



City of Grand Junction
Department of Public Works and Utilities
Engineering Division
250 North Fifth Street
Grand Junction, CO 81501-2668
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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 impedance 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: *Terri Moore*

Approved as Requested: _____

Approved as Recommended: ✓

Denied: _____

Dated: 3/10/04

[Signature]

Kate Blawie

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