

MEMORANDUM



Date: October 17, 2002

*To: Bob Blanchard, Community Development
Rick Beaty, Fire Department*

From: Sandi Nimon, Sr. Administrative Assistant *Sandi*

*Subj: Design Exception DE26-02 Exception from Driveway
Corner Clearance, Access Spacing and Drive-up
Window Stacking at 760 Rood Avenue*

*Please review the attached Design Exception, send your
recommendations to Tim Moore (Mark will be out of the
office tomorrow and most of next week), and copy me no later
than Tuesday, October 23, 2002.*

sn



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 #DE26-02

To: Mark Relph, Director of Public Works & Utilities

Thru: Tim Moore, Public Works Manager

Copy to: Laura Lamberty, Development E.I.T.

From: Mike McDill, City Engineer

Date: October 16, 2002

RE: Exception from Driveway Corner Clearance, Access Spacing & Drive-up Window Stacking at 760 Rood Avenue

DESCRIPTION OF THE SITUATION

The applicant is proposing to construct a new credit union building at the above location. Their plan proposes a full access driveway from Rood into their parking lot about 80 feet (center to center) from 8th Street. It includes a second, exist only driveway about 128 feet west of the first drive. Both the parking lot and the drive-up facility will also access from the alley along the north edge of the property. Since the lot is only 125 feet deep (from the alley to Rood) there only exists enough space to stack three cars behind each drive-up teller as designed, instead of the required six cars. Like the new banking facility at 4th and Rood this project has to deal with the limitations of the downtown development scenario.

The applicant is requesting exception from Section 4.1.3, *Corner Clearance*; Section 4.1.1, *Spacing*; and Section 4.2.5.1, *Accesses Serving Off-Street Parking Lots (Drive-up Vehicle Storage)*. An existing entrance only access on the south side of Rood Avenue will also necessitate an exception to Section 4.1.2, *Offsets*.

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

- Eighth Street and Rood Avenue are both classified as Local Streets in a commercial area. According to the table in section 4.1.3, the near edge of the driveway must be at least 50 feet from the flowline of the adjacent street. The attached drawing scales this distance as 48 feet.
- The next modification of the TEDS Manual will reduce the spacing requirement for accesses from 150 feet to 50 feet. In light of this planned change, this request should not compromise safety.
- The applicant argues that their limited membership and historic drive through stacking data justifies shorter cues. Any excess storage will backup into and block the alley from time to time.
- To comply with the TEDS requirements in relation to the existing driveway on the south side of Rood, the credit union would have to modify their plan to have a single driveway opposite it. There is not room to offset the proposed driveway to the east. No location on the south boundary of the property would be 150 feet west of this driveway. As they are planned, left turns into the two driveways will conflict.

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

The applicant considered switching the parking and drive-up operations, but this alternative presented no better option. With the building in the middle of the lot (centered on two existing mature street trees) no driveway configuration is possible without these exceptions.

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

- The reduced driveway spacing is being considered on West Kennedy and was allowed at 352 Rood.
- Shorter drive-up storage has been allowed at other branch banking facilities with sufficient justification.
- The offset standard has been excepted in other downtown locations.

4. Will the exception require CDOT or FHWA coordination?

No.

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

The Corner Clearance, Drive-up Storage and Offset exceptions would be one time exceptions. The Access Spacing exception will be a TEDS revision in the future.

Staff Recommendation

I recommend denial of the requested Design Exception to Section 4.1.3, *Corner Clearance*, between the proposed parking lot driveway and 8th Street. The minimum corner clearance can and should be maintained.

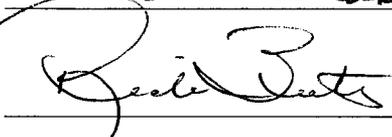
I recommend approval of the requested exception to Section 4.1.1, *Spacing*.

I recommend denial of the requested Design Exception to Section 4.2.5.1, *Accesses Serving Off-Street Parking Lots (Drive-up Vehicle Storage)*, because the applicant has not demonstrated that he has made every effort to accommodate the maximum amount of storage on the site.

I also recommend denial of the requested Design Exception to Section 4.1.2, *Offsets*, because the access into the parking lot can be limited to the alley, or the street access can be limited to exit only to avoid turning conflicts with the drive to the south.

Recommended by: Michael M. McNeill

ACTION	CORNER CLEARNACE	ACCESS SPACING	DRIVE-UP STORAGE	ACCESS OFFSET
APPROVED		✓		✓
DENIED	✓		✓	


Katie Blanchard


***TEDS EXCEPTION
for the
SITE PLAN
of
RIO GRANDE FEDERAL CREDIT UNION
760 ROOD AVENUE***

Introduction

The Rio Grande Federal Credit Union plans to relocate its offices to 760 Rood Avenue. The current address of the Rio Grande Credit Union is 536 Ouray Avenue. Due to the Mesa County Library Expansion Project, the Rio Grande Federal Credit Union must relocate in the near future. The credit union recently purchased seven-plus lots, located at the northwest corner of Rood Avenue and 8th Street, for its new business location. The site is currently vacant.

Membership for the Rio Grande Federal Credit Union is quite different than many financial institutions. To be a member of this credit union, you or a family member must be affiliated with the railroad. Therefore, membership is restricted compared to many other credit unions. For example, the Rio Grande Federal Credit Union has about 3,600 members. Only 1,100 of the total membership live in western Colorado. Based on this fact only, the traffic volumes generated for this business will **not** be similar to a "normal banking facility".

Site Plan

The site plan for the new Rio Grande Federal Credit Union facility includes a 6,000 square foot facility with three drive-up window bays, plus a parking area totaling 21 parking spaces. Access for the drive-up facility is through the alley accessed from 8th Street. The alley will be improved to City of Grand Junction's engineering design standards for this project. Vehicles from the drive-up facility will then exit on Rood Avenue.

The site plan provides a total of 12 vehicles (one at each bay and three behind each bay) stored in the drive-up facility. According to TEDS, page 4 of Chapter 4, the storage requirement for a drive-in bank is 6 spaces per window. As stated above, the Rio Grande Federal Credit Union, by nature of membership, should not be considered as a drive-in bank.

The parking area is accessed by both Rood Avenue and the alley. According to TEDS, the distance between the intersection of 8th Street and the parking access must be at least 150 feet. The actual distance per the site plan is 80 feet. This is the reason for the TEDS Exception.

The revised site plan shows a 50-foot throat length from Rood Avenue to the first parking space in the parking area. This meets TEDS criteria.

***TEDS EXCEPTION
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SITE PLAN
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760 ROOD AVENUE***

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Traffic Study

A traffic volume count was conducted for the existing credit union during September 9th -13th, 2002 by Transportation Surveys, Inc. This volume count was conducted per a request by the City of Grand Junction Community Development to compare actual counts for this credit union with anticipated volumes for a banking institution per the ITE manual. The primary reason for the traffic count was to verify if the proposed site plan provided a sufficient stacking distance for the drive-in bays to minimize alley 'blocking'.

Traffic volumes for the five consecutive work days were monitored for vehicles entering/exiting the parking area and the drive-up lane. Data from Transportation Surveys, Inc. is attached for your information.

According to the data, the highest peak hour volume for the drive-up lane occurred on Friday afternoon at 4:15 pm with a total volume of 32 vehicles. The highest 15-minute increment volume was 12 vehicles.

The above volume for the drive-up is about the same as a volume count provided in February 2000. That volume also occurred on a Friday with a total of 40 vehicles, from a 4:30 to 6:00 P.M. peak period. The traffic count volumes are much different than the volumes expected from the City's review comments. Traffic volumes quoted were from Page 1666 of the ITE manual, indicating 54.77 trips per 1000 SF Gross Floor Area. At 6,000 square feet, this yields a total of 328.6 trips during the peak hour.

In addition, the TCP is based on 265 trips per day per thousand square feet of floor space (page 164 of the ITE, 6th ed.), or a total of 1590 trips per day. This business will not generate that kind of vehicle trips. It is recommended that the TCP be based on the traffic count that the City of Grand Junction requested.

Exception #1 - Access Spacing

The site plan submitted to Community Development does not meet the access location spacing requirement per TEDS. The spacing requirement is per Section 4.1.1, which says the ... "access, other than single family residential, the access spacing shall be 150 feet or greater as measured centerline to centerline...". This requirement is very difficult to meet in light of the size and configuration of the downtown lots. The usual downtown lot dimensions are 25 feet by 125 feet. By simple calculations then, it shows that no access would be permitted for 5 lots (5 times 25 feet = 125 feet) plus the 8th Street one-half right-of-way width for any development other than single family use. The current site plan shows about 80 feet from the center of 8th Street to the center of the access.

There are more instances in the downtown area that the 150 feet distance requirement is not met than is met. An example occurs directly across the street from this property. This access on the south side of Rood Avenue is about 110 feet from the centerline of 8th Street. Of course, these accesses were all constructed before the arrival of the latest TEDS edition, but again, with the downtown lot size, the TEDS distance requirements are not feasible in this area of town.

Exception #2 – Drive-Up Storage

The exception is based on the classification of a drive-in bank and the Rio Grande Federal Credit Union. Membership is much different and traffic counts support this.

Alternatives Considered

Two alternatives were evaluated. First, the site plan was reviewed and analyzed to reconfigure the parking area location and drive-up facility with the building. A solution to meet TEDS requirements was not encountered. "Re-arrangement" of the site plan does not provide any better scenario.

The second alternative is to relocate Rio Grande Federal Credit Union to another physical location. In light of the recent property purchase and the timing of the Mesa County Library Expansion Project, this alternative is also not feasible.

Proposed Design

Based upon the current site plan and the lack of a better alternative, the current site plan is the proposed design. The proposed design includes an access entrance 80 feet from 8th Street (centerline to centerline).

Based on the foregoing site plan and discussion, the current site plan is recommended to the City of Grand Junction Community Development for approval.

Impact of Design

The proposed design allows for adequate traffic movements in and out of the credit union for both the parking area and the drive-up facility. With the low traffic volumes generated by the Rio Grande Federal Credit Union and the access driveway on the south side of Rood Avenue, the non-alignment of the two accesses will not appreciably create conflicting traffic movements.

The expected number of vehicle trips to the drive-up facility will not create a "backing" of the alley. On occasion, it may be possible that motorists will be forced to stop in the alley for unscheduled delays in services.

For these reasons, the proposed exception to the current site plan design will not sacrifice any change in motorist safety or create a dangerous situation.

The relocation of the Rio Grande Federal Credit Union to this location will meet the needs of the credit union's members and the community.

Facsimile Transmittal

7310 S. Eudora Way
Littleton, CO 80122
303-773-9172 Phone
303-773-9173 Fax

Date: 9/18/2002

Fax No.

Attention: John Kornfeld
Company: Rhino Engineering
Address:

Project No. 1145

Project Name: Credit Union - Grand Junction
Subject: ADT Counts

We are sending you 8 pages (including this cover sheet). Please call 303-773-9172 if you do not receive all pages.

Remarks:

Here are the traffic counts for the credit union. Please note that traffic entered the north driveway on a skew so it was not possible to separate northbound from southbound. The volume stated is both northbound and southbound.

Jennifer Hook

Copies to:

THIS FAX IS CONFIDENTIAL AND FOR THE INTENDED RECIPIENT ONLY. IF YOU RECEIVE THIS FAX IN ERROR, PLEASE RETURN TO TRANSPORTATION SURVEYS, INC. AT THE ABOVE ADDRESS.

Weather :
 Counted by :
 Board # :
 Other :

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 TAS for Windows
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Site Code : 00000114501
 Start Date: 09/09/2002
 File I.D. : 114501
 Page : 1

Street name : South Driveway West of Bldg

Begin Time	Mon. 09/09		NB		Combined		Tues. 09/10	SB		NB		Combined	
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.		A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00	0	6	0	14	0	20	0	8	0	11	0	19	
12:15	0	5	0	7	0	12	0	7	0	9	0	16	
12:30	0	7	0	5	0	12	0	6	0	6	0	12	
12:45	0	0	0	1	0	1	0	4	0	10	0	14	
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02:30	0	10	0	7	0	17	0	5	0	11	0	16	
02:45	0	11	0	13	0	24	0	4	0	4	0	8	
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06:45	0	0	0	0	0	0	0	0	0	0	0	0	
07:00	0	2	0	1	0	3	0	0	0	10	0	10	
07:15	0	0	0	0	0	0	0	2	0	6	0	8	
07:30	0	0	0	0	0	0	0	0	0	0	0	0	
07:45	0	0	0	0	0	0	0	4	0	4	0	8	
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08:15	0	7	3	3	3	10	0	0	1	0	1	0	
08:30	1	6	2	3	3	9	0	0	0	0	0	0	
08:45	0	4	8	4	8	8	4	3	10	0	14	3	
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09:45	9	0	6	0	15	0	6	0	11	0	17	0	
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11:15	2	0	10	0	12	0	5	0	10	0	15	0	
11:30	11	0	14	0	25	0	10	0	13	0	23	0	
11:45	2	0	6	0	8	0	4	0	12	0	16	0	
Totals	64	128	121	207	185	335	60	109	123	176	183	285	
Day Totals		192		328		520		169		299		468	
% Total	12.3%	24.6%	23.2%	39.8%			12.8%	23.2%	26.2%	37.6%			
Peaks	10:45	02:30	10:45	03:15	10:45	02:30	11:00	01:45	11:00	03:00	11:00	01:45	
Volume	30	44	43	46	73	87	23	26	46	43	69	67	
P.H.F.	.68	.73	.76	.67	.73	.77	.57	.54	.88	.76	.75	.79	

Weather :
 Counted by :
 Board # :
 Other :

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Site Code : 000000114501
 Start Date: 09/09/2002
 File I.D. : 114501

Street name : South Driveway West of Bldg

Page : 2

Begin Time	Wed. 09/11				Thur. 09/12				Combined			
	SB A.M.	SB P.M.	NB A.M.	NB P.M.	SB A.M.	SB P.M.	NB A.M.	NB P.M.	SB A.M.	SB P.M.	NB A.M.	NB P.M.
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12:30	0	2	0	9	0	4	0	7	0	4	0	11
12:45	0	4	0	4	0	2	0	0	0	2	0	2
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05:45	0	2	2	0	2	0	0	0	0	2	0	0
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06:45	0	0	0	0	0	0	0	0	0	0	0	0
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08:45	2	0	4	0	6	0	1	2	0	1	5	1
09:00	6	0	7	0	13	0	5	4	6	5	5	11
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09:45	8	0	10	0	18	0	9	7	0	16	0	0
10:00	1	0	10	0	11	0	0	4	0	4	0	0
10:15	0	0	5	1	5	1	3	0	3	0	6	0
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11:45	6	0	2	0	8	0	0	9	0	9	0	0
Totals	65	89	103	132	168	221	50	115	90	178	140	293
Day Totals		154		235		389		165		268		433
% Total	16.7%	22.8%	26.4%	33.9%			11.5%	26.5%	20.7%	41.1%		
Peaks	10:30	01:15	10:30	01:00	10:30	01:00	10:15	01:15	10:30	01:00	10:15	02:45
Volume	26	29	35	44	61	72	24	24	35	36	58	58
P.H.F.	.72	.72	.67	.91	.69	.81	.5	.66	.72	.81	.60	.85

Weather :
 Counted by :
 Board # :
 Other :

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Site Code : 00000114501
 Start Date: 09/09/2002
 File I.D. : 114501
 Page : 3

Street name : South Driveway West of Bldg

Begin Time	Fri. 09/13		Sat. 09/14		Combined		Combined		Combined		Combined	
	SB A.M.	NB P.M.	SB A.M.	NB P.M.	SB A.M.	NB P.M.	SB A.M.	NB P.M.	SB A.M.	NB P.M.	SB A.M.	NB P.M.
12:00	0	6	0	15	0	21	*	*	*	*	*	*
12:15	0	8	0	13	0	21	*	*	*	*	*	*
12:30	0	7	0	12	0	19	*	*	*	*	*	*
12:45	0	9	0	6	0	15	*	*	*	*	*	*
01:00	0	13	0	20	0	33	*	*	*	*	*	*
01:15	0	10	0	17	0	27	*	*	*	*	*	*
01:30	0	7	0	15	0	22	*	*	*	*	*	*
01:45	0	10	0	20	0	30	*	*	*	*	*	*
02:00	0	9	0	8	0	17	*	*	*	*	*	*
02:15	0	8	0	14	0	22	*	*	*	*	*	*
02:30	0	5	0	6	0	11	*	*	*	*	*	*
02:45	0	2	0	9	0	11	*	*	*	*	*	*
03:00	0	8	0	14	0	22	*	*	*	*	*	*
03:15	0	2	0	14	0	16	*	*	*	*	*	*
03:30	0	6	0	12	0	18	*	*	*	*	*	*
03:45	0	10	4	12	4	22	*	*	*	*	*	*
04:00	0	10	0	10	0	20	*	*	*	*	*	*
04:15	0	3	0	5	0	8	*	*	*	*	*	*
04:30	0	2	0	0	0	2	*	*	*	*	*	*
04:45	0	2	0	0	0	2	*	*	*	*	*	*
05:00	0	1	0	0	0	1	*	*	*	*	*	*
05:15	0	4	0	0	0	4	*	*	*	*	*	*
05:30	0	2	4	0	4	2	*	*	*	*	*	*
05:45	0	0	0	0	0	0	*	*	*	*	*	*
06:00	0	2	0	0	0	2	*	*	*	*	*	*
06:15	0	0	0	0	0	0	*	*	*	*	*	*
06:30	0	1	0	1	0	2	*	*	*	*	*	*
06:45	0	0	0	0	0	0	*	*	*	*	*	*
07:00	0	0	0	0	0	0	*	*	*	*	*	*
07:15	0	0	0	0	0	0	*	*	*	*	*	*
07:30	0	0	0	0	0	0	*	*	*	*	*	*
07:45	0	0	4	0	4	0	*	*	*	*	*	*
08:00	0	0	2	0	2	0	*	*	*	*	*	*
08:15	0	0	3	0	3	0	*	*	*	*	*	*
08:30	0	0	1	0	1	0	*	*	*	*	*	*
08:45	0	0	2	0	2	0	*	*	*	*	*	*
09:00	9	0	7	0	16	0	*	*	*	*	*	*
09:15	1	0	2	0	3	0	*	*	*	*	*	*
09:30	0	0	0	0	0	0	*	*	*	*	*	*
09:45	1	0	10	0	11	0	*	*	*	*	*	*
10:00	3	0	9	0	12	0	*	*	*	*	*	*
10:15	7	0	19	0	26	0	*	*	*	*	*	*
10:30	13	0	14	0	27	0	*	*	*	*	*	*
10:45	7	0	6	0	13	0	*	*	*	*	*	*
11:00	6	0	12	0	18	0	*	*	*	*	*	*
11:15	12	0	9	0	21	0	*	*	*	*	*	*
11:30	6	0	7	0	13	0	*	*	*	*	*	*
11:45	6	0	12	0	18	0	*	*	*	*	*	*
Totals	71	147	127	223	198	370	0	0	0	0	0	0
Day Totals		218		350		568	0	0	0	0	0	0
% Total	12.5%	25.8%	22.3%	39.2%			*	*	*	*	*	*
Peaks	10:30	01:00	09:45	01:00	10:15	01:00						
Volume	38	40	52	72	84	112						
P.H.F.	.73	.76	.68	.9	.77	.84						

Weather :
 Counted by:
 Board # :
 Other :

JAMAR Technologies, Inc.
 TAS for Windows
 Copyright 1999

Site Code : 000000114502
 Start Date: 09/09/2002
 File I.D. : 114502
 Page : 1

Street name : Drivethru Lane E. of Bldg

Begin Time	Mon. 09/09		Tues. 09/10		Wed. 09/11		Daily Avg.	
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.		
12:00	0	2	0	3	0	4	0 3	
12:15	0	3	0	1	0	0	0 1	
12:30	0	6	0	0	0	3	0 3	
12:45	0	2	0	4	0	7	0 4	
01:00	0	3	0	5	0	6	0 5	
01:15	0	3	0	5	0	4	0 4	
01:30	0	1	0	4	0	1	0 2	
01:45	0	3	0	8	0	1	0 4	
02:00	0	3	0	1	0	4	0 3	
02:15	0	2	0	4	0	5	0 4	
02:30	0	2	0	4	0	0	0 2	
02:45	0	4	0	3	0	5	0 4	
03:00	0	7	0	4	0	5	0 5	
03:15	0	2	0	4	0	1	0 2	
03:30	0	5	0	3	0	3	0 4	
03:45	0	2	0	4	0	4	0 3	
04:00	0	6	0	6	0	0	0 4	
04:15	0	2	0	3	0	0	0 2	
04:30	0	2	0	0	0	0	0 1	
04:45	0	0	0	0	0	0	0 0	
05:00	0	0	0	0	0	0	0 0	
05:15	0	0	0	0	0	1	0 0	
05:30	0	0	0	2	0	0	0 1	
05:45	0	0	0	0	0	0	0 0	
06:00	0	0	0	0	0	0	0 0	
06:15	1	0	0	0	0	0	0 0	
06:30	0	1	0	1	0	0	0 1	
06:45	0	0	0	2	0	0	0 1	
07:00	0	0	0	0	0	0	0 0	
07:15	0	0	0	0	0	0	0 0	
07:30	0	0	2	0	1	1	1 0	
07:45	2	0	0	0	0	0	1 0	
08:00	0	0	0	0	0	0	0 0	
08:15	0	0	0	0	0	0	0 0	
08:30	0	0	0	0	0	0	0 0	
08:45	6	0	3	0	1	0	3 0	
09:00	5	0	6	0	1	0	4 0	
09:15	3	0	8	0	2	0	4 0	
09:30	1	0	0	0	2	0	1 0	
09:45	2	0	2	0	3	0	2 0	
10:00	3	0	0	0	1	0	1 0	
10:15	2	0	1	0	4	0	2 0	
10:30	2	0	6	0	3	0	4 0	
10:45	5	0	3	0	0	0	3 0	
11:00	4	0	4	0	2	0	3 0	
11:15	2	0	3	0	5	0	3 0	
11:30	5	0	0	0	4	0	3 0	
11:45	2	0	2	0	7	0	4 0	
Total	45	61	40	71	36	55	39 63	
Combined		106		111		91		102
Peak Hour	10:45	02:45	08:30	01:00	11:00	12:30	10:30	
Volume	16	18	17	22	18	20	13	
P.H.F.	.8	.64	.53	.68	.64	.71	.81	

Weather :
 Counted by:
 Board # :
 Other :
 Street name : Drivethru Lane E. of Bldg

JAMAR Technologies, Inc.
 TAS for Windows
 Copyright 1999

Site Code : 000000114502
 Start Date: 09/09/2002
 File I.D. : 114502
 Page : 2

Begin Time	Thur. 09/12		Fri. 09/13		Sat. 09/14		Daily A.M.	Avg. P.M.
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.		
12:00	0	7	0	3	*	*	0	5
12:15	2	2	0	3	*	*	1	2
12:30	0	4	0	2	*	*	0	3
12:45	0	3	0	2	*	*	0	2
01:00	0	5	0	8	*	*	0	6
01:15	0	5	0	6	*	*	0	6
01:30	0	1	0	9	*	*	0	5
01:45	0	0	0	5	*	*	0	2
02:00	0	1	0	3	*	*	0	2
02:15	0	1	0	10	*	*	0	6
02:30	0	1	0	3	*	*	0	2
02:45	0	4	0	5	*	*	0	4
03:00	0	4	0	3	*	*	0	4
03:15	0	2	0	4	*	*	0	3
03:30	0	3	0	5	*	*	0	4
03:45	0	2	0	4	*	*	0	3
04:00	0	6	0	4	*	*	0	5
04:15	0	3	0	7	*	*	0	5
04:30	0	0	0	5	*	*	0	2
04:45	0	0	0	8	*	*	0	4
05:00	0	0	0	12	*	*	0	6
05:15	0	0	0	3	*	*	0	2
05:30	0	0	0	3	*	*	0	2
05:45	0	0	0	3	*	*	0	2
06:00	0	0	0	0	*	*	0	0
06:15	0	0	0	0	*	*	0	0
06:30	0	0	0	2	*	*	0	1
06:45	0	0	0	1	*	*	0	0
07:00	0	0	0	0	*	*	0	0
07:15	2	0	0	1	*	*	1	0
07:30	0	0	0	0	*	*	0	0
07:45	0	0	0	0	*	*	0	0
08:00	0	1	0	0	*	*	0	0
08:15	2	0	2	0	*	*	2	0
08:30	0	0	0	0	*	*	0	0
08:45	2	0	2	0	*	*	2	0
09:00	2	1	0	0	*	*	1	0
09:15	5	0	6	0	*	*	6	0
09:30	5	0	6	0	*	*	6	0
09:45	5	0	0	0	*	*	2	0
10:00	1	0	7	0	*	*	4	0
10:15	4	0	1	0	*	*	2	0
10:30	3	0	1	0	*	*	2	0
10:45	6	2	4	0	*	*	5	1
11:00	1	0	6	0	*	*	4	0
11:15	1	0	9	0	*	*	5	0
11:30	1	0	0	0	*	*	0	0
11:45	5	0	0	0	*	*	2	0
Total	47	58	44	124	0	0	45	89
Combined		105		168				134
Peak Hour	09:00	12:30	10:30	04:15			09:15	
Volume	17	17	20	32			18	
P.H.F.	.85	.85	.55	.66			.75	

ADTs

Weather :
 Counted by :
 Board # :
 Other :

JAMAR Technologies, Inc.
 TAS for Windows
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Site Code : 000000114503
 Start Date: 09/09/2002
 File I.D. : T:\DATA\1145
 Page : 1

Street name :North Driveway W. of Bldg.

Begin Time	Mon. 09/09		Tues. 09/10		Wed. 09/11		Daily Avg.
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	
12:00	0	1	0	3	0	3	0 2
12:15	0	2	0	4	0	0	0 2
12:30	0	0	0	7	0	6	0 4
12:45	0	0	0	5	0	2	0 2
01:00	0	1	0	3	0	1	0 2
01:15	0	1	0	0	0	8	0 3
01:30	0	8	2	1	0	0	1 3
01:45	0	8	0	5	0	4	0 6
02:00	0	2	0	4	0	1	0 2
02:15	0	0	0	4	0	1	0 2
02:30	0	2	0	0	0	1	0 1
02:45	0	3	0	4	0	5	0 4
03:00	0	2	0	0	0	3	0 2
03:15	0	8	0	7	0	4	0 6
03:30	0	1	0	3	0	3	0 2
03:45	0	7	0	5	0	3	0 5
04:00	0	8	0	4	0	0	0 4
04:15	0	2	0	0	0	0	0 1
04:30	0	3	0	5	0	0	0 3
04:45	0	0	0	0	0	3	0 1
05:00	0	0	0	0	0	0	0 0
05:15	0	3	0	3	0	0	0 2
05:30	0	3	0	0	0	2	0 2
05:45	0	0	0	0	0	0	0 0
06:00	0	2	0	3	0	0	0 2
06:15	0	4	0	0	0	1	0 2
06:30	0	0	0	0	0	0	0 0
06:45	0	0	0	1	0	0	0 0
07:00	0	4	0	0	0	0	0 1
07:15	0	0	0	0	0	0	0 0
07:30	0	0	0	0	0	1	0 0
07:45	0	0	0	0	0	0	0 0
08:00	1	0	0	2	0	0	0 1
08:15	0	1	2	0	0	0	1 0
08:30	1	2	0	0	0	1	0 1
08:45	5	0	2	1	1	0	3 0
09:00	11	0	4	2	3	0	6 1
09:15	2	0	1	0	0	0	1 0
09:30	3	0	2	0	2	0	2 0
09:45	6	0	3	0	1	0	3 0
10:00	4	0	0	0	2	0	2 0
10:15	3	0	1	0	3	0	2 0
10:30	0	0	7	0	2	0	3 0
10:45	0	0	1	0	0	0	0 0
11:00	2	0	2	3	0	0	1 1
11:15	8	0	2	0	0	0	3 0
11:30	2	0	3	0	2	0	2 0
11:45	4	0	2	0	0	0	2 0
Total	52	78	34	79	16	53	32 70
Combined		130		113		69	102
Peak Hour	09:00	03:15	10:30	12:00	09:30	12:30	08:45
Volume	22	24	12	19	8	17	12
P.H.F.	.5	.75	.42	.67	.66	.53	.5

Weather :
 Counted by :
 Board # :
 Other :

JAMAR Technologies, Inc.
 TAS for Windows
 Copyright 1999

Site Code : 000000114503
 Start Date: 09/09/2002
 File I.D. : T:\DATA\1145\
 Page : 2

Street name :North Driveway W. of Bldg.

Begin Time	Thur. 09/12		Fri. 09/13		Sat. 09/14		Daily A.M.	Avg. P.M.
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.		
12:00	0	14	0	0	*	*	0	7
12:15	0	0	0	5	*	*	0	2
12:30	0	5	0	0	*	*	0	2
12:45	0	5	0	6	*	*	0	6
01:00	0	2	0	11	*	*	0	6
01:15	0	12	0	2	*	*	0	7
01:30	0	3	0	7	*	*	0	5
01:45	0	6	0	0	*	*	0	3
02:00	0	2	0	5	*	*	0	4
02:15	0	0	0	5	*	*	0	2
02:30	0	0	0	1	*	*	0	0
02:45	0	0	0	3	*	*	0	2
03:00	0	0	0	2	*	*	0	1
03:15	0	7	0	7	*	*	0	7
03:30	0	0	0	3	*	*	0	2
03:45	0	0	0	2	*	*	0	1
04:00	0	2	0	5	*	*	0	4
04:15	0	0	0	0	*	*	0	0
04:30	0	0	0	0	*	*	0	0
04:45	0	0	0	2	*	*	0	1
05:00	0	2	0	0	*	*	0	1
05:15	0	0	0	0	*	*	0	0
05:30	0	0	0	0	*	*	0	0
05:45	0	6	0	0	*	*	0	3
06:00	0	0	0	0	*	*	0	0
06:15	0	0	0	0	*	*	0	0
06:30	0	0	0	0	*	*	0	0
06:45	0	1	0	0	*	*	0	0
07:00	0	0	0	0	*	*	0	0
07:15	0	0	0	0	*	*	0	0
07:30	0	0	0	1	*	*	0	0
07:45	2	0	0	0	*	*	1	0
08:00	1	0	0	0	*	*	0	0
08:15	1	0	2	0	*	*	2	0
08:30	0	0	0	0	*	*	0	0
08:45	1	0	0	0	*	*	0	0
09:00	1	4	0	0	*	*	0	2
09:15	1	0	2	0	*	*	2	0
09:30	1	0	3	0	*	*	2	0
09:45	1	0	0	0	*	*	0	0
10:00	9	0	7	0	*	*	8	0
10:15	1	0	2	0	*	*	2	0
10:30	5	0	3	0	*	*	4	0
10:45	1	0	1	0	*	*	1	0
11:00	0	0	2	0	*	*	1	0
11:15	1	0	8	0	*	*	4	0
11:30	1	0	4	0	*	*	2	0
11:45	3	0	5	0	*	*	4	0
Total	30	71	39	67	0	0	33	68
Combined		101		106		0		101
Peak Hour	09:45	12:00	11:00	12:45			10:00	
Volume	16	24	19	26			15	
P.H.F.	.44	.42	.59	.59			.46	

ADTs

Summary Traffic / Rio Grande / Mon. 09/09 thru Fri. 09/13

DATE	DRIVEWAY LOCATION	DAY TOTALS	COMPOSITE* PEAK HOUR TOTALS
MONDAY (09/09/02)	South Driveway - West of Bldg.	520	87
	Drive-Thru-East of Bldg.	106	18
	North Driveway-West of Bldg.	130	24
		Total 756	Total 129
TUESDAY (09/10/02)	South Driveway	468	67
	Drive-Thru	111	22
	North Driveway	113	19
		Total 692	Total 108
WEDNESDAY (09/11/02)	South Driveway	389	72
	Drive-Thru	91	20
	North Driveway	69	17
		Total 549	Total 109
THURSDAY (09/12/02)	South Driveway	433	58
	Drive-Thru	105	17
	North Driveway	101	24
		Total 639	Total 99
FRIDAY (09/13/02)	South Driveway	588	112
	Drive-Thru	168	32
	North Driveway	106	20
		Total 862	Total 164

NOTE / BASED ON INFORMATION PROVIDED BY TRANSPORTATION SURVEYS, INC. (report info. Attached)

*Peak hours may vary with noted location.



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

November 21, 2002

Mr. John Kornfeld
Rhino Engineering, Inc.
Grand Junction, CO 81501

RE: DE# 26 – For the Rio Grande Credit Union at 760 Rood Avenue

Dear John;

The TEDS Technical Review Committee considered your project and the four related exception yesterday morning and made the following determinations:

1. The requested exception for Access Spacing is approved for two driveways on to Rood.
2. The requested exception for Drive-up Storage is not approved unless you can demonstrate why the drive-up windows cannot be moved closer to the front of the building to provide the maximum possible storage. It is important to do as much as possible to avoid stacking from these windows into the alley.
3. The corner Clearance between the flowline of the curb on 8th Street and the edge of the parking lot access should be at least the minimum 50 feet.
4. The Offset between the parking lot access and the private drive on the south side of Rood Avenue is approved as long as every effort is made to reduce their conflict.

You may use these decisions to proceed through the development review process. If you have any question concerning these decisions, please feel free to contact the Development Engineer in charge of your project or me at (970) 256-4047.

Sincerely,



Michael G. McDill, P.E.
City Engineer

C: Rick Dorris, Development Engineer (256-4034)
George Miller, Traffic Engineering
Pat Cecil, Development Services Supervisor

8TH ST

190'

1215'

25'

