



PUBLIC WORKS  
& UTILITIES

May 16, 2005

Thompson-Langford Corporation  
Engineers and Land Surveyors  
529 25 ½ Road  
Grand Junction, CO 81505

Re: Design Exception #DE12-05 – Driveway Offsets – Section 4.1.2

Dear Mr. Mr. Langford:

Please find attached the committee's decision for the above referenced request. This design exception has been approved as requested. 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 Tim Moore, Public Works Manager at (970) 244-1557.

Sincerely,

A handwritten signature in cursive script that reads "Sandi Nimon".

Sandi Nimon,  
Sr. Administrative Assistant

Xc: Rick Dorris, Development Engineer (256-4034)

## DESIGN EXCEPTION #DE 12-05

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: Rick Dorris, Development Engineer

Date: April 27, 2005

RE: Driveway Offsets – Section 4.1.2

### DESCRIPTION OF THE SITUATION

Section 4.1.1 of TEDS states “On local commercial and industrial streets, driveways shall be spaced a minimum of 50 feet, measured from center of access to center of access.

This property is located at 633 24 Road and proposes to access Leland Ave. for development of Timberline Bank. There are currently two established businesses with access points on the opposite side of Leland; Miracle Roofing & Insulation and the 24 Road Adult Video.

#### Site Description:

The City’s Capital Improvement Program includes a project in 2009 to widen 24 Road to 5 lanes. The additional 2 lanes will be constructed on the west side of the existing roadway and will require the acquisition of a significant amount of the property currently occupied by the 24 Road Adult Video. At that time, the access on Leland will likely be modified to align with the access to Timberline Bank.

### EXCEPTION CONSIDERATIONS

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

Staff does not believe this access configuration will create future safety issues. This alignment will meet TEDS corner spacing after 24 Road is widened to 5 lanes.

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

The alternative of moving the access for the 24 Road Adult Video was discussed but dismissed.

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

There are other examples throughout 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 does not believe this exception would result in future safety issues and recommends approval.

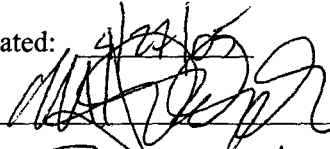

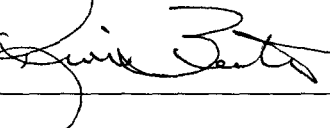
Recommended by: \_\_\_\_\_

Approved as Requested:

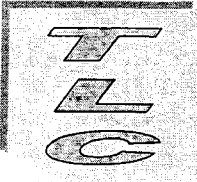
Approved as Modified:

Denied

Dated: \_\_\_\_\_

  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_

\\DE#12-05 Timberline Bank 633 24 Rd. 4-27-05



**THOMPSON - LANGFORD CORPORATION**  
**ENGINEERS AND LAND SURVEYORS**

tlc@tlcwest.com  
Facsimile (970) 241-2845  
Telephone: (970) 243-6067  
529 25 1/2 Rd, Grand Junction, CO 81505

April 5, 2005

City of Grand Junction  
Engineering Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

**RECEIVED**

APR 08 2005

COMMUNITY DEVELOPMENT  
DEPT.

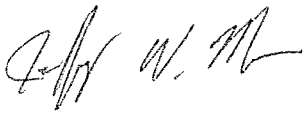
Re: Proposed Exception to Transportation Engineering Design Standards (TEDS)  
Timberline Bank, 633 24 Road

Please accept this letter as request for an exception to the TEDS manual in regard to access locations for the proposed Timberline Bank development located at the intersection of 24 Road and Leland Avenue. The TEDS manual requires that where accesses on opposite sides of the street are not aligned, the center of accesses "shall be offset a minimum of 50 feet on local commercial streets". There are two properties on the opposite side of the street in the vicinity of this project. The easternmost parcel, 24 Road Adult Video, currently has two drives occupying its entire Leland Avenue frontage with the exception of 35' of landscaping between them. The western parcel, Miracle Roofing & Insulation, has access across its entire frontage.

The proposed site plan would put the center of the proposed bank access approximately 118 feet west of the existing edge of asphalt on 24 Road; please refer to the included preliminary site plan. It is difficult to say how far this would be from the center of existing drives since the neighboring driveways are so poorly defined. The proposed drive does meet the required 50 feet of separation from the proposed right of way on 24 Road. The location also allows for each of the neighboring parcels to construct access which would comply with TEDS in the future.

Due to the differences in the types of operations and low traffic generated by the neighboring businesses, it is unlikely peak traffic flows would conflict with that of the proposed bank. This exception to the standards does not result in conditions which would adversely impact existing or future safety or function of the roadway system. Alternatives would result in conditions that may be in conflict with other City standards or practices.

Respectfully,



Jeffrey W. Mace, PE  
Thompson-Langford Corporation

XC: File

ATTACH: Pre-Application Site Plan





630 24 RD

24 RD

24 RD

24 RD

633 24 RD

639 24 RD

2389 LELAND AVE

LELAND AVE

2394 LELAND AVE

2390 LELAND AVE


KASSANDRA AVE

624 RAELYNN ST

RAELYNN ST

625 RAELYNN ST

## *Memorandum*

**TO:** Tim Moore  
**FROM:** Rick Dorris   
**DATE:** April 11, 2004  
**SUBJECT:** Timberline Bank TEDS Exception

---

The site is located at 633 24 Road, just south across Leland from the Adult Book Store.

They didn't propose any options. The obvious option would be to reconstruct the entrance to the bookstore to line up with their proposed entrance.

As we have discussed, the next time 24 Road is widened, the Adult Book Store must be purchased since the west curb and gutter will be in the middle of the building. Since the traffic in the book store is so low, I don't see a problem approving this exception.