



City of Grand Junction
Public Works Department
250 North 5th Street
Grand Junction, CO 81501-2668
Phone: (970) 244-1555
FAX: (970) 256-4022

DESIGN EXCEPTION #DE19-02

To: Mark Relph, Director of Public Works & Utilities
Thru: Tim Moore, Public Works Manager
Copy to: Eric Hahn, Development Engineer
From: Mike McDill, City Engineer
Date: July 11, 2002
RE: Exception from Driveway Width Criteria at 2331 Interstate Avenue

DESCRIPTION OF THE SITUATION

Applicant is planning to construct a building at the above property. They are proposing to construct one 25-foot wide driveway along the south side of Interstate Avenue. Although the applicant does not describe the "unique circumstances," it appears they are constrained by the width of the parking and detention pond on the west and the width of the building on the east. No information was provided to illustrate the detention pond could not be configured differently. It may also be that they are trying to get too much building on this lot.

Along the north side of Interstate Avenue there are existing driveways centered 35 feet west of the west edge and 25 feet west of the east edge of this lot. The only way this lot can meet the criteria of Section 4.1.2, *Offsets*, is to center their driveway directly across from the second driveway described above.

The applicant requests exception from Section 4.2.4, *Driveway Width*. Due to the configuration of driveways on the north side of Interstate Avenue, exception will also need to be granted from Section 4.1.2, *Offsets*.

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

This portion of Interstate Avenue is classified only as a local industrial street. Current traffic counts in front of this property are typical for this type of neighborhood and projections for the future are for these volumes to increase slightly as the rest of the area develops.

It appears to me that, by flipping the layout (to put the building along the west side and the parking along the east) and incorporating the detention into the parking lot, they can meet their needs and comply with our standards.

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

The applicant indicates that other options were designed, but none were submitted.

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

No comparable situations were presented.

4. Will the exception require CDOT or FHWA coordination?

No.

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

This would be a one-time exception.


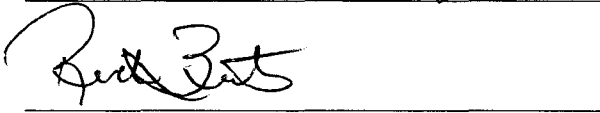
Staff Recommendation

I recommend denial of the requested Design Exceptions to Sections 4.2.4 & 4.1.2 to allow a reduced width and spacing between the proposed driveway. Insufficient justification was provided and it appears there are options available to develop this site within the standards.

Recommended by: 

Approved as Requested: _____

Denied: _____


Robert E. Richard


From: Rick Beaty
To: Mark Relph; Mike McDill; Sandi Nimon
Date: 8/5/02 12:08PM
Subject: Re: TEDS Exception - 2331 Interstate Avenue

The use of staggered drive ways increases risk to the public and to emergency response traffic. I recommend denial on this project.

Rickb

>>> Mark Relph 08/05/02 10:51AM >>>

I agree with previous comments and staff's recommendation. This application is denied. Sandi, please circulate the exception request for signatures. Mike, please prepare the notification letter. Thanks, Mark.

>>> Mike McDill 07/22/02 05:35PM >>>

Staggered driveways at less than 150 foot spacing will not be as safe as driveways that are opposite each other or separated by at least 150 feet.

MIKE M.

>>> Bob Blanchard 07/22/02 04:45PM >>>

I recommend that we deny this application since other alternatives were not submitted especially a drawing that shows if or how the site can be designed to meet the TEDS requirements.

One comment to Mike.....please respond as to whether, in your opinion, the exception if granted would compromise safety so the staff recommendation is complete regarding the review criteria.

CC: Bob Blanchard; Eric Hahn

City of Grand Junction
Engineering / Traffic Departments
250 North 5th Street
Grand Junction, Colorado 81501

Attn.: Eric Hahn / George Miller

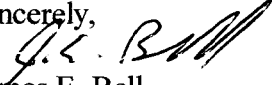
George,

Attached are the TEDS Exemptions for the planned warehouse located at 2331 Interstate Ave.

The exemption requested at this time is concerning the width constraints of the access road. It is my understanding you have already discussed and reviewed this request with Brad from CCT.

Please review and contact me as soon as possible.

Sincerely,


James E. Bell
Project Manager

MIKE.

I RECOMMEND

DENYING TIFCS
REQUEST

ERIC

TEDS Exemption No. 1

Exemption to TEDS 4.2.4 *Driveway Width*

History: The Planner and Engineer for the owner of 2331 Interstate Ave. have designed various options for a workable entrance of the proposed warehouse at 2331 Interstate Avenue. During this process, various City of Grand Junction staff members have been asked for input and possible solutions for this unique circumstance.

Solution: The Project Manager, James E. Bell and Engineer, CCT of Grand Junction have designed a 25' wide entrance for this low traffic volume warehouse and showroom. There is adequate room both horizontally and vertically for smooth and safe traffic movements ingressing and egressing the site. (See attached Site Plan)

Exemption Description: The City of Grand Junction TEDS manual, Chapter 4, Section 4.2 *Access Design*, Subsection 4.2.4 *Driveway Width* demands the following: "Multi-lane driveways shall be designed to accommodate a standard ingress lane of 16' and egress lane of 12' ". Considering the lot width, building size and traffic generated, a 25' multi-lane driveway will be more than adequate.

Conclusion: We believe this exception, due to the lot and building constraints, along with the low traffic volume, is necessary and will enhance the public safety and usefulness of this site.



City of Grand Junction
Public Works Department
250 North 5th Street
Grand Junction, CO 81501-2668
Phone: (970) 244-1555
FAX: (970) 256-4022

August 5, 2002

Mr. Jim Bell
582 Starlight Ct.
Grand Junction, CO 81504

RE: TEDS Exception to Allow a Narrower Driveway at 2331 Interstate Avenue

Dear Jim;

Please find attached the committee's decision on the above request.

The Review Committee declined to approve your request for a smaller driveway. They also objected to the location in relation to the two existing driveways on the north side of Interstate Avenue. There appear to be other design options which might allow development of this site within the TEDS.

If you have any question concerning this decision, please feel free to contact the Development Engineer in charge of your project or me.

Sincerely,

Michael G. McDill, P.E.
City Engineer

C: Eric Hahn, Development Engineer

#19

City of Grand Junction
Engineering / Traffic Departments
250 North 5th Street
Grand Junction, Colorado 81501

Attn.: Eric Hahn / George Miller

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I RECOMMEND

DENYING TICS

REQUEST

ERIC

TEDS Exemption No. 1

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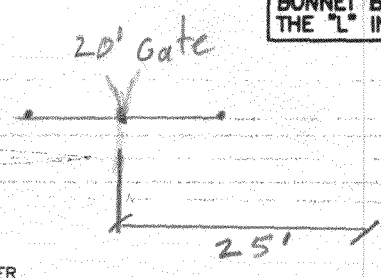
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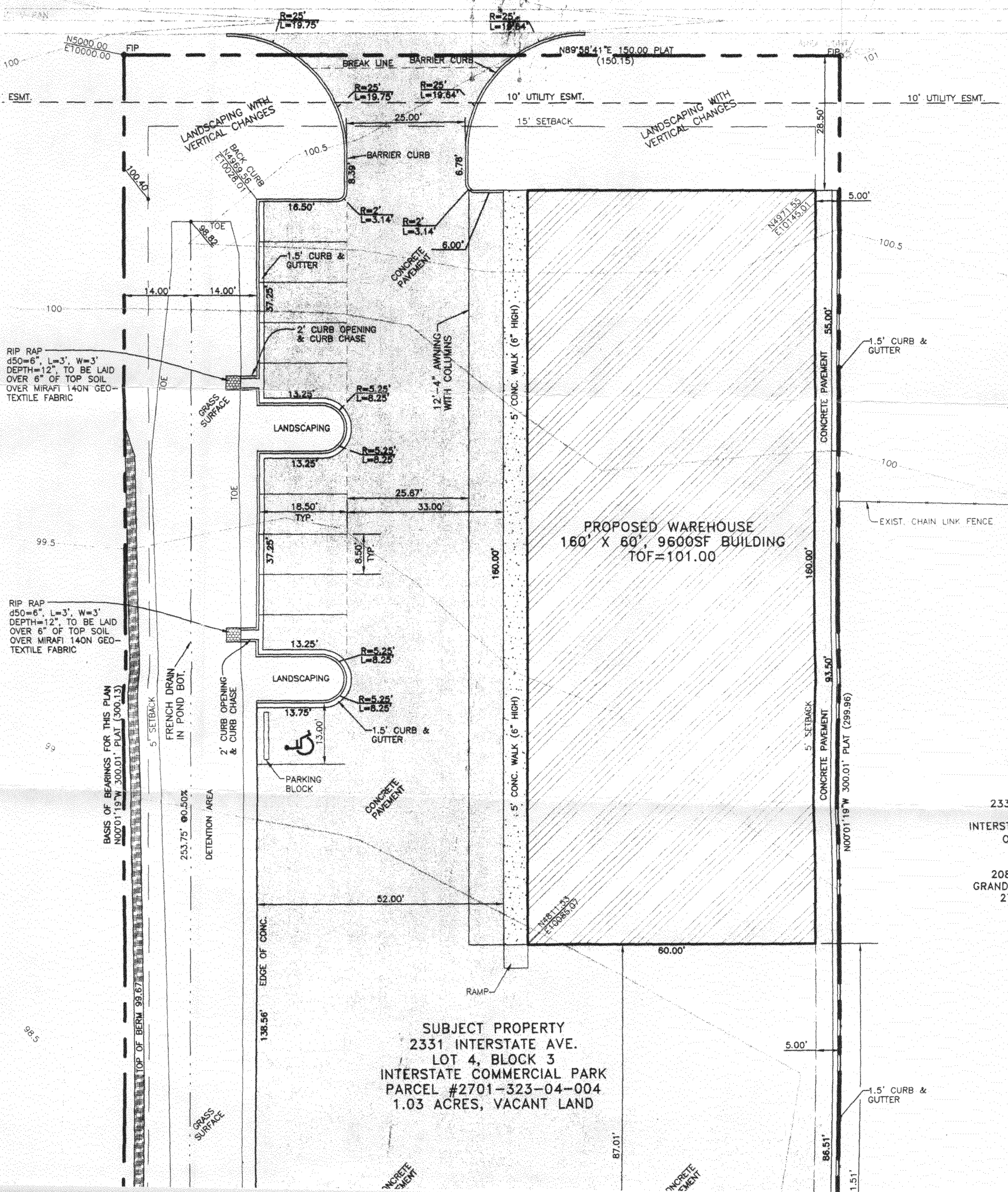
BENCHMARK: "X" ON FIRE HYDRANT
BONNET BOLT BETWEEN THE "E" AND
THE "L" IN "MUELLER". ELEV.103.51



INTERSTATE AVE.
(ASPHALT SURFACE)

APPROX. LOCATION WATER
SERVICE (UTE WATER)

APPROX. LOCATION SANITARY
SEWER SERVICE (CITY OF GRAND JCT.)
52.00' FROM DOWNSTREAM MANHOLE



RIP RAP
d50=6", L=3', W=3'
DEPTH=12", TO BE LAID
OVER 6" OF TOP SOIL
OVER MIRAFI 140N GEO-
TEXTILE FABRIC

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BASIS OF BEARINGS FOR THIS PLAN
N00°01'19"W 300.01' PLAT (300.13)

DETENTION AREA
253.75' @ 0.50%

SUBJECT PROPERTY
2331 INTERSTATE AVE.
LOT 4, BLOCK 3
INTERSTATE COMMERCIAL PARK
PARCEL #2701-323-04-004
1.03 ACRES, VACANT LAND

2333
LO'
INTERSTAT
OUT
R'
2089
GRAND J
270

INTERSTATE AV

150'

2331

231/4 RD

INTERSTATE AV

