

DE 05-03



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

March 3, 2003

Mr. Jeff Crandell  
2710 Patterson Road  
Grand Junction, CO 81506

RE: TEDS Exception No. 05-03, to Reduce Access Spacing at 2710 Patterson

Dear Mr. Crandell;

Please find attached the committee's decision on the above request. As stated in the recommendation, this approval is conditioned on the delivery of an access plan designed to meet all other requirements of the TEDS and a properly worded joint access agreement in favor of all adjoining properties.

With the submittal of the above items, 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: Rick Dorris, Development Engineer (256-4034)  
Pat Cecil, Development Services Supervisor



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### **DESIGN EXCEPTION #DE05-03**

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: February 25, 2003  
RE: Request to Reduce Access Spacing at 2710 Patterson

#### **DESCRIPTION OF THE SITUATION**

Applicant is planning to convert an existing house to an insurance office at the above location. The plan proposes to close one access and widen the second to provide two way traffic. The new access is located 135 feet east of an existing access into the Counseling Center and approximately 80 west of the next residential driveway. Section 4.1.1, *Spacing*, requires, "...access spacing shall be 150' or greater..." This criteria should be seriously considered anywhere along Patterson Road and is not proposed to change for arterial streets in the latest TEDS revisions. The proposed access will need to consist of a 16-foot entrance lane and a 12-foot exit with a separation island to discourage left turns onto Patterson. It should also be expected that eventually left turns from Patterson will be eliminated, possible as part of the development review for this site plan.

Applicant proposes to execute a joint access agreement in favor of the property to the east.

The applicant requests exception from Section 4.1.1, *Spacing*.

## **EXCEPTION CONSIDERATIONS**

**1. Will the exception compromise safety?**

This plan will immediately eliminate one access point along Patterson Road. It would also lead to the future elimination of the direct accesses to the Counseling Center and the property to the east if the joint access agreement was worded broadly enough. **This developer should be required to execute a joint access agreement for any neighboring properties that can potentially use this access point.** No significant safety issue exists at the new location because it will eventually be the only one in the vicinity and future opposing accesses will be separated by a median.

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

The applicant considered two other alternatives. He has tried to work with the Counseling Center to develop a joint drive at the common property line, but they have declined to participate. In fact, this location will be farther from the intersection with 12<sup>th</sup> Street and will better accommodate any future right turn lane for west bound Patterson at 12<sup>th</sup>. He also made an effort to work with the property to the east with no success. This property appears to be the best location for a shared access for these properties.

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

Yes. We are encouraging shared accesses on all major streets around the City.

**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 to the spacing requirements along major arterial streets.

**Staff Recommendation**

I recommend approval of the requested Design Exceptions to Section 4.1.1 to allow the new parking lot access from Patterson Road, as long as it is designed to meet all other requirements of the TEDS and a properly worded joint access agreement is signed and delivered. In the future reference may be made to this exception when the adjoining properties re-develop.

Recommended by: *Mustard L. ...*

Approved as Requested: \_\_\_\_\_

Approved as Recommended: ✓

Denied: \_\_\_\_\_

*Quin ...*  
*Kath E Blanchard*  
*[Signature]*

PROPOSED TEDS EXCEPTION FOR 2710 PATTERSON ROAD

JEFF CRANDELL

#### PROPOSED EXCEPTION:

Allowing ingress/egress access point to be approximately 130ft from the nearest Western access point and approximately 95ft from the nearest Eastern commercial access point which would be an egress point. There are currently 2 access points on my property (ref. diagram 1). My property is 103ft in width. There is no way to physically to place an ingress/egress on my property without a TEDS exception because the access points for the properties on both sides make it impossible to locate my ingress/egress 150ft from neighboring access points.

#### ALTERNATIVES CONSIDERED:

I have worked closely with my neighbor to the west to explore ways to construct a shared access point. We have also worked with the help of City staff and engineering with several proposals, but none will work effectively for either parties. This business next door is a counseling center that works with sex offenders and they do not want their clients interacting with my clients and the public and vice versa. This could be a violation of some of the clients probation requirements. There is currently a chain link privacy fence separating the two properties. They refuse to allow their access points to be closed. There is not enough space to maneuver traffic through the shared space safely and effectively. Traffic crossing in parking area could cause traffic on Patterson Rd. to stop and wait which could be a hazard. Major utilities would have to be relocated which would be cost prohibitive for me. There is currently a power pole cable tv and telephone box at this location. The neighbor is also concerned they will lose parking space, assuming that my customers would use their spaces because of convenience. There are a number of liability issues besides the issues with their clients probation requirements. Who is liable if something happens to their clients on my property or my clients on her property. Trash pick up would also be a problem. It is currently picked up where the ingress/egress point is proposed. The only place they could place it would be to the rear of my property which would not work safely because the of the truck having to back clear out of this area. Combining these properties access point would still only close one access point on my property. Who would be responsible for upkeep of shared space. They have said they will not share in any expenses this would generate. This plan would be cost prohibitive. I am a small business. Most importantly, combining ingress/egress with the property to the west would also require a TEDS exception because it would only be approximately 124ft from the next access point to the west. This would make the ingress/egress point closer to the right turn north on 12<sup>th</sup> st. It would be safer to locate the ingress/egress point further from this right turn north on 12<sup>th</sup> st. My proposal would locate this an additional 60ft further from this point.

#### PROPOSED DESIGN:

To construct ingress/egress point at far East side of my property with a divider to keep traffic flowing to the rear of my building for parking and one way continuous traffic flow. Parking would be angeled to allow for easy access and one way traffic flow in and out of parking area to flow smoothly. I will be willing to give up one of my access points (on the West side). I also propose to sign an agreement with the City that the property to the East shall be allowed access and useage of this ingress/egress access point if this property should ever have a change of use. This would require that property to close its

access point which would be eliminating one more access point on Patterson Rd. That property is also zoned RO and is currently being used as a residence. (Ref. to drawing 2 for proposed plan). If TEDS exception is approved this layout will be engineered to meet all other standards concerning parking, drainage and landscape.

**IMPACTS OF CHANGE:**

Impacts of this change would be minimal to none. My proposal should actually help in several ways;

It would close two access points on Patterson Rd.

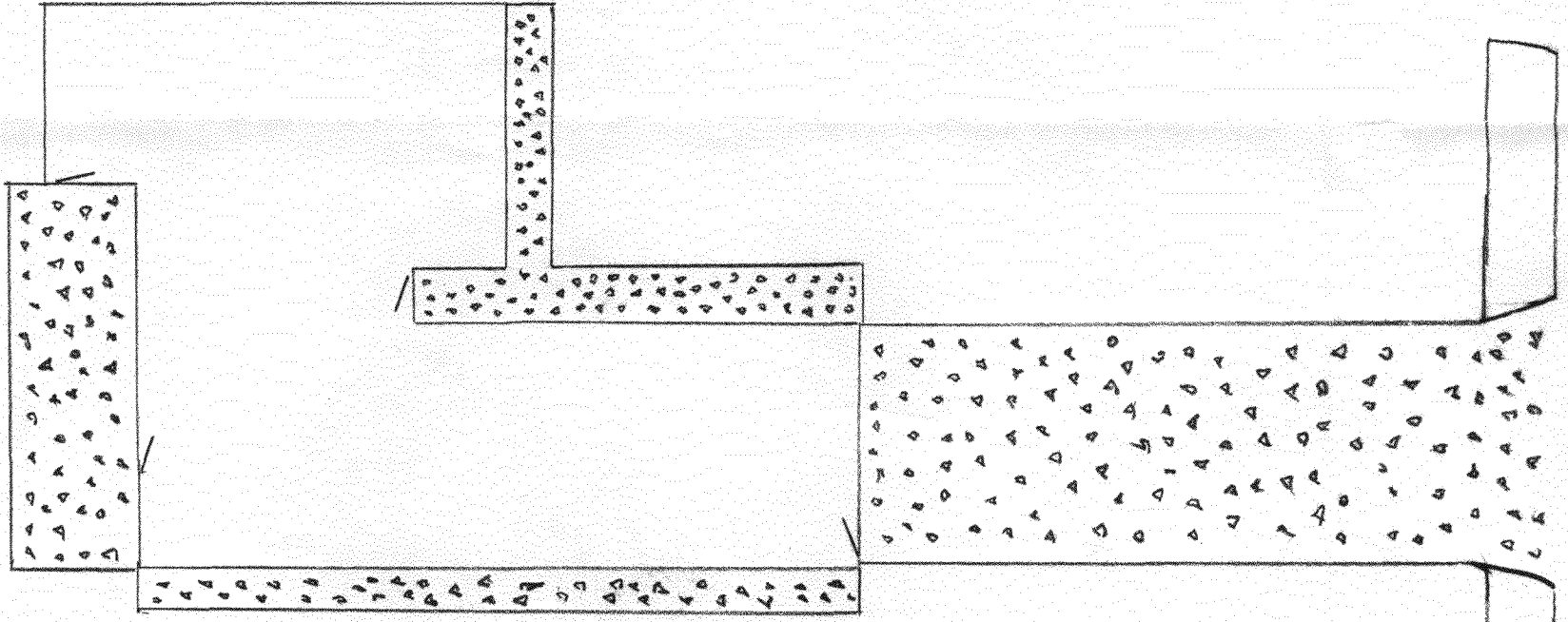
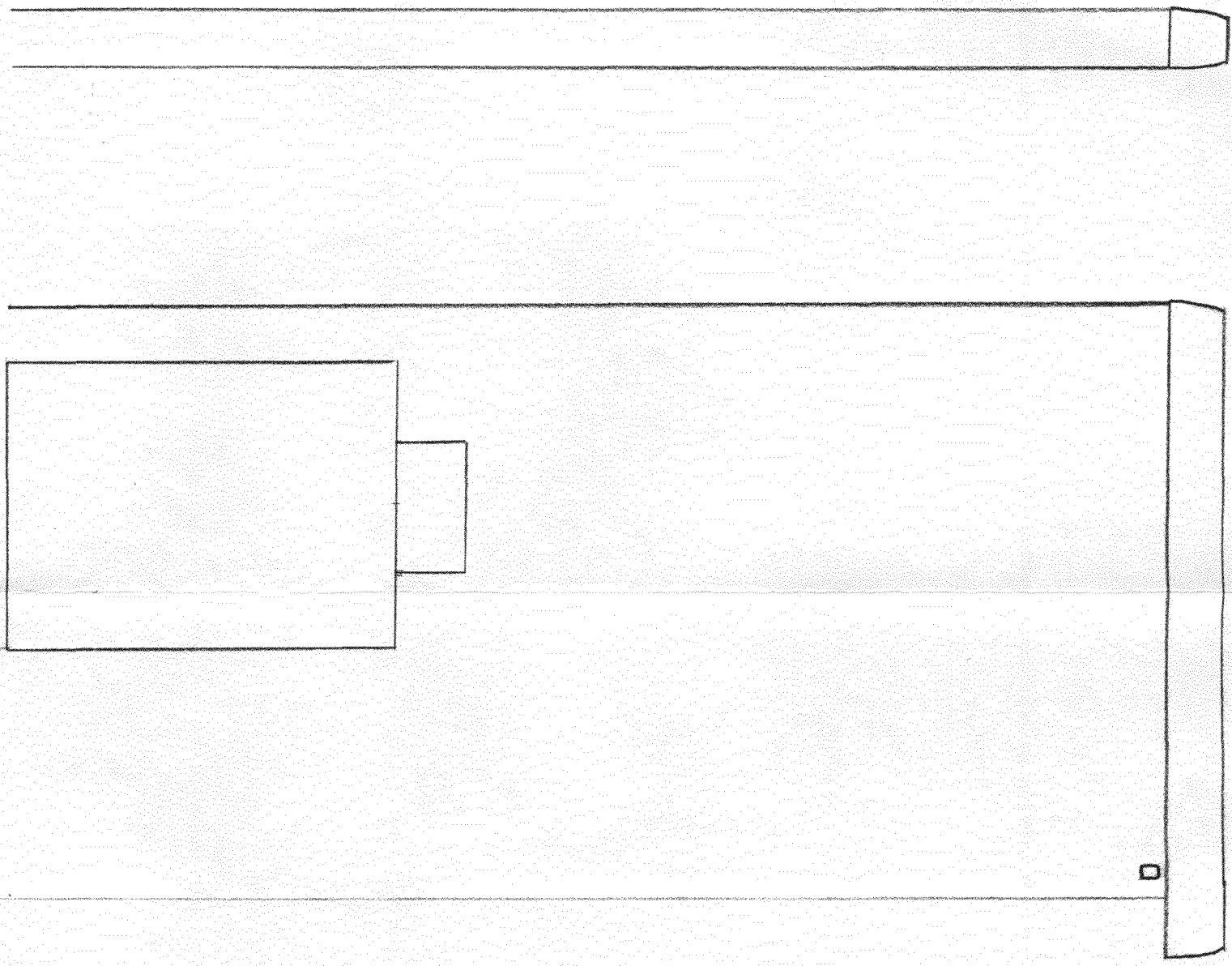
Traffic would flow safely in and out of both properties

It would be further from the right turn north on 12<sup>th</sup> st when it is constructed in the future City council has voiced their opinions that they prefer small office space at this intersection, this is what I am providing.

There would not be any safety hazards added by my proposal, in fact it should improve.

I am a small businessman. I have sold my home and invested my life savings and hours of hard work in this office project. This proposal is a win win situation for both the City and myself. If approved I win by having my office located in an ideal location for office space. The City and the community win by having small office space at this intersection and closing two access points on Patterson Rd. I realize TEDS exceptions are granted on a regular basis if all other solutions are exhausted and it does not compromise safety. I feel my proposal has accomplished both goals. My proposal would be an asset to the community and in no way will compromise safety.

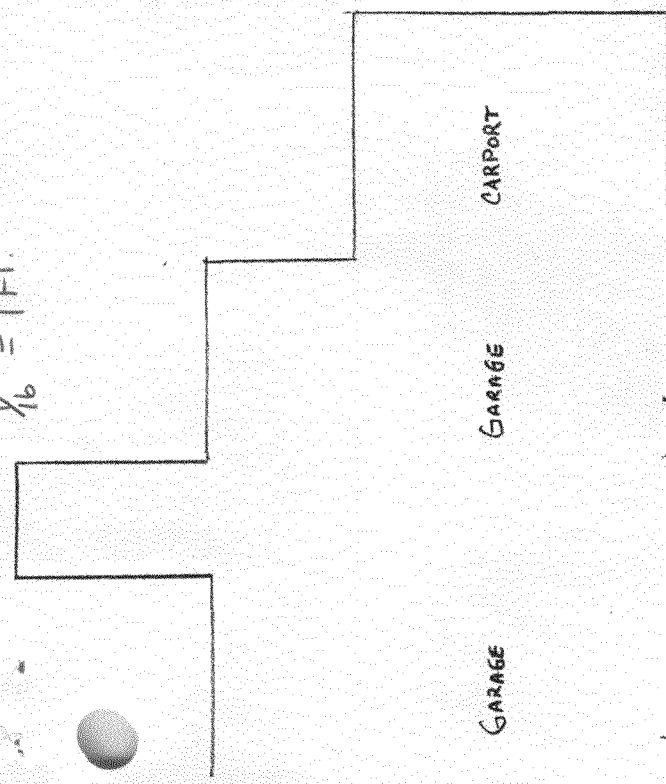
Thank you,  
Jeff Crandell



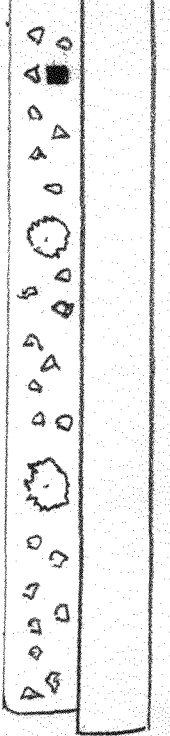
LANDSLAPE

(DRAWING #1 - CURRENT LAYOUT)

1/16" = 1 FT.



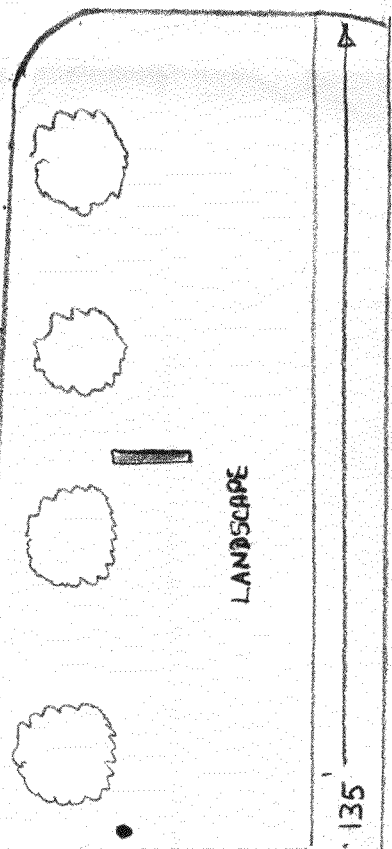
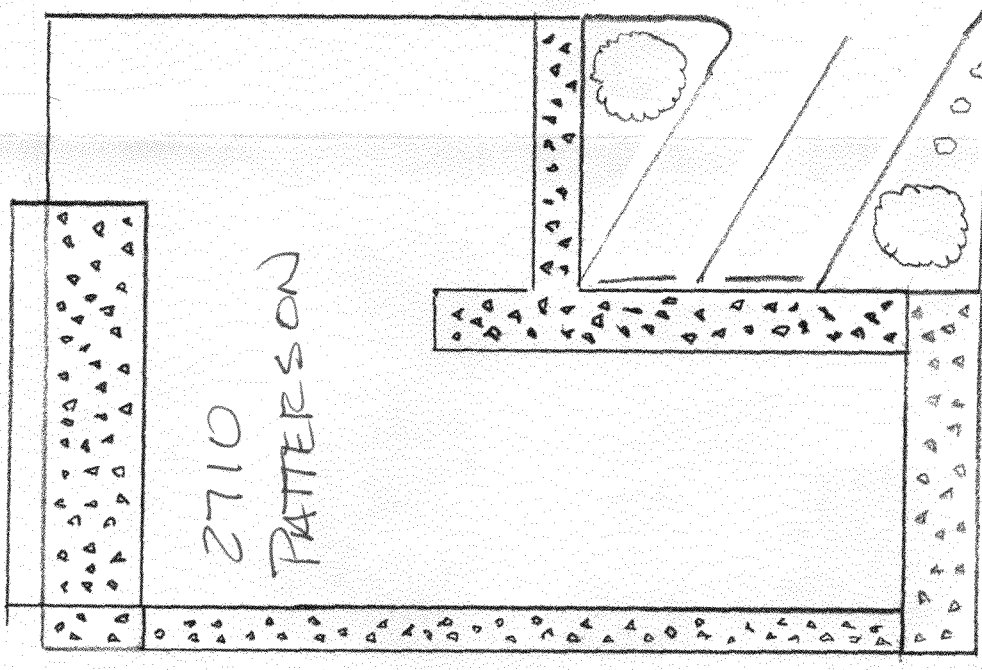
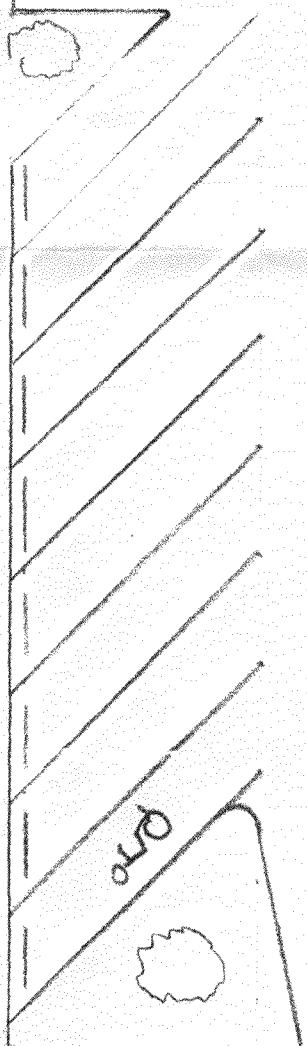
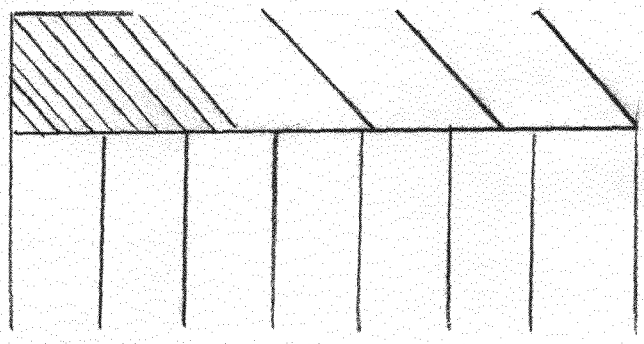
FENCE





DRAWING 2 - PROPOSED LAYOUT  
1/16" = 1 FT.

EXISTING COUNSELING CENTER

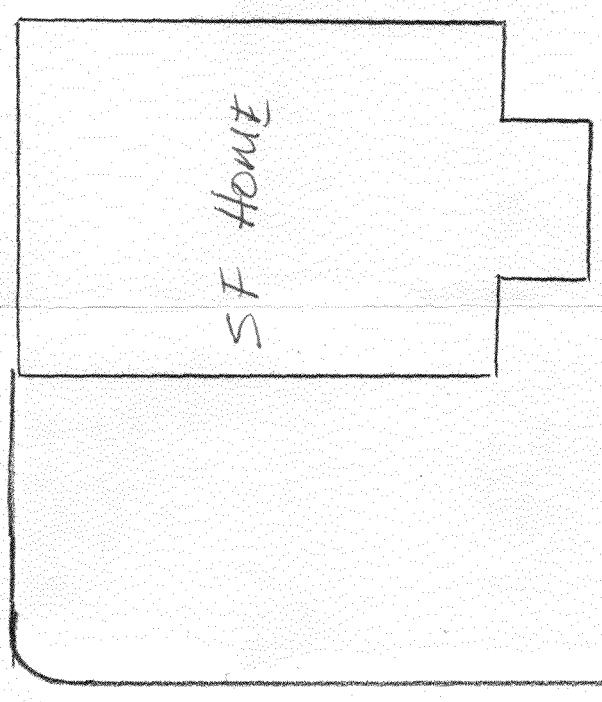
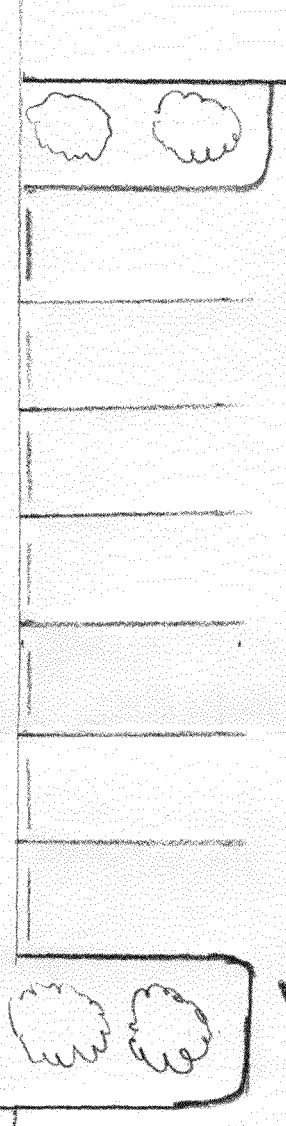


135'

FENCE



OPEN IN FUTURE



CLOSE IN FUTURE

6'

LANDSCAPE

LANDSCAPE