



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

October 7, 2003

COPY

Mr. Kent Shaffer, P.E.
Rolland Engineering
405 Ridges Blvd., STE A
Grand junction, CO 81503

RE: TEDS Exception No. 41-03, Access Spacing at 550 White Avenue

Dear Kent;

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,

Michael G. McDill, P.E.
City Engineer

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

VE#41-03 550White10-07



City of Grand Junction
Department of Public Works and Utilities
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DESIGN EXCEPTION #DE41-03

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 26, 2003

RE: Exception from Access Offset Spacing at 550 White Avenue (City/County
Garage)

DESCRIPTION OF THE SITUATION

Applicant is planning to construct a two hundred space parking garage at this location. They are proposing to close two existing accesses to White Avenue and replace them with one new garage entrance/exit. This proposed driveway is located about six feet west of (center to center) the existing entrance-only driveway into the Courthouse parking lot.

The applicant requests exception from Section 4.1.2, *Offsets* as it relates to the Courthouse driveway.

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

White Avenue is classified as a Local Street. The proposed garage facility will significantly increase traffic on this street. The relative location of these two driveways will avoid left turn conflicts. The fact that the Courthouse driveway is an entrance-only access further mitigates any potential conflicts. This plan does not compromise of safety over the two separate driveways into the existing County parking lot.

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

The applicant has considered re-constructing the entrance-only driveway on the south side of White Avenue to move it six feet further west. I do not see this improving this situation in any way. It will only bring left turn entrances into conflict that will not exist with this plan.

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

This issue of offset driveways in the downtown area has arisen before. Where practical, the situation has been improved. Otherwise exceptions have been ranted.

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 Exception to Section 4.1.2, *Offsets*, to allow a six-foot offset between the existing south entrance-only driveway and the proposed new garage entrance/exit at the above location

Recommended by: Michael N. Miller

Approved as Requested:

Denied:

Dated: 10/7/03

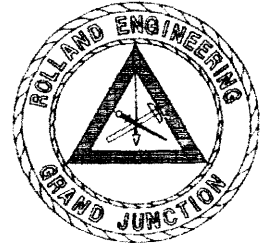
[Signature]

Kathleen Blanchard

[Signature]

ROLLAND ENGINEERING

405 RIDGES BOULEVARD, SUITE A
GRAND JUNCTION, COLORADO 81503
Phone: (970) 243-8300 • Fax (970) 241-1273
E-Mail: rolleng@bresnan.net



September 18, 2003

City of Grand Junction
City Engineer
Mr. Michael G. McDill, P.E.
250 N. 5th Street
Grand Junction, CO 81501

RE: Mesa County Parking Structure, 550 White Ave. TEDS Exception #2

Dear Mike,

This letter is presented as a formal request for a design exception to the City of Grand Junction **TEDS manual, section 4.1.2** for the above referenced project and as allowed for in Chapter 14 of said manual.

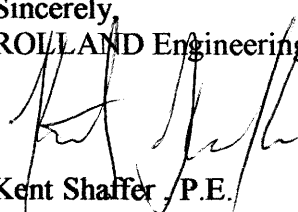
The site for the proposed Parking Structure currently has 2 accesses on the north side of White Ave. The proposed site improvements for the Parking Structure project include one access near the SW corner of the site onto White Ave. During the design review process on the Parking Structure project with City staff, an issue was identified with the proposed access location relative to an existing access on the opposite side of the street. The driveway centerline of the proposed structure is approximately 6' further west of the existing driveway centerline on the opposite side of the street instead of directly aligned as stated in TEDS.

We feel that there are some mitigating factors to consider:

1. The existing driveway on the south is an entrance only access so there will be no exiting traffic to conflict with.
2. The 6' offset distance will tend to give more clearance to opposing left turn movements into each driveway.

Due to the limited lot frontage along White Ave. and constraints of the structure design it was not feasible to directly align the proposed driveway access to the existing driveway, therefore no other alternatives were investigated. We would like this design exception be considered for the reasons stated above.

Sincerely,
ROLLAND Engineering


Kent Shaffer, P.E.

MEMORANDUM



Date: October 1, 2003

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

From: Sandi Nimon, Sr. Administrative Assistant

Sandi

*Subj: DE41-03 Exception from Access Offset Spacing at
550 White Avenue (City/County Garage).*

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

Sn

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 >>>

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CC: Mike McDill; Sandi Nimon