

RE: Machine Shop
February 7, 2005

Grand Junction Community Development
250 North 5th Street
Grand Junction, CO 81501

ATT: Laura Lamberty

SUBJECT: TEDS Exception for Proposal for Machine Shop located
at 3172 Pipe Court

Dear Laura:

On behalf of our client, Gary Lance, we are requesting a TEDS exception for this Project.

Proposed Exception - We are requesting an exception from City Standards 4.1.2 Offsets. Where properties are not large enough to allow accesses on opposite sides of the street to be aligned, the center of accesses and intersections not in alignment shall be offset a minimum of 50 feet...

Our client purchased this property because it allowed room for him to expand his building in the future and provided his new building with a Southern exposure. The Southern Exposure is needed to keep the front of his building free from ice and snow. His present business has a Northern exposure and he has incurred many ice and snow problems.

The original project site was completely designed (including Grading and Drainage) with the Southern exposure requirement in mind and submitted to the City for approval. Approximately a week earlier, the property at 3165 Pipe Court was also submitted to the City for approval. Hence, the proposed driveways for these two projects were not in alignment.

The layout of the Pipe Trades Subdivision consists of 11 Industrial Lots (see attached). Our client's lot (Lot 5) is located in the middle of the Subdivision and does not line up with the lots across the street. There are 4 more lots South of my client's lot located around a dead end cull-de sac. The traffic generation in this area will be very minimal. Additionally, it is very unlikely that any of this traffic would make any left hand turns into the proposed drive at 3165 Pipe Court across from my client's property. Therefore, safety concerns of traffic moving in a Northernly direction which would cause overlapping left turns to these properties are virtually eliminated.

RECEIVED

FEB 14 2005

COMMUNITY DEVELOPMENT
DEPT.
(970) 241-1903

DESIGN EXCEPTION #DE 7-05

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: Laura Lamberty, Development Engineer

Date: February 22, 2005

RE: Driveway Offsets -- Section 4.1.2

DESCRIPTION OF THE SITUATION

Section 4.1.2 of TEDS states "where properties are not large enough to allow access on opposite sides of the street to be aligned, the center of accesses and intersections not in alignment shall be offset a minimum of 50 Feet.

This property is located in a newly developed business center in Pear Park. The property owner of this site developed a site plan to fit their current needs as well as plan for future expansion of their business. Just prior to submitting their application for site review, the property owner to the west received approval for a site plan for their business. The result is that this applicant's access, as planned, does not meet the minimum separation spacing with the property to the west.

Site Description:

This site is being developed in a new commercial business park that includes 11 lots on a cul-de-sac. There are 2 additional lots between this site and the end of the cul-de-sac. The proposed site plan would allow room for expansion and take advantage of the southern exposure to the site.

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

Staff does not believe this access configuration will create future safety issues. This alignment should not produce left turning conflicts because there will be no through traffic to the south. As a result, there will be little demand for a left turns into the site to the west and overall ADT should be low.

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

The applicant considered locating the proposed building so that it faced the street and aligned the proposed driveway with the one to the west. They also considered reversing the current site plan 180 degrees to align this access point with the approved access point to the west. Although both site plans could be accomplished and meet TEDS, the applicant has elected to pursue a TEDS exception.

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

Most new subdivisions meet the offset requirements within TEDS. There are examples of developed areas that do not meet this standard.

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 does not believe this exception would result in future safety issues, however, because other options do exist to conform to the requirements of TEDS, we cannot recommend approval.

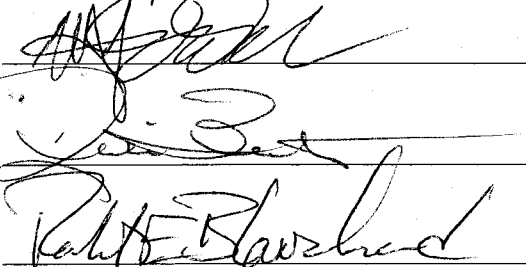
Recommended by: _____

Approved as Requested: _____

Approved as Modified: _____

Denied _____

Dated: 2/23/05



Kathleen Blawie

DE#7-05 Pipe Ct. offset spacing 2-23-05

PUBLIC WORKS
& UTILITIES

February 28, 2005

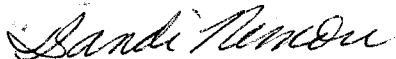
Robert D. Rowlands, Architect
Design Specialists
Architects and Planners
917 Main Street
Grand Junction, CO 81501

DE7-05 – Design Exception – Driveway Offsets – Section 4.1.2 (3172 Pipe Court Driveway Offset)

Dear Robert:

Please find attached the committee's decision to deny the above request. If you have any questions concerning this decision, please feel free to contact the Development Engineer in charge of your project or Tim Moore at (970)244-1557.

Sincerely,



Sandi Nimon, Sr. Administrative Assistant
Public Works Administration
City of Grand Junction

Xc: Laura Lamberty, Development Engineer (256-4155)

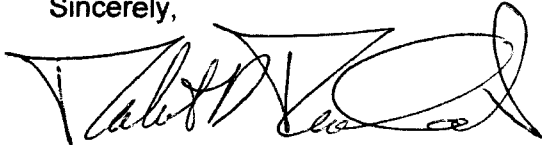
Alternatives Considered – Locating the proposed building to face the street was considered, but due to the future, shop expansion of the building, the building would be too wide to allow access to the rear portion of the Site. Moving the building further to the rear of the Lot was also considered. This resulted in a long winding access drive into the lot as well as cutting into the space for future development. Mirroring the building would not work due to the Owner's need for a Southern exposure for his building.

Proposed Design – The proposed design is to keep the present Site design as was originally submitted, and request a TEDS exception. Attached is a copy of a Site Plan of the proposed design for this property. The owner is willing to move the Site layout 10 feet further to the North if this would be helpful in obtaining TEDS exception.

Impacts of Change – No safety impacts are expected with the proposed design for this site.

We would appreciate your consideration of our request in a timely manner, and are available to respond to any other data required in support of this exception.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert D. Rowlands', written in a cursive style.

Robert D. Rowlands, Architect
Design Specialists, P.C.

Attachment

PIPE TRADES SUBDIVISION

OF A PARCEL LOCATED IN THE NE1/4 SECTION 22, T1S, R1E, UTE MERIDIAN

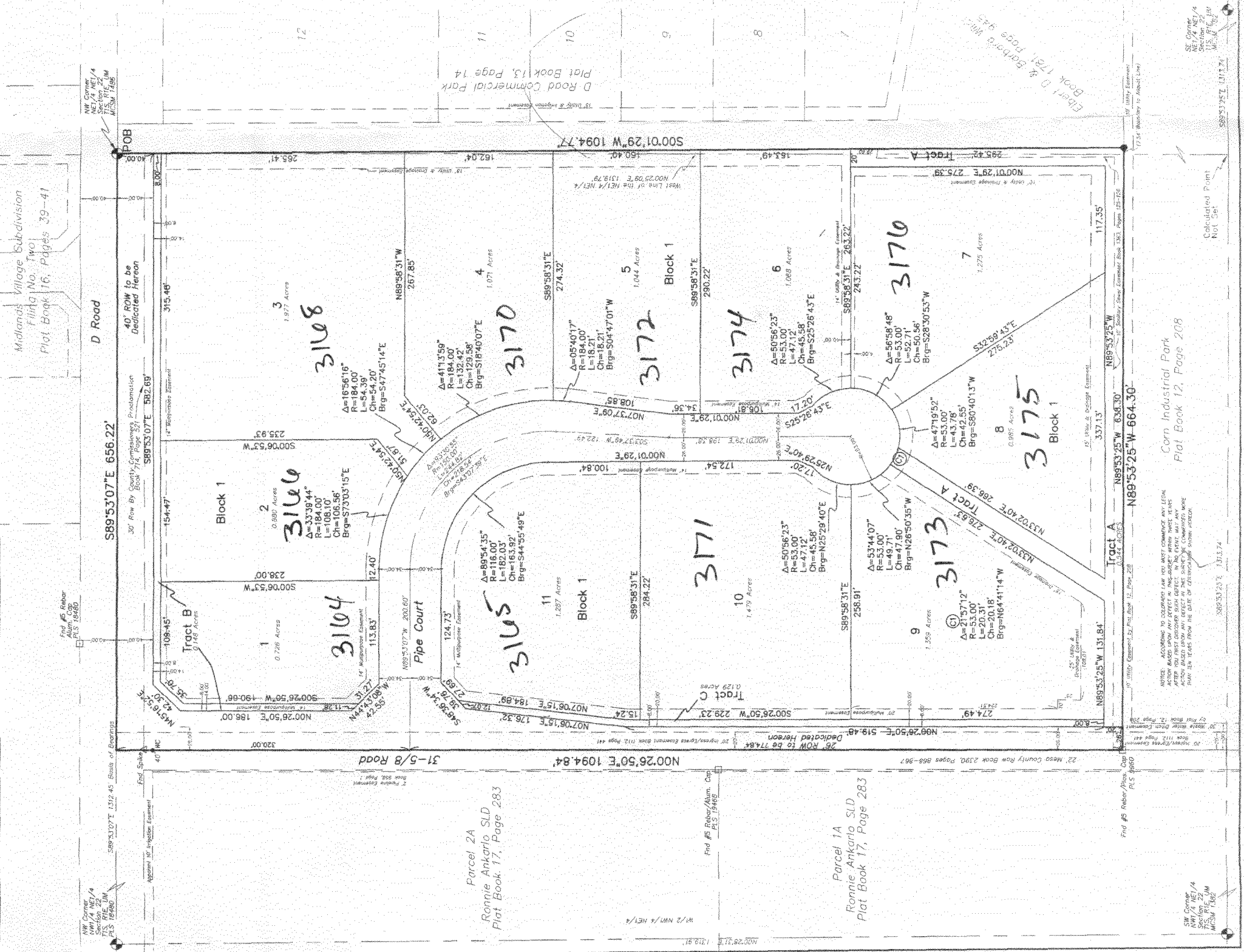
C-2
FP-2001-169
SIF NO T 71
FP 500.00 PER C 12
APR

GENERAL NOTES
 The Declaration of Covenants and Restrictions are recorded at Book 2981, Pages 685 through 694 Mesa County Records.
 Easement and Title information provided by Western Colorado Title Company, Commitment No. 00-12-035, dated June 4, 2001.

Basis of bearings is the North line of the NW1/4 NE1/4 of Section 22 that bears South 89 degrees 53 minutes 07 seconds East, a distance of 1312.45 feet, as established by GPS observation of MCGPS information. Both monuments on this line are Mesa County Survey Markers, as shown on this plat.

Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

Multipurpose easements on the North and West Lot lines overlay Tracts B and C, and are dedicated for their specific uses, as defined by the City. Tracts B and C are dedicated to the Property Owners Association for the barrier walls and landscaping purposes per "City of Grand Junction Conditions of Approval". See the "Declaration of Covenants and Restrictions" for this project for more complete information regarding easements and Tracts shown hereon.



LEGEND
 ALIQUOT SURVEY MARKER, AS NOTED
 SET ALUMINUM CAP ON NO. 5 REBAR, PLS 17485
 PER CRS-38-51-105, IN CONCRETE
 SET ALUMINUM CAP ON NO. 5 REBAR, PLS 17485
 PER CRS-38-51-105, IN CONCRETE - 40" WIRELESS CORNER
 FOUND REBAR, AS NOTED
 ALUMINUM CAP ON NO. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

AREA SUMMARY
 LOTS = 13.152 Acres 79.26%
 TRACTS = 0.821 Acres 4.95%
 ROAD ROW = 2.621 Acres 15.79%
 TOTAL = 16.594 Acres 100.00%

NOTARY PUBLIC
 TERESA C. ROMANES
 STATE OF COLORADO
 My Commission Expires 8/27/2005

CITY OF GRAND JUNCTION APPROVAL
 This plat of Pipe Trades Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 13th day of December, 2001.

City Manager: *[Signature]*
 President of City Council: *[Signature]*
CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO
 COUNTY OF MESA
 I hereby certify that this instrument was read in my office at 3:40 o'clock P. M. December 13 A.D., 2001, and was duly recorded in Plat Book 18, Page No. 292 Reception No. 2030871 Drawer No. LL-69 Fees: \$1000

Clerk and Recorder: *[Signature]*
 Deputy: *[Signature]*

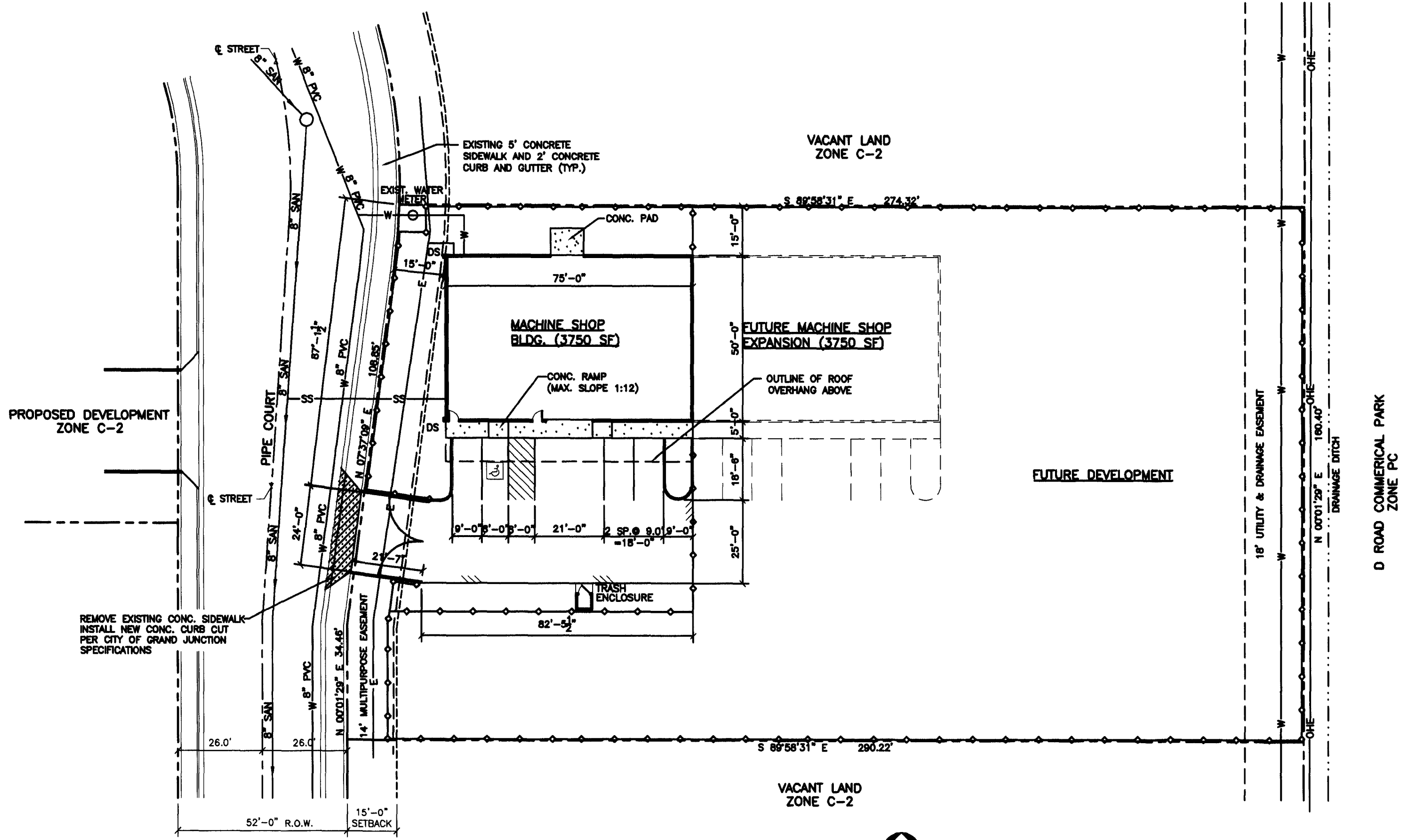
PIPE TRADES SUBDIVISION
 NE1/4 SECTION 22
 T1S, R1E, UTE MERIDIAN
 MESA COUNTY, COLORADO

LANDesign
 ENGINEERS • SURVEYORS • PLANNERS
 GRAND JUNCTION, COLORADO
 PHONE: (970) 245-2452
 FAX: (970) 245-2452
 DATE: Nov. 2001 11/27/2001

PATRICK R. GREEN
 Surveyor
 P.L.S. No. 17485
 STATE OF COLORADO
 My Commission Expires 12/31/2001

SURVEYOR'S CERTIFICATION
 I, Patrick R. Green, do hereby certify that the accompanying plat of Pipe Trades Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified: *[Signature]* 12/13/2001



SITE PLAN
 SCALED TO FIT



D ROAD COMMERCIAL PARK
 ZONE PC

Memo

To: Tim Moore, Public Works Manager
From: Laura C. Lamberty, Development Engineer
CC: Ronnie Edwards, Associate Planner
Date: February 15, 2005
Re: TEDS Exception for 3172 Pipe Court Driveway Offset

Attached please find a request for TEDS Exception to Section 4.1.2, Offsets, for driveways not in alignment.

The applicant submitted a Site Plan Review application on December 10, 2005 approximately one month after an application was received for the site across the street at 3165 Pipe Court. While the applicant prepared his plans in good faith not knowing of the proposed development across the street, driveway location opposing the site was essentially approved prior to issuing comments on this application.

The applicant has made some points his presentation which I believe bear some consideration:

1. This alignment will not produce conflicting left turns because there is essentially no traffic to the south. Speeds are low and general street ADT will be low.
2. The subdivision lot line layout was not prepared with driveway alignments in mind.

The following options were presented to the applicant as a way of conforming with TEDS required spacings:

- flipping site design 180 degrees produces near perfect alignment
- shifting building as far possible to north and then somewhat to the east would allow suitable alignment.

While I cannot recommend approval of the TEDS Exception as clearly options for conformance with the requirement exist, it is my opinion that this does not produce a safety issue in this instance.