

**TEDS EXCEPTION SUBMITTAL
DISTRIBUTION LIST**

File #: TED - 2009-124

Date of submittal: May 15, 09

Site location: 825 22 Road

Parent Project:

Name: Ute Water Subdivision

File No.: FP-2009-060

Distribution List:

Development Engineer: Rick Dorris

Planner: Ronnie Edwards

PW&P Director: Tim Moore

Planning Manager: Lisa Cox

Fire Department: Chuck Mathis

Transportation Engineer: Jody Kliska

Other: _____

Date and Time of Development Review Meeting: Tuesday, June 2, 2009 10:30 am

To be scheduled at least seven days after review packet distribution date.

Place: Conference Room 135, Planning Division, City Hall, 250 N. 5th Street

Committee Meeting: Tuesday, June 2, 2009, 10:30 am

Attendance is expected of all agencies involved with the TEDS Exception process

Transportation Engineering Design Standards (TEDS) Exception Request

City File No.: _____
Project: Ute Water Subdivision
Site Address: 825 22 Road
Applicant: Austin Civil Group
Representative: Jason Laible
Date: May 14, 2009
Parent Project:
Project Name: Ute Water Subdivision
City File No.: FP-2009-060

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

Request #1 - TEDS Chapter 8 – requirement for streetlights

2. Site Description

The purpose of this request is to make an exception from *The City of Grand Junction's Transportation Engineering Design Standards (TEDS) Chapter 8- Street Lighting*. This section of TEDS requires streetlights to be installed in the new public roads. For this project the roads are H- $\frac{1}{4}$ and 21- $\frac{3}{4}$, which are both classified as collectors.

Existing Site Conditions

The 48.4 acre parcel is currently a sod farm with one single family residence on the property which will be demolished as part of the subdivision improvements. The location of the project is depicted in the photo below:



Surrounding Land Uses and Zoning

The property is located within the recently approved Northwest Area Plan that was recently annexed by the City of Grand Junction and zoned as I-1 property.

The parcels to west are in Mesa County and zoned PUD for industrial and commercial type uses. All parcels to the north, northeast and southeast are in Mesa County and are zoned AFT and or PUD and are Single-family dwellings on large parcels surrounding the site.

Proposed Site Improvements and Site Access and Circulation

This project proposes to subdivide the 48±-acre property into three industrial zoned lots. Two lots will be approximately 18-acres in size and the third lot will be approximately 5-acres in size. A shared/common stormwater detention pond will be provided in the southwest corner of the site and will be sized to handle the final build-out of all three proposed lots.

The City of Grand Junction's Northwest Area Plan calls for future east-west collector streets at H-¼ and H-½ Road between 21-½ and 22 Road. The plan also calls for a future north-south collector street at the 21-¾ Road alignment, between H Road and H ½ Road. Therefore thirty feet (30') of Right-of-Way will be dedicated as the site's portion of H-½ Road, thirty-three feet (33') will be dedicated for H-¼ Road, and the entire sixty feet (60') of Right-of-Way for 21-¾ Road is proposed. Twenty feet (20') of asphalt will be constructed for H-¼ Road to 21-¾ Road and will continue for 750' for proper access and circulation to the northern lot and end in a cul-de-sac.

TEDS Exception

TEDS Section 8.1, Street Lighting, requires streetlights to be installed in H-1/4 and 21-3/4 Roads that are classified as collectors. At this point and time, the roads will primarily only be used during regular business hours of Monday through Friday 8 AM to 5 PM, therefore not needing any additional lighting. The surrounding land use and adjacent neighbors are single-family residences that won't favor the streetlights invading their privacy.

The public safety and welfare of the public will not be impacted as a result of granting this TEDS exception of not requiring streetlights.

REQUEST #1

A. Description

TEDS Section 8.1, Street Lighting, requires streetlights to be installed in H-1/4 and 21-3/4 Roads that are classified as collectors. At this point and time, the roads will primarily only be used during regular business hours of Monday through Friday 8 AM to 5 PM, therefore not needing any additional lighting. The surrounding land use and adjacent neighbors are single-family residences that won't favor the streetlights invading their privacy.

B. Exception Considerations

1. How will the exception affect safety?

The public safety and welfare of the public will not be impacted as a result of granting this TEDS exception of not requiring streetlights.

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

The only other alternative would be to propose streetlight at the intersection of H-1/4 and 22 Road.

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

I am unaware of this exception in any other area throughout valley, however I do know of several collector streets and larger that do not have streetlights. As mentioned earlier, the only use of these roads will be between 8 AM and 5 PM when no additional light is needed.

4. Will the exception require CDOT or FHWA coordination?

No. None of the surrounding roads are state or federal highways.

5. Is this a one-time exception or a request to change the TEDS manual?

This is a simple one-time exception.



PUBLIC WORKS & PLANNING DEPARTMENT
PLANNING DIVISION

Transportation Engineering Design Standards (TEDS) Exception Recommendation Form

Date: June 5, 2009

To: TEDS Review Committee

From: Rick Dorris, Development Engineer

Project Number: TED- 2009-124

Project Location: 825 22 Road

Parent Project:

Name: Ute Water Subdivision

File No.: FP-2009-060

Planner: Ronnie Edwards

TEDS Exception Request #1: TEDS Chapter 8 – Requesting no street lights.

Comment: _____

Recommendation:

Approve as requested.

Approve with the following modification(s): See Below.

Deny.

Hold until the following additional information is submitted and reviewed:

We have approved a few street light reduction requests in residential subdivisions. Applicant has typically requested no lights and we have approved installing lights at the intersections and ends of cul de sacs. The recommendation below propagates that trend.

Instead of installing no street lights, install street lights in three locations listed below and install conduit and cable along the street so additional street lights can be added in the future if so requested.

1. At the intersection of H ¼ Road and 22 Road,
2. At the intersection of H ¼ Road and 21 ¾ Road.
3. The cul de sac on 21 ¾ Road.

June 16, 2009

Jason Laible
Austin Civil Group
336 Main Street, Suite 203
Grand Junction CO 81501

Re: TEDS Exception 2009-124 – Ute Water Subdivision

The TED's Exception Committee has approved your request with modifications indicated 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
Ronnie Edwards, Associate Planner
File

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

Project Number: TED- 2009-124

Site Location: 825 22 Road

Applicant: Ute Water

Representative: Jason Liable at Austin Civil Group

Development Engr.: Rick Dorris

Parent Project:

Name: Ute Water Subdivision

File No.: FP-2009-060

Planner: Ronnie Edwards

TEDS Exception Request #1: TEDS Chapter 8 – Requesting no street lights.

Approved as requested.

Approved with the following modification(s):

Denied.

The following additional information is required before a decision can be made:

Instead of installing no street lights, install street lights in three locations listed below and install conduit and cable along the street so additional street lights can be added in the future if so requested.

1. At the intersection of H ¼ Road and 22 Road,
2. At the intersection of H ¼ Road and 21 ¾ Road.
3. The cul de sac on 21 ¾ Road.

TEDS Review Committee:

Public Works: *Tom Mow*

Date: 6-8-09

Planning Division: *Lisa E Cox*

Date: 6-5-09

Fire Department: *Charles Martin*

Date: 6-11-09