

# MEMORANDUM



*Date: October 29, 2003*

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

*From: Sandi Nimon, Sr. Administrative Assistant*

*Sandi*

*Subj: DE44-03 Exception from Access Offset Spacing at  
2155 Broadway (Fire Station No. 5)*

*Please make your comments on the above design  
exception no later than Monday, November 3, 2003.  
I would appreciate it!*

*Sn*



**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 #DE44-03**

To: Mark Relph, Director of Public Works & Utilities

Thru: Tim Moore, Public Works Manager

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

From: Mike McDill, City Engineer

Date: October 22, 2003

RE: Exception from Access Offset Spacing at 2155 Broadway (Fire Station No. 5)

***DESCRIPTION OF THE SITUATION***

Applicant is planning to construct the new Redlands Fire Station No. 5 at this location. They are proposing to close two existing accesses to Broadway and locate a new access that aligns with the bay doors of the proposed facility. This proposed driveway is located about 145 feet (center to center) west of the Rio Hondo Drive. Although the driveway could be moved as much as 90 feet farther west, there is no way to provide the full 300-foot spacing required by TEDS for separation along an arterial street. Moving the driveway any farther west would place it within 300 feet of Greenwood Drive. There are also two existing private driveways to the property at 2158 Broadway (along the north side of Highway 340), which will conflict to some degree with the proposed Fire Station access point.

The applicant requests exception from Section 4.1.2, *Offsets* as it relates to the two residential driveways and Rio Hondo Drive.

## **EXCEPTION CONSIDERATIONS**

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

Broadway is classified as a Minor Arterial. The proposed Fire Station facility will not significantly increase traffic on this street. The two residential driveways are already somewhat of a hazard along this stretch of Broadway. The east access is right at the corner, immediately adjacent to the handicap ramp and should be closed as soon as reasonably possible. Rio Hondo currently provides access for 2158 Broadway, the Church on the Rock and seven other large tracts. At least one plan presented by the Church would make this street an entrance only access to this neighborhood. In any case there will be no left turn conflicts between the two intersections. This plan does not compromise of safety any more than the existing situation.

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

The applicant has considered other driveway locations, but none are available that would actually comply with TEDS.

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

Where TEDS compliance cannot possibly be provided, consideration is given to selecting the "best" location.

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

Yes, this access will be onto State Highway 340.

**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 145-foot offset between Rio Hondo Drive and the proposed new Redlands Fire Station access at the above location. I also recommend approval of necessary Design Exception to Section 4.1.2, *Offsets*, regarding the two existing private driveways at 2158 Broadway.

Recommended by: Michael J. McCall

Approved as Requested: ✓

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

Dated: 11/3/03

[Signature]

Christina Rice  
Kathleen Blanchard

# Memorandum

Date: October 20, 2003  
To: Mike McDill, City Engineer  
From: Mike Curtis, Project Engineer *MCC*  
Subject: **TEDS Exception**

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Project / Development: **Redlands Fire Station No. 5**

Location: Proposed access for Fire Station off Hwy 340 between Monument Village Drive and Rio Hondo

TEDS reference(s): ¶ 4.1.2 Offsets

Description of exception: As part of the **Redlands Fire Station No. 5 Improvements**, the existing access will be closed, curb and gutter and sidewalk will be installed along the north frontage of the property along Highway 340 and a new access will be constructed. The distance from the center of the new access to the center of Monument Village Drive is 445 feet. The distance from the center of the new access to the center of Rio Hondo is 145 feet. The offset according to TEDS for an arterial street shall be 300 feet. It is physically impossible to move the access 155 feet to the west because of the frontage available.

Exhibits: Plan view

**From:** Bob Blanchard  
**To:** Mark Relph; Rick Beaty  
**Date:** 11/1/03 12:51PM  
**Subject:** TEDS Exceptions

DE44-03, 2155 Broadway

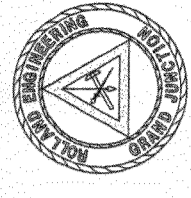
I support Mike's recommendation of approval

DE45-03, 2713 G Road

I also support the approval of this exception request.

**CC:** Mike McDill; Sandi Nimon; Tim Moore

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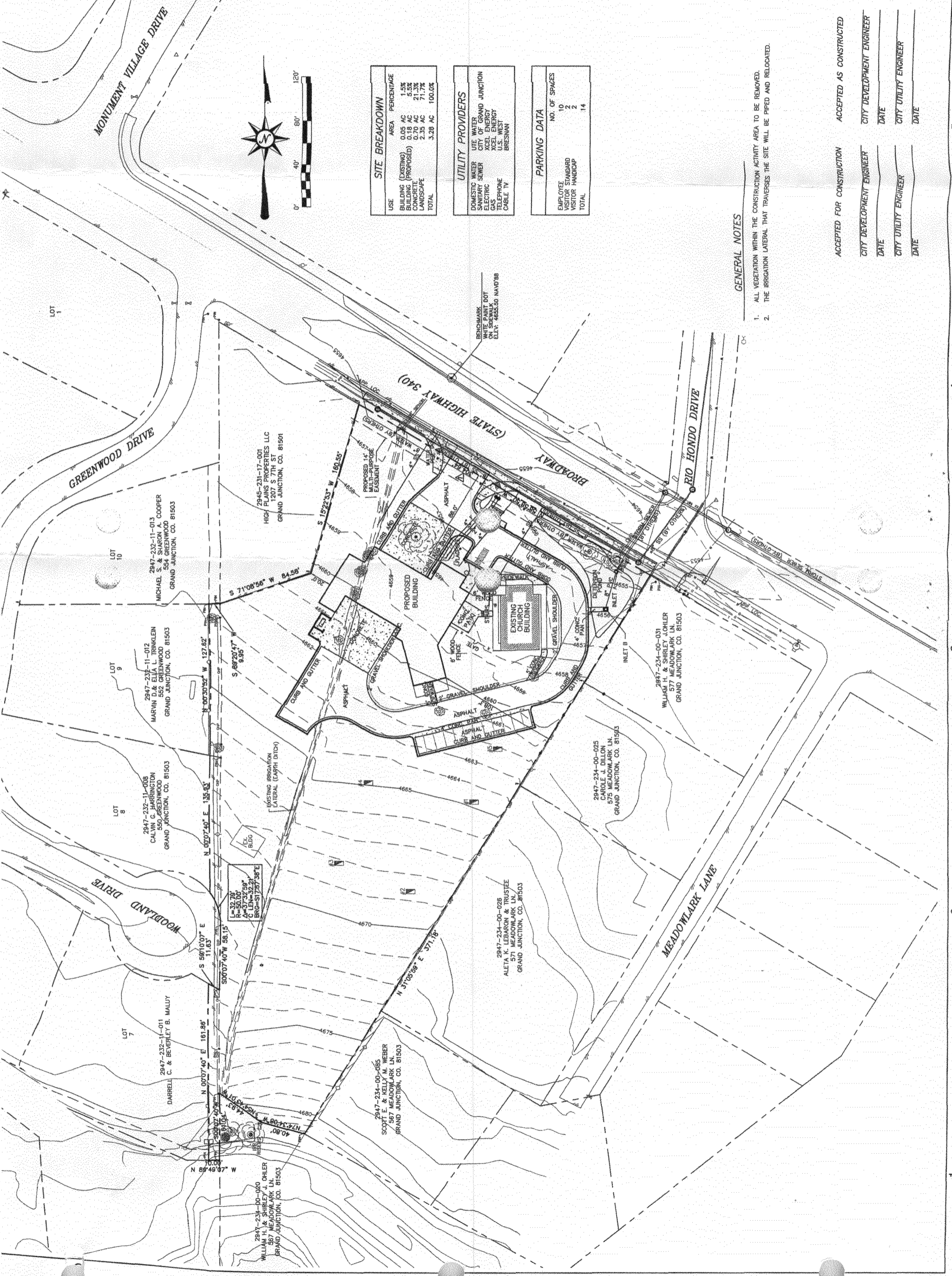


City of Grand Junction  
 Fire Department  
 Redlands Fire Station No. 5  
 Grand Junction, Colorado

PROJECT TITLE:	
MARK	DESCRIPTION
DATE	DATE
PROJECT NUMBER: 0503006	
CAD FILE: 30480V1.DWG	
DRAWN BY: ESS 10/07/03	
CHECK BY: TDR	
SHEET TITLE:	

OVERALL  
 SITE PLAN

C2.1



**SITE BREAKDOWN**

USE	AREA	PERCENTAGE
BUILDING (EXISTING)	0.05 AC	1.5%
BUILDING (PROPOSED)	0.18 AC	5.5%
CONCRETE	0.70 AC	21.3%
LANDSCAPE	2.35 AC	71.7%
TOTAL	3.28 AC	100.0%

**UTILITY PROVIDERS**

DOMESTIC WATER	UTE WATER
SANITARY SEWER	CITY OF GRAND JUNCTION
ELECTRIC	XCEL ENERGY
GAS	XCEL ENERGY
PHONE	WEST
CABLE TV	BRESNAY

**PARKING DATA**

EMPLOYEE	NO. OF SPACES
VISITOR STANDARD	10
VISITOR HANDICAP	2
TOTAL	14



**GENERAL NOTES**

- ALL VEGETATION WITHIN THE CONSTRUCTION ACTIVITY AREA TO BE REMOVED.
- THE IRRIGATION LATERAL THAT TRAVERSES THE SITE WILL BE PIPED AND RELOCATED.

ACCEPTED FOR CONSTRUCTION	ACCEPTED AS CONSTRUCTED
CITY DEVELOPMENT ENGINEER	CITY DEVELOPMENT ENGINEER
DATE	DATE
CITY UTILITY ENGINEER	CITY UTILITY ENGINEER
DATE	DATE



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## MEMORANDUM

To: Mike Curtis, Project Engineer  
Don Newton, Engineering Projects Manager

From: Mike McDill, City Engineer *MMcDill*

Date: November, 2003

RE: TEDS Exception No. 44-03, from Access Offset Spacing at 2155 Broadway (Fire Station No. 5)

Please find attached the committee's decision on the above request. You may use this decision to proceed with the design of your project.

If you have any question concerning this decision, please feel free to contact me at (970) 256-4047.



# Memorandum

Date: October 20, 2003  
To: Mike McDill, City Engineer  
From: Mike Curtis, Project Engineer *MCC*  
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