



**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. Bradley Winters  
Colorado Civil Technologies, Inc.  
303 North Avenue  
Grand Junction, CO 81501

RE: TEDS Exception No. 06-03, to Reduce Access Spacing at 2976 Gunnison Avenue

Dear Mr. Winters;

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 cursive script that reads "Michael G. McDill".

Michael G. McDill, P.E.  
City Engineer

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

VE#06-03 2976Gunnison03-03



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### **DESIGN EXCEPTION #DE06-03**

To: Mark Relph, Director of Public Works & Utilities

Thru: Tim Moore, Public Works Manager

Copy to: Laura Lamberty, Development Engineer  
Pat Cecil, Development Services Supervisor

From: Mike McDill, City Engineer

Date: February 25, 2003

RE: Request to Reduce Access Spacing at 2976 Gunnison

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

Applicant is planning to construct a new 5,000 SF building with west facing bay doors on this 151-foot wide lot. There is undeveloped land to the west and another 150-foot wide commercial lot to the east. This easterly lot has already constructed a driveway 16 feet from the west property line. This portion of Gunnison Avenue is designated as a Local Commercial Street on the Grand Valley Circulation Plan. Section 4.1.1, *Spacing*, requires, "...access spacing shall be 150' or greater..." This criteria should continue to be seriously considered along all major streets (arterials and collectors).

Spacing along local streets is recommended to be reduced to only 50 feet in the proposed TEDS revisions. The proposed access will be 28-feet wide. It is proposed to be only 108 feet, center to center, west of the existing driveway to the east and about 60 feet from the west line of the applicant's property. Applicant indicates that the westerly portion of the lot is currently planned to accommodate drainage facilities.

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

## **EXCEPTION CONSIDERATIONS**

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

This plan will conform to the proposed new TEDS requirements. No significant safety issue should result in the requested location.

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

No.

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

Yes. We have already approved other fifty foot separations, based on the anticipated revision.

**4. Will the exception require CDOT or FHWA coordination?**

No.

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

This would be in anticipation of the TEDS revisions.

**Staff Recommendation**

I recommend approval of the requested Design Exceptions to Section 4.1.1 to allow the new parking lot access from Gunnison Avenue as long as it is designed to meet all other requirements of the TEDS.

Recommended by: Michael G. Miller

Approved as Requested:

Denied:

Quinn Butts  
Kyle E. Bowland  
[Signature]

# Colorado Civil Technologies, Inc.

303 North Avenue  
Grand Junction, CO 81501  
970-244-8703 Fax 970-243-2681

RECEIVED  
FEB 20 2003  
COMMUNITY DEVELOPMENT  
DEPT.

## Request for TEDS Exception

February 20, 2003

City of Grand Junction  
City Development Engineering  
250 North 5th. Street  
Grand Junction, CO 81501

Attn.: Ms. Laura Lamberty

Re: #ANX/SPR-2003-008, 2976 Gunnison Ave.

### Site Description

The subject site is located at 2976 Gunnison Avenue. This location is approximately ¼ mile west of 30 Road. The proposed use is an automotive body repair facility. Proposed improvements are a 5,000 sf shop building with bay doors on the west side, paved parking area opposite the building with 11 spaces and a 28' wide access drive onto Gunnison Ave.

### Exception Requested

The exception requested is to Section 4.1.1 of the City of Grand Junction TEDS manual. This paragraph states that for all types of access, other than single family residential, the access spacing shall be 150' or greater as measured from centerline to centerline to avoid conflicts between turning vehicles.

### Reason for Request

For reasons beyond the control of the applicant, access spacing of 150' feet is not practically possible. The access spacing in this case is dictated by the existing access drive of the adjacent property owner to the east. This access has been located very close to the subject site; it is approximately 16' from the near edge to the common property line. The subject site has approximately 151' of frontage on Gunnison Ave. In order to meet the spacing requirement of 150' the subject site's access would have to be placed within 16' of the west property line. This would also place the access within 11' of the end of pavement on Gunnison Ave. Gunnison Ave. is a dead end road and the site is the last lot at the end of the road. The existing drainage facilities for Gunnison Ave. and Banner Industrial Park Subdivision are located in this area. There are existing inlets located 17' from the end of pavement on Gunnison Ave. The subject site is further encumbered on the west side by an existing 30' drainage easement as well as proposed drainage structures and swales necessary to accommodate onsite and offsite storm/irrigation water.

# Colorado Civil Technologies, Inc.

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## **Impacts of Design as Proposed**

The applicant proposes to locate the access more centrally within the subject site. This would create an access spacing of 108' from centerline to centerline to the existing access to the east. There are no existing accesses to the west. This design would have no expected detrimental effects on traffic flow in Gunnison Ave. There would be no expected turning conflicts due to the small volume of traffic at the end of Gunnison Ave. and because there is no east bound traffic from beyond the subject site. The TEDS manual requires that accesses on opposite sides of a roadway be directly across from one another when possible. There is no existing access for the lot opposite from the site on Gunnison Ave., however when this lot is developed it would likely have the same concerns as the subject site listed above and therefore have its access located centrally on the lot as well.

## **Alternatives Considered**

Locating the proposed access to satisfy the TEDS requirement of 150' access spacing would require the unnecessary removal and relocation of the existing storm sewer system for Gunnison Ave. as well as the addition of a curve or turn to the east within the site which would complicate access and decrease turning vehicle storage.

## **Attachments:**

1. Reduction of the Site Plan
2. Road map

Sincerely,

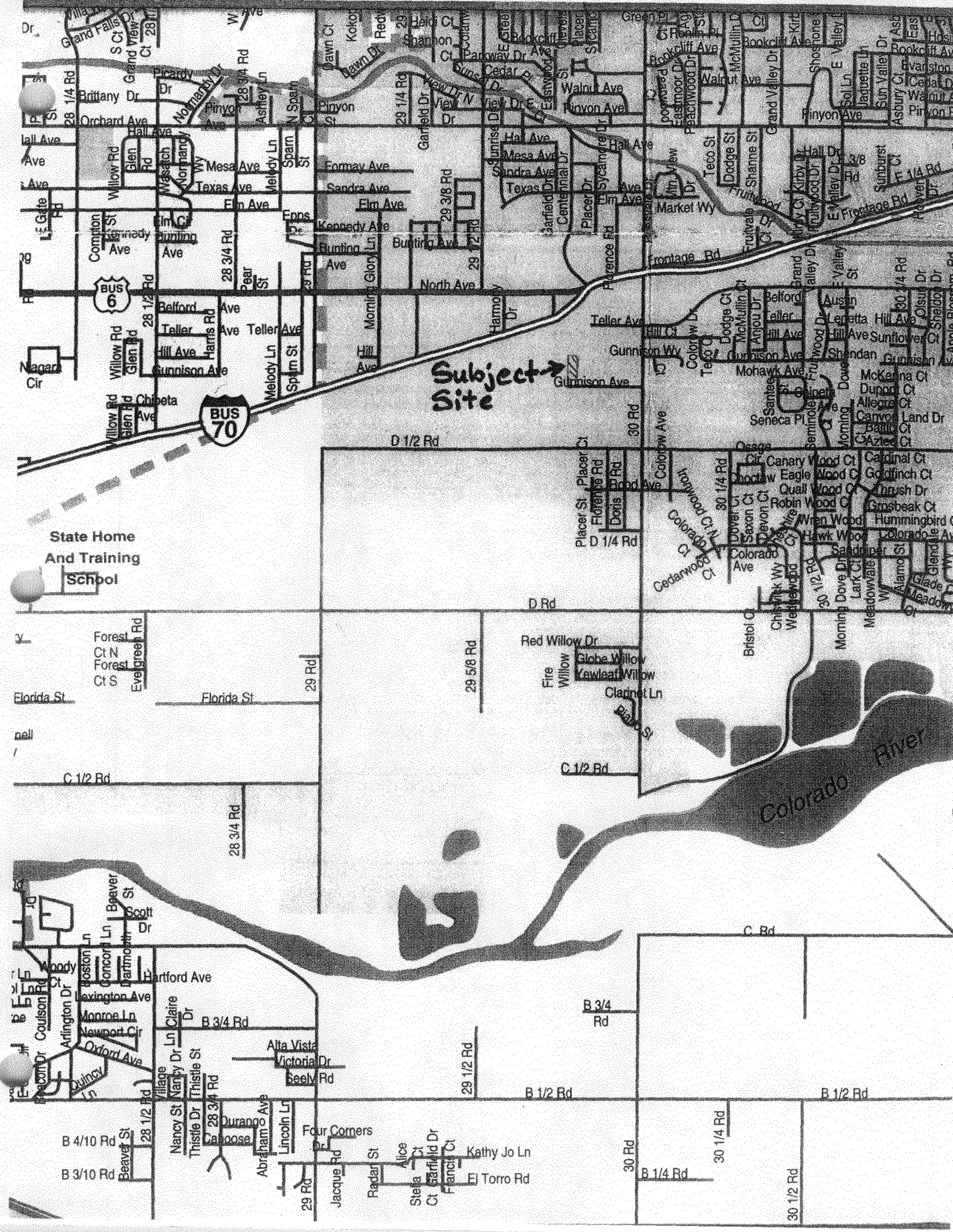
Bradley Winters



Engineering Technician

file: teds1

cc: file



**Subject Site** →

**State Home  
And Training  
School**

**Colorado River**

**BUS 6**

**BUS 70**

Florida St

Florida St

C 1/2 Rd

C 1/2 Rd

28 3/4 Rd

29 5/8 Rd

Red Willow Dr

Fire Willow

Globe Willow

Levee Willow

Claret Ln

B 1/2 Rd

C Rd

B 3/4 Rd

B 1/2 Rd

B 1/2 Rd

B 4/10 Rd

B 3/10 Rd

28 1/2 Rd

28 3/4 Rd

B 3/4 Rd

Alta Vista

Victoria Dr

Seely Rd

Abraham Ave

Lincoln Ln

Four Corners

Jacque Rd

Radar St

Alice

Stela Ct

Garfield Dr

Flanca Ct

Kathy Jo Ln

El Torro Rd

30 Rd

B 1/4 Rd

30 1/4 Rd

30 1/2 Rd

BARBER PROPERTY  
2991 TELLER COURT  
#2943-171-00-174

ASHING PROPERTY  
479 30 ROAD  
#2943-171-00-079

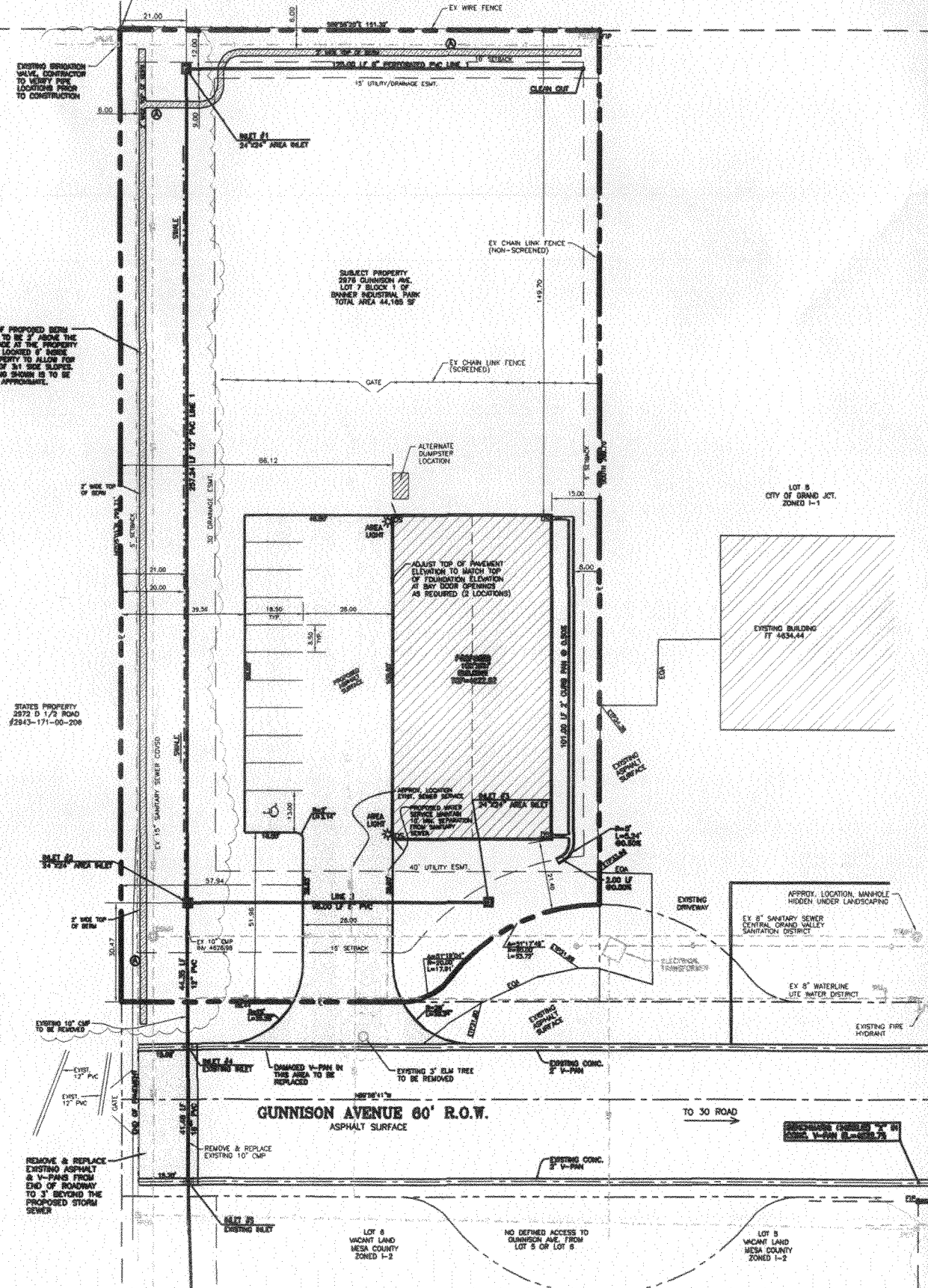
NOTE: TOP OF PROPOSED BERM IS INTENDED TO BE 2' ABOVE THE EXISTING GRADE AT THE PROPERTY LINE AND IS LOCATED 1' INSIDE OF THE PROPERTY TO ALLOW FOR A MINIMUM OF 3' SIDE SLOPES. SOME EXISTING SLOPES IS TO BE CONSIDERED APPROPRIATE.

STATES PROPERTY  
2072 D 1/3 ROAD  
#2943-171-00-209

SUBJECT PROPERTY  
2976 GUNNISON AVE.  
LOT 7 BLOCK 1 OF  
BANNER INDUSTRIAL PARK  
TOTAL AREA 44,185 SF

LOT 8  
CITY OF GRAND JCT.  
ZONED I-1

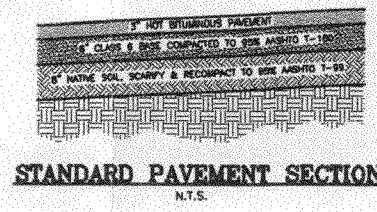
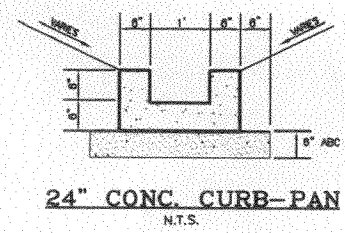
EXISTING BUILDING  
FT 4634.44



FILE: OCT 14 10 30 AM 2003 SITE.DWG

UTILITY DIRECTORY		
UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CENTRAL GRAND VALLEY SANITATION DISTRICT	970-434-2278
STORM SEWER	GRAND JUNCTION DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491
STREETS	MESA COUNTY ROAD & BRIDGE	970-244-1807
ELECTRIC	EXCEL ENERGY (PSO)	1-800-895-4999
NATURAL GAS	EXCEL ENERGY (PSO)	1-800-895-4999
COMMUNICATION	US WEST COMMUNICATIONS	1-800-603-6000
SOLID WASTE	UNDETERMINED	
EMERGENCY SERVICE	CITY OF GRAND JUNCTION	911

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987**  
OR **534-6700** IN METRO DENVER  
CALL 2 BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, DRILL, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
UTILITY LINES.

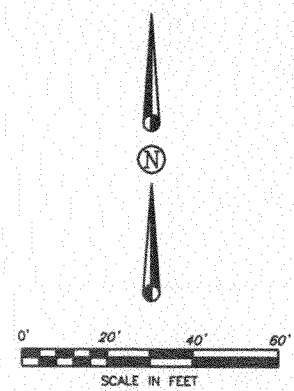


- NOTE:
- BICYCLE STORAGE IS LOCATED INSIDE THE BUILDING.
  - PARKING REQUIREMENTS BASED ON AS FOLLOWS:  
USE: AUTOMOTIVE BODY SHOP  
2 SPACES PER BAY DOOR X 2 BAYS = 4 SPACES  
1 SPACE PER EMPLOYEE X 3 EMPLOYEES = 3 SPACES  
TOTAL SPACES REQUIRED = 7 SPACES  
1 HANDICAP SPACE PER 25 SPACES = 1 SPACE  
SPACES PROVIDED:  
10 STANDARD SPACES  
1 HANDICAP SPACE  
TOTAL PROVIDED = 11 SPACES
  - SETBACKS SHOWN ARE BASE ON A PROPOSED CITY OF GRAND JUNCTION ZONING OF I-1.

**LAND USE BREAKDOWN**

PAVEMENT - 6,007 SF - 14%
UNIMPROVED STORAGE - 33,185 SF - 75%
BUILDING - 8,000 SF - 18%
<b>TOTAL - 44,185 SF / 1.01 AC - 100%</b>

- LEGEND**
- EX - EXISTING
  - DS - DOWN SPOUT
  - TS - TOP OF BERM
  - TF - TOP OF FOUNDATION
  - TP - TOP OF PAVEMENT
  - CMP - CORRUGATED METAL PIPE
  - FIP - FOUND IRON PIN
  - CONC - CONCRETE
  - EOA - EDGE OF ASPHALT
  - PEDESTAL - TELEPHONE PEDESTAL
  - SMH - SANITARY SEWER MANHOLE
  - WM - WATER METER
  - WV - WATER VALVE
  - ULC - UNDERGROUND TELE. CABLE
  - WL - WATER LINE
  - GL - GAS LINE
  - SL - SANITARY SEWER
  - PROPOSED 1' CONTOUR
  - EXISTING 1' CONTOUR
  - AL - AREA LIGHT



FOR REVIEW

ENGINEER'S SEAL

APPROVED FOR CONSTRUCTION  
CITY OF GRAND JUNCTION ENGINEERING DATE

NO.	REVISION/ISSUE	DATE

DATE: 1/02/03  
SCALE: 1"=20'  
DRAWN BY: B.D.W.  
CHECKED BY:

SHEET  
**1**  
OF  
**2**

C.C.T.  
Colorado Civil Technologies, Inc.  
303 North Avenue  
Grand Junction, CO 81501  
Phone: (970) 244-8703 Fax: (970) 245-2681

SITE PLAN  
2976 GUNNISON AVENUE  
GRAND JUNCTION, COLORADO



**From:** Bob Blanchard  
**To:** Sandi Nimon  
**Date:** 2/28/03 5:31PM  
**Subject:** TEDS Exceptions

Sandi:

Sorry I didn't get to the TEDS exception requests until after hours....I support approval also.

I'll try to remember to come up on Monday and sign them