

ASK JOHN TO ADD X BULB-OUT  
ON DE-SAC TO T.E.D.S.

# A · C · G

## Austin Civil Group, Inc.

Land Planning • Civil Engineering • Development Services

January 17, 2006

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

**Re: Request for TEDS Exemption for Access Offsets, Spacing & Minimum Corner Clearance  
2850 North Avenue**

Dear Mr. Marsh:

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 Spacing, 4.1.2 Offsets and Section 4.1.3 Corner Clearance* for the site located at 2850 North Avenue in Grand Junction, Colorado.

**Existing Site Conditions:**

The old Shell Convenience & Gas Station is located at 2850 North Avenue in Grand Junction, Colorado. The site has approximately 100-ft of frontage along North Avenue, which is classified as a Minor Arterial and 130-ft of frontage along 28 ½ Road, which is classified as Minor Collector. The old Shell Convenience & Gas Station Site currently has two access locations, one along North Avenue and another one along 28 ½ Road. The North Avenue access is approximately 86-ft east of the flow line of 28 ½ Road and is approximately 30-ft in width. This access also lies next to the east boundary line of the property.

The 28 ½ Road access is approximately 117-ft north of the flow line of North Avenue and is approximately 40-ft in width. A shared driveway agreement easement allows the property to the north, Aset Clinic Inc., access to their site through this same access. AutoZone, which is located directly west of the old Shell Convenience & Gas Station Site gains access off 28 ½ Road from a 25-ft wide curb cut. This access is approximately 32-ft north of the old Shell Convenience & Gas Station Site access.



**EXISTING 2850 NORTH AVENUE SITE**

Mr. Kent Marsh  
January 17, 2006  
Page 2 of 3

**Proposed Site Improvements:**

Lincoln Leigh Limited is proposing to convert the old Shell Convenience & Gas Station into a vehicle sales lot. The existing parking lot and asphalt area will be slightly modified and additional landscaping will be added to conform to the City of Grand Junction standards. Access to the proposed site will be limited to the 28 ½ Road existing access with the North Avenue access being removed and replaced with curb, gutter and sidewalk.

The 28 ½ Road access is the only location where access can be provided to the site. The existing site has several existing constraints that need to be taken into account as part of this exemption request.

1. Where multiple access locations are possible, location of access shall be provided on the lower order street classification.
2. The 2850 North Avenue Site west boundary has only approximately 130-ft of street frontage.
3. 28 ½ Road access lies within a shared driveway agreement easement at the further most north end of the west boundary line.

**TEDS Requirements**

28 ½ Road is classified as a Minor Collector. TEDS Section 4.1.3 Minimum Corner Clearance requires 150-ft of clearance for access locations.

TEDS Section 4.1.1 and 4.1.2, Spacing and Offsets, requires access locations to be aligned on opposite sides of the street or offset a minimum of 150-ft.

Mr. Kent Marsh  
January 17, 2006  
Page 3 of 3

**Alternative Access Options:**

*28 ½ Road:*

There are three options to address the 28 ½ Road access location. The first option is to align the access with AutoZone's access location. The second option is to relocate the access 150-ft from AutoZone's access and the third option is to leave the access at its current location.

The first option, align the 28 ½ Road Access with AutoZone's access, would shift this access further north onto the adjacent property, in which the current property owner is unwilling to allow.

The second option, moving the access 150-ft from AutoZone's current access, is an unrealistic option due to the current street frontage of the 2850 North Avenue Site of approximately 130-ft. Minimum corner clearance of 150-ft from a Minor Collector Street also can not be met due to the length of available street frontage.

The third option would be to leave the access at its current location. The option allows the 2850 North Avenue Site and adjacent properties to gain access to their sites as they currently do and is the only realistic option.

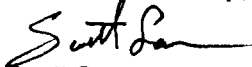
*North Avenue Access:*

There are no access alternatives for the North Avenue access location. Where a site can provide two access locations, the one that is on higher order street classification shall be removed and access shall be limited to the lower order street classification.

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: 11"x17" Site Plan Exhibit

# City of Grand Junction GIS Regional Map ©

## Air Photos

 2002 Photos

 Grand Mesa Lakes

 Lakes

 Street Labels

## USGS

 DOQQS



SCALE 1 : 2,738



N







509 28 1/2 RD

28 1/2 RD

506 1/2 28 1/2 RD

506 28 1/2 RD

504 28 1/2 RD

502 28 1/2 RD

2848 NORTH AVE

28 1/2 RD

2854 NORTH AVE

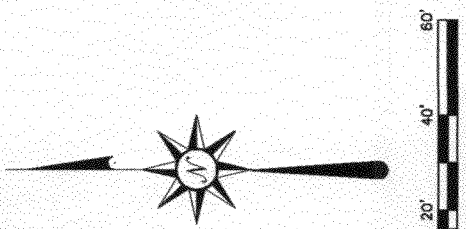
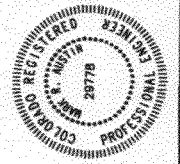
2850 NORTH AVE

NORTH AVE



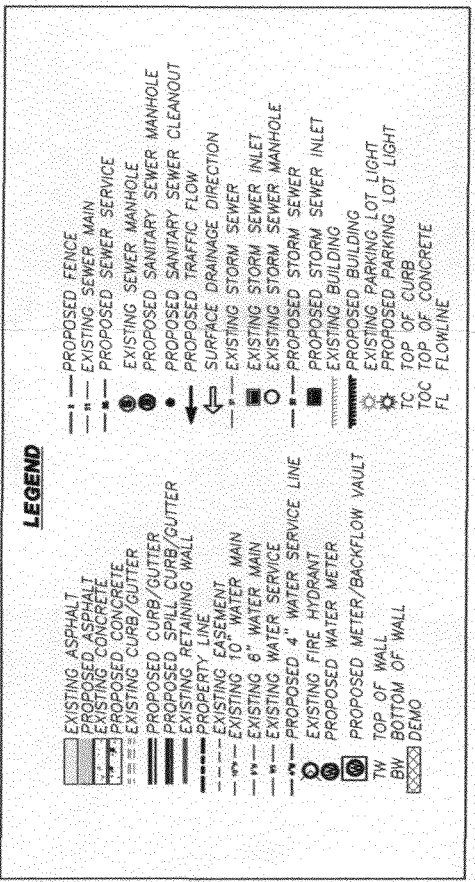
NO.	DESCRIPTION	DATE	BY

APPROVED BY:	MIRA
CHECKED BY:	MIRA
DESIGNED BY:	SJS
DRAWN BY:	SJS



**GENERAL NOTES**

- ALL HANDICAP PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION STANDARD SPECIFICATIONS FOR CAPITAL IMPROVEMENT PROJECTS DETAIL DRAWING C-24.
- ALL HANDICAP RAMPS SHALL BE PROVIDED WITH DETECTABLE WARNING PADS IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION STANDARD SPECIFICATIONS FOR CAPITAL IMPROVEMENT PROJECTS DETAIL DRAWING C-23.
- STREET CLASSIFICATIONS:
  - NORTH AVENUE = MINOR ARTERIAL
  - 80- FEET OF TOTAL RIGHT-OF-WAY
  - 28- 1/2 ROAD = MINOR COLLECTOR
  - 52- FEET OF TOTAL RIGHT-OF-WAY
- CONTRACTOR MUST CONTACT CITY OF GRAND JUNCTION TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES (STRIPING, SIGNALS, MEDIANS, ETC.)
- REPLACE ANY BROKEN CONCRETE ALONG STREET FRONTAGE ACCORDING TO CITY OF GRAND JUNCTION STANDARDS.
- OWNER SHALL PAY THE CITY \$25 PER FOOT FOR FUTURE UNDERGROUNDING OF OVERHEAD UTILITIES, APPROXIMATELY 100 LINEAR FEET OF OVERHEAD ELECTRIC.



**LAND USE SUMMARY**

BUILDING	ACRES	PERCENT
BUILDING	0.03	10%
PAVEMENT/CONCRETE	0.21	70%
LANDSCAPE	0.06	20%
TOTAL	0.30	100%

**PARKING REQUIREMENTS**

NEW & USED VEHICLE SPACES

- 1 SPACE FOR EACH 5,000 FEET OF OPEN SALES LOT AREA
- 1 SPACE FOR EACH 300 SF OF GROSS FLOOR AREA
- 3,000 SF OF SALE LOT AREA & 1,200 SF BUILDING = 5 TOTAL SPACES

PARKING SPACES PROVIDED = 5 SPACES INCLUDING 1 HANDICAP SPACES

**UTILITIES AND AGENCIES**

CITY OF GRAND JUNCTION PUBLIC WORKS	244-1554
GRAND VALLEY IRRIGATION CO.	242-2762
GRAND JUNCTION DRAINAGE DISTRICT	242-4343
XCEL ENERGY	244-2781
OWEST	244-4333
BRESNAN CABLE	245-8750

**CITY OF GRAND JUNCTION ENGINEERING**

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ACCEPTED AS CONSTRUCTED

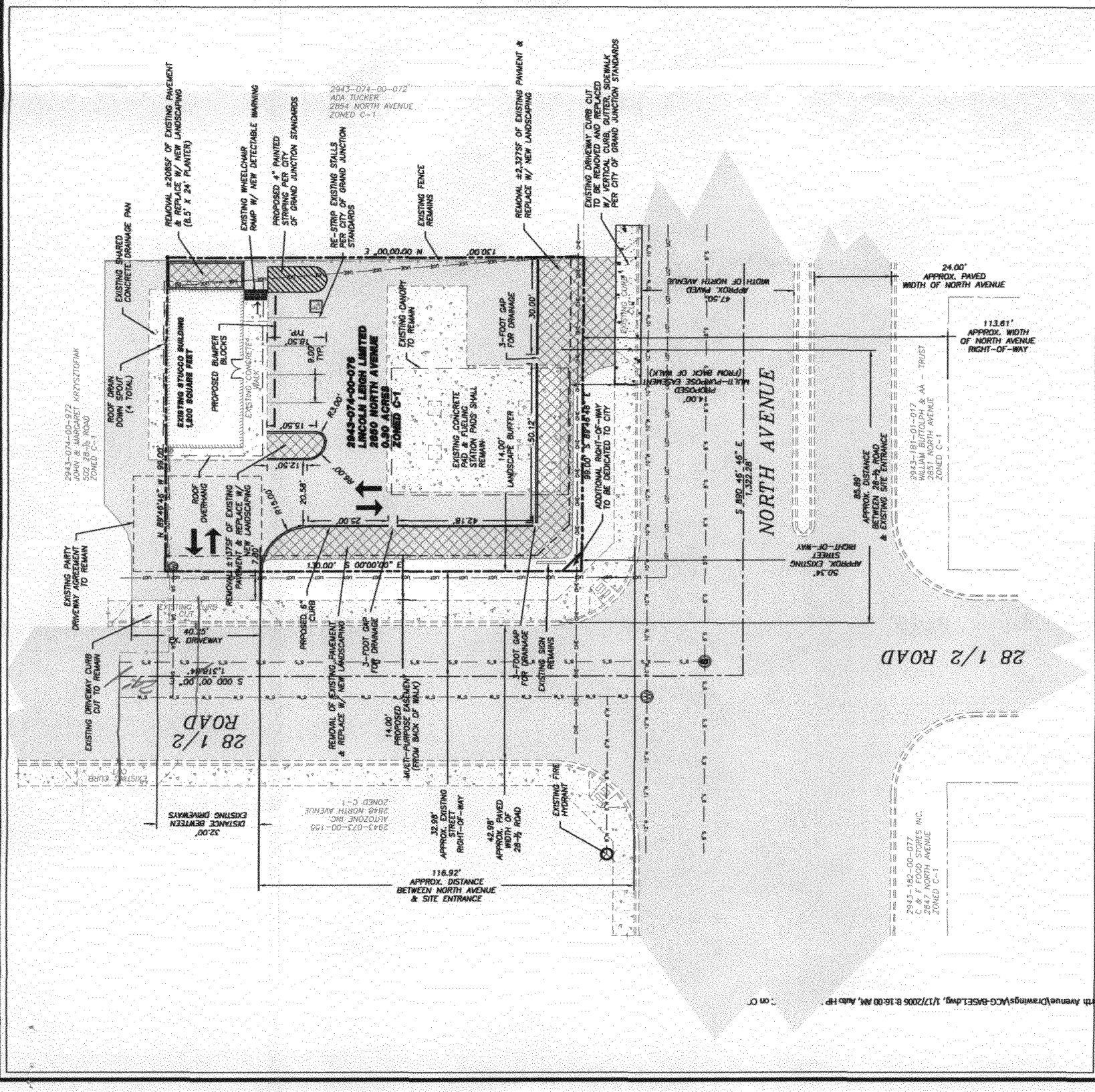
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

All details, construction, inspections, and testing shall conform to the City of Grand Junction Standard Contract Documents for Capital Improvements Construction. Contractor shall have a copy of the accepted plans and current City of Grand Junction Standard Documents for Capital Improvements Construction on site and available at all times.

**CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT**

APPROVED FOR CONSTRUCTION:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_



January 27, 2006

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

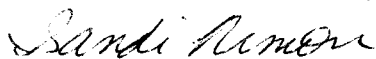
Re: Design Exception #DE03-06 – 2850 North Ave. (old Shell Convenience & Gas

Dear Mr. Sorensen:

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, Public Works Manager at (970) 244-1557.

Sincerely,



Sandi Nimoni,  
Sr. Administrative Assistant

Xc: Kent Marsh, Development Engineer (256-1451)

## DESIGN EXCEPTION #3-06

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: Site Plan Review for 2850 North Ave. (old Shell Convenience & Gas Station)

### DESCRIPTION OF THE SITUATION

Scott Sorensen, Austin Consulting Group has submitted a TEDS Exception on behalf of his client Lincoln Lee Limited. "Lincoln Leigh Limited is proposing to convert the old Shell Convenience and Gas Station into a vehicle sales lot." The existing driveway into the property off 28 ½ Rd. does not meet the 50' offset requirement for driveways on opposite sides of a local collector roadway (the two driveways provide approximately 24 feet of separation, center of drive to center of drive) or the requirement that driveways provide a minimum of 150' of corner clearance from the nearest signalized intersection (the south edge of the driveway is approximately 110 feet north of the flowline in North Ave.).

#### Site Description:

"The site has approximately 100-ft of frontage along North Avenue...and 130 feet of frontage along 28 ½ Road...The old Shell Convenience and Gas Station site currently has two access locations, one along North Ave and another one along 28 1/3 Road. The North Avenue access will be closed as part of the site redevelopment. The 28 ½ Road access is approximately 117-ft north of the flow line in North Avenue and is approximately 40-ft in width. A shared driveway agreement easement allows the property to the north, Aset Clinic Inc., access to their site through this same access. AutoZone, which is located directly west of the old Shell Convenience & Gas Station Site gains access of 28 1.2 Road from a 25-ft wide curb cut. This access is approximately 32-ft north of the old Shell Convenience & Gas Station Site Access."



**EXCEPTION CONSIDERATIONS**

- 1. **Will the exception compromise safety?**  
Staff does not believe the exception will compromise safety.
- 2. **Have other alternatives been considered that would meet the standard?**  
Yes, the applicant has asked the owner of Aset Clinic to allow the driveway to be shifted north to line up with the existing driveway into AutoZone and has considered sliding the driveway south to provide the appropriate offset.
- 3. **Has the proposed design been used in other areas?**  
There are many instances within the City of Grand Junction where existing driveways do not 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 recommends approval of the exceptions requested for the 28 ½ Road access point – Corner Clearance and Offset Spacing. The preferred alternative would be to move the driveway north to align with the existing driveway to the west with Auto Zone.

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


Approved as Requested:

Approved as Modified:

Denied

Dated: 1/25/06 \_\_\_\_\_

 \_\_\_\_\_

 \_\_\_\_\_

 \_\_\_\_\_