

August 26, 2004

Tom Dixon, AICP
Rolland Engineering
405 Ridges Boulevard, Suite A
Grand Junction, CO 81503

Re: Design Exception #DE 15-04 – Design Exception for Driveway Spacing – 760
Horizon Drive – Shaw Construction

Dear Tom:

Please find attached the committee's decision for the above referenced request. You may use this decision to proceed through the development review process for this exception.

If you have any questions concerning this decision, please feel free to contact the Development Engineer in charge of your project or me at (970) 244-1557.

Sincerely,



Tim Moore, Public Works Manager
City of Grand Junction

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

DESIGN EXCEPTION #DE 15-04

To: Mark Relph, Director of Public Works & Utilities
Bob Blanchard, Director of Community Development
Rick Beaty, Fire Chief

From: Tim Moore, Public Works Manager

Copy to: Rick Dorris, Development Engineer
Pat Cecil, Development Services Supervisor

Date: August 19, 2004

RE: Driveway Spacing - 760 Horizon Drive (Shaw Construction)

DESCRIPTION OF THE SITUATION

1. The applicant proposes to redevelop their existing site located at 760 Horizon Drive. The current access to this site is approximately 82' from the access point of an existing business to the northeast. The site plan for 760 Horizon Drive moves the access point to the far northwest edge of the property and creates 250' of separation between driveways. TEDS Spacing (Chapter 4.1.1) requires 300' separation of driveways for minor arterial streets.

EXCEPTION CONSIDERATIONS

1. **Will the exception compromise safety?**
The realignment of the driveway creates more separation between existing driveways and should not create additional safety issues.
2. **Have other alternatives been considered that would meet the standard?**
The numbers of alternatives available are limited. The applicant did explore moving the driveway off site and onto the adjacent property to the west, however, the location of the Government Highline Canal bridge created a sight distance problem at that location.
3. **Has the proposed design been used in other areas?**
This design currently exists in other areas of the City.
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

Staff believes this driveway alignment is the best possible solution given the constrictions of the site and recommends approval.

Recommended by: Tom Moa

Approved as Requested:

Denied: _____

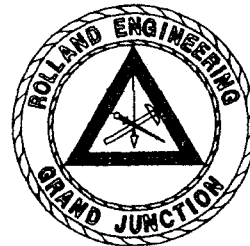
Dated: 8/20/04

[Signature]
[Signature]
Valt E. Barcland
John Burt

\\DE#15-04 760 Horizon Dr. 8-04

ROLLAND ENGINEERING

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



July 9, 2004

City of Grand Junction
City Engineer
250 N. 5th Street
Grand Junction, CO 81501

RE: Shaw Construction site request for TEDS Design Exception -
Access spacing for new development at 760 Horizon Drive

As part of the application process for a Major Site Plan review to the City of Grand Junction, a formal request for a design exception to the Transportation Engineering Design Standards (TEDS) manual is hereby requested as allowed for under Chapter 14 of the TEDS manual. The TEDS exception necessary for this project is a new driveway access for a 60,000-square foot office building development at 760 Horizon Drive. The proposed driveway serving the parking lot of the new building would be approximately 250 feet from an existing driveway (measured near edge to near edge) rather than the 300-foot standard separation on arterial streets as specified under Section 4.1.1. of the TEDS manual. The location of the new driveway, as discussed below, is the result of a preferred building location and the necessary amount of parking needed to meet the requirements of the City of Grand Junction Zoning and Development Code.

Presently, the existing 3,800-square foot office building at this location, which houses the main office for Shaw Construction Company's Grand Junction operation, has a single driveway connection onto Horizon Drive at the site's northeast corner. The driveway provides access to the existing 14-space parking lot serving the office building. The existing driveway, situated on the east side of Horizon Drive, is separated from a driveway serving an immediately adjacent parcel by approximately 82 feet as measured from near edge to near edge. This is a pre-existing condition and the separation was created long before the adoption of the TEDS manual specifying driveway separation distances.

As designed, the existing driveway serving the 3,800-square foot building will be eliminated and a new driveway accessing the new parking lot will be located approximately 170 feet further south along Horizon Drive. Although the new location proposed for the site would create a greater separation from the neighboring driveway than currently exists, the 250 feet of separation is still less than the 300-foot standard separation of the TEDS manual.

The proposed access to the new parking lot is situated as far from the adjacent driveway to the north as possible. The curb return on the south portion of the driveway is right against the

property line of a small triangular piece of property owned by the City of Grand Junction. South of that city-owned parcel is the Government Highline Canal and the Horizon Drive bridge crossing the canal. An alternative access slightly to the south was considered by evaluating the possibility of using the city property although its triangular configuration is not typical of right-of-way and may serve some other purpose. The larger issue of moving the access any further south was its closer proximity to the canal bridge which would have reduced sight-distance to the south, the loss of having a centralized access to the parking lot and the inefficiency that would result with internal circulation, and the desire to stay away from the canal right-of-way and possible issues with the Grand Valley Water Users' Association.

The impact of the new parking lot driveway, as proposed, creates several desirable outcomes. First, it provides a much greater separation between driveway locations than currently exists. Second, the new access will be fully improved to city standards. Third, the new driveway is situated as far south on the subject property as is reasonable and feasible. Fourth, the driveway location should maintain or increase traffic circulation efficiency along Horizon Drive by being more visible and isolated from competing driveways. And, fifth, granting the exception should not compromise, in any foreseeable manner, the safety and functional efficiency of Horizon Drive.

Because of the issues presented and the requirement that a TEDS exception be provided with this project, Shaw Construction Company respectfully requests full consideration of and the granting of a TEDS exception to Section 4.1.1. reducing the driveway separation distance between an existing driveway and a proposed new driveway from 300 feet to approximately 250 feet.

Sincerely,
ROLLAND Engineering

Tom Dixon, AICP

Cc: Tom Swensen, Shaw Construction Company

City of Grand Junction GIS City Map ©

DE 15-04

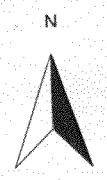
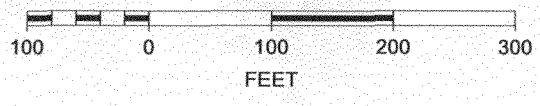
Parcels
□ Address Label

Air Photos
■ 2002 Photos

— Highways
— Streets 2











SCALE 1 : 1,906



City of Grand Junction GIS City Map ©

Air Photos

-  2002 Photos
-  Highways
-  Rivers
- City Limits**
 -  Grand Junction
 -  Fruita
 -  Palisade
 -  Mesa County
-  Streets 2



SCALE 1 : 11,852

