



**City of Grand Junction**  
Department of Public Works and Utilities  
Engineering Division  
250 North Fifth Street  
Grand Junction, CO 81501-2668  
FAX: (970) 256-4011

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**DESIGN EXCEPTION #DE38-03**

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: September 22, 2003  
RE: Exception from Access Spacing and Corner Clearance for 705 Horizon Drive

***DESCRIPTION OF THE SITUATION***

Applicant is planning to construct a sixteen space addition to his parking lot at this location. They are proposing to preserve an existing access to G Road. This proposed driveway is located about eighty feet from Horizon Drive (edge to edge). It is also immediately adjacent to the east driveway into the Country Club parking lot.

The applicant requests exception from Section 4.1.1, *Access Spacing* as it relates to the Country Club driveway and the table in Section 4.1.3, *Corner Clearance*, relating to Horizon Drive.

## **EXCEPTION CONSIDERATIONS**

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

G Road is classified as a Minor Arterial but all plans for its construction conform to our section for an Urban (Major) Collector. Horizon Drive is a Minor Arterial both by designation and use. Traffic on both of these streets will continue to grow from the present level of around 4,000 VPD to about 6,000 VPD as development and re-development occur in the area.

Although the location of this access has some concerns regarding each of the exception issues, this is the best possible location for it. Because G Road is the lower order street, it is most appropriate that the primary access be along this route. The existing location is as far as possible from the intersection. This plan does not compromise of safety over what existed before this parking lot was planned

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

The Pizza Hut owner sees this as a necessary access for his business. The only other option would be close this access and deliver all of the Pizza Hut traffic onto Horizon, which would be less desirable. A future combined access with the Country Club might also be considered.

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

This is not a standard that is desirable for the community. However, it seems to be the best available option at this time.

**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.

**Staff Recommendation**

I recommend approval of the requested Design Exceptions to Section 4.1.1, *Access Spacing* and Section 4.1.3, *Corner Clearance*, to allow a reduced spacing between the existing driveways and the intersection at the above location. I also recommend that a shared access easement be recorded to provide the potential for a future combined access with the Country Club.

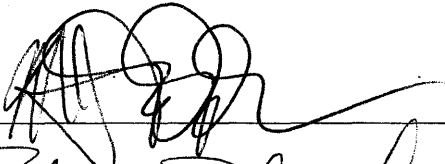
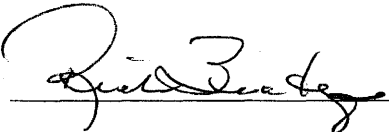
Recommended by: 

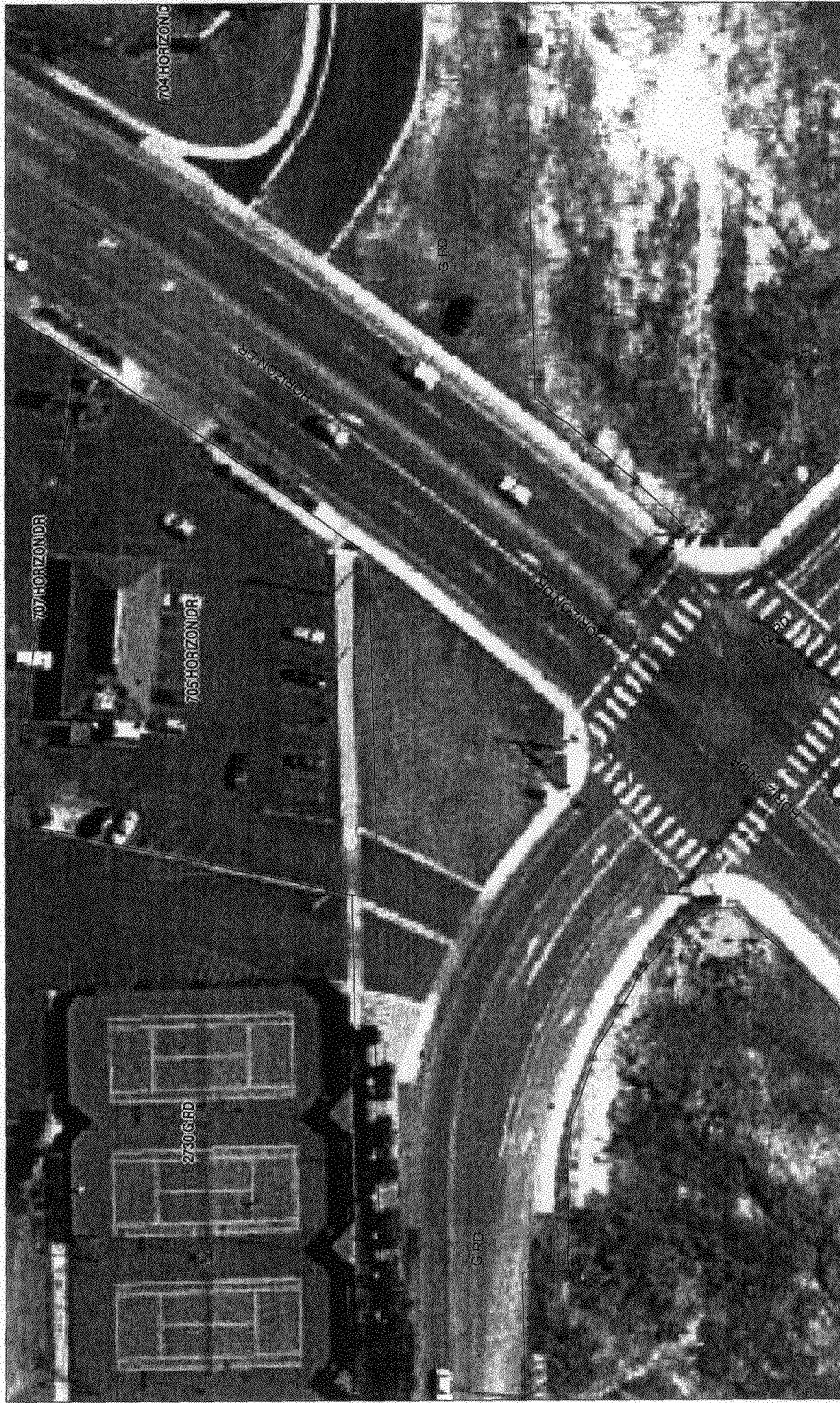
Approved as Requested: \_\_\_\_\_

Approved as Recommended:  \_\_\_\_\_

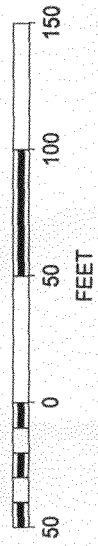
Denied: \_\_\_\_\_

Dated: 10/7/03

  
Robert Blackwood  




SCALE 1 : 900





**City of Grand Junction**  
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FAX: (970) 256-4011

October 7, 2003

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

**COPY**

RE: TEDS Exception No. 38-03, Access Spacing & Corner Clearance at 705 Horizon Drive

Dear Mr. Manee;

Please find attached the committee's decision on the above request. You will notice that the approval includes the condition of providing a shared access easement for the benefit of the Country Club's future use. 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,

Michael G. McDill, P.E.  
City Engineer

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

# MEMORANDUM



*Date: October 1, 2003*

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

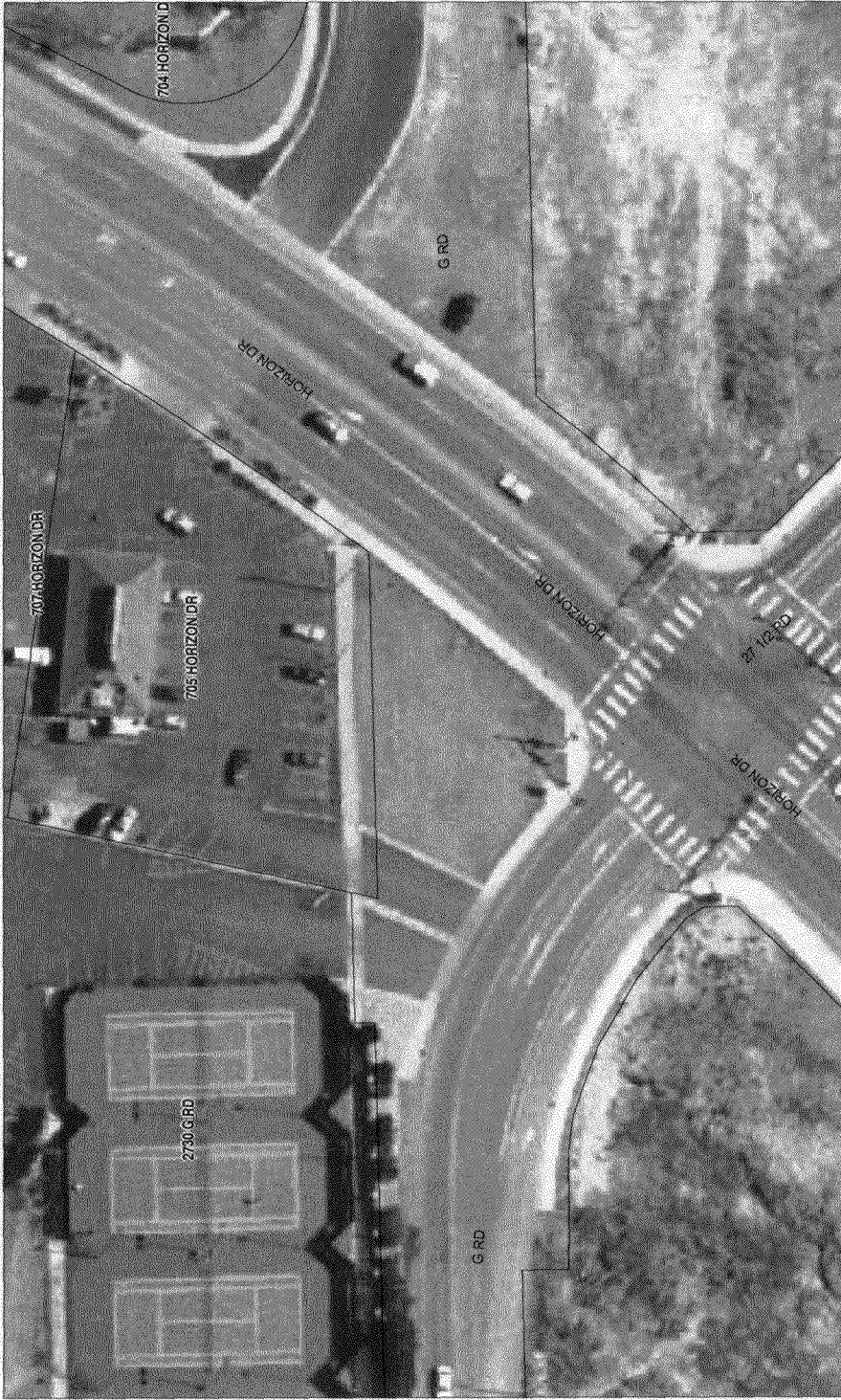
*From: Sandi Nimon, Sr. Administrative Assistant*

*Sandi*

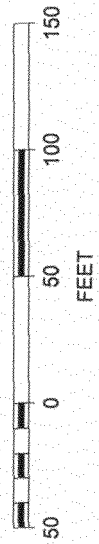
*Subj: DE38-03 Exception from Access Spacing and  
Corner Clearance for 705 Horizon Drive*

*Please make your comments on the above design  
exception no later than Tuesday, October 7, 2003.  
I would appreciate it!*

*Sn*



SCALE 1 : 900





rg consulting engineers, inc.

denver • durango • grand junction • trinidad

September 15, 2003

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

RECEIVED  
SEP 16 2003  
COMMUNITY DEVELOPMENT  
DEPT.

**Re: Pizza Hut Parking Lot  
TEDS Exception Spacing Request**

Dear Mr. Dorris,

RG Consulting Engineers (RGCE) is requesting a Transportation Engineering Design Standards (TEDS) exception from Section 4.1.1, which requires a minimum of 150-feet between site access locations, for 705 Horizon Drive.

The site plan (attached) for 705 Horizon Drive proposes to construct a parking lot at the northwest corner of G Road and Horizon Drive as additional parking for the Pizza Hut Restaurant. This access location is the optimum location to this site as it is the farthest point from the intersection to the edge of the site. The problem is the 150-foot driveway spacing required by TEDS prevents the applicant from obtaining any access onto his property because of the proximity of the driveway on the adjacent lot.

The exception, if granted, should not pose a threat to the public safety because the driveway to 705 Horizon Drive currently exists and is used by patrons of the Pizza Hut to gain access to the existing parking lot. The existing driveway will not be changed from its current location. The property access for the Bookcliff Country Club is adjacent to the 705 Horizon Drive access, or approximately 30-feet centerline to centerline.

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



Mr. Rick Dorris  
September 15, 2003  
Page Two

I appreciate your time in reviewing and responding to this exception request. If you have any questions, please call us at 242-7540.

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



John Manée  
Civil Engineer

Attachments:  
Pre-Application Meeting Notes  
8 ½ X 11 Site Plan

OVER COUNTER  
General Meeting  
Development Engineer Notes

TIM  
MOORE

Date: 7-9-03  
Time: \_\_\_\_\_

Project: PIZZA HUT

Location: 705 HORIZON Tax ID no. \_\_\_\_\_

Applicant, representative: PJ MCGOVEREN

Planner(s): SCOTT PETERSON

Engineer: RICK DORRIS

Site visit (date: N/A): WANT TO IMPROVE AREA ADJACENT  
G ROAD WITH ADDITIONAL PARKING.

Issues: water	<u>exist</u>	sewer	<u>exist</u>	storm drainage	<u>fee</u>
flood plain	<u>N/A</u>	wetlands	<u>N/A</u>	access	_____
site circulation	_____	TCP	<u>N/A</u>	CDOT permit	<u>N/A</u>
street class	<u>minor art</u>	street impr:	_____	other	_____
constr. Activity permit	<u>N/A</u>	underground elec.	_____	other	_____

Pre-application meeting notes: Need drainage letter calculating  
the drainage fee.  
- Need normal site & grading plan  
- Need JTS exception for G road access  
too close to Horizon and PH & Country  
Club access too close together.  
- If possible, the country club and PH drives  
should be combined

Follow-up items: \_\_\_\_\_

**From:** Bob Blanchard  
**To:** Mark Relph; Rick Beaty  
**Date:** 10/2/03 4:42PM  
**Subject:** TEDS Exceptions

DE38-03 - 705 Horizon Drive

I support Mike's recommendation for approval

DE40-03 - 2868 North Avenue

I agree with Mike's recommendation of denial

DE41-03 - 550 While Avenue

I support the recommendation to approve the exception request

DE42-03 - 550 While Avenue

I agree with Mike's recommendation to approve the request

**CC:** Mike McDill; Sandi Nimon

**From:** Rick Beaty  
**To:** Bob Blanchard; Mark Relph  
**Date:** 10/3/03 10:29AM  
**Subject:** Re: TEDS Exceptions

I also concur with Mikes recommendations on TEDS exceptions

DE38-03 - 705 Horizon Drive -- Approval  
DE40-03 - 2868 North Avenue -- Denial  
DE41-03 - 550 While Avenue -- Approval  
DE42-03 - 550 While Avenue -- Approval

Rick Beaty

>>> Bob Blanchard 10/02/03 04:42PM >>>

DE38-03 - 705 Horizon Drive

I support Mike's recommendation for approval

DE40-03 - 2868 North Avenue

I agree with Mike's recommendation of denial

DE41-03 - 550 While Avenue

I support the recommendation to approve the exception request

DE42-03 - 550 While Avenue

I agree with Mike's recommendation to approve the request

**CC:** Mike McDill; Sandi Nimon



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## DESIGN EXCEPTION #DE 3-04

To: Mark Relph, Director of Public Works & Utilities

From: Tim Moore, Public Works Manager

Copy to: Eric Hahn, Development Engineer  
Pat Cecil, Development Services Supervisor

Date: March 9, 2004

RE: Modification to TEDS Exception #38-03 - 705 Horizon Drive

### **DESCRIPTION OF THE SITUATION**

Applicant is planning to construct a sixteen space addition to his parking lot at this location. The request is to modify a condition in DE #38-03 - requirement to record a shared access easement with the Country Club. DE#38-03 also allowed an exception from Section 4.1.1, *Access Spacing* as it relates to the Country Club driveway and the table in Section 4.1.3, *Corner Clearance*, relating to Horizon Drive.

### **EXCEPTION CONSIDERATIONS**

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

Because G Road is the lower order street, it is most appropriate that the primary access be along this route. The existing location is as far as possible from the intersection. This plan does not compromise of safety over what existed before this parking lot was planned

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

The Pizza Hut owner sees this as a necessary access for his business and that the option of consolidating driveways with the Country Club be delayed at this time.

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

The issue of allowing adjacent driveways to exist is common throughout the community.

**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.

**Staff Recommendation**

I recommend approval of the requested to modify Design Exceptions #38-03 – shared access easement at this time. Staff further recommends that if future traffic conditions cause safety concerns as evidenced by increased numbers and severity of accidents, delays or impendance to the through movement function of G Road, the access may be required to be modified, ~~to~~ combine access with the Country Club, *(e.g. RIGHT IN - RIGHT OUT, ETC.)*

Recommended by: *Tim Mow*

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

Approved as Recommended: ✓

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

Dated: 3/10/04

*[Signature]*  
*Kate Blawie*  
*Quin Zent*