

August 3, 2005

Scott Sorensen  
Austin Civil Group, Inc.  
336 Main Street, Suite 203  
Grand Junction, CO 81501

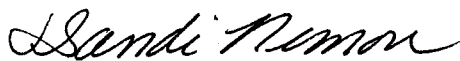
Re: Design Exception #DE 16-05 – Access Location and Offsets – 2730 G. Road,  
Bookcliff Country Club

Dear Scott:

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 at (970) 244-1557.

Sincerely,



Sandi Nimon, Sr. Administrative Assistant  
To Tim Moore, Public Works Manager  
City of Grand Junction

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

## DESIGN EXCEPTION #DE 16-05

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: July 27, 2005

RE: Access Location and Offsets – 2730 G Road, Bookcliff Country Club

### DESCRIPTION OF THE SITUATION

The Country Club is proposing to update and remodel their club house and pool facilities. The existing parking lot will also be slightly reconfigured to maximize the number of parking spaces available. This site work provides an opportunity to bring the existing access points into compliance with the TEDS manual.

The Bookcliff Country Club has approximately 920 feet of frontage along G Road which is classified as a Minor Arterial Street. The Country Club currently has two access locations on G Road. The eastern access is approximately 28 feet wide and is located on the eastern property line adjacent to the Pizza Hut parking lot entrance from G Road.

Section 4.1.1 Spacing requires 150-ft. of separation for an access location from the flow line of a Minor Arterial Street. G Road is classified as a Minor Arterial Street. Additionally, Section 4.1.2 Offsets, requires access locations to be aligned on opposite sides of the street or offset by a minimum of 50 feet. The applicant requests an exception for both sections of the TEDS manual.

### EXCEPTION CONSIDERATIONS

- 1. Will the exception compromise safety?**  
Staff does not believe the current situation presents a safety issue.
- 2. Have other alternatives been considered that would meet the standard?**  
The applicant considered aligning the west access point with 15<sup>th</sup> Street. The grade at the north side of this intersection approximately 10 feet higher than G Road.

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

The condition currently exists on this site, and in other areas of 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**

Staff recommends approval of the TEDS Exception as proposed.

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

Approved as Requested: X

Approved as Modified: \_\_\_\_\_

Denied \_\_\_\_\_

Dated: 7-27-05

[Signature]

[Signature]

[Signature]

VE#16-05 Access Location and Offsets 2730 G Road ( Bookcliff Country Club)

# A ■ C ■ G

## Austin Civil Group, Inc.

Land Planning ■ Civil Engineering ■ Development Services

July 18, 2005

Mr. Rick Dorris  
City of Grand Junction Community Development  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

**Re: Request for TEDS Exemption for Minimum Corner Clearance  
Bookcliff Country Club – 2730 G Road**

Dear Mr. Dorris:

The purpose of this letter is to request an exemption from *City of Grand Junction's Transportation Engineering Design Standards (TEDS) Section 4.1.1 Access Locations* and *Section 4.1.2 Offsets* for the Bookcliff Country Club property located at 2730 G Road in Grand Junction, Colorado.

### **Existing Site Conditions:**

The Bookcliff Country Club has approximately 920-ft of frontage along G Road, which is classified as a Minor Arterial Street according to the Grand Valley Circulation Plan. The Country Club currently has two access locations on G Road. The western most access location, approximately 150-ft from the western property boundary, is 36-ft in width. The 150-ft area between the west property line and the access is a tee box area for the Country Club's golf course. This access is also approximately 41-ft west of the intersection of 15<sup>th</sup> Street and G Road. There are no other driveway or access location within 150-ft of the access.

The eastern access site access, approximately 28-ft in width, is located on the eastern property line, adjacent to a Pizza Hut parking lot entrance from G Road. The access is approximately 108-ft west of the intersection of G Road and Horizon Drive. This access is also adjacent to the Country Club's existing tennis courts. There are no other driveway or access locations within 150-ft of this entrance.



**EXISTING BOOKCLIFF COUNTRY CLUB SITE AREA**

**Proposed Site Improvements:**

The Bookcliff Country Club is proposing to update and remodel their club house and pool facilities. The existing parking lot areas will be slightly reconfigured to maximize the number of parking spaces available. The parking lots will be upgraded to provide landscaping to conform with the City of Grand Junction requirements. The access locations for the parking lots are not proposed to be relocated because they cannot be relocated without causing significant impacts to the facility.

The Country Club's G Road frontage is the only location where access can be provided. The G Road Frontage has several existing site constraints that need to be taken into account as part of this exemption request.

1. The Country Club building is approximately 23-ft above the G Road street grade
2. A large embankment extends for approximately 360-ft east of the western most entrance. The embankment at its highest point is approximately 14-ft higher than the current G Road grade.



3. The area between the west property boundary and the western access location is the Number Ten tee box area for the golf course.
4. The eastern access is on the east property line and has five tennis courts located along the west side of the entrance.

**TEDS Requirements**

G Road is classified as a Minor Arterial Street. TEDS Section 4.1.1 Spacing requires 150-ft feet of separation for access locations from the flowline of a Horizon Drive, another Minor Arterial Street.

TEDS Section 4.1.2, Offsets, requires access locations to be aligned on opposite sides of the street or offset a minimum of 150-ft.

**Alternative Access Options:**

*Western Access:*

There are three options to address the west access location. The first option is to align the access with 15<sup>th</sup> Street. The second option is to relocate the access 150-ft from 15<sup>th</sup> Street and the third option is to leave the access at its current location.

The first option, align the west access with 15<sup>th</sup> Street, is an unrealistic option because the grade at the north side of this intersection is 10-ft higher than G Road. Constructing the access at this location would a tremendous amount of earthwork, which would destroy the existing parking area and make access into the clubhouse to steep.

The second option, moving the access 150-ft from 15<sup>th</sup> Street significantly impacts the existing golf course tee box. A drawing depicting this location has been attached to this report. Moving the access 150-ft east of 15<sup>th</sup> Street also does not work because of the significant embankment discussed in option one above. Because there is so much elevation change between G Road and the Clubhouse, there are really no other options for providing access along this site without significantly impacting the Country Club's ability to operate.

The third option would be to leave the access at its current location. The option allows the Country Club to continue operating without impacting the golf course.

*Eastern Access:*

There are no access alternatives for the eastern site access location. The access is located on the eastern property line, adjacent to the Pizza Hut access on the east, and the Country Club tennis courts to the west. The access location cannot be moved west to meet the 150-ft separation requirements because of the existing tennis courts.

A shared ingress/egress easement is being proposed for the east access. This will allow the Pizza Hut site to share an access with Bookcliff Country Club if and when they improve their site in the future. A drawing depicting the shared ingress/egress easement location has been attached to this report.



Mr. Rick Dorris  
July 18, 2005  
Page 4 of 4

I believe this addresses all access options available for this project. If you have any additional questions or concerns, please give me a call at 242-7540.

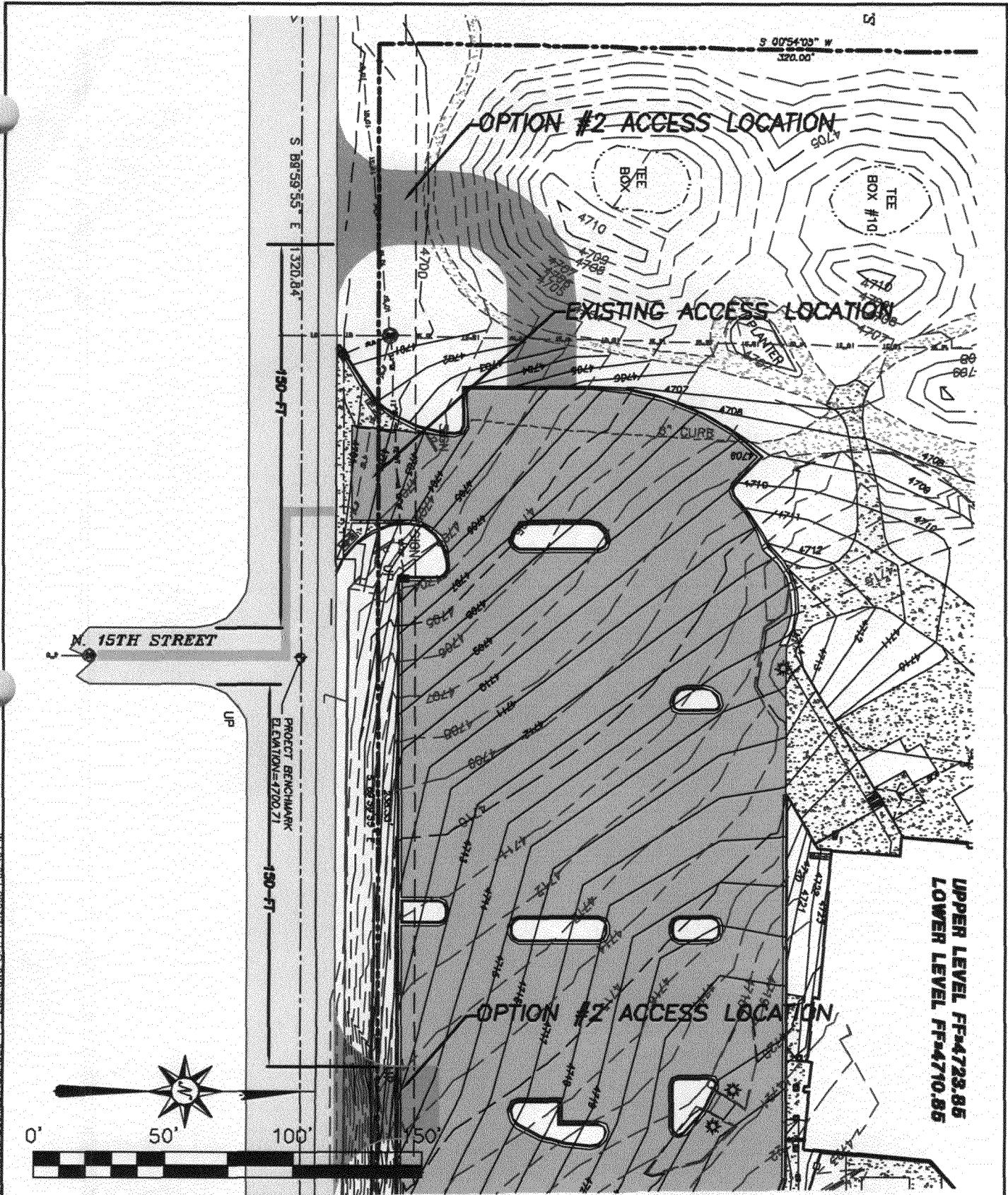
Sincerely,

**Austin Civil Group, Inc.**



Scott Sorensen  
Project Designer

Attachments: As Stated.



C:\Documents\Administrator\Desktop\IRBASE5.1.1.2382.dwg, G-1, 7/12/2005, 1:09:49 PM

**Title:** BOOKCLIFF COUNTRY CLUB  
ACCESS OPTIONS ANALYSIS  
FOR TEDS EXEMPTION REQUEST

**By:** MRA

**Date:** 7-17-05

**Scale:** MRA

**A · C · G**

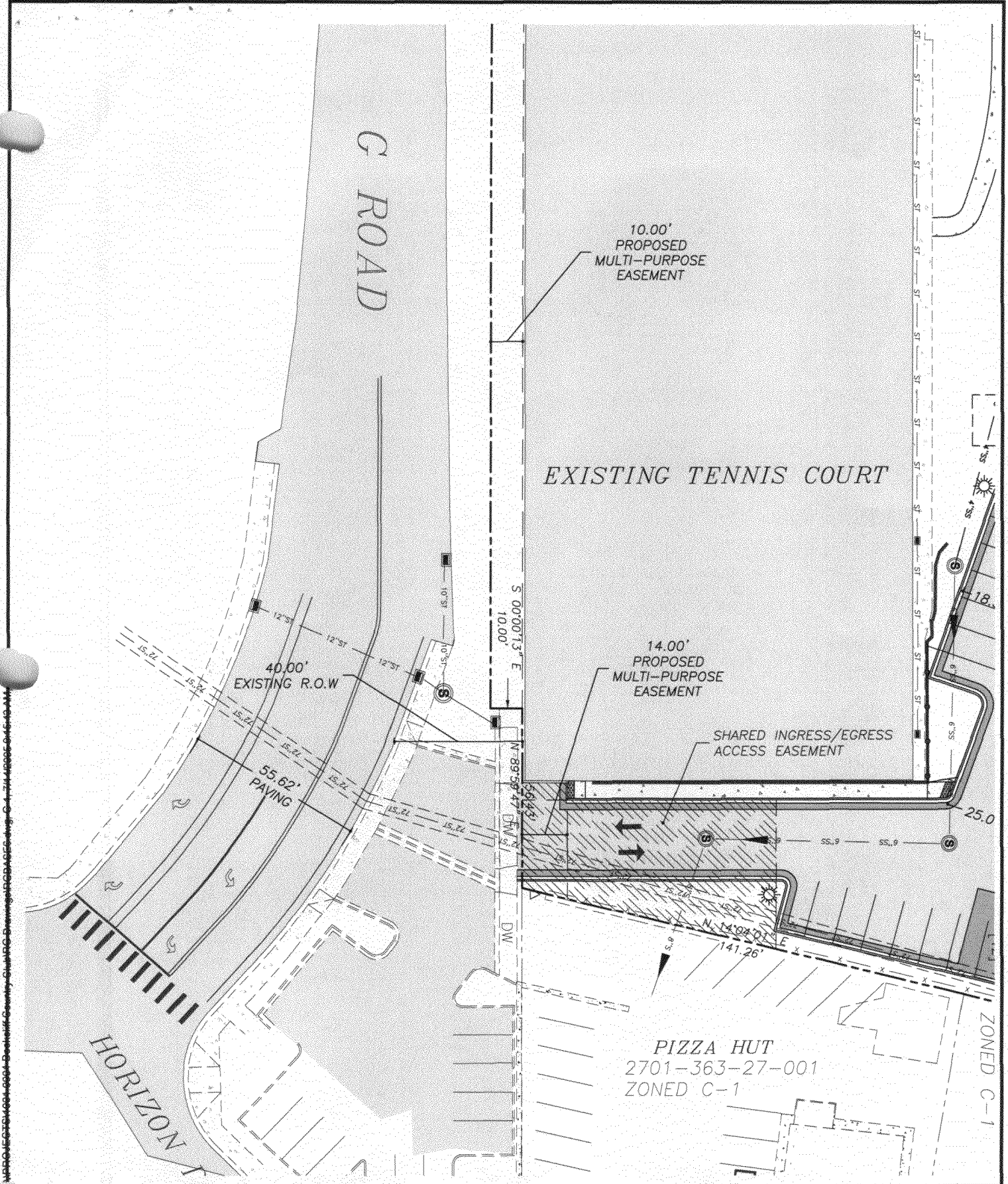
**AUSTIN CIVIL GROUP, INC**

Land Planning · Civil Engineering · Development Services

336 Main Street, Suite 203 · Grand Junction, Colorado 81501  
9770 242-7540

UPPER LEVEL FF=4723.85  
LOWER LEVEL FF=4710.85





PROJECT: 14004-0004-Bookcliff-Country-Club-Shared-Ingress-Egress-Access-Plan-7/14/05 9:45 AM  
 DRAWN BY: STS  
 CHECKED BY: STS  
 DATE: 7-14-05

Title: BOOKCLIFF COUNTRY CLUB  
 SHARED INGRESS/EGRESS ACCESS  
 EASEMENT LOCATION

By: STS

Date: 7-14-05

Scale: 1"=40'

**A · C · G**  
**AUSTIN CIVIL GROUP, INC**  
 Land Planning • Civil Engineering • Development Services  
 336 Main Street, Suite 203 • Grand Junction, Colorado 81501  
 (970) 242-7540



## *Memorandum*

**TO:** Tim Moore  
**FROM:** Rick Dorris *Rick*  
**DATE:** July 19, 2005  
**SUBJECT:** Bookcliff Country Club Entrance Location TEDS exception

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I recommend approval for the TEDS exception concerning the west entrance since the offset doesn't result in left turn conflicts, it has operated fine for the last many years, and grade problems and the golf course present difficulties to relocation. The offset is in the safe direction.

The Pizza Hut parking lot expansion was given a TEDS exception for the same thing and their east entrance TEDS exception request. BCC says they have approached the Pizza Hut property owner (not PJ McGovern) about granting an ingress/egress easements and he won't return their phone calls. I recommend approval of this TEDS exception with the condition that they grant an easement to the Pizza Hut site so the entrances can be combined when the Pizza Hut site redevelops.