



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

February 7, 2003

Mr. Dale Thome, P.E.
Thompson-Landford Corp.
529 25 ½ Road
Grand Junction, CO 81505

RE: TEDS Exception No. 03-03, to Reduce Access Spacing at 2462 Hwy 6&50 (Big O Tire)

Dear Jim;

Please find attached the committee's decision on the above request. As stated in the first paragraph of my memorandum of recommendation, this approval is conditioned on the completion of "the radius of the frontage road at their southeast corner and a comparable reduction in access along the south frontage." This small lot presently has about 140 feet of unlimited access along the frontage road and onto I-70B. The frontage road now appears to terminate into Big O's parking lot. This additional extra access should reduce the need for all of the existing front access. The proposed trade should improve safety for the Big O site and the rest of the driving public.

With the submittal of plan showing these improvements, you may use this decision to proceed. 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 cursive script that reads "Michael G. McDill".

Michael G. McDill, P.E.
City Engineer

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



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DESIGN EXCEPTION #DE03-03

To: Mark Relph, Director of Public Works & Utilities

Thru: Tim Moore, Public Works Manager

Copy to: Rick Dorris, Development Engineer
Pat Cecil, Development Services Supervisor

From: Mike McDill, City Engineer

Date: January 29, 2003

RE: Request to Reduce Access Spacing at 2462 Hwy 6&50 (Big O Tire)

DESCRIPTION OF THE SITUATION

Applicant is planning to construct an additional access onto the frontage road along the east side of their property. The plan proposes the new access 76 feet north of the existing access into Carl's Jr., on the opposite side of the frontage road. Section 4.1.1, *Spacing*, requires, "...access spacing shall be 150' or greater...." This site has unlimited access all along its 140 feet of frontage, plus a matching access directly onto I-70B. I would like to condition the approval of this additional access on the applicant completing the radius of the frontage road at their southeast corner and a comparable reduction of the access along the south frontage.

The proposed access is also two feet narrower than the 28-foot minimum required in Section 4.2.4, *Driveway Width*.

The applicant requests exception from Section 4.1.1, *Spacing* and will also need an exception to Section 4.2.4, *Driveway Width*.

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

This additional access point should divert some traffic away from the congestion at the front of this business, thereby reducing the accident potential at that location. No significant safety issue exists at the new location because it will be separated from the Carl's Jr. and future tee intersection by at least fifty feet. This is the proposed new separation requirement for local streets (and frontage roads).

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

The applicant considered two other alternatives. I agree that they would all be counterproductive. A third alternative will exist if the frontage road is extended straight into the property to the north of Big O. Access through that property onto the future roadway would be safer and less disruptive. Unfortunately, that option is not available at this time.

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

No. This is a fairly unique situation due to the configuration of the frontage road into the Grand Mesa Center.

4. Will the exception require CDOT or FHWA coordination?

No.

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

A proposed revision to the TEDS will eliminate the need for this type of request.

Staff Recommendation

I recommend approval of the requested Design Exceptions to Section 4.1.1 to allow the second parking lot access onto the frontage road, as requested at this location. Please let me know if there is any objection to conditioning this approval on making safety improvements along the south frontage of the property.

I recommend that the access be re-design to meet the 28-foot minimum. The narrow width of the frontage road will make it more important to provide the 16-foot entry lane at this location.

Recommended by: Michael H. [Signature]

Approved as Requested: _____

Approved as Recommended: _____

Denied: _____

[Signature]

Scott Carl
[Signature]

MEMORANDUM



Date: January 31, 2003

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

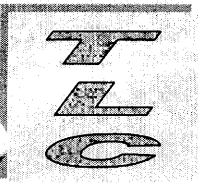
From: Sandi Nimon, Sr. Administrative Assistant

Sandi

*Subj: DE03-03 - Request to Reduce Access Spacing at
2462 Highway 6+50 (Big O Tire).*

*Please E-mail your comments to Mark Relph and
copy me no later than Tuesday, February 4, 2003, if
possible.*

Sn



THOMPSON - LANGFORD CORPORATION
ENGINEERS AND LAND SURVEYORS

tlc@tlcwest.com
Facsimile (970) 241-2845
Telephone: (970) 243-6067
529 25 1/2 Rd, Grand Junction, CO 81505

January 15, 2003

Rick Dorris, P.E.
Engineering Division
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501
Ph. (970) 256-4034
FAX (970) 256-4022

Re: Big-O Tire - 2462 Hwy 6 & 50, Grand Junction, CO
REQUEST FOR TEDS EXCEPTION
Curb Cut to Frontage Road

Rick:

In accordance with Section 14 of the TEDS Manual, we are requesting an exception for a 26' curb cut on the northeast section of curb and gutter of the aforementioned property. (See attached plan)

Background:

Customers of Big-O Tire are currently using the Frontage Road for access to the Grand Mesa Center. This requires that the customers pick up their vehicles behind the Big-O store, return to the Frontage Road along 6&50, and then follow the Frontage Road into the Grand Mesa Center. This creates considerable congestion at the front of the store due to customers leaving and entering Big-O in the same location.

Proposed Exception:

The owners of Big-O are proposing to create another access to the Frontage Road in the form of a 26' curb cut. See attached plan for location.

Alternatives Considered:

We have considered two alternatives to the proposed curb cut location. The first location considered was directly across from the Carl's Jr. access which would create a 4-way intersection. The difficulty with this location is the proximity of the Big-O building.

The second location considered was the northeast corner of the property. This location would provide an access that is a considerable distance from the Carl's Jr. access and would allow Big-O customers closer access to the Grand Mesa Center. The difficulty with this location is the proximity to the adjoiners future access (the corner of the Frontage Road), a power pole and guy anchor, and the Big-O garages.

Proposed Design:

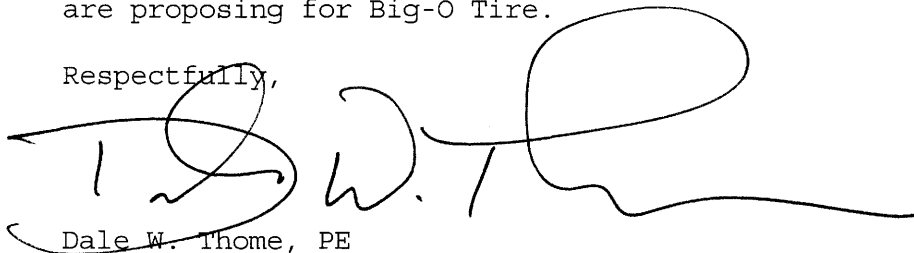
Given the congestion that is created in front of the store, we feel that another access to the Frontage Road and The Grand Mesa Center complex will provide relief for Big-O customers who are picking up completed vehicles. This will also encourage users to access Hwy 6&50 from the stop light rather than the Frontage Road in front of Big-O which only has a stop sign.

Impacts of change:

We believe there are no negative impacts to this change. The proximity to the Carl's Jr. access will allow all users ample space to access the Frontage Road

We are requesting that the City acknowledge and approve curb cut we are proposing for Big-O Tire.

Respectfully,

A large, stylized handwritten signature in black ink, appearing to read 'Dale W. Thome'. The signature is written over the word 'Respectfully,' and extends across the width of the page.

Dale W. Thome, PE

XC: File
Big-O Tire







HWY 6&50 FRONTAGE RD

I 70 BUSINESS LOOP

I 70 BUSINESS LOOP

SCALE 1 : 358

