

#21



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 27, 2002

Mr. Don Pettygrove, P.E.
DGP Consulting Engineers, Inc.
2764 Compass Drive, STE 201
Grand Junction, CO 81506

RE: TEDS Exception from Access Spacing for the Larson Subdivision, 2919 ½ B1/2 Road

Dear Don;

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

The Review Committee declined to approve your request for the above exception. There appear to be other design options which might allow development of this site within, or in much closer compliance to, 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,

A handwritten signature in black ink, appearing to read "Michael G. McDill".

Michael G. McDill, P.E.
City Engineer

C: Eric Hahn, Development Engineer
Pat Cecil, Development Services Supervisor



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DESIGN EXCEPTION #DE21-02

To: Mark Relph, Director of Public Works & Utilities
Thru: Tim Moore, Public Works Manager
Copy to: Dave Donohue, Development E.I.T.
From: Mike McDill, City Engineer
Date: August 2, 2002
RE: Exception from Access Spacing for the Larson Subdivision, 2919½ B1/2 Road

DESCRIPTION OF THE SITUATION

Applicant is planning to construct a 29 lot subdivision at the above location. They are proposing to construct one street access along the south side of B1/2 Road. Access to this site is constrained by the location of two drives on the north side of B1/2 Road that are separated by about 390 feet. The west access is within the development frontage and the east drive is about 40 feet outside their frontage. Both of these drives can be expected to provide future development access. Section 4.1.2, *Offsets*, requires that access either be opposite each other or be separated by at least 300 feet.

The applicant requests exception from Section 4.1.2, *Offsets*.

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

This portion of B1/2 Road is classified as a minor arterial. It is the only arterial street between the Colorado River and Highway 50 and extends from Highway 50 all the way to, and past, 32 Road. This will be the most heavily traveled east-west roadway in this area.

It appears to me that, by flipping the layout (to put the street access along the west side, opposite the existing drive, and the cul-de-sac along the east), they can meet their needs and comply with our standards. This would also allow the existing home at 2919 ½ B1/2 Road to access from the local street instead of the current plan to maintain the existing drive on B1/2 Road.

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

The applicant provides no other alternatives.

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

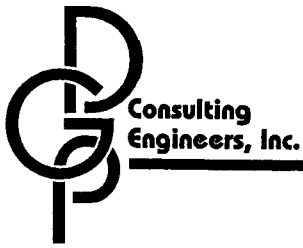
I recommend denial of the requested Design Exceptions to Section 4.1.2 to allow a reduced spacing between the proposed and existing driveways. Insufficient justification was provided and it appears there are options available to develop this site within the standards.

Recommended by: Michael L. McRill

Approved as Requested: _____

Denied: _____

~~_____~~
Ralph E. Stoveland



2764 Compass Drive, Suite 201
Grand Junction, CO 81506

Office 970-241-0260 • Cell 970-216-4665
Fax 970-257-9737 • Email dgp@dj.net

July 1, 2002

Mike McDill
City Engineer
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

JUL 11 2002

RE: TEDS Exemption, Larson Subdivision, 2919 B ½ Road

Dear Mike,

We hereby request an exemption to the TEDS requirement for access to this project.

The subdivision is located on B ½ Road, which has a functional classification of a Minor Arterial. According to the TEDS Manual Section 4.1.2, the offset of entrances on arterials is required to be 300 feet. The subdivision entrance as situated is approximately 232.5 feet east of an existing drive on the north side of B ½ Road and is 143 feet west of an existing field entrance on the north side of B ½ Road. This only provides 375.5 feet between those two drives, which is substantially less than the required 600 feet. This means that were the TEDS requirement adhered to that it would not be possible to access this property due to the spacing requirements.

The proposed street has been located which will meet the size requirements for lots in this zone and lot depths along with minimum size and width requirements dictate where the road needs to be located. The proposed street cannot be relocated either way without having an effect on other drives, which are greater distance away.

We therefore request an exemption to the requirements of the TEDS Manual for the spacing of the accesses along B ½ Road in this area.

Thank you very much for the opportunity to correspond about this issue and we look forward to hearing from you regarding this exemption request.

Respectfully,
DGP Consulting Engineers, Inc.

A handwritten signature in black ink, appearing to read 'Donald G. Pettygrove', is written over a horizontal line.

Donald G. Pettygrove, P.E.
President

Encl: Preliminary Site Plan

To: Mike McDill
From: George Miller 8-2-02

Re: TEDS Exception Application comments for Larson Sub. (2919 B ½ Rd)

I am not in favor of compromising the TEDS guidance in this issue. Possible solutions to the situation are relocating the site's access to Kameron, or relocating nearby "conflicting" accesses to a shared point opposite Crystal Brook. Furthermore, I feel the access spacing issue is not a major impediment to this development's current design, and that it's present predicament is more the result of a disregard to the standards than a design limitation of the site.

This site's access point was designed without respect to the new TEDS guidelines regarding access spacing for this class of roadway (minor arterial). Review of the plan set, and ensuing conversations with the project designer have not shown limitations to the site that prevent TEDS compliance in the matter.

In defense of the current design, the project designer has expressed that time and effort have been expended in the development of the plans to date, and that the proposal of utilizing Kameron as an access route will compromise the desired setting of the existing on Lot 19 of the site.

I don't feel that these arguments, as expressed, supercede the need for safe, efficient B ½ flow. The plans are in conflict with a standard in effect for nearly a year, with no apparent effort has been made to address the guidance since the issue was raised in Impact comments presented in March of 2002. Additionally, the quality of life for the Lot 19 home will as likely be compromised by future B ½ Rd traffic as it will by being adjacent to the site's access.



KAMERON COURT

FOUR CORNERS DRIVE

CRY

16 "B" TYPE "B"

15 "B" TYPE "B"

14 "B" TYPE "B"

22 "A" TYPE "A"

23 "A" TYPE "A"

13 "B" TYPE "B"

25 "B" TYPE "B"

24 "B" TYPE "B"

12 "B" TYPE "B"

6 "A" TYPE "A"

7 "A" TYPE "A"

10 "B" TYPE "B"

8 "B" TYPE "B"

9 "B" TYPE "B"

FL 76.21 FL 76.21

FL 76.31

FL 77.06

FL 77.26

FL 77.34

FL 77.67

FL 77.26

FL 77.34

FL 77.87

FL 77.34

FL 77.26

FL 78.38

FL 78.01

FL 78.38

493.599

389.74

N89°59'13"W

166.97

S00°01'12"W

589°57'02"W

4678

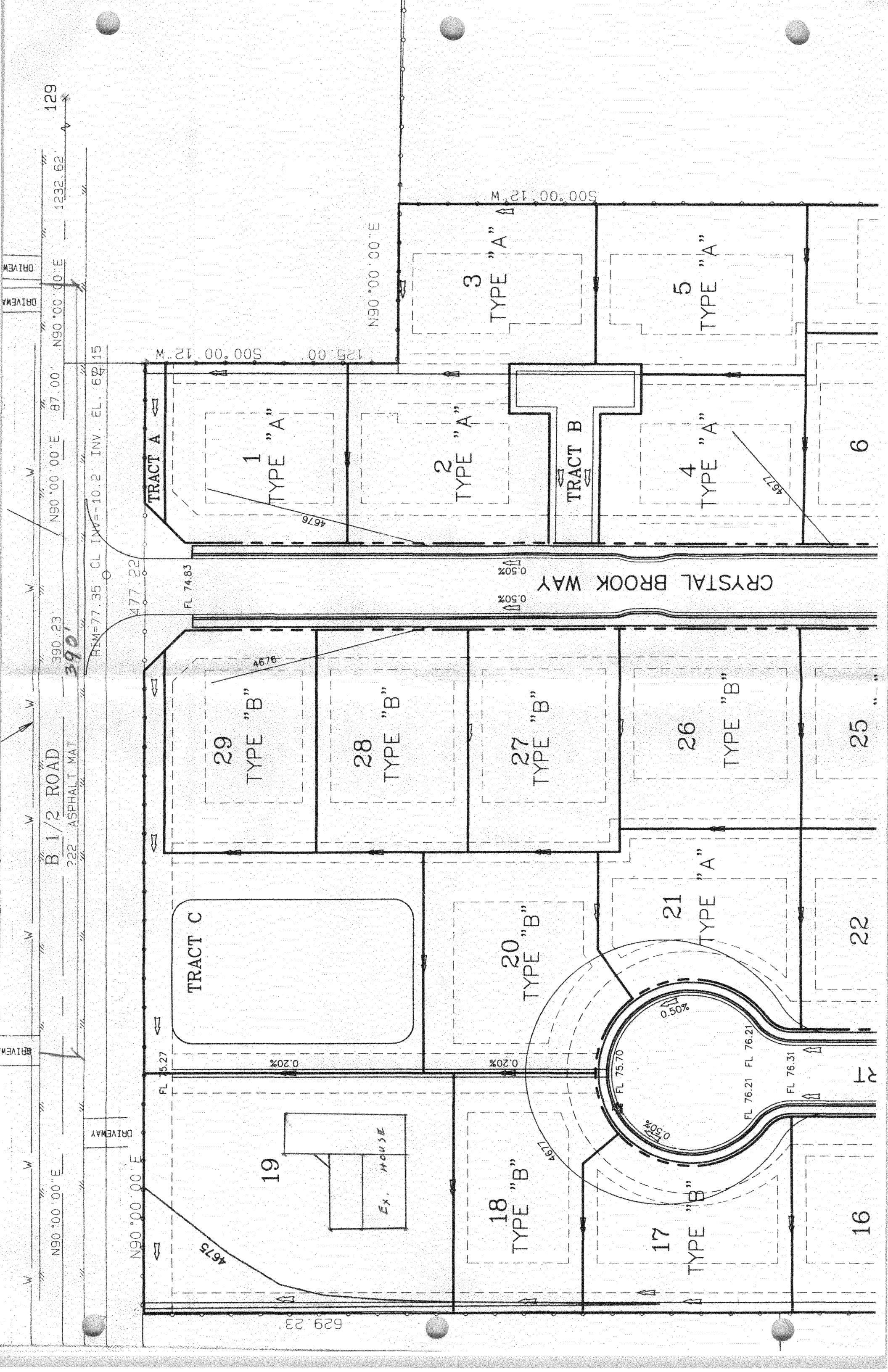
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B 1/2 ROAD

FOUR CORNERS DR

From: Bob Blanchard
To: Mark Relph; Rick Beaty
Date: 8/5/02 5:54PM
Subject: TEDS Exceptions

Minimum Vehicle Storage For Drive-up Banking Facility

✓ I support approving this request

✓ Exception from Access Spacing For The Larson Subdivision

I recommend denial of the exception request: No alternative designs were presented and it appears that staff has determined that the requirements can be met with a redesign of the project. If a redesign is impractical, the applicant needs to show that.

Exception From Driveway Corner Clearance Criteria, 109 W. Kennedy

This one is confusing to me.....could we have a short meeting?

From: Bob Blanchard
To: Rick Beaty; Sandi Nimon
Date: 8/13/02 3:48PM
Subject: Re: Design Exceptions

I forwarded my comments on the 1st two to Mark and Rick - sorry I forgot to include you. I also asked that we meet on the 3rd request.

>>> Sandi Nimon 08/13/02 03:07PM >>>

Early last week I forwarded the following exceptions to you asking for comments by August 9. To date, I have received no comments. I know you are busy, but am wondering if you've had a chance to look at them and what your responses are to each. Please send them to Mark and copy me.

DE20-02-Exception from Minimum Vehicle storage for Drive-up Banking Facility.
DE21-02-Exception from Access Spacing for the Larson Subdivision 2919 ½ B ½ Rd.
DE22-02-Exception from Driveway Corner Clearance Criteria at 109 W. Kennedy Ave.

Sandi

CC: Mark Relph

From: Rick Beaty
To: Sandi Nimon
Date: 8/14/02 8:41AM
Subject: TEDS Exceptions

1. DE20-02: I have no problem with this exception as submitted. I recommend approval.
2. DE21-02: Based on our previous actions, I would have a difficult time supporting an exception with an incomplete submittal. There are no alternatives suggested and there are no comparisons. I recommend denial.
3. DE22-02: The proposal increases traffic flow congestion with a potential of increasing congestion problems in the future. This is a concern for emergency response and traffic safety. I recommend denial.
4. DE23-02: The exception increases the potential for traffic flow issues. While the applicant talks to the rationale of their proposal, they don't really address any options nor have they given any comparisons. I concur with the applicant that this area of Gunnison presents challenges and that development is likely to occur. I concur with Staff Recommendations and believe a better design is possible, therefore I recommend denial.

Rickb

CC: Bob Blanchard; Mark Relph

8/26/02

VERY LITTLE JUSTIFICATION

I RECOMMEND DENIAL

A handwritten signature in black ink, appearing to be "Mark Relph", written over the text "I RECOMMEND DENIAL".