

June 25, 2008

Bob Blanchard  
702 Jasmine Lane  
Grand Junction CO 81506

*Re: TED-2008-051 – Sunlight Subdivision*

The TED's Exception Committee has approved with modifications as specified 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  
Lori Bowers, Sr. Planner  
File

## Transportation Engineering Design Standards (TEDS) Exception Recommendation Form

Date: June 10, 2008

To: TEDS Review Committee

From: Rick Dorris, Development Engineer 

Project Number: **FPP-2008-051**

Primary Project: Sunlight Subdivision

Planner: Lori Bowers

---

### TEDS Exception Request #1:

Comment: Request is to reduce street lighting from the 9 required by TEDS to only two at the two entrance intersections. Recent street lighting decisions have been to require street lights at all intersections; however, a meeting with many City departments a few months ago indicated street lights aren't essential for trash or emergency personnel.

### Recommendation:

Approve as requested.

Approve with the following modification(s):

Deny.

Hold until the following additional information is submitted and reviewed:

RECEIVED

JUN 02 2008

COMMUNITY DEVELOPMENT  
DEPT.

**Bob Blanchard**  
**Consulting, Inc.**

---

June 2, 2008

Rick Dorris  
Development Review Engineer  
Public Works and Planning Department  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

Dear Rick:

Attached is an Exception request to Section 8.1 of the TEDS Manual dealing with street lighting. Specifically, it is to reduce the number of required street lights within the proposed Sunlight Planned Development from nine to two.

It is my belief that all requirements for granting the exception have been met as explained in the application. All concerns for not only ensuring the safety of the residents and visitors as they drive, bike and walk the streets but also for preserving the night sky for residents and neighbors will be met.

Should you have any questions or need additional information, please contact me. I can also be available should you like to meet regarding this request

Sincerely,



Robert E. Blanchard, AICP  
Bob Blanchard Consulting, Inc

*Rick*

## APPLICATION

### Transportation Engineering Design Standards (TEDS)

#### Exception Request

Project: Sunlight - Preliminary Development Plan

Site Address: 172 / 174 Sunlight Drive

City File Number (If Applicable): PP-2008-051

Applicant: Ted Munkres / Freestyle, Inc

Representative: Bob Blanchard

Date: June 2, 2008

#### 1. Referenced Section in TEDS and a brief description of the request(s)

This request is for an exception to the TEDS Manual Section 8.1 Street Lighting to reduce the required number of streetlights from nine to two. As proposed, streetlights would be located only at the project entrances at the intersections of Sunlight Drive and River Divide Drive and where 28 ½ Road enters the project.

#### 2. Site Description

The Sunlight Preliminary Plan consists of approximately 11.2 acres at 172 and 174 Sunlight Drive. The property is located east of Sunlight Drive and west of 28 ½ Road (if extended).

Land use in the surrounding area is single family residential. The Alpine Acres Subdivision (a County subdivision) is located directly north of the western portion of this site. Country Ridge Estates is located nearby to the north on 28 ½ Road. Alpine Acres and Country Ridge Estates are developed at urban densities while the remaining properties surrounding this site are larger parcels platted in the County. The project will be accessed from Sunlight Drive to the west and 28 ½ Road to the northeast.

### 3. REQUEST #1

#### A. Description

This request is for an exception to Section 8.1 of the TEDS Manual, 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 labeled Street Light Plan – TEDS Requirement, application of this standard requires the placement of nine streetlights. The applicant is requesting an exception to place streetlights only at the intersection of the proposed River Divide Drive with Sunlight Drive and the entrance to the subdivision where 28 ½ Road will be extended providing lighting at the two entry points to the development. The 28 ½ Road light will provide for lighting of the entry as well as the private access drive to the east.

The requirement of the TEDS manual can be met in this development. However, considering the development directly adjacent, there is no street lighting of any sort.

This request is consistent with Policy 13.6 of the Growth Plan which states that “Outdoor lighting should be minimized and designed to reduce glare and light spillage, preserving “dark sky” views of the night sky without compromising safety.

While the Orchard Mesa Neighborhood Plan does not address preservation of the night sky and limiting street lights specifically, the Image and Character Section of the Plan does identify the number and location of street lights as an item the Grand Valley Beautification Council should consider. And while this was never completed, or at least no recommendations were specifically implemented, preservation of night skies and limitations to street lighting are continuous concerns expressed at neighborhood meetings in areas at the edge of the Urban Growth Area like this area of Orchard Mesa, the Redlands and the northwest area of the City. In areas such as these, the City has recognized the legitimacy of these concerns and recognized regional and national studies that have indicated that the intensity of street lighting and the lighting of public spaces can be minimized while maintaining adequate safety standards and allowing the residents to continue enjoyment of the night sky.

The request to limit streetlights to the identified locations will provide for the safety needs at the area needed most – where automobiles, bicycles and pedestrians come together at street and access intersections. By limiting the number of lights, trespass of light onto individual lots, both new lots as well as existing, will also be minimized.

## **B. Exception Considerations**

### **1. Will the exception compromise 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 location.

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

As shown on the attached drawings, TEDS requirements can be met with nine streetlights. Alternatives exist to provide 3, 4, 5, 6, 7 or 8 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?**

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

In other areas of Grand Junction, most notably the Redlands, the City has recognized the community value associated with minimizing the lighting of public areas including streets to preserve the night sky.

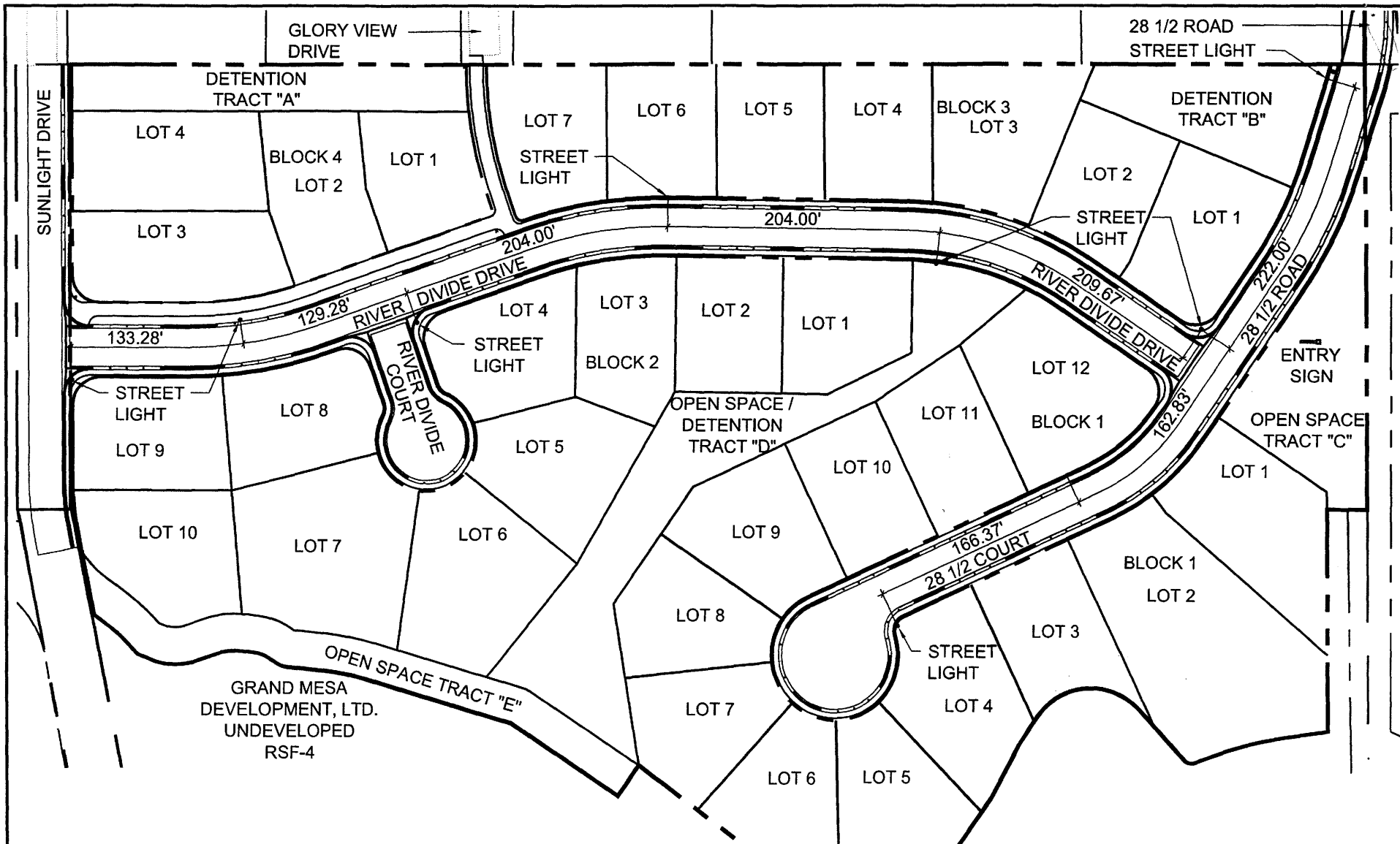
Additionally, as noted above, much development has occurred at urban levels in this general vicinity of Orchard Mesa without street lighting.

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

No CDOT or FHWA coordination is required.

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

This is a one-time exception for this particular project. However, given the continued community concern over generalized light pollution, the lighting standards of both the TEDS manual and the Zoning and Development Code (Section 7.2.F) should be revised permanently.



**STREET LIGHT PLAN - TEDS REQUIREMENT**

SCALE: 1" = 100'

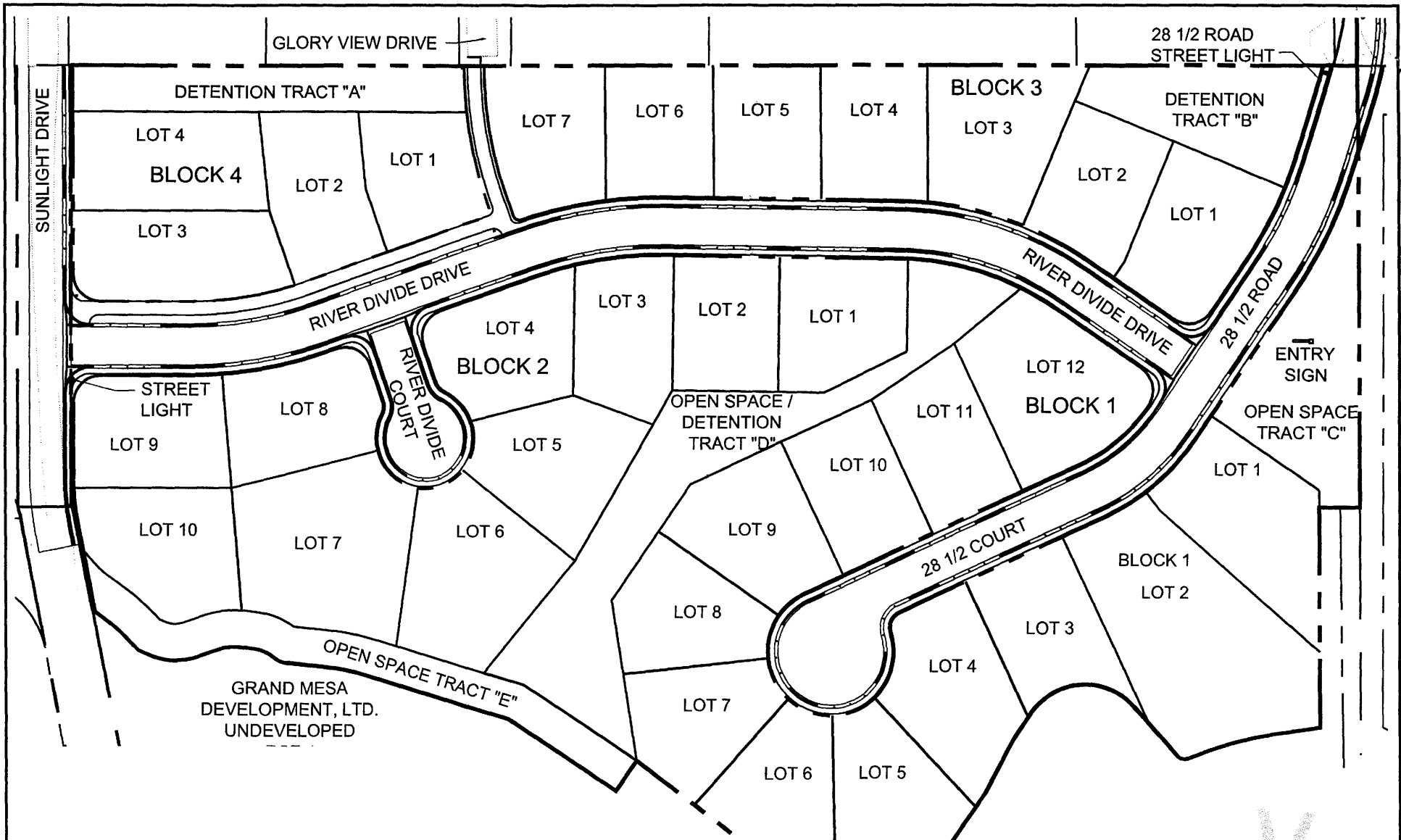


**SUNLIGHT**

GRAND JUNCTION

COLORADO

**VRipley**  
 ASSOCIATES, INC.  
 Landscape Architecture Urban Design Planning  
 401 West Mountain Avenue  
 Suite 201  
 Fort Collins, CO 80521  
 (970) 224-5828  
 (970) 224-1662 (fax)



**STREET LIGHT PLAN - TEDS EXCEPTION REQUEST**

SCALE: 1" = 100'



**SUNLIGHT**

GRAND JUNCTION

COLORADO



**VF Ripley**  
 ASSOCIATES, INC.  
 Landscape Architecture Urban Design Planning  
 401 West Mountain Avenue  
 Suite 201  
 Fort Collins, CO 80521  
 (970) 224-5828  
 (970) 224-1662 (fax)



## Transportation Engineering Design Standards (TEDS) Exception Approval / Denial Form

Project Number: **PP-2008-051**  
Project: Sunlight Subdivision  
Site Address: 172/174 Sunlight  
Applicant: Ted Munkres  
Representative: Bob Blanchard  
Development Engr.: Rick Dorris  
Planner: Lori Bowers

---

TEDS Exception Request #1:

- Approved as requested.  
 Approved with the following modification(s): *MOVE 28 1/2 ROAD LIGHT TO RIVER DIVIDE DRIVE INTERSECTION.*  
 Denied.  
 The following additional information is required before a decision can be made:
- 

TEDS Review Committee:

Public Works:	<u><i>Tim Mow</i></u>	Date: <u><i>6-24-08</i></u>
Planning Division:	<u><i>Risa E Cox</i></u>	Date: <u><i>6/24/08</i></u>
Fire Department:	<u><i>Charles Malais</i></u>	Date: <u><i>6/24/08</i></u>