

TO: Kent Marsh

**FROM: Tom Burke, Burke Construction Co., Inc.
Gary Crone, Comet Cleaners**

RE: Building Expansion Exemptions

Description of Present Conditions & Exemption Request

Gary Crone, owner of Comet Cleaners would like to expand his current facility located at 599 25 Road. The proposed expansion would allow for additional cleaning to be brought in from satellite locations. Existing walk in and drive thru traffic will remain the same.

We are asking for two exemptions. The first being the 50' required from the street to a position where a driver would be required to make the decision whether to go through the drive up or to park and walk in.

The second is to keep the current access off of Patterson Road.

We believe because the building currently exists it would be impossible to meet the 50' off street set back. The required stacking length for traffic will be met and based on current and anticipated future traffic a safety hazard will not be created by allowing the owner to proceed with the proposed addition.

Currently the maximum drive up usage is about three cars at any one time. This has remained consistent for the last 3 years that Mr. Crone has owned the building and he does not anticipate this to change.

Access from and return to Patterson Road would continue with right turn in and right turn out as currently exists. Traffic would be limited to a couple of vehicles in the mornings between the hours of 6-7 a.m. and again in the evenings between 6:30 – 7:30 p.m. The owner would be happy to provide signage “for deliveries only” to limit other vehicle traffic. We believe this is consistent with the traffic patterns currently being used by Northeast and Southwest businesses at the Patterson and 25 Road intersections.

In a recent meeting Mr. Crone has agreed to install a permanent divider located where traffic enters and exits from 25 Road. In addition he will install signage indicating a right turn only onto 25 Road from his property.

Contractor=s license numbers for:

Oregon #141091

Nevada #0049147

California #849281

Utah #99B372827B5501

Washington #601 803 957 5

Montana #48986

Arizona #ROC196130

From the desk of:

Tiye Calavan

Burke Construction Co., Inc.

300 Main Street, Suite 204

Grand Junction, CO 81501

Telephone: 970B243B0564

Fax: 970B245B9378

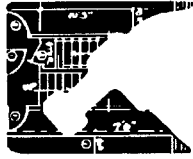
Page 2

Again it is important to note that both of these methods of ingress and egress are being used now with no negative impact to either Patterson Road or 25 Road traffic.

Let me thank you in advance for reviewing this request. Please do not hesitate to call if I can be of further assistance.

Sincerely,

Tom Burke



BURKE CONSTRUCTION CO.
10 Main Street, Suite 204
Grand Junction, CO 81501
70) 243-0564 Fax (970) 245-9378

TO: Kent Marsh

**FROM: Tom Burke, Burke Construction Co., Inc.
Gary Crone, Comet Cleaners**

RE: Building Expansion Exemptions

Description of Present Conditions & Exemption Request

Gary Crone, owner of Comet Cleaners would like to expand his current facility located at 599 25 Road. The proposed expansion would allow for additional cleaning to be brought in from satellite locations. Existing walk in and drive thru traffic will remain the same.

We are asking for two exemptions. The first being the 50' required from the street to a position where a driver would be required to make the decision whether to go through the drive up or to park and walk in.

The second is to keep the current access off of Patterson Road.

We believe because the building currently exists it would be impossible to meet the 50' off street set back. The required stacking length for traffic will be met and based on current and anticipated future traffic a safety hazard will not be created by allowing the owner to proceed with the proposed addition.

Access from and return to Patterson Road would continue with right turn in and right turn out as currently exists. Traffic would be limited to a couple of vehicles in the mornings between the hours of 6-7 a.m. and again in the evenings between 6:30 – 7:30 p.m. The owner would be happy to provide signage “for deliveries only” to limit other vehicle traffic. We believe this is consistent with the traffic patterns currently being used by Northeast and Southwest businesses at the Patterson and 25 Road intersections.

Again it is important to note that both of these methods of ingress and egress are being used now with no negative impact to either Patterson Road or 25 Road traffic.

Let me thank you in advance for reviewing this request. Please do not hesitate to call if I can be of further assistance.

Sincerely,

Tom Burke

Contractor=s license numbers for:

Oregon #141091

Nevada #0049147

California #849281

Utah #99B372827B5501

Washington #601 803 957 5

Montana #48986

Arizona #ROC196130

From the desk of:
Tiye Calavan
Burke Construction Co., Inc.
300 Main Street, Suite 204
Grand Junction, CO 81501

Telephone: 970B243B0564
Fax: 970B245B9378

January 27, 2006

Burke Construction Co., Inc.
300 Main Street, Suite 204
Grand Junction, Co 81501

Re: Design Exception #DE01-06- - Building Expansion at 599 25 Road (Comet Cleaners)

Dear Mr. Burke:

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
Sandi Nimon,
Sr. Administrative Assistant

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

DESIGN EXCEPTION #01-06

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

Date: January 5, 2006

RE: Building Expansion at 599 25 Rd (Comet Cleaners)

DESCRIPTION OF THE SITUATION

“Gary Crone, owner of Comet Cleaners would like to expand his current facility located at 599 25 Road. The proposed expansion would allow for additional cleaning to be brought in from satellite locations.”

The Cities Zoning and Development Code requires the applicant to bring the entire site into compliance with TEDS standards, due to the size of the remodel. The applicant would like to keep both existing driveways in place and is requesting TEDS exceptions for the following:

1. Allowing a corner lot to have two driveways without supporting information (Traffic Impact Study) indicating that additional access points are needed to handle driveway volumes. TEDS, Section 3.2.4 allows “One access point per property ownership....unless an approved site plan or TIS 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 public streets”.
2. The Patterson Road driveway does not meet the 300’ spacing requirement for commercial driveways on arterial roadways and does not meet TEDS, Section 4.1.1 which indicates “where no other access to lower order streets is available, commercial driveways may be allowed where a minimum of 300 feet spaced”. The drive is located ± 240’ west of the 25 Rd. / Patterson intersection.
3. The 25 Road driveway does not meet the 300’ minimum corner clearance from a signalized intersections - TEDS, Section 4.1.3. The drive is located ± 120’ south of the 25 Rd. / Patterson intersection.
- 4. The 25 Road driveway does not provide adequate on-site storage. TEDS, Section 4.2.5.1. requires industrial uses to provide 50’ of on-site storage between the flowline of the street and the first parking stall or access aisle of a parking lot. The existing parking lot provides 35’ of on-site storage (room for 1.5 cars).

Site Description:

The site plan includes two driveways, one on 25 Road and another on Patterson Road, 13 proposed parking spaces along the southern boundary of the lot and a drive aisle around the north and east sides of the building. The drive aisle provides access to a drive up window on the north side of the building. The owner of the business states the majority of his patrons choose to use the drive-up window along the north side of the building to drop off and pick up their dry cleaning, rather than parking their vehicle in the parking lot and walking into the building.

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

- Allowing two driveways into the property will not necessarily compromise safety if both drives are restricted to right-in, right-out movements (both adjacent roadways are classified as minor arterials on the G.V.C.P.).
- Continuing to allow left turns into and out of the driveways will compromise safety as traffic volumes increase on both arterial roadways (as traffic volumes increase the gaps available in the traffic will decrease both in numbers and size, causing drivers to take unnecessary risks when making left turns into or out of the business).
- The driveway off F Rd. creates left-turn conflicts between east bound vehicles merging into the left turn lane at 25 Rd. and west bound traffic merging into the striped median before making a left turn into the dry cleaning business.
- Continuing to allow less than two cars of on-site storage at the 25 Rd. access increases the risk for rear-end collisions on 25 Rd.

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

No. The applicant would like to keep both driveways in place and does not want to reconfigure the existing parking lot and drive aisles to meet TEDS requirements. The applicants representative states that, "We believe because the building currently exists it would be impossible to meet the 50' off street set back...Access from and return to Patterson Road would continue with right turn in and right turn out as currently exists. Traffic would be limited to a couple of vehicles in the mornings between the hours of 6-7 a.m. and again in the evenings between 6:30 – 7:30 p.m. The owner would be happy to provide signage "for deliveries only" to limit other traffic. We believe this is consistent with the traffic patterns currently used by Northeast and Southwest businesses at the Patterson and 25 Road intersections."

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

Although it's preferable to have only one driveway into a business on a corner lot, preferable from the street of lowest functional classification (both streets in this case are minor arterials), there are many instances within the City where this requirement has not been met. In addition, there are many instances within the City where driveways are not spaced according to TEDS standards and where properties do not provide adequate on-site storage.

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 denial of the request to reduce the on-site storage at the 25 Road driveway.

Staff recommends approval of the request to retain two access points, however, recommends both access points be modified to provide right-in, right-out movements only.

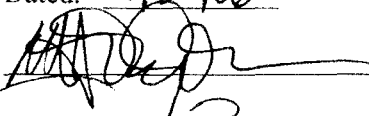
Recommended by: _____


Approved as Requested: _____


Approved as Modified: _____

Denied _____

Dated: 1/25/06







\DE#01-06 Building Expansion at 599 25 Rd (Comet Cleaners)

DESIGN EXCEPTION #07-06

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

Date: ~~January 5, 2006~~

RE: Building Expansion at 599 25 Rd (Comet Cleaners)

Approved w/ conditions

DESCRIPTION OF THE SITUATION

Gary Crone, owner of Comet Cleaners would like to expand his current facility located at 599 25 Road. The proposed expansion would allow for additional cleaning to be brought in from satellite locations.

The Cities Zoning and Development Code requires the applicant to bring the entire site into compliance with TEDS standards, due to the size of the remodel. The applicant would like to keep both existing driveways in place and is requesting TEDS exceptions for the following:

1. Allowing a corner lot to have two driveways without supporting information (Traffic Impact Study) indicating that additional access points are needed to handle driveway volumes. TEDS, Section 3.2.4 allows "One access point per property ownership....unless an approved site plan or TIS 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 public streets".
2. The Patterson Road driveway does not meet the 300' spacing requirement for commercial driveways on arterial roadways and does not meet TEDS, Section 4.1.1 which indicates "where no other access to lower order streets is available, commercial driveways may be allowed where a minimum of 300 feet spaced". The drive is located \pm 240' west of the 25 Rd. / Patterson intersection.
3. The 25 Road driveway does not meet the 300' minimum corner clearance from a signalized intersections - TEDS, Section 4.1.3. The drive is located \pm 120' south of the 25 Rd. / Patterson intersection.
4. The 25 Road driveway does not provide adequate on-site storage. TEDS, Section 4.2.5.1. requires industrial uses to provide 50' of on-site storage between the flowline of the street and the first parking stall or access aisle of a parking lot. The existing parking lot provides 35' of on-site storage (room for 1.5 cars).