

# MEMORANDUM



*Date: April 11, 2003*

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

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

*Subj: DE13-03- Request to Reduce Access Spacing at  
761 Valley Court*

*Please make your comments on the above design  
exception today, April 11, 2003. I would appreciate  
it!*

*Sn*



**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**

April 11, 2003

Mr. Jim Hatheway  
RG Consulting Engineers, Inc.  
336 Main Street, STE 203  
Grand Junction, CO 81501

RE: TEDS Exception No. 13-03, to Reduce Access Spacing at 761 Valley Court

Dear Jim;

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

\\DE#13-03 761Valley04-11



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### **DESIGN EXCEPTION #DE13-03**

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: April 10, 2003

RE: Request to Reduce Access Spacing at 761 Valley Court

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

Applicant is planning to construct two new 16,000 SF storage buildings on these two adjoining lots. There is undeveloped land to the north and a fully developed commercial lot to the south. This southerly lot has already constructed head-in parking up to its north property line. Valley Court 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 criterion 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 40-foot wide. It is proposed to be only about 100 feet from the main access into the Grand Junction Pipe Storage yard. Another gated access (indicated on the plan as "Closed and Locked") into this yard is only about 35 feet to the north.

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, except for the “closed and locked” gate entrance. Due to the apparent infrequency of use of the “closed and locked” gate, no significant safety issue should result in the requested location.

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

No. The applicant does not see any other options available for the proposed development of these parcels.

**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.

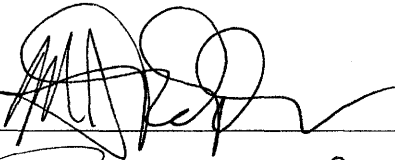

**Staff Recommendation**

The "closed and locked" gate entrance appears to be a seldom used secondary access point that will have no appreciable affect on traffic movement or safety along this local street. I recommend approval of the requested Design Exceptions to Section 4.1.1 to allow proposed location of the new access from Valley Court at the above address.

Recommended by: 

Approved as Requested:

Denied:           

  
Kurt E. Blawie  




# TRANSMITTAL

**Date** 7 April 2003

**TO:** Rick Dorris  
City of Grand Junction

**FROM:** Jim Hatheway  
RG Consulting Engineers, Inc.  
336 Main Street, Ste 203  
Grand Junction, CO 81501

**Phone** 970-242-7540

**Fax** 970-255-1212

**Re:** TEDS Exemption for 761  
Valley Court

**Attachments:**  Drawings  Specifications  Other: TEDS Exemption

Rick,

Per our conversation from last Friday, 4 April, attached is a letter requesting the TEDS exemption for the storage unit site at 761 Valley Court. I believe that all of the information required for the request is provided in the letter.

If you have any questions, feel free to contact me.

Thanks

Jim

**RECEIVED**

APR 07 2003

COMMUNITY DEVELOPMENT  
DEPT.



rg consulting engineers, inc.

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7 April 2003

Mr. Rick Dorris  
Development Engineer  
City of Grand Junction  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

**Re: SPR-2003-030: Valley Court Storage Units  
TEDS Exception Request**

Dear Mr. Dorris,

RG Consulting Engineers (RGCE) is requesting a TEDS exception from Section 4.1.1, which requires a minimum of 150 feet between site access locations, for 761 Valley Court.

The site plan (attached) for 761 Valley Court proposes to construct RV and vehicle storage units with the site access point located at the midpoint of the property along Valley Court. This access location is the optimum location to allow large recreational vehicles to access the site for storage when these vehicles are not in use. The problem is the 150-ft driveway spacing required by TEDS prevents the applicant from obtaining any access onto his property because of the proximity of driveways on adjacent lots. Some of the adjacent driveway locations have not been permitted by the City of Grand Junction.

Mr. George Miller, during the pre-application meeting, stated he did not see any problems with the access as proposed by our project, and indicated he would support a TEDS exception if conflict was identified.

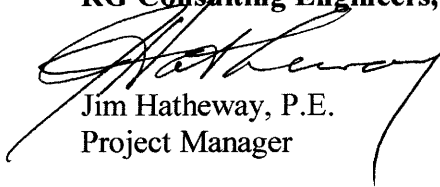
The exception, if granted, should not pose a threat to the public safety because Valley Court is a dead end street with low traffic volumes. The distance from the proposed access to the northern approved access for Grand Junction Pipe is approximately 100 feet. The distance from the proposed access to the southern corner of the Dodd Diesel access is approximately 220 feet as measured along the ROW of Valley Court. Based on this information, the applicant is in substantial compliance with the TEDS except for the northernmost approved access for Grand Junction Pipe.

Mr. Rick Dorris  
7 April 2003  
Page 2 of 2

The alternatives analysis required for this exemption is not possible because there are no alternative options available that would comply with the requirement.

I appreciate your time in reviewing and responding to this exception request. If you have any questions, I can be reached at 242-7540.

Sincerely,  
**RG Consulting Engineers, Inc.**



Jim Hatheway, P.E.  
Project Manager

**Attachments:**  
Pre-Application Meeting Notes from George Miller  
8 ½ X 11 Site Plan



DevRev Valley Ct. 761 GenMtg 11-4-02 Miller

Proposal is to develop 2 approximately 2,000 sqft self storage units on the site. There is undeveloped land to the west, and developing land opposite, on this dead end road in an industrial area..

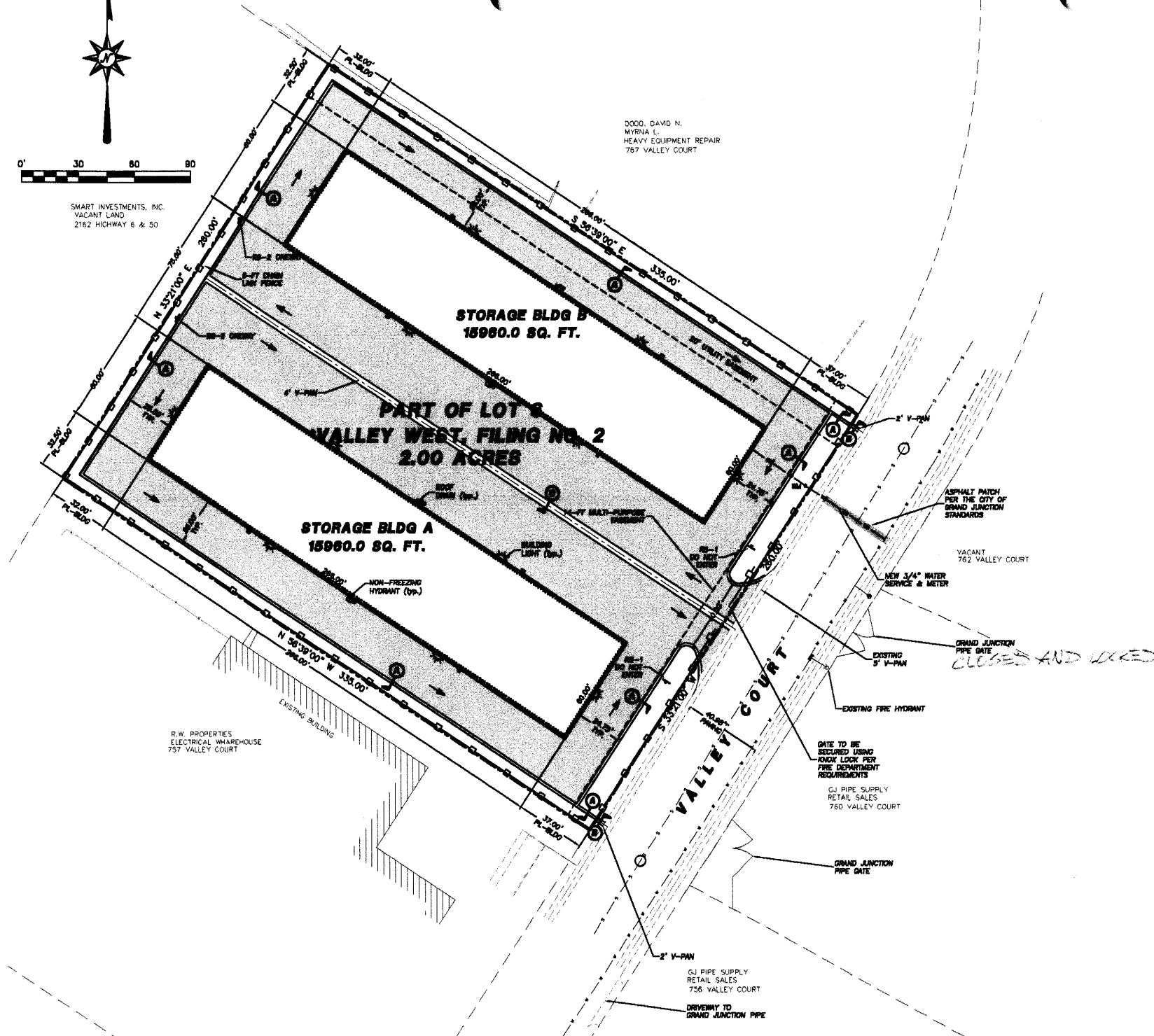
Proposal Comments:

1. There doesn't seem to be any conflict with area accesses, and wouldn't anticipate any on this very low volume road. So, the proposed mid- site access point should pose no problem with regard to TEDS spacing. If it should be in conflict with the developing site across Valley Ct., I would support a TEDS Exception on the matter.
2. There does not appear to be need of any frontage improvements on Valley Ct., due to the present width, and the surrounding land use.
3. The site should provide connectivity to the undeveloped parcel to the west.
4. Desing proposal should evaluate required turning radii around the proposed structures for the largest vehicle that would need to access any side of the structures.



SMART INVESTMENTS, INC.  
 VACANT LAND  
 2162 HIGHWAY 6 & 50

DOOD, DAVID N.  
 MYRNA E.  
 HEAVY EQUIPMENT REPAIR  
 767 VALLEY COURT







SCALE 1 : 469

