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**COMMUNITY DEVELOPMENT
DEPT.**

RE: Sports Bar
January 12, 2006

Grand Junction Community Development
250 North 5th Street
Grand Junction, CO 81501

ATT: Kent Marsh

SUBJECT: TEDS Exception for Proposed Sports Bar to be located at 715 Horizon Drive, Suite 100, Grand Junction, CO 81506

Dear Kent:

On behalf of our client, David Elliot, we are requesting a TEDS exception for this Project.

Proposed Exception - We are requesting an exception from City Standards 4.1.1 Spacing . Spacing - On arterial streets where no other access to lower order streets is available, commercial driveways may be allowed where spaced a minimum of 300 feet and may be restricted to right-in, right-out movements. Offsets - Where properties are not large enough to allow accesses on opposite sides of the street to be aligned, the center of accesses and intersections not in alignment shall be offset a minimum of 300 feet or greater on all arterial streets.

Our client intends to construct a Sports bar (aka Bub's Field Pub) in an existing suite which is located in an existing 73, 272 square foot building. The building is located at 715 Horizon Drive and is set on approximately 2.84 acres of land. The building is surrounded parking lots on the front and 2 sides. The suite in which our client intends to occupy was originally a bar when it was constructed in 1978. It continued to be a bar until 2003 when it was converted to a Dinner Theater. The Dinner Theater closed approximately 1 year later. Horizon Drive is a 4 lane arterial street with a center left-turn lane. The Right-of Way width for Horizon Drive is 100 feet.

Alternatives Considered – Relocation of an access drive was considered, but no matter where it is relocated too, the TEDS requirement of the 300-foot spacing cannot be met. See attached drawing showing the existing drive locations within 300 feet North and South of the subject property. The site presently contains 2 access driveways that work quite well for the sites interior site circulation of the parking lots layout. Aligning 1 of the accesses with the existing drive of the Motel across the street could cause safety issues on-site with the number of parking spaces associated with the sites interior circulation. See attached aerial photo of the site and surrounding area.

Proposed Design – The proposed design is to keep the present Site design as was originally constructed in 1978, and request a TEDS exception for the spacing and offsets.

Impacts of Change – No real safety impacts are expected with the proposed design for this site. The site has operated this way for the past 28 years without any known problems associated with the present layout. Additionally, the majority of vehicles which would enter this site to use the new facility would be during off-peak hours due to operation times for the Sports Bar (evenings and weekends).

We would appreciate your consideration of our request in a timely manner, and are available to respond to any other data required in support of this exception.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert D. Rowlands". The signature is stylized and written over a faint, large, light-colored watermark or background shape that resembles a stylized letter 'R' or a similar graphic element.

Robert D. Rowlands, Architect
Design Specialists, P.C.

Attachment

NO.	DATE	REVISIONS

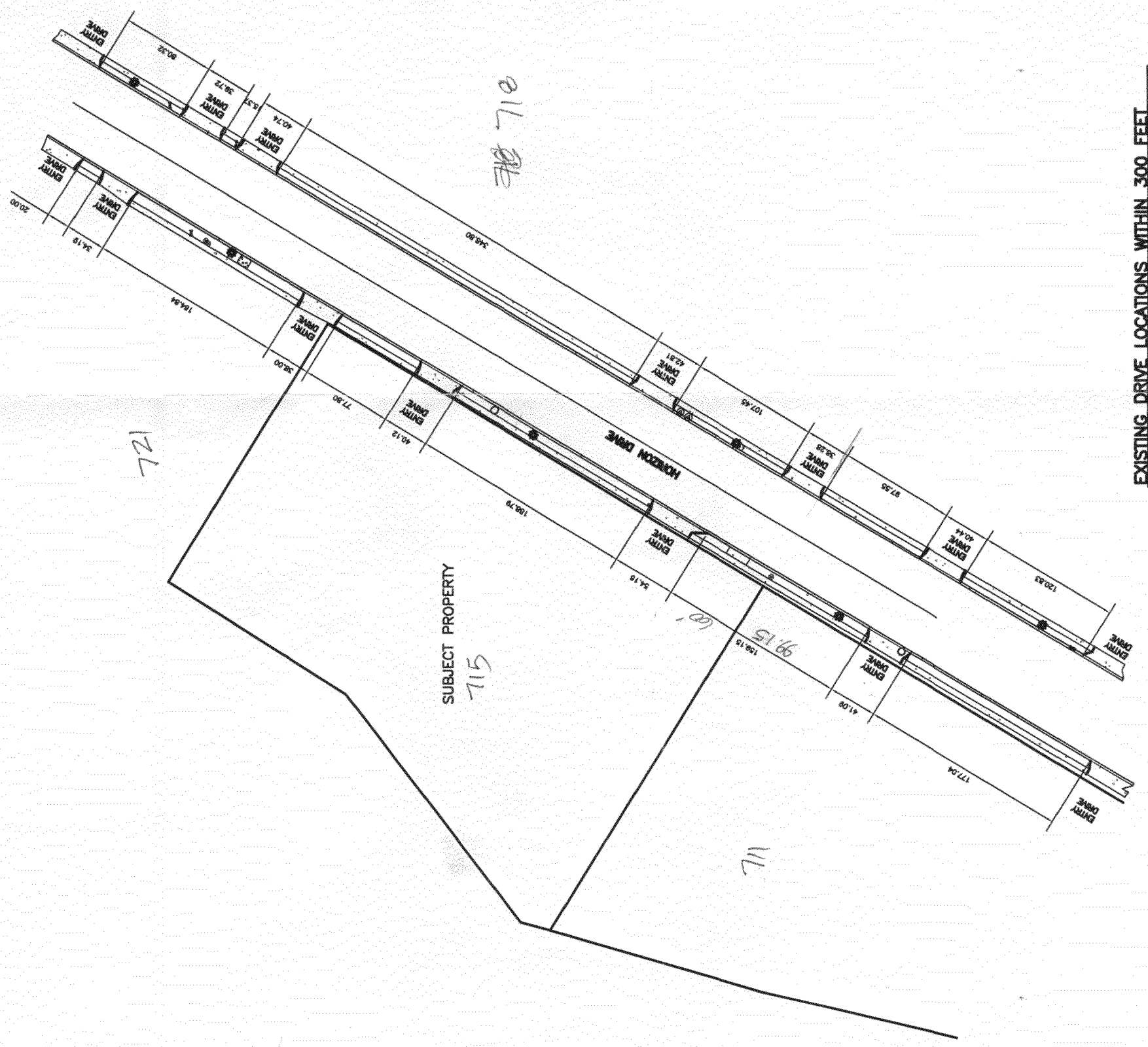
ARCHITECTS AND PLANNERS
 817 MAIN STREET
 GRAND JUNCTION
 COLORADO 81501
 (970) 241-1803
 SPECIALISTS
 Design

PROJECT TITLE: ELLIOT CAMERON SPORTS BAR
 715 Horizon Drive
 Grand Junction, Colorado
 SHEET TITLE: T.E.D.S. EXCEPTION FOR
 715 HORIZON DRIVE

DRAWING SHEET OF
C-1



14 = 150 @ 10 SCALE



EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

- Allowing driveways to be spaced closer than 300 feet along an arterial roadway will not necessarily compromise safety but will decrease the capacity of Horizon Drive (the more driveways the less capacity a roadway has).
- Allowing driveways on opposite sides of the street (offset) to be closer than 300 feet apart will compromise safety by increasing the potential for conflicts between left turning vehicles in the center median.

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

The applicant has considered relocating both existing driveways in an attempt to meet TEDS spacing and offset requirements and has concluded that the TEDS requirement of the 300-foot spacing cannot be met. (refer to accompanying letter and site plan showing the location and width of existing driveways).

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

There are many instances within the City of Grand Junction where existing driveways don't meet the spacing and offset requirements contained within the TEDS manual.

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 agrees that relocating the existing driveways will not meet spacing and offset requirements and recommends approval of the TEDS Exception for both existing driveways. However, staff feels that some amount of driveway consolidation is required and in the long run will provide a safer and more efficient roadway. Therefore, as a condition of approval, staff recommends the applicant execute a cross access easement for the property to the north and south, 721 and 711 Horizon Drive to facilitate any future efforts to consolidate driveways in this area.

Recommended by: _____

Approved as Requested: _____

Approved as Modified: _____

Denied _____

January 27, 2006

Design Specialists
Architects and Planners, P.C.
Robert Rowlands
917 Main Street
Grand Junction, CO 81501


Re: Design Exception #DE02-06 – 715 Horizon Drive Offset Access

Dear Mr. Mr. Rowlands:

Please find attached the committee's decision for the above referenced request. This design exception has been approved as modified; therefore, as a condition of approval, staff recommends the applicant execute a cross access easement for the property to the north and south, 721 and 711 Horizon Drive, to facilitate any future efforts to consolidate driveways in this area. 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,


Sandi Nimon,
Sr. Administrative Assistant

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

DESIGN EXCEPTION #2-06

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 23, 2006

RE: 715 Horizon Drive Offset Access

DESCRIPTION OF THE SITUATION

Robert Rollands, Design Specialists, has submitted a TEDS Exceptions on behalf of his client, David Elliot. Mr. Elliot intends to construct a sports bar (aka Bud's Field Pub) in an existing suite which is located in an existing 73,272 square foot building. The building is located at 715 Horizon Drive.

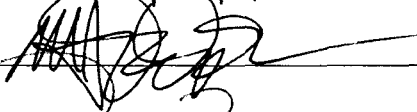
Placing a bar within the existing building requires the applicant to obtain a Conditional Use Permit (CUP). The process for approving a CUP requires the applicant to demonstrate their site meets the requirements contained in the City's TEDS manual. Neither of the existing driveways along Horizon Drive meet the spacing and offset requirements contained in TEDS Sections 4.1.1 and 4.1.2.

TEDS Section 4.1.1 requires driveways on the same side of the street to be spaced 300' apart and for driveways on the opposite side of the street to be offset a minimum of 300 feet along arterial roadways. In addition, the TEDS manual encourages shared accesses along arterial roadways whenever possible to provide for the safer and more efficient operation of traffic on the adjacent roadway.

Site Description:

The existing 73, 272 square foot building and accompanying parking lot located at 715 Horizon Drive, sets on approximately 3 acres of land. The building is surrounded (by) parking lots on the front and 2 sides. The existing parking lot is served by two driveways on the north side of Horizon Drive.

Dated: 1/25/06



City Clerk

William Postman

DE#28-05 2779 Crossroads Blvd. -- Offset Access