineer	Date
ACCEPTED AS CONSTRUCTED:	
City Development Engineer	Date

DRAWN BY: F.J.B.	REVIEWED _____ DATE: _____ FOR _____
DESIGNED BY: D.E.C.	REVIEWED _____ DATE: _____ FOR MSTA ENGINEERING CORP.
CHECKED BY: D.E.C.	

VISTA ENGINEERING CORP.
CONSULTING ENGINEERS AND LAND SURVEYORS
806 28 1/4 ROAD, SUITE B • GRAND JUNCTION, CO 81508 • (970) 243-2242

REVISION	DATE	DESCRIPTION	BY	CHK'D

SILAS COLMAN
GRAND JUNCTION, COLORADO
PRELIMINARY LAYOUT NO. 1
SOLSTICE MEADOWS SUBDIVISION

SCALE: 1" = 50'
JOB NO: 4280-00-02
DATE: 7-12-07
SHEET NO:
EXHIBIT B

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EXHIBIT C

EXHIBIT D

City of Grand Junction GIS Growth Plan Map ©

Legend

Airport Zones

- AIRPORT ROAD
- CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 20
- TAXI WAY

Buffer Zones

- Palouse Grand Jet Buffer Zone
- Fruita / Grand Junction Buffer
- Tri Future Land Use
- Secondary Future Land Use
 - Rural (5 - 35 Acres/DU)
 - Estate (2 - 5 Acres/DU)
 - Residential Low (1/2 - 2 Acres/DU)
 - Residential Medium Low (2 - 4 D.U./Acre)
 - Residential Medium (4 - 8 D.U./Acre)
 - Residential Medium High (8 - 12 D.U./Acre)
 - Residential High (12+ D.U./Acre)
 - Commercial
 - Commercial Industrial
 - Industrial
 - Mixed Use
 - Park
 - Public
 - Conservation
 - Cooperative Planning Area
 - Urban Residential Reserve - 5
- Future Land Use
 - Agriculture (35+ Acres)
 - Rural (5-35 Acres/DU)
 - Estate (2-5 Acres/DU)
 - Residential Low (1/2-2 Acres/DU)
 - Residential Medium (4-8 D.U./Acre)
 - Residential Medium High (8-12 D.U./Acre)
 - Residential High (12+ D.U./Acre)
 - Commercial
 - Commercial Industrial
 - Industrial
 - Mixed Use
 - Park
 - Public
 - Conservation
 - Cooperative Planning Area
 - Urban Residential Reserve - 5
 - Water
 - Parcel Boundary
- 2011 Boundary
- Urban Growth Boundary

Air Photos

- 2006 Photos
- Rural Roads Large Text
- Streets 2

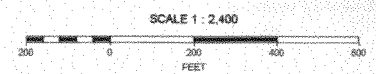
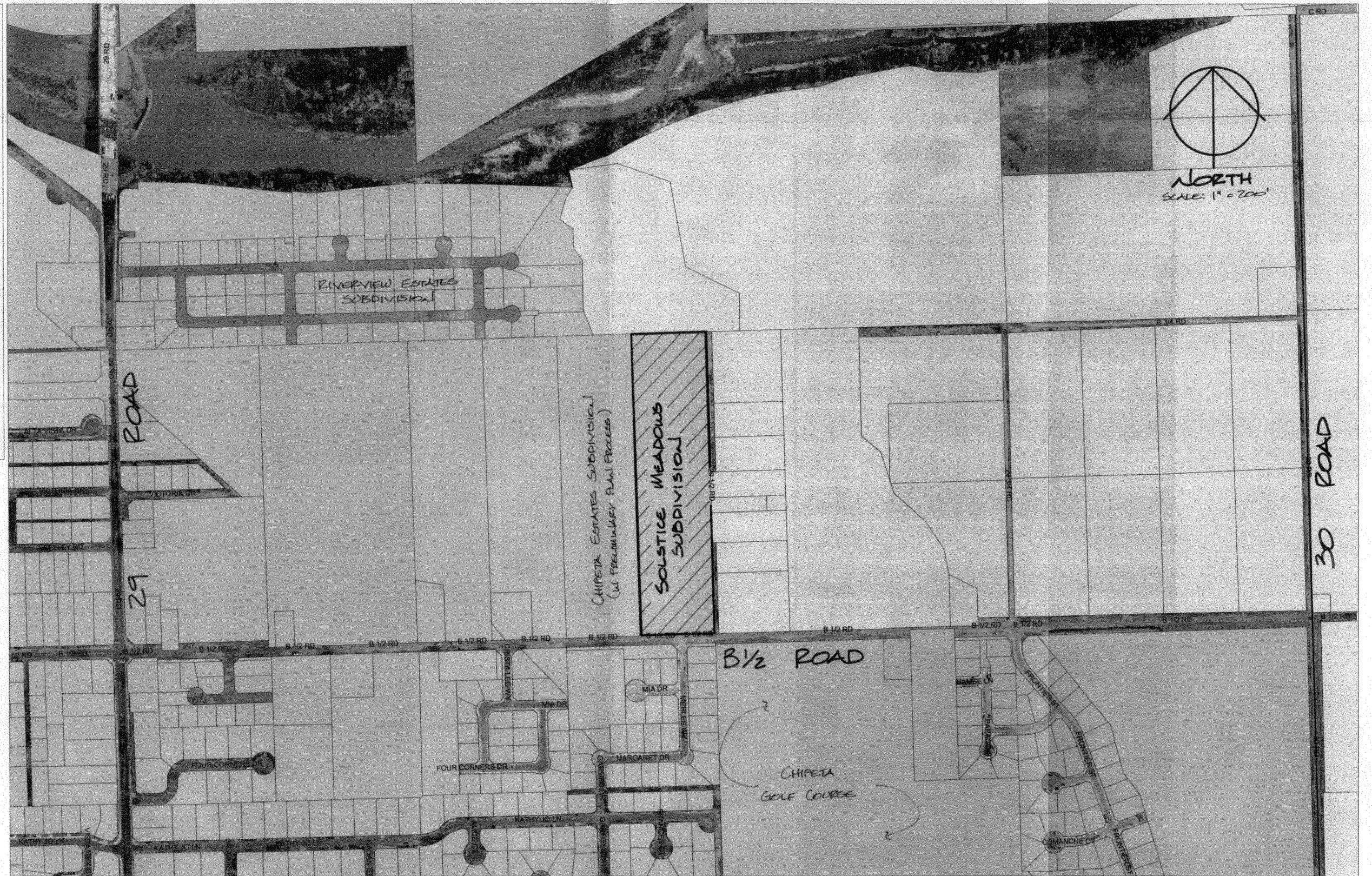
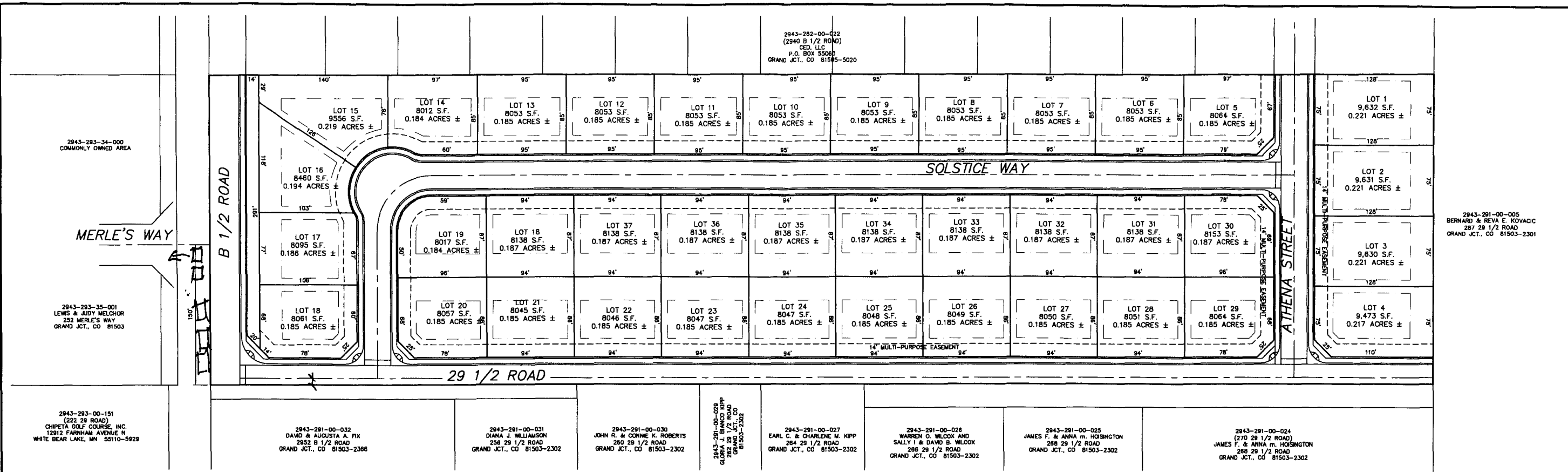


EXHIBIT E

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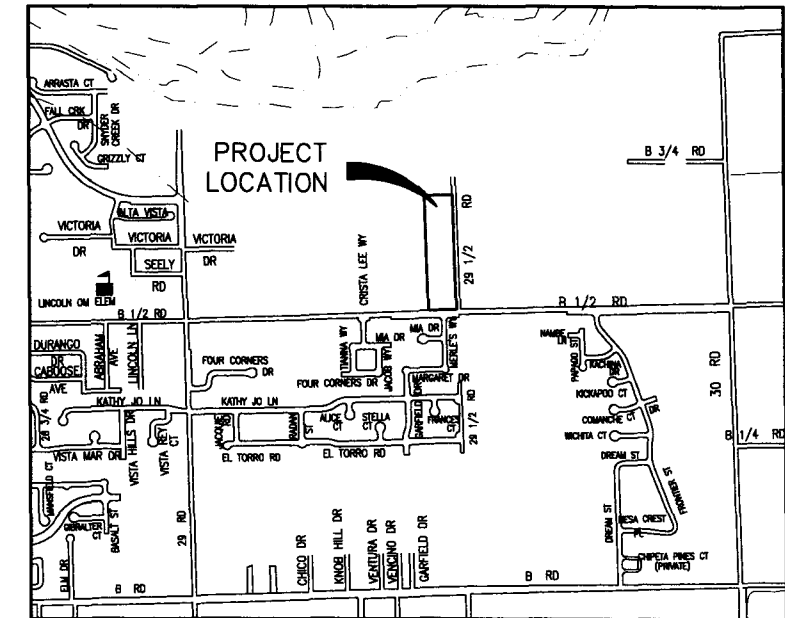
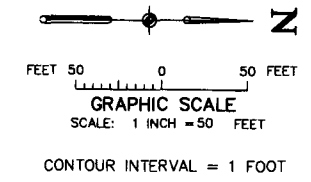


AREA BREAKDOWN

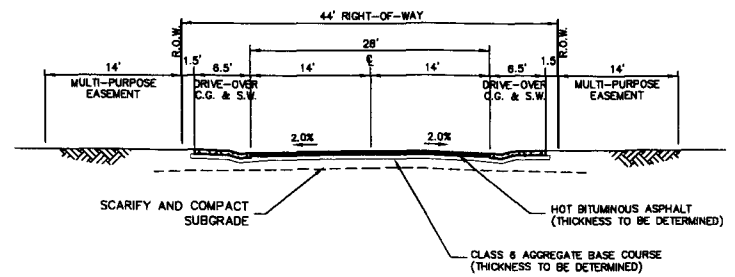
RESIDENTIAL LOTS (38)	7.320 ACRES±	73.2%
INTERIOR ROADS	1.518 ACRES±	15.2%
B 1/2 ROAD DEDICATION	0.303 ACRES±	3.0%
29 1/2 ROAD DEDICATION	0.857 ACRES±	8.6%
TOTAL	9.998 ACRES±	100.0%

BULK REQUIREMENTS FOR EXISTING RSF-4

MINIMUM LOT AREA	8,000 S.F.
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VICINITY MAP



TYPICAL ROADWAY SECTION
SCALE: 1" = 10'

PUBLIC FACILITIES

SANITARY SEWER	Town of Palisade
DOMESTIC WATER	Town of Palisade
GAS AND ELECTRIC	Xcel Energy
TELEPHONE	Qwest
CABLE TV	Bresnan Communications
STORM SEWER	To be determined
IRRIGATION	Palisade Irrigation District



CALL
1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

APPROVED FOR CONSTRUCTION:	Community Development Dept.	Date
ACCEPTED AS CONSTRUCTED:	Community Development Dept.	Date
APPROVED FOR CONSTRUCTION:	City Development Engineer	Date
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DRAWN BY:	F.J.B.
DESIGNED BY:	D.E.C.
CHECKED BY:	D.E.C.
REVIEWED:	FOR VISTA ENGINEERING CORP.

VISTA ENGINEERING CORP.
CONSULTING ENGINEERS AND LAND SURVEYORS
805 28 1/4 ROAD, SUITE B • GRAND JUNCTION, CO 81608 • (970) 243-2242

REVISION	DATE	DESCRIPTION	BY	CHKD

SILAS COLMAN
GRAND JUNCTION, COLORADO

PROPOSED LOT LAYOUT
SOLSTICE MEADOWS SUBDIVISION

SCALE: 1" = 50'
JOB NO: 4283.00-02
DATE: 9-11-07

SHEET NO:
EXHIBIT E