

September 18, 2009

Eric Slivon  
Rolland Engineering  
405 Ridges Blvd.  
Grand Junction CO 81507

*Re: TEDS Exception 2009-184– Park Mesa 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  
Scott Peterson, Sr. Planner  
File

and one residence on a 40-ac. parcel to the west. There are no existing street lights along either of the site's fronting roads, or along the roadways in the site's vicinity in surrounding residential areas.

## **REQUEST #1**

### **A. Description**

The proposal is to eliminate all street lights required to be installed as a part of this subdivision. This is in conformance with the historic trend of nearby housing, from the older homes along roads to the north and east to areas along Little Park Road and new County Subdivisions on Little Park Court and Grand Overlook Drive. The Redlands Area Plan, 2002, stated as a goal to "enhance and maintain, to the greatest extent possible, the darkness of the night sky". Policies within the Plan included minimizing the number and intensity of street lighting. Nearby landowners uphill to the south, with views of nearly the entire subdivision, have express concerns of how lighting in the subdivision will affect their night sky.

### **B. Exception Considerations**

#### **1. How will the exception affect safety?**

It is our opinion that the exception does not result in condition that compromises safety or function of the roadways. Little Park Road current ends at South Redlands Road at a Tee intersection. On the opposite side of South Redlands Road a barricade with reflectors is hard to miss.

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

Yes. Two alternatives were considered, including all the required street lights and only installing street lights at intersections, however we believe either of these options would make the subdivision "stand out" and would be undesirable to adjacent property owners.

A. To meet the standard at least 6 street lights would have to be installed along the existing frontage of South Redlands Road and Little Park Road. An additional street light would be required at the cul-de-sac. For a total of at least 7 Street lights.

B. Installing street lights only at the intersections of Park Mesa Court and South Redlands Road with Little Park Road. This alternative does not meet the desires of neighbors, but would provide a reduction in the street lighting impact.

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

Yes. Housing areas to the north, recent County Subdivisions to the south, and in subdivisions around Tiara Rado Golf Course including Fairway Villas and the Seasons. This subdivision will be more closely aligned, geographically and in appearance of housing product with developments to the south, where no street lights exist.

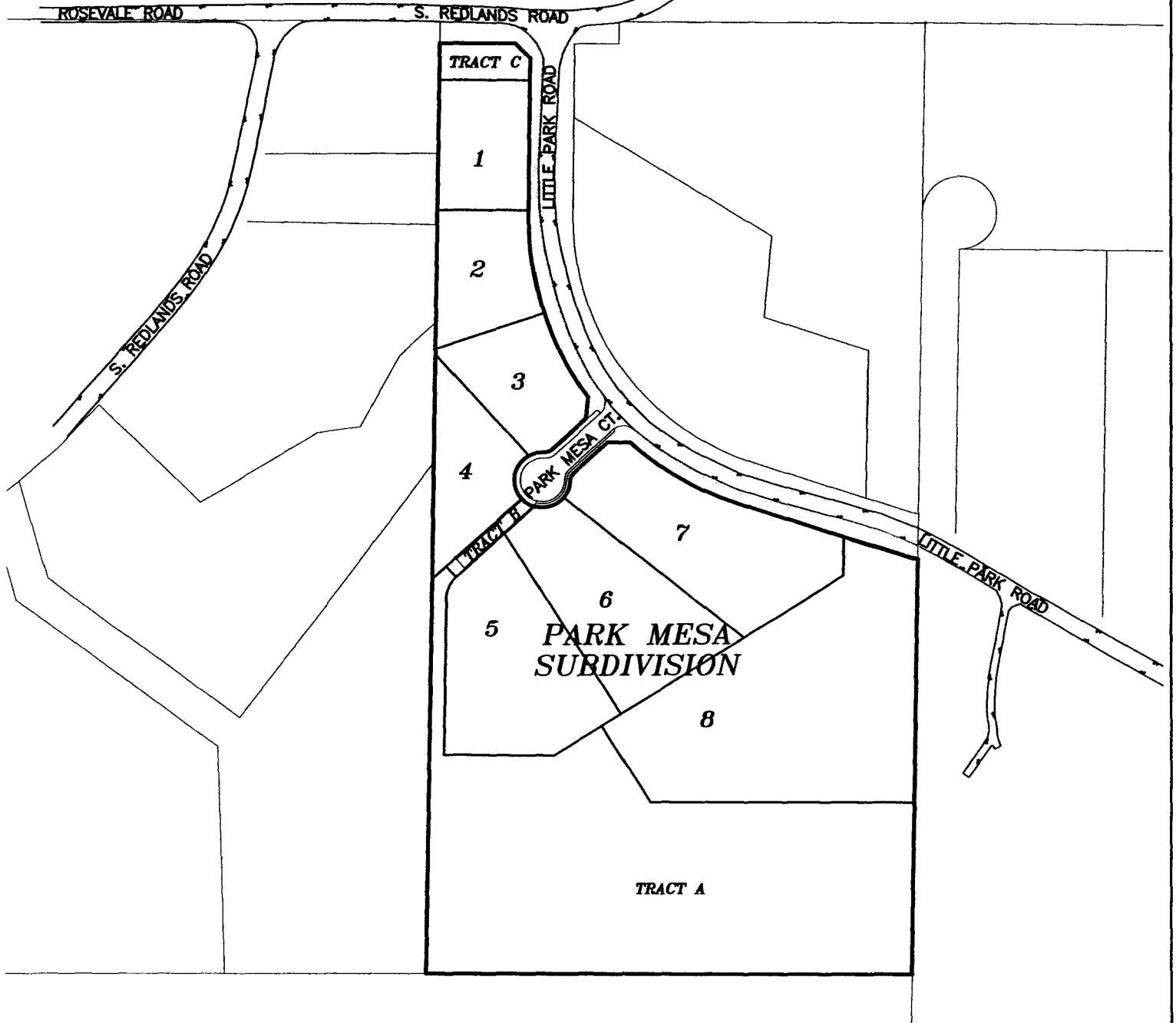
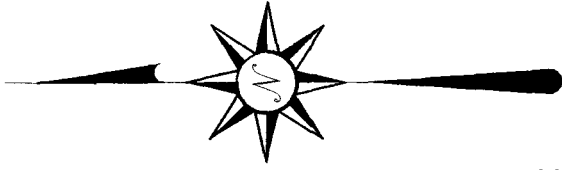
4. Will the exception require CDOT or FHWA coordination?

No.

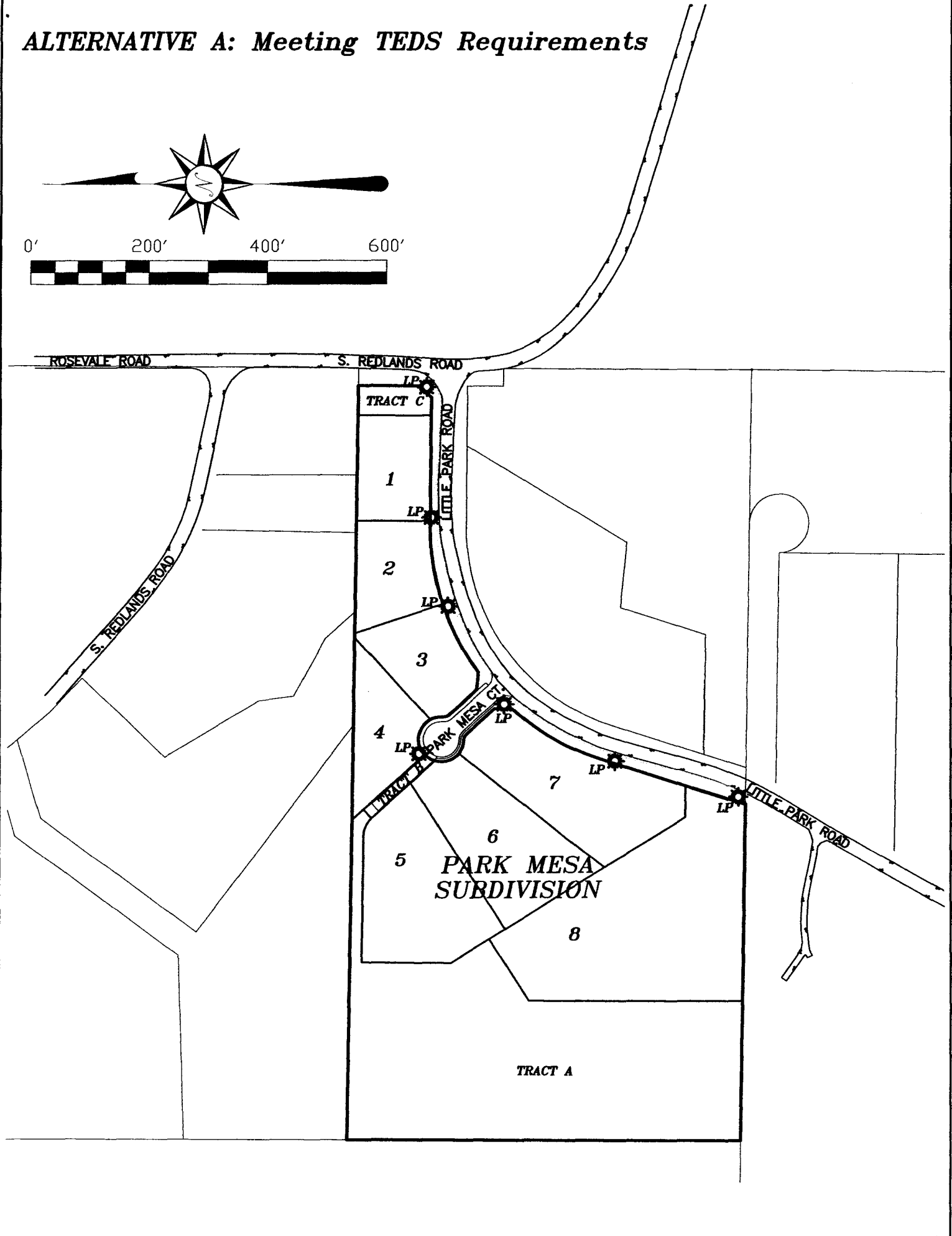
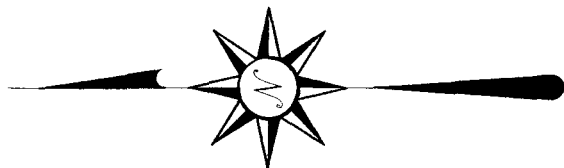
5. Is this a one-time exception or a request to change the TEDS manual?

Although this is a one-time exception, clearly there is a conflict between current street lighting standards, the Redlands Area Plan and current philosophies on preserving the "Night Sky".

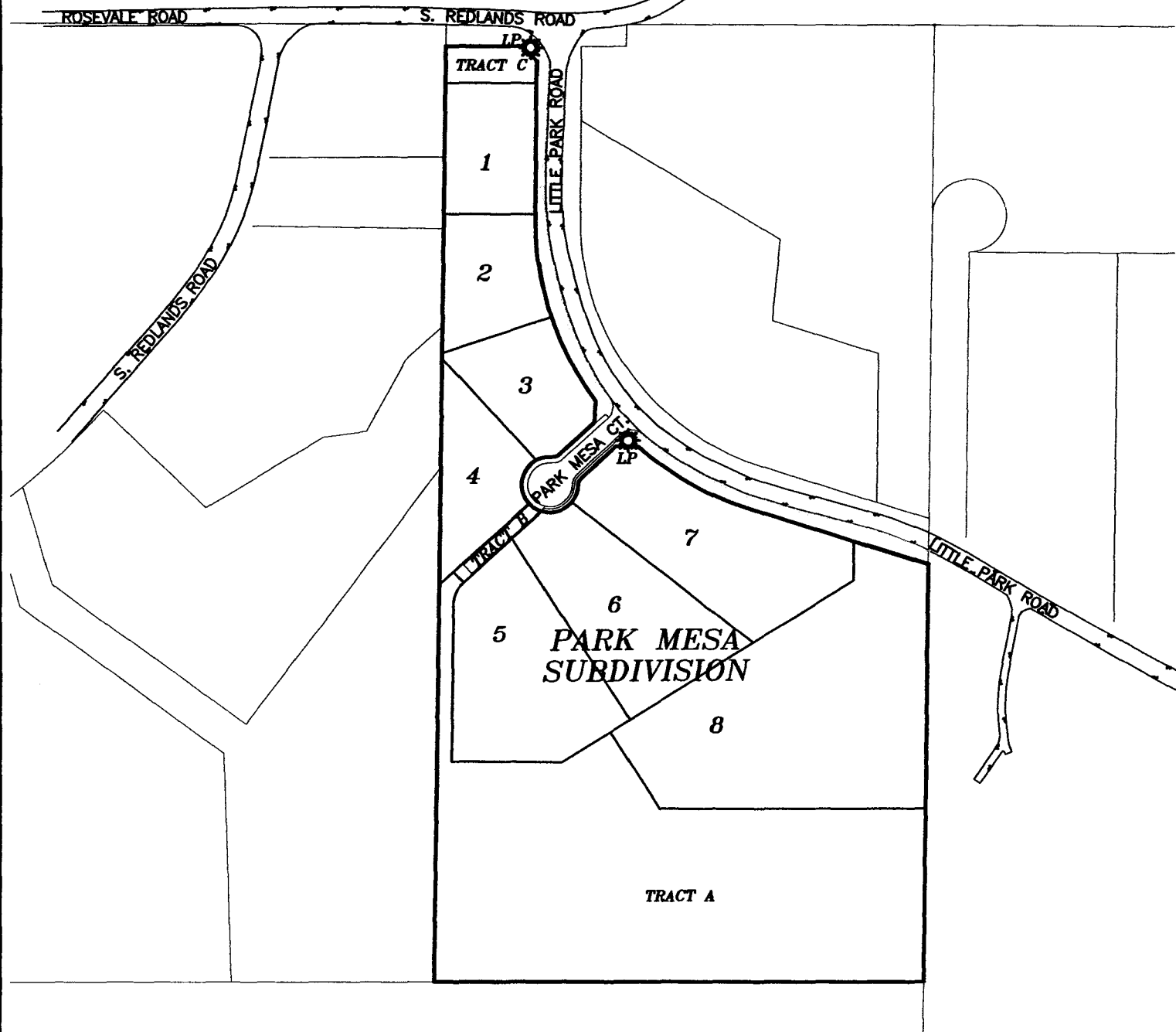
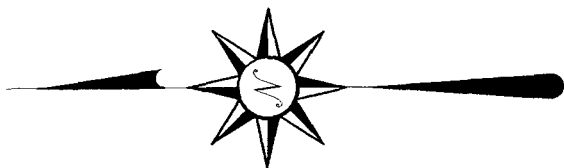
**PROPOSAL: No Street Lights (Existing Condition)**



# ALTERNATIVE A: Meeting TEDS Requirements



**ALTERNATIVE B: Street Lights Only at Intersections**



**TEDS EXCEPTION SUBMITTAL  
DISTRIBUTION LIST**

File #: TED - 2009-184  
Date of submittal: August 27, 2009  
Site location: Little Park & S. Redlands ~~NW~~ Corner  
Parent Project:  
Name: Park Mesa Subdivision  
File No.: PPF-2008-065

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Distribution List:

Development Engineer: Rick Dorris  
Planner: Scott Peterson  
PW&P Director: Tim Moore  
Planning Manager: Lisa Cox  
Fire Department: Chuck Mathis  
Transportation Engineer: Jody Kliska  
Other: \_\_\_\_\_

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Date and Time of Development Review Meeting: Tuesday, September 8, 2009  
To be scheduled at least seven days after review packet distribution date. 10:30 AM  
Place: Conference Room 135, Planning Division, City Hall, 250 N. 5<sup>th</sup> Street

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Committee Meeting: Above  
Attendance is expected of all agencies involved with the TEDS Exception process

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

Project Number: TED- 2009-184

Site Location: Little Park Road and Rosevale Road

Applicant: Ken Scissors

Representative: Rolland Engineering

Development Engr.: Rick Dorris

Parent Project:

Name: Park Mesa Subdivison

File No.: PFP-2008-065

Planner: Scott Peterson

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TEDS Exception Request #1: TEDS – Delete street lights

Approved as requested.

Approved with the following modification(s):

Denied.

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

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Dry conduit shall be installed in the multi-purpose easement for future use by Xcel for street lighting.

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TEDS Review Committee:

Public Works:



Date: 9-9-09

Planning Division:



Date: 9-8-09

Fire Department:



Date: 9/8/09