

DF01-03



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

January 15, 2003

Mr. Larry Mason
Farmer's Financial Services
555 North Avenue, STE #1
Grand Junction, CO 81501

RE: TEDS Exception to Reduce width of driveway within Property at 1130 Belford

Dear Mr. Mason;

Please find attached the committee's decision on the above request. You may use this decision to proceed through the development review process.

If you have any question concerning this decision, please feel free to contact the Development Engineer in charge of your project or me at (970) 256-4047.

Sincerely,

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

Michael G. McDill, P.E.
City Engineer

C: Laura Lamberty, Development Engineer (256-4155)
Pat Cecil, Development Services Supervisor



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DESIGN EXCEPTION #DE01-03

To: Mark Relph, Director of Public Works & Utilities

Thru: Tim Moore, Public Works Manager

Copy to: Laura Lamberty, Development E.I.T.
Pat Cecil, Development services Supervisor

From: Mike McDill, City Engineer

Date: January 2, 2003

RE: Request to Reduce Width of Driveway within Property at 1130 Belford

DESCRIPTION OF THE SITUATION

Applicant is planning to convert a residence to an insurance office at the above location. The proposal is to provide an entrance only from Belford where a driveway currently exists; a drive lane along the east side of the building and an exit into the alley. Parking spaces will be provided from this drive aisle in front of, and behind, the existing building. According to the applicant, a similar arrangement currently exists on the adjoining lot to the west. However, that driveway actually is twelve feet wide (half of which appears to be over an easement on the next property).

Section 4.2.2, *Design Vehicles*, says, "Most residential and small commercial driveways only need to accommodate passenger cars...." Assuming this qualifies as a "small commercial" use, Section 4.2.4, *Driveway Width*, states, "Single family residential driveway widths shall be between 12 feet and 30 feet." The applicant proposes to provide this width everywhere except along the side of the building, which is only located 10.5 feet from the property line.

The applicant requests exception from Section 4.2.4., *Driveway Width*.

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

This constricted driveway will only be used by patrons and employees of this business. The constriction is well back from the public street and should not interfere with vehicles' ability to turn from the street onto the property. As Laura indicated in her suggestions to the owner, even though there should be plenty of room for a passenger vehicle to pass through a 10.5-foot opening, there could be a higher probability of conflicts between the building and his visitor's vehicles.

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

The applicant reports an unsuccessful effort to acquire a 1.5-foot easement from the neighbor to meet the 12-foot standard. Other options might include shifting the driveway to the west side of the building where there appears to be more room, or negotiating with the neighbor to the west to extend that parking lot into the rear of this lot.

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

No other examples were given except the 12-foot driveway to the west.

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 approval of the requested Design Exceptions to Section 4.2.4 to allow a driveway width of only 10.5 feet along the side of the existing building at this location. Although it does not look like the best solution to me, I do not see any significant impact to public traffic.

Recommended by: *Mitchell & McNeil*

Approved as Requested: ✓

Denied: _____

[Signature]

Robert E. Blanchard

Robert Bent

MEMORANDUM



Date: January 3, 2003

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

From: Sandi Nimon, Sr. Administrative Assistant

Sandi

*Subj: DE01-03 - Request to Reduce Width of Driveway
within Property at 1130 Belford*

*Please E-mail your comments to Mark Relph and
copy me no later than Friday January 10, 2003, if
possible.*

Sn

1/15/03 I AGREE w/ STAFF'S RECOMMENDATION

A handwritten signature in black ink, appearing to be "M. Relph", is written over the text "STAFF'S RECOMMENDATION".



FARMERS
FINANCIAL SERVICES

12/20/02

City of Grand Junction
Community Development

Larry Stanley Mason
Insurance and Financial Services Agent
555 North Ave #1
Grand Junction, CO 81501
Bus: 970-242-0000
Fax: 970-242-0046
License #: RPI00034641

Attention: Community Development

Proposed Exception to TEDS: Driveway access to 1130 Belford Ave, Grand Junction, Colorado 81501. Proposed for Farmers Insurance Agency.

I am proposing to have an Exception to allow a 10 Foot 6 Inch Access along the side of the structure. This would include a wider Driveway Entrance of 16 Feet and a wider exit of 12 Feet. Only along the Structure would the 10' 6" apply.

Alternative I have considered are an Easement by the Property Owner to the East of the Subject Property of 1 1/2 Feet. The Property Owner stated they would not allow an Easement.

No other alternatives were investigated as the Existing Driveway and access are the only practical Access.

The Proposed Design would be done by an Engineering Firm if approved.

There are no impacts to the Local Community as only Clients of the Insurance Agency would use the driveway. 20 to 25 cars per day is traffic now.

Considerations:

Safety- This is not an on-street change and would not affect traffic on Belford.

Alternatives- Easement was not granted.

Proposed Design has been used next door at the Accounting Firm. This is the exact same design even though the driveway is on the West Side of building.

This design will not require CDOT or FHWA coordination.

This is a one-time exception based on only the circumstances related to this property. This is based on the lot location of the building.

Larry Stanley Mason

10/2002

LARRY MASON INSURANCE
AGENCY, INC

SITE PLAN
LANDSCAPING

GRASS

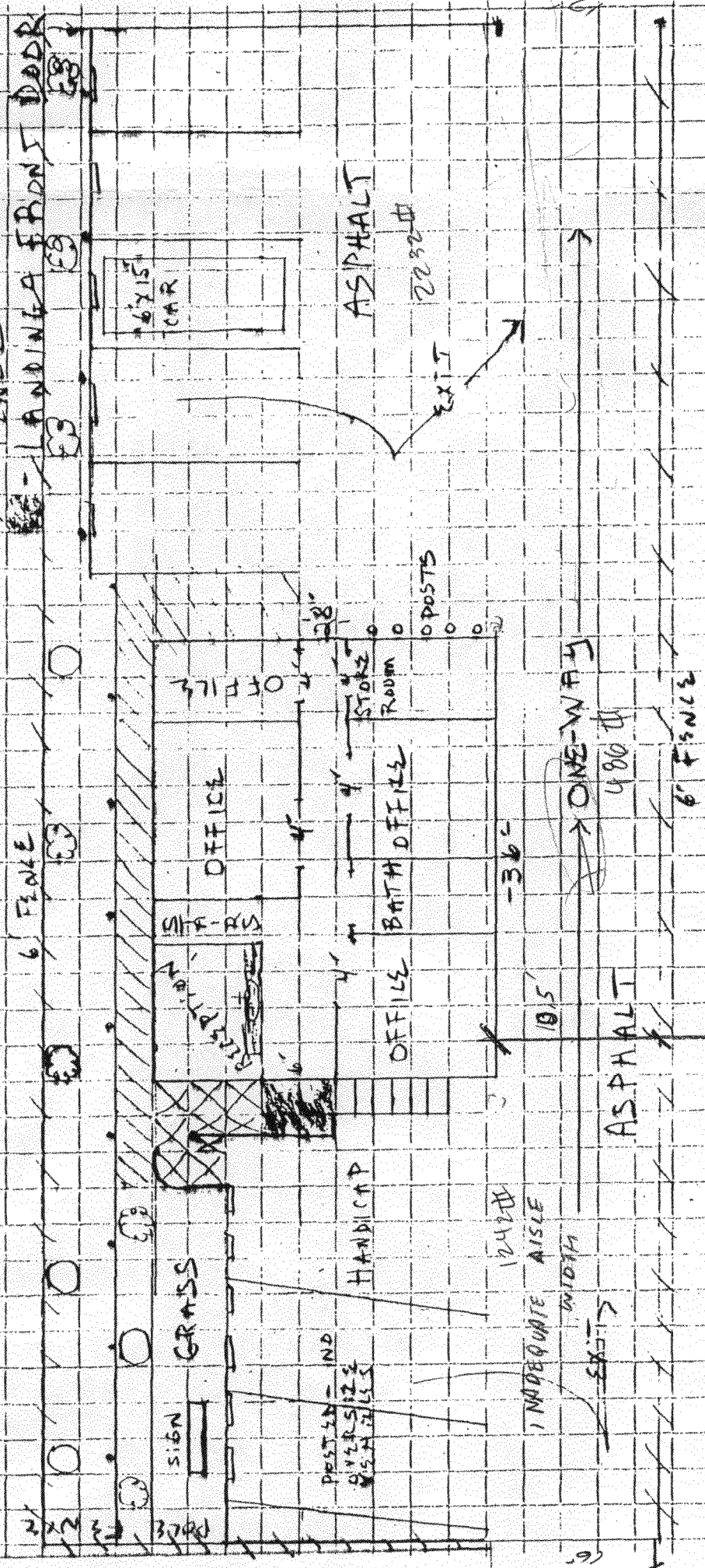
1130 Bedford

SIDEWALK

LEGEND

- - TREE
- ◐ - SHRUB
- ▨ - STEPS
- ▧ - RAMP
- ▩ - SIDEWALK
- - SPRINKLERS
- ▬ - FENCE

ALLEY



16' x 15' CAR

ASPHALT

EXIT

POSTS

OFFICE

OFFICE

RESERVED

HANDICAP

POSTING AND
SIZES
WALKERS

OFFICE BATH OFFICE

STORE ROOM

ASPHALT

ONE-WAY
480'

INADEQUATE
WIDTH
EXIT

124'

36'

105'

13.5'

NORTH



BELFRD AV

SCALE 1 : 301

