

January 18, 2008

Craig Roberts  
Zeppelin Investment  
800 Belford  
Grand Junction CO 81501

*Re: Design Exception #23-07 – PP-2007-227*

The TED's Exception Committee has granted your request with some clarifications, which are stated 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  
Adam Olsen, Planner  
File

## DESIGN EXCEPTION REQUEST 23-07

Project: Shetland Meadows Subdivision

Site Address: 3022 & 3024 D-1/2 Road

City File Number (If Applicable) PP-2007-227

Applicant: Zeppelin Investments

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

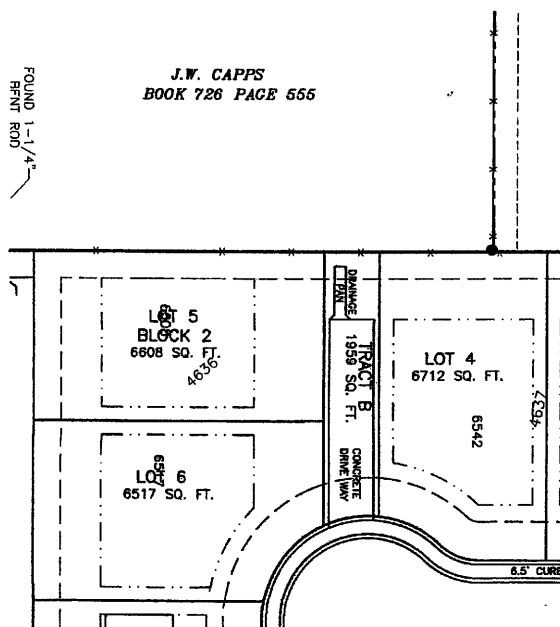
Date: 12-04-2007

### 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.

The petitioner requests that access to a shared drive from one lot adjacent to that shared drive be eliminated.

### 2. SITE DESCRIPTION



The proposed subdivision is a 6 acre infill with required street connections to the east and west, limiting the street layout options. In addition to the two required street connections, Planning Staff requested a shared drive connection to the Capps property at the southwest corner of the site (shown here at the top of the graphic). This drive connection would insure the elimination of the Capps drive onto D-1/2 Road if this property was subdivided into two lots the future.

Plan "A"

**3. REQUEST #1**

**a. Description**

The petitioner requests that lot 4 be allowed to driveway access to the cul-de-sac, and not be required to use the shared drive. Lot 4 would not be required to be an owner of the shared drive.

The preferred layout (above) shows lots 4, 5, and 6 abutting the proposed shared drive. Per code section 6.7.D.6, no more than 4 dwelling units may share a single driveway access to a public street. TEDS also states that no more than four lots shall abut or touch any portion of the shared driveway (13.2.1.2)

Granting this application would allow the removal of the existing driveway connection from D-1/2 Road to the Capps property if or when the property is subdivided. Granting this application allows the petitioner to comply with the wishes of the Planning Staff without losing a residential lot if a full right-of-way were to be extended to this .8 acre site.

Not granting this application would restrict the number of lots accessible from this shared drive to four. The Capps lot access would be restricted to a single home site.

Not granting this exception would allow the petitioner to eliminate the shared drive and access lot 5 using a flag lot (Code section 6.7.D.2).

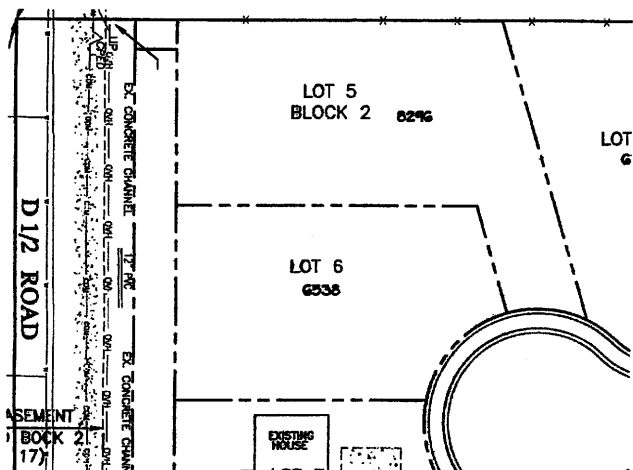
**b. Exception Considerations**

**1. Will the exception compromise safety?**

The exception would not compromise safety. The shared drive length minimum of 150' can be met, as well as the parking requirements for the lots which share the drive.

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

Plan "B"



Option B: Developing Lot 5 as a flag lot would eliminate the need for a shared drive. This would require the access for the Capps lot to come through any of his

neighbors to the west or north.

Option "A" (shared drive) could also be proposed without the TEDS exception, allowing the Capps lot access through Shetland Meadows. At the time the Capps lots were to be subdivided, A TEDS exception could be requested to allow more than 4 lots to access the drive.

Option "A" could be proposed with a "grudge strip" between the shared drive and Lot 4, keeping lot 4 from sharing a boundary with the shared drive. This can provide the separation necessary to satisfy the legal requirements of the plat and the code.

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

I have not seen it used.

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

No.

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

One time thing.

Recommended by: Rick Dorris

Approved as Requested: X

Approved as Modified:     

More Information Needed:     

Denied:     

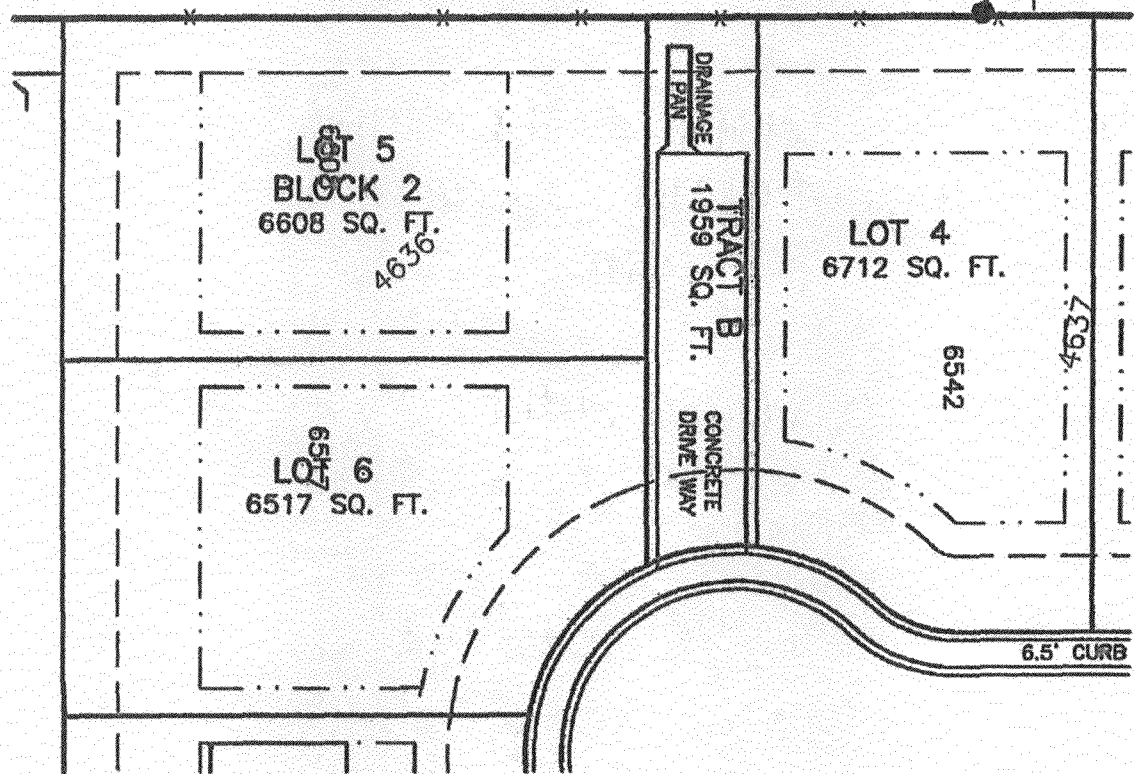
Dated: 1-15-08

Jim Moore  
Charles Mathis  
Lisa E Cox

TO CLARIFY

- LOT 4 DOES NOT HAVE TO OWN OR ACCESS SHARED DRIVE
- LOTS 2, 6, & TWO "CAPPS" LOTS WILL ACCESS THE SHARED DRIVE.
- THE SHARED DRIVE MUST BE BUILT TO THE SUBDIVISION PROPERTY LINE.

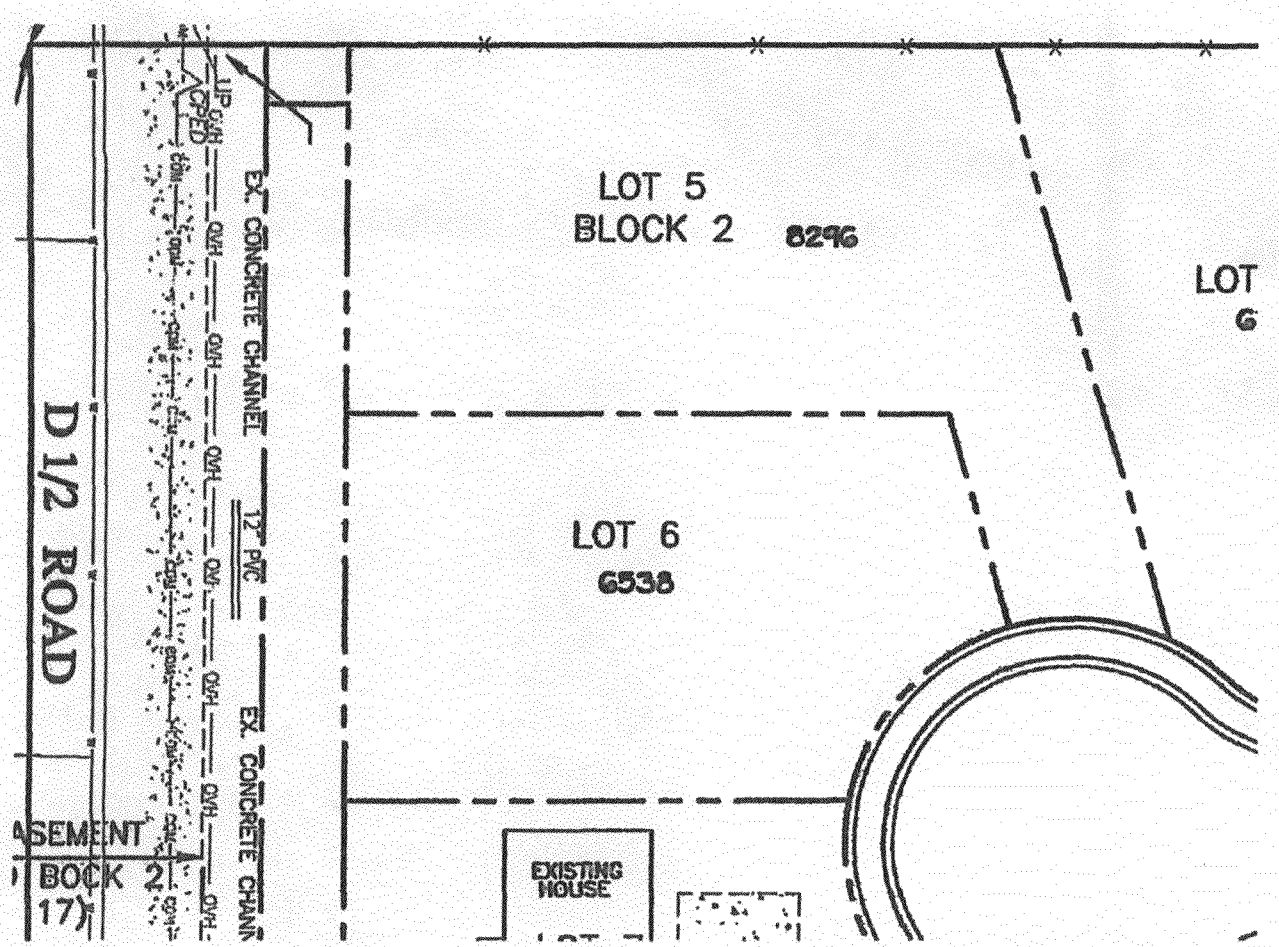
1-1/4"  
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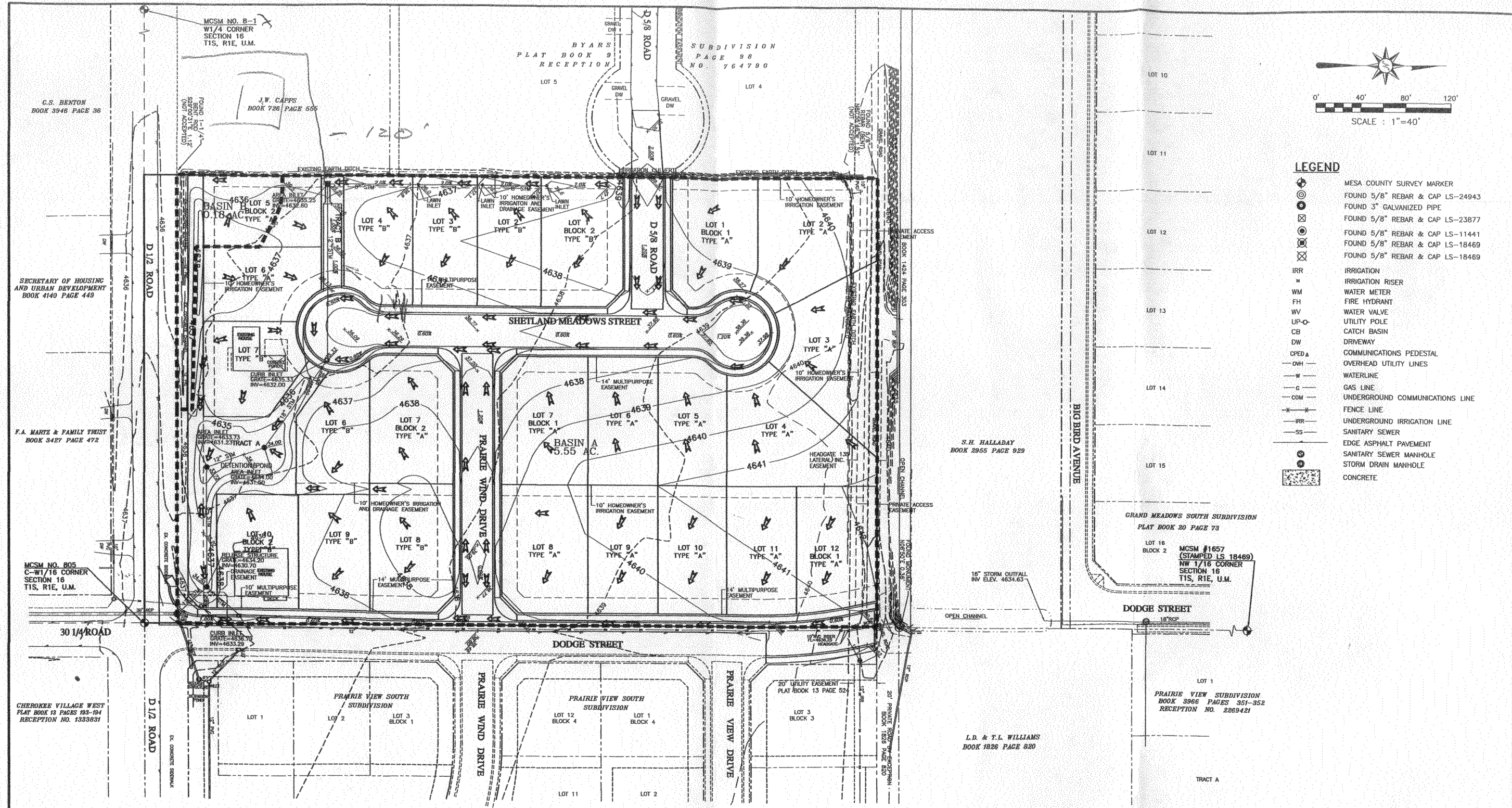
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Plan "A"

Plan "B"



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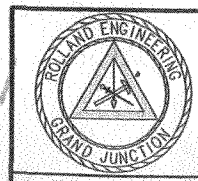
- LEGEND**
- MESA COUNTY SURVEY MARKER
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  - IRR IRRIGATION
  - WM IRRIGATION RISER
  - FH WATER METER
  - WV FIRE HYDRANT
  - UP WATER VALVE
  - CB UTILITY POLE
  - DW CATCH BASIN
  - CPED DRIVEWAY
  - OH COMMUNICATIONS PEDESTAL
  - W OVERHEAD UTILITY LINES
  - G WATERLINE
  - COM GAS LINE
  - F UNDERGROUND COMMUNICATIONS LINE
  - IRR FENCE LINE
  - SS UNDERGROUND IRRIGATION LINE
  - EDGE ASPHALT PAVEMENT
  - SANITARY SEWER MANHOLE
  - STORM DRAIN MANHOLE
  - CONCRETE

**NOTES**

1. HISTORICALLY THE ENTIRE SITE DRAINED TO A TAILWATER, FLOWING WEST, ON THE NORTH SIDE OF D 1/2 ROAD.
2. DRAINAGE BASIN A WILL DRAIN TO THE DETENTION POND AND BE RELEASED AT OR LESS THAN HISTORIC RATES TO THE STORM DRAIN IN 30 1/4 ROAD.
3. DRAINAGE BASIN B WILL CONTINUE TO DRAIN UNDETAINED TO THE TAILWATER ON THE NORTH SIDE OF D 1/2 ROAD.

**BENCHMARK:**

MESA COUNTY SURVEY MARKER  
 NW 1/16 CORNER SECTION 16  
 T1S, R1E U.M.  
 ELEVATION: 4644.58 (NAVD 88)



ROLLAND ENGINEERING  
 405 Ridgeway Blvd  
 Grand Jct, CO 81503  
 (970) 243-8300

File Name: C:\PROJECTS\6097\6097PRELIM.DWG				
<b>SHELAND MEADOWS</b>				
<b>PRELIMINARY DRAINAGE PLAN</b>				
Designed	ESS	Checked	TDR	Proj# 6097
Drawn	ESS	Date	6/21/07	Rev.
				Sheet 3
				Of 3

# City of Grand Junction GIS Sewer Map ©



SCALE 1 : 2,400

