



**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**

May 7, 2003

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

RE: TEDS Exception No. 15-03, to Reduce Access Spacing at 722 Belford Avenue

Dear Mark;

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 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#15-03 722Belford05-07



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### **DESIGN EXCEPTION #DE15-03**

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 28, 2003

RE: Request to Reduce Access Spacing at 722 Belford Avenue

### **DESCRIPTION OF THE SITUATION**

Applicant is planning to construct an office building at this address. The surrounding lots are fully developed with an alley to the north. The properties across Belford to the south already have driveways located closer than 150 feet apart. The proposal is to locate the new driveway opposite one of the existing driveways on the south side. Belford Avenue is designated as a Local 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. This driveway is proposed to be at least 80 feet from any of the existing accesses on the block.

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. 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**

I recommend approval of the requested Design Exceptions to Section 4.1.1 to allow proposed location of the new access at the above address.

Recommended by: Michael H. Woodgett

Approved as Requested: ✓

Denied:       

Michael H. Woodgett  
Michael H. Woodgett

Robert E. Blandford  
Robert E. Blandford



rg consulting engineers, inc.

denver • durango • grand junction • trinidad

April 24, 2003

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

RECEIVED

APR 25 2003

COMMUNITY DEVELOPMENT  
DEPT.

**Re: Request For TEDS Exemption for Site Access  
722 Belford Avenue**

Dear Mr. Dorris:

The purpose of this letter is to request an exemption from City of Grand Junction's Transportation Engineering Design Standards (TEDS) Section 4.1.1-Spacing. This section requires driveways to be separated by 150-ft feet or more.

An exemption from this requirement is being requested for a new commercial office development proposed at 722 Belford Avenue. During the pre-application meeting with the City of Grand Junction conducted on March 31, 2003, it was pointed out by you and George Miller that an exemption would more than likely be necessary for this project due to the locations of adjacent property driveway locations.

A drawing exhibit has been attached that depicts the location of driveway currently located on the property, and the locations of adjacent driveways. The project being proposed for this site will also request a vacation of the alley, which is the location where we propose to provide our driveway into the site.

There are no "alternative" driveway locations that meet the TEDS requirements for this property. The closest driveway is approximately 80-ft from the proposed access location.

If you have any additional question or concerns, please give me a call at 242-7540.

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

Mark Austin, P.E.  
Project Manager

Attachments: As Stated.

DATE: 4/24/03  
 SCALE: 1" = 20'  
 SHEET NO. 430.0004

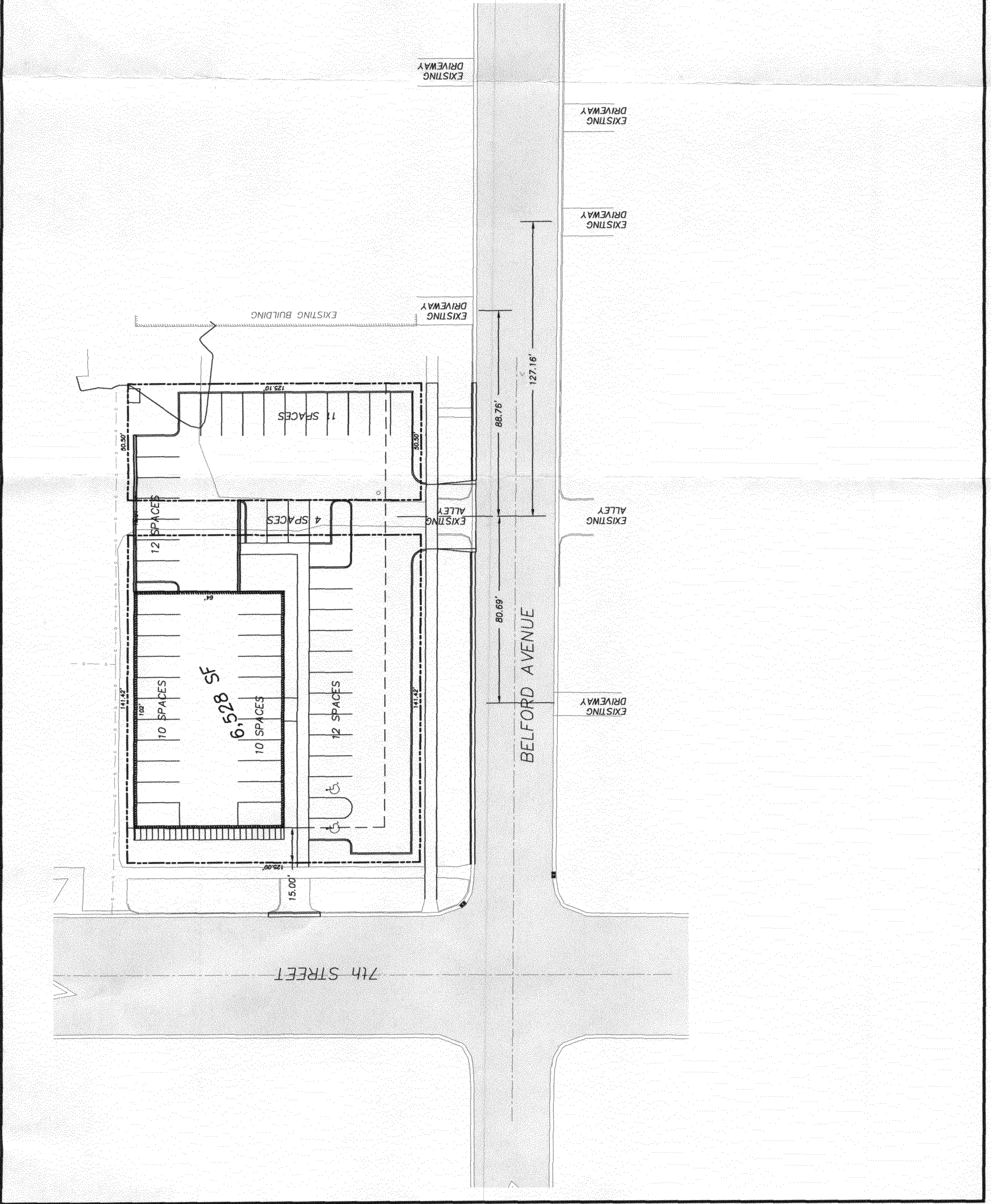
NO.	DATE	BY	DESCRIPTION

722 BELFORD AVENUE  
 PROPOSED SITE PLAN  
 &  
 ADJACENT DRIVEWAYS  
 PREPARED BY  
**FMC PROPERTIES, LLC**

326 Main Street, Suite 203 • Grand Junction, Colorado • 81501  
 (970) 242-7940  
**Engineering Consulting, Inc.**

DATE: 4/24/03  
 SCALE: 1" = 20'  
 SHEET NO. 430.0004

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DATE: 4/24/03  
 SCALE: 1" = 20'  
 SHEET NO. 430.0004

**From:** Rick Beaty  
**To:** Bob Blanchard; Mark Relph  
**Date:** 5/1/03 10:40AM  
**Subject:** Re: TEDS Exceptions

No comments: Accept as recommended on both.

Rickb

>>> Bob Blanchard 04/30/03 07:03PM >>>

DE15-03, 722 Belford Avenue

Since it appears that the TEDS manual is being recommended for change and that the proposal would be consistent with the change, I support Mike's recommendation of approval.

DE16-03, St Mary's

Ditto the one above.

**CC:** Mike McDill; Sandi Nimon

**From:** Bob Blanchard  
**To:** Mark Relph; Rick Beaty  
**Date:** 4/30/03 7:03PM  
**Subject:** TEDS Exceptions

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**CC:** Mike McDill; Sandi Nimon



# MEMORANDUM



*Date:* April 29, 2003

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

*From:* Sandi Nimon, Sr. Administrative Assistant

*Subj:* DE15-03-Request to Reduce Access Spacing at 722  
Belford Avenue

*Please make your comments on the above design  
exception no later than Friday, May 2, 2003.  
I would appreciate it!*

*sn*

*Approved as Requested.*

*[Signature]* 5/1/03

**From:** Rick Beaty  
**To:** Bob Blanchard; Mark Relph  
**Date:** 5/1/03 10:40AM  
**Subject:** Re: TEDS Exceptions

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