

PUBLIC WORKS  
& UTILITIES

December 29, 2005

Tom Flanagan  
505 Rosa  
Palisade, CO 81526

DE34-05 – Design Exception – 2101 North 12<sup>th</sup> Street – Driveway  
Spacing/Corner Clearance

Dear Mr. Flanagan:

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)

## DESIGN EXCEPTION #DE 34-05

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: December 17, 2005

RE: 2101 North 12<sup>th</sup> Street – Driveway Spacing/Corner Clearance

### DESCRIPTION OF THE SITUATION

The applicant desires to construct a veterinarian clinic at 2101 North 12<sup>th</sup> Street. The current use on this site is a single family home.

#### Site Description:

The current single family home has access locations on 12<sup>th</sup> Street and Walnut Ave. The applicant is requesting a TEDS Exception to keep access to the new facility on 12<sup>th</sup> Street. The following Sections of TEDS are applicable to the 12<sup>th</sup> Street access point:

- 3.2.2 Provision of Access – Access to the lower order street unless need is demonstrated based on traffic safety or a Traffic Impact Study.
- 4.1.1 Spacing – On arterial streets, driveway shall be spacing a minimum of 300' apart. Proposed spacing is approximately 45'.
- 4.1.3 Corner Clearance – Unsignalized access to Minor Arterial streets must be 150' from the intersection

### EXCEPTION CONSIDERATIONS

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

Staff does believe the use of a driveway on 12<sup>th</sup> Street creates a safety issue by permitting conflicting left turn movements into the property from northbound 12<sup>th</sup> Street. The proposed change in use from residential to business will likely increase traffic volumes and create additional safety issues.

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

The applicant did consider limiting access to the proposed business from Walnut Ave. The applicant strongly desires a 12<sup>th</sup> Street address, which would not be possible if the only access to the site is from Walnut Ave.

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

Although this situation exists in other areas, it is not desirable and is modified as these properties redevelop.

**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**

Although the driveway exists today, it is not desirable and should be corrected. Staff recommends denial of this request.



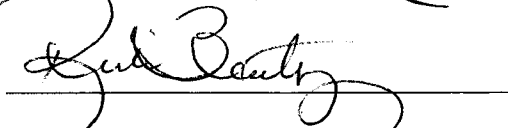
Recommended by: \_\_\_\_\_

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

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

Denied

Dated: 12/28/05

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

DE#34-05 2101 North 12<sup>th</sup> St. - Driveway Spacing

# Memo

**To:** Tim Moore, Public Works Manager  
**From:** Laura Lamberty, P. E. *Lamberty*  
**CC:** General Meeting File  
**Date:** December 16, 2005  
**Re:** 2101 N 12<sup>th</sup> Street

---

Attached is a request for TEDS Exception to permit a driveway on N 12<sup>th</sup> (a minor arterial) for a corner lot. The proposed use is a vet clinic (conversion from existing single family home).

The proposed driveway location violates the following provisions of TEDS:

- 3.2.2 Provision of Access: Access to the lower order street unless need is demonstrated based on traffic safety or TIS.
- 3.2.4 Number of Access Points: Limited to one unless demonstrated need by TIS.
- 4.1.1 Spacing: Proposed spacing is approximately 45', 255' less than 300' required for access to the north
- 4.1.3 Corner Clearance: Unsignalized access to Minor Arterial, 100' +/-, 50' less than 150' required. (Walnut Avenue)

The proposed access would permit conflicting left turn movements into the property from northbound 12<sup>th</sup> Street.

The signage arguments made in the application are not valid as signage is allowed on both frontages.

**RECEIVED**

DEC 07 2005

**COMMUNITY DEVELOPMENT  
DEPT.**

**TOM FLANAGAN**

505 Rosa  
Palisade Co 81526  
464-5848

**Exception process for TEDS Chapter 4**

**Location**

**2101 N. 12<sup>th</sup> St.**

**Grand Junction Co. 81501**

**City of Grand Junction Planning Dept.**

**The purpose of this letter is to ask for a design exception for the property at 2101 N 12<sup>th</sup> St**

**We would like to keep the 12<sup>th</sup> St. access for these reasons.**

- 1. Safety, Walnut Ave. is already a congested street; emergency vehicles do not need added traffic from a business with only a Walnut access.**
- 2. Traffic flow, with a traffic flow from 12<sup>th</sup> St. to Walnut traffic should have easier access and egress.**
- 3. Location, a 12<sup>th</sup> St. address will be easier and have a higher profile so people do not have to slow down to look for an address.**
- 4. Consistency all the other businesses up the street have 12<sup>th</sup> street access and addresses, even the office complex, one small business is not going to have any significant impact.**
- 5. Business address the particular person interested in the property very much wants the address and if 12<sup>th</sup> St. is a business area it makes sense to give businesses that address.**
- 6. Historically the property fronts 12<sup>th</sup> St. it always has had this address and looking at the building situation a Walnut address would only be confusing.**
- 7. Signage the business sign on 12<sup>th</sup> St. will blend in with other businesses and will not add to clutter with side signage.**
- 8. Code all access and egress will be brought up to code per TEDS.**

Sincerely,

Tom Flanagan



# 2101 N 12th Street

No HARD MEDIAN

**Parcels**  
□ Address Label

**Air Photos**  
■ 2002 Photos

— Highways  
— Street Labels

