

December 2, 2005

Vista Engineering Corp.  
605 1/2 Road, Suite B  
Grand Junction, CO 81501

Re: Design Exception #DE33-05 – Minerva Park

Dear Mr. Larson:

Please find attached the committee's decision for the above referenced request. This design exception has been denied.

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,



Sandi Nimon,  
Sr. Administrative Assistant

Xc: Kent Marsh. Development Engineer (244-1451)

## DESIGN EXCEPTION #DE 33-05

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: Kent Marsh, Development Engineer

Date: November 23, 2005

RE: Lot 15, Block 1 Minerva Park Subdivision

### DESCRIPTION OF THE SITUATION

Monument Homes is considering the purchase of a vacant piece of land on the northwest corner of W. Pinyon Ave. and W. Crete Circle where they plan to construct two office and two warehouse buildings. The office buildings will house employees of two local home-builders while the warehouse buildings will be used to store building materials.

The applicant feels their site plan works best with their main access onto W. Pinyon Ave. and not W. Crete Circle, as required by the T.E.D.S. Manual. Section 3.2.2 of the T.E.D.S. manual requires corner properties to access the "...lowest order street", which in this case would be W. Crete Circle. Both streets are identified as local streets on the Grand Valley Circulation Plan even though W. Pinyon functions more as a local collector street, funneling traffic north and south of W. Pinyon Ave. onto 25 and 25 ½ roads. In addition, the applicant asks that the required 50 offset between driveways on opposite sides of the street be waived for the westernmost driveway they propose off W. Pinyon Ave.

#### Site Description:

The site plan includes one main access leading to a new shared parking lot and one service driveway leading to a new warehouse building off W. Pinyon Ave. The site plan includes one additional driveway off W. Crete Circle leading to another proposed warehouse building. Neither driveway onto W. Pinyon Ave. satisfies the requirement for accessing the lowest order street, while the westernmost driveway off W. Pinyon Ave. will not meet offset requirements in T.E.D.S. Section 4.1.2.

### EXCEPTION CONSIDERATIONS

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

Staff does not believe the proposed access locations will compromise safety. Both W. Pinyon Ave. and W. Crete Circle are local streets which likely experience low traffic volumes and slow speeds.

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

The applicant did consider rotating their site plan to provide their main access and one service access off W. Crete Circle, with one low volume service driveway proposed off W. Pinyon Ave. The applicant and his Architect both felt this option was unacceptable.

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

Although it's preferable to only allow access to a corner lot from the street with lowest volume (W. Crete Circle), there are many instances within the City where this requirement has been waived.

**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 the applicant could revise their site plan to provide access off W. Crete Circle without comprising functionality and recommends denial of the request

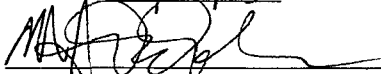
Recommended by: \_\_\_\_\_

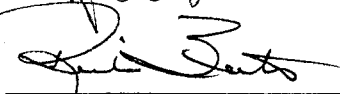
Approved as Requested: \_\_\_\_\_

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

Denied

Dated: 11/23/05

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 \_\_\_\_\_

 \_\_\_\_\_

VE#33-05 Minerva Park Subdivision

# REQUEST FOR A T.E.D.S. EXCEPTION

## Lot 15, Block 1, Minerva Park Subdivision



Prepared for:

**Monument Homes**  
603A 28 $\frac{1}{4}$  Road  
Grand Junction, CO 81506  
(970) 263-4022

Prepared by:

**Vista Engineering Corp.**  
605 28 $\frac{1}{4}$  Road, Suite B  
Grand Junction, CO 81506  
(970) 243-2242

November 21, 2005  
VEC Job #4030.04-02

# **REQUEST FOR A T.E.D.S. EXCEPTION**

## **Access for Proposed Site Plan Application Lot 15, Block 1, Minerva Park Subdivision**

**November 21, 2005**

### **Introduction**

This Request for a T.E.D.S. Exception is part of an upcoming Site Plan land use application for Lot 15, Block 1 in the Minerva Park Subdivision. This particular lot is one-acre in size and is located at the northwest corner of the intersection of West Pinyon Avenue and West Crete Circle. This subdivision is currently zoned C-2, which will remain as part of the land use application that will be made by Monument Homes. This application will be to develop this site for new office building and warehouse for their operations. In developing their desired site layout, it has been determined that access that would be proposed for this layout would not be in conformance with the Transportation and Engineering Design Standards, therefore, this Request is respectfully being submitted.

### **History**

The Minerva Park Subdivision is nearly 30-years old being platted in 1977, a time when Grand Junction was in the midst of an economic boom prior to the oil shale bust of 1982. This lot along with many in the subdivision have remained vacant since being platted, however, with the area once again in the midst of a strong and growing economy, this subdivision is now seeing new improvements coming into the area. To illustrate the general improvements to the area is Exhibit A which is an aerial photograph printed from the City of Grand Junction's website based on 2002 imagery.

As this subdivision was platted in 1977, the infrastructure that was constructed at that time was to the standards of that time as well. Streets in this subdivision have been constructed with 2-ft. wide concrete valley pans versus curb, gutter, and sidewalk that would now be required. This holds true for the development to the west, Westgate Park Subdivision, which was platted in 1979. As a result, many of the early site improvement plans, access was, for the most part, left undefined. In some parts of the city, this has type of development has become undesirable, especially along streets that have large traffic counts. Thus, the reason for the T.E.D.S. standards.

### **Proposed site improvements**

As previously stated, the improvements to this parcel is to construct a new office building for Monument Homes. Along with this building, they are proposing a detached warehouse facility, something they lack in their current location. Proposed improvements for Monument Homes would

not require the entire one-acre site and initially Monument Homes was only going to develop approximately one-half of the site. However, since working on this project, they have received interest from a business that they work closely with in which they would like to construct a new facility at this site as well. This second business would be looking to construct an office building and a separate warehouse building as well. Therefore, when the land use application is made it will be for the entire site consisting of four buildings, asphalt ingress/egress, and fenced storage areas. Included as part of this written request is Exhibit B, which is a conceptual layout of buildings and what is being requested for access to the site.

### **Proposed T.E.D.S. Exceptions**

There are many sections of the T.E.D.S. Manual that will govern the design of the proposed access to this site, however, some of these sections are not satisfied with this proposal. These sections and the associated request are as follows:

Section 3.2.2 Provision of Access which states, "If a property has frontage on more than one street, access will be permitted only on those street frontages where design and safety standards can be met. The primary access shall be on the lower-order street."

#### **Request**

This particular lot has two frontages, West Pinyon Avenue and West Crete Circle. Both of these streets are probably classified as a Commercial Street Section, however, by virtue of having a greater length and potential traffic volume, we would assume that West Pinyon Avenue would be classified as the higher-order street in this case. Be that as it may, West Pinyon Avenue is only a ½-mile roadway, extending from 25 Road to 25½ Road which would limit it's role as a facilitating traffic mobility. In addition, area to the south of West Pinyon Avenue has already seen it being platted, i.e., the Equine Subdivision, while others have yet to be developed. This unplatted area, located to the south and west of this site, is currently a storage facility for the Ute Water Conservancy District. The development potential of this area is limited due to topography and the Buthorn Drain.

In addition, the lot dimensions for this parcel provides more frontage along West Pinyon Avenue which allows for better layout of the site if the primary access is off of this street.

Given these existing conditions, it is requested that the primary access to this site be allowed to be on West Pinyon Avenue.

Section 3.2.4 Number of Access Points and Joint Access which states, "One access point per

property ownership will be permitted, unless an approved site plan or TIS (Traffic Impact Study) shows that additional access points are required to adequately handle driveway volumes and that the additional access points will not be detrimental to safety and traffic flow on adjacent streets.”

Request

As can be seen on Exhibit B, the desired site layout incorporates the primary access onto West Pinyon Avenue, but then also would provide two secondary accesses, one off of West Pinyon and the other off of West Crete Circle. The primary access will serve office personnel, customers, trash pickup, and normal deliveries. Both businesses planned for this site are in the home construction industry and would like to have a separate warehouse area. In addition, both companies see a great benefit to separate the vehicles accessing these areas, whether it be field employees or special deliveries, from the day-to-day operations. It is not anticipated that either of these secondary access points will see a great deal of use, probably only one or two vehicle per day, however, some of the special deliveries, such as building materials, would be accomplished much easier via a separate entrance. This would avoid causing congestion in the primary access point. Both of the secondary accesses would be controlled with remote operated rolling gates which will prevent unauthorized use of these access points.

Section 4.1.1. Spacing, which in general requires that access points have a spacing of 150' or greater as measured from centerline to centerline to avoid conflicts between turning movements.

Request

For commercial properties that are sized in the one-acre range, and many times smaller, it is difficult to maintain the 150-ft. spacing requirement. In addition, when developing site plans in areas where surrounding properties have previously been improved, planning for access points so they are adjacent to existing accesses may not satisfy this requirement. Therefore, due to a combination of these, we are requesting that the 150-ft. spacing requirement be waived. It might also be mentioned that both of the proposed access points being proposed onto West Pinyon Avenue line up fairly close to existing access point across the street for the Harris Equine Hospital.

Conclusion

We respectfully acknowledge the reasoning with which the standards of the T.E.D.S. Manual have

**Request for T.E.D.S. Exception**  
Lot 15, Block 1, Minerva Park Subdivision  
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been developed and concur with them in areas of heavy vehicle traffic. However, given lower traffic conditions for this location, we make these requests to the above sections of the manual. As the Exception Committee reviews this request, we ask that they consider the following issues when making their decision:

- The lower order type commercial streets for both West Pinyon Avenue and West Crete Circle.
- Providing access points that are adjacent to existing access points.
- The low traffic volumes that would be utilizing the secondary, or service, access points along with them be controlled by means of remote, rolling track gates that are being proposed.
- The parcel will ultimately be condominiumized which will then create a second owner at this site allowing a separate access.
- It is anticipated that the existing development to the south, Harris Equine Hospital, and limited amount of land that can be developed to the southwest of this site, would contribute relatively low volumes of traffic onto West Pinyon Avenue which would conflict with this proposal.

We would like to conclude by thanking the T.E.D.S. Exception Committee for their consideration in making these requests.



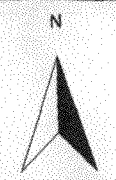
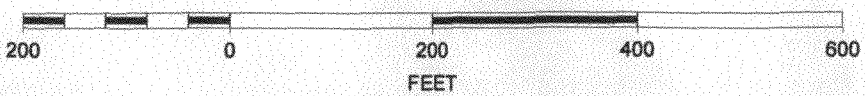
**Exhibit A**

# City of Grand Junction GIS Master Map © EXHIBIT A

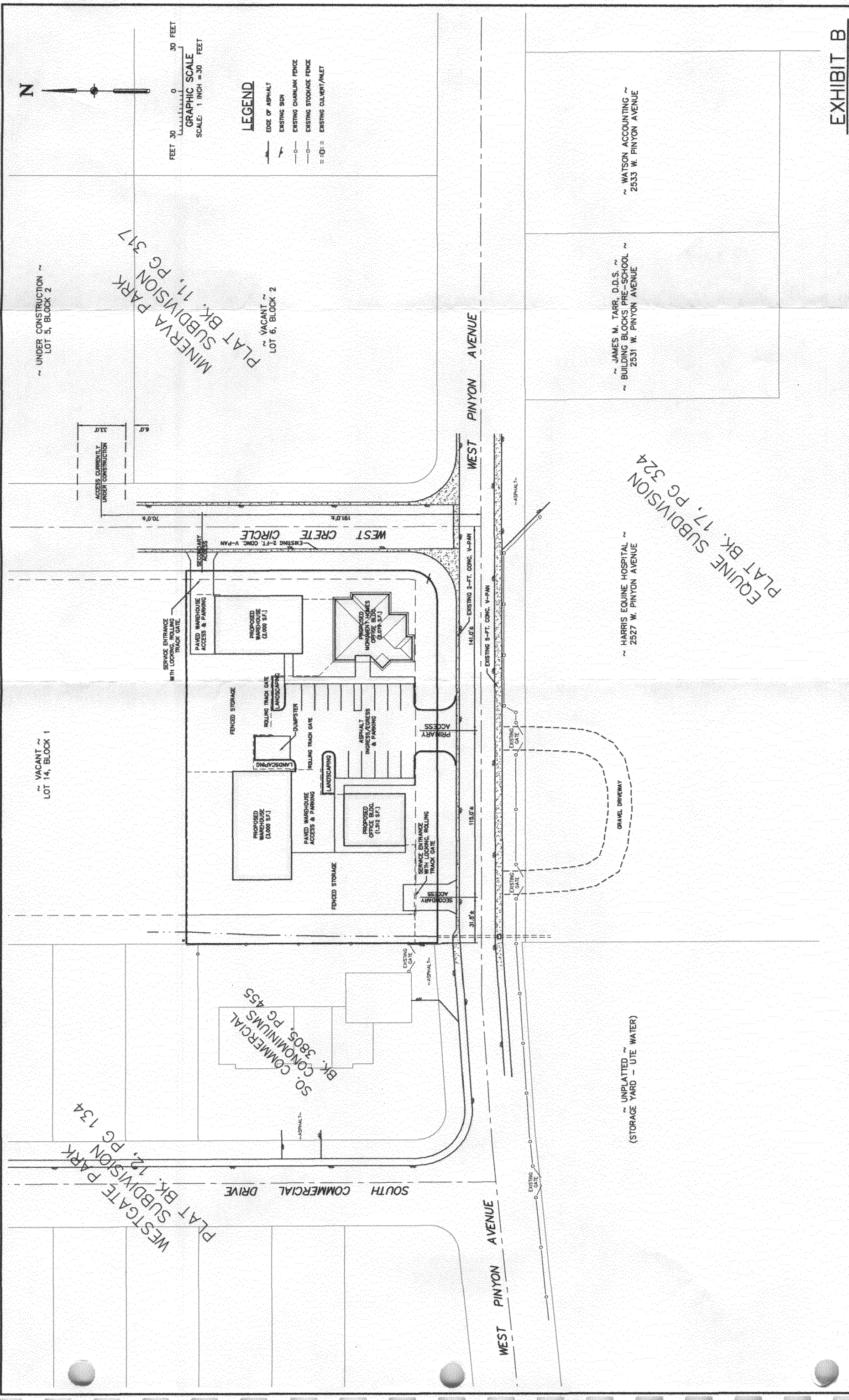
- Air Photos**
- 2002 Photos
  - Highways
  - Rivers
  - Grand Mesa Lakes
  - Lakes
  - Street Labels
  - DOQQS



SCALE 1 : 2,200



**Exhibit B**



FEET 30  
0  
30 FEET  
GRAPHIC SCALE  
SCALE: 1 INCH = 30 FEET

**LEGEND**

- EDGE OF ASPHALT
- EXISTING SIGN
- EXISTING CHAINLINK FENCE
- EXISTING STOCKADE FENCE
- EXISTING CULVERT/INLET

~ UNDER CONSTRUCTION ~  
LOT 5, BLOCK 2

MINERVA PARK  
PLAT BK. 11, PG 317

VACANT ~  
LOT 6, BLOCK 2

~ VACANT ~  
LOT 14, BLOCK 1

50. COMMERCIAL  
BK. 3805, PG 455

WESTGATE PARK  
PLAT BK. 12, PG 134

~ UNPLATTED ~  
(STORAGE YARD - UTE WATER)

EQUINE SUBDIVISION  
PLAT BK. 17, PG 324

~ HARRIS EQUINE HOSPITAL ~  
2527 W. PINYON AVENUE

~ JAMES M. TARR, D.D.S. ~  
BUILDING BLOCKS PRE-SCHOOL  
2531 W. PINYON AVENUE

~ WATSON ACCOUNTING ~  
2533 W. PINYON AVENUE

DRAWN BY: S.G.S. DESIGNED BY: FOR CHECKED BY: FOR VISTA ENGINEERING CORP.	REVISION DATE DATE	DESCRIPTION	BY: CHD MONUMENT HOMES	GRAND JUNCTION, COLORADO SCALE: 1" = 30' SHEET NO. 1 of 1	JOB NO. 4030.04-02 DATE: 11-3-05
<b>VISTA ENGINEERING CORP.</b> CONSULTING ENGINEERS AND LAND SURVEYORS 806 26 1/4 ROAD, SUITE 8 • GRAND JUNCTION, CO 81508 • (970) 243-2242					
<b>REQUEST FOR A T.E.D.S. EXCEPTION</b> LOT 15, BLOCK I, MINERVA PARK SUB.					

**EXHIBIT B**