

A · C · G

Austin Civil Group, Inc.

Land Planning · Civil Engineering · Development Services

January 20, 2006

Mr. Kent Marsh
City of Grand Junction Community Development
250 North 5th Street
Grand Junction, Colorado 81501

RECEIVED

JAN 20 2006

**COMMUNITY DEVELOPMENT
DEPT.**

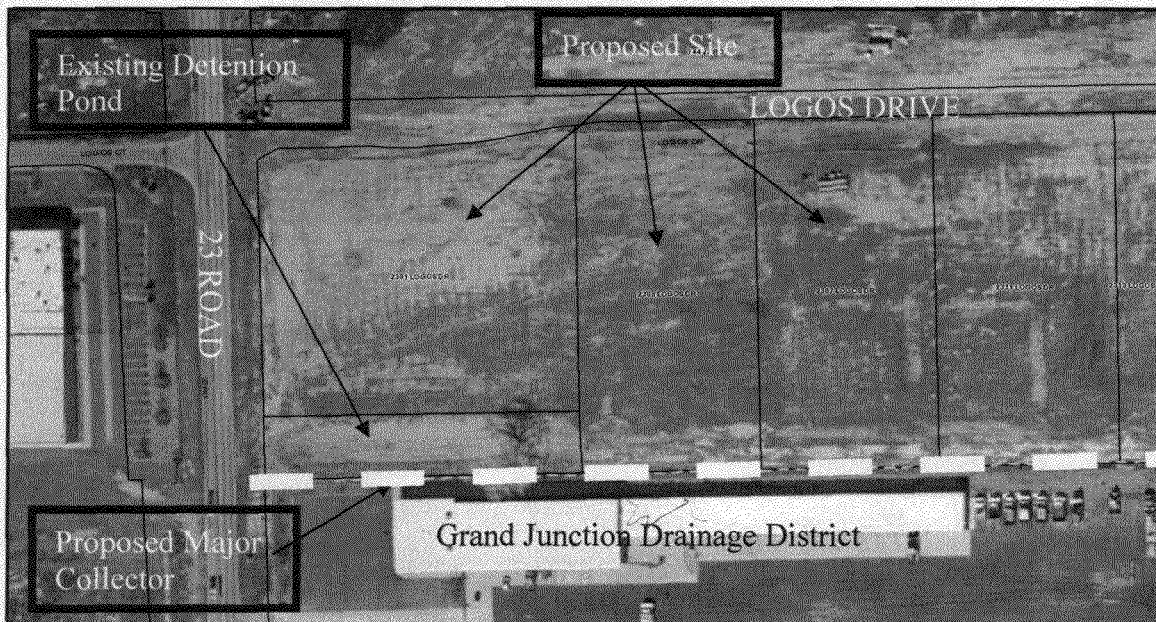
Re: Request for TEDS Exemption - 2301 Logos Drive

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* for the site located at 2301 Logos Drive in Grand Junction, Colorado.

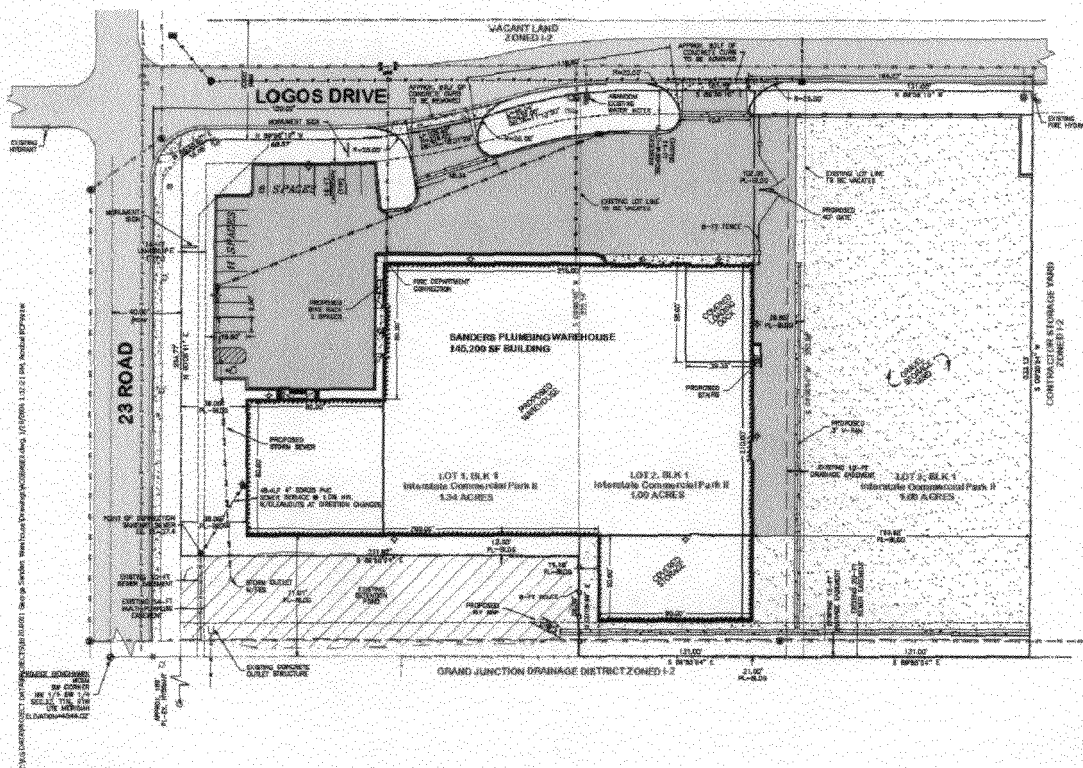
Existing Site Conditions

The existing site is vacant property that has approximately 235 feet of frontage along 23 Road, which is classified as a Minor Arterial Street according to the Grand Valley Circulation Plan, and approximately 500 feet along Logos Drive, which is classified as a Local Industrial Street. According to the Grand Valley Circulation Plan, a Major Collector roadway is proposed at the south side of the subject property and adjoining properties. As discussed at the preapplication plan review meeting, this proposed alignment is not practical due to an existing storm water detention pond and existing development in the subdivision. The most logical solution is to shift the proposed alignment north to align with Logos Drive which causes Logos Drive to become a Major Collector street.



Proposed Site Improvements

McCauley Constructors, Inc. is proposing to construct a 45,200 square foot warehouse facility on the site. There are two proposed access locations to the site which will originate off Logos Drive. The westerly access, located 150-ft west of 23 Road, will be dedicated for passenger cars and small delivery trucks. The easterly access, located approximately 310-ft east of 23 Road, is designed for semi-truck and larger delivery vehicles and access to the storage yard along the eastern portion of the project site.



TEDS Requirements

TEDS Section 4.1.1, Spacing, requires a minimum of 50 feet between driveways on local commercial and industrial streets and a minimum of 150 feet on collector streets.

Logos Drive was designed and constructed as an industrial street section. If the Grand Valley Circulation Plan is amended to change Logos Drive to a Major Collector, all driveways spaced on this roadway are to be spaced a minimum of 150-ft apart.

The applicant is requesting an exemption from the 150-ft spacing between driveways. The design the applicant has proposed provides 126.51-ft between the two site access locations.

Mr. Kent Marsh
January 20, 2006
Page 3 of 3

Alternative Options

Alternative one would keep Logos Drive as an industrial street classification and dedicate 30-ft of ½-ROW at the south end of the site for the future major collector street. This alternative is not very practical because it would eliminate the stormwater detention pond that was established for all of the lots within the subdivision. This option also would significantly impact the Grand Junction Drainage District's shop and office area.

Alternative two would be to adjust the location of the eastern most site access point to provide 150-ft of separation. This adjustment would require the access to shift approximately 23.5-ft to the east, which will impact an existing single inlet storm sewer drain. In addition to impacting the existing storm inlet, this option makes access to the semi-truck loading dock area more difficult.

Alternative three would be to grant the exemption and allow the driveways to be separated by 126.51-ft. Granting this request does not present any additional safety concerns. The proposed site plan provides 150-ft spacing separation from 23 Road and the primary site access point for most of the vehicles that enter and exit the facility. From a safety standpoint, the separation between 23 Road and the first site access point is the most critical because this spacing is necessary to provide space for vehicles to stack at the 23 Road intersection. The eastern most access point will be used primarily by large semi-trucks which is a better location because the trucks will need to swing into the oncoming traffic lane in order to make the turn into the site because the access width cannot be wider than 40-ft. Shifting the access an additional 23-ft to the east will not provide any additional degree of safety and does not cause any problems with adjacent site access points because there are no adjacent site accesses. This project reduces the number of potential accesses on Logos drive by combining three lots and reduces access to two locations.

We believe alternative three, granting a 23.5-ft exemption to Section 4.1.1 of the TEDS, is the best compromise for both the City and the applicant. The 23.5-ft exemption does not create any additional safety issues from an access standpoint and minimizes the impacts to the existing stormwater infrastructure. If you have any additional questions or concerns, please give me a call at 242-7540.

Sincerely,

Austin Civil Group, Inc.



Mark Austin, P.E.
President

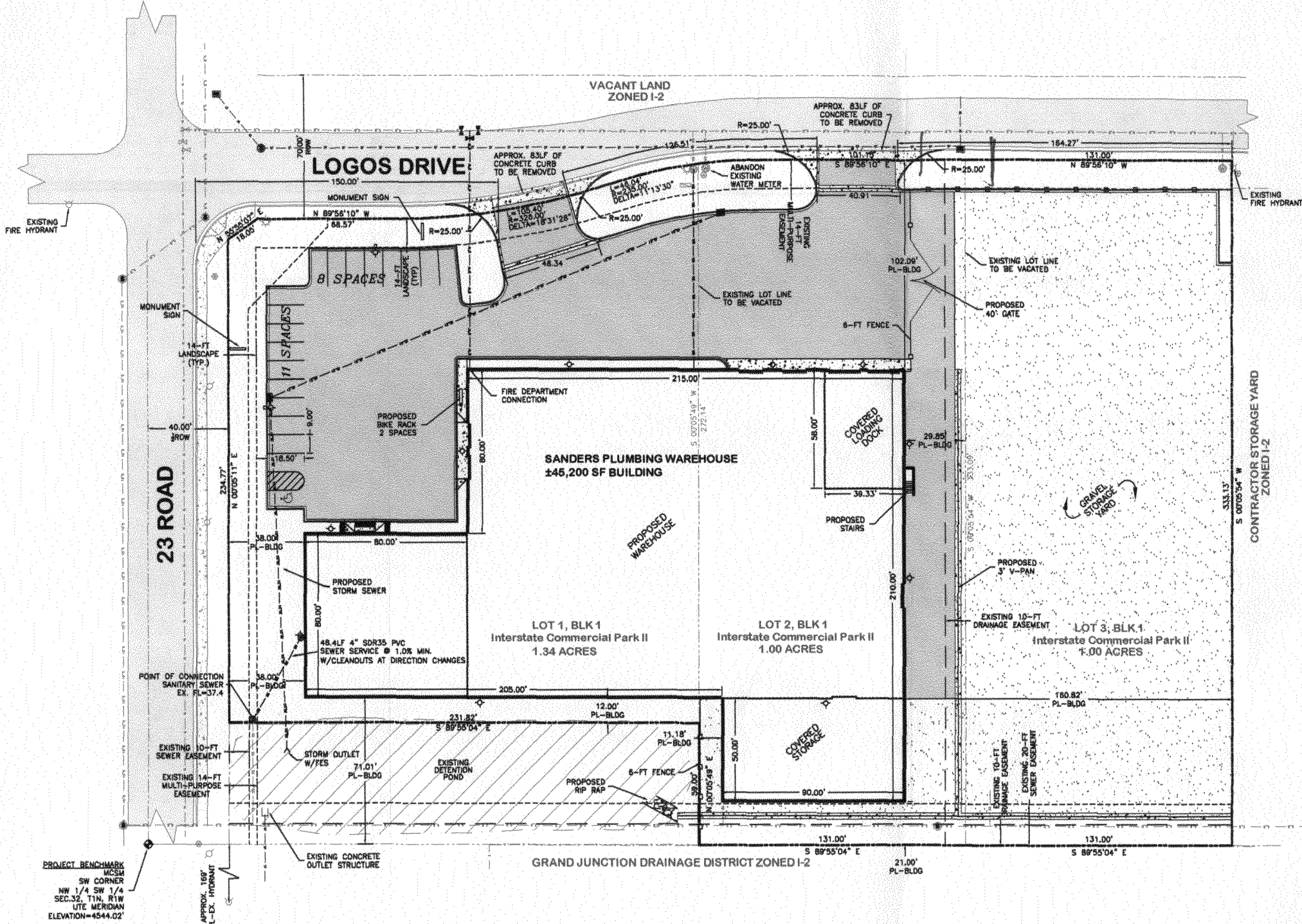
cc: Proposed Site Plan





GENERAL NOTES:

1. ALL EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION HAS BEEN PROVIDED BY HIGH DESERT SURVEYING.
2. ALL DIMENSIONS AND GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
3. THE PROJECT BENCHMARK IS AN MCSM, THE SW CORNER OF THE NW 1/4 SW 1/4 OF SECTION 32, T1N, R1W OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, WITH AN ELEVATION OF 4544.02 FEET.
4. 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.
5. 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.



LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- EXISTING CURB/GUTTER
- PROPOSED CURB/GUTTER
- PROPOSED SPILL CURB/GUTTER
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING GAS LINE
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING OVERHEAD POWER
- EXISTING FENCE
- EXISTING WATER MAIN
- EXISTING 8" WATER MAIN
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING LIGHT
- EXISTING SANITARY SEWER
- EXISTING 8" SANITARY SEWER
- EXISTING 10" SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING STORM SEWER DRAIN
- EXISTING SANITARY SEWER MH
- EXISTING STORM SEWER MH
- PROPOSED STORM INLET
- PROPOSED SANITARY CLEANOUT
- PROPOSED BUILDING LIGHT
- PROPOSED PARKING LOT LIGHT
- PROPOSED 3/4" WATER SERVICE
- PROPOSED FENCE
- PROPOSED BUILDING
- PROPOSED 12" STORM SEWER
- PROPOSED 6" WATER LINE
- INV INVERT
- TC TOP OF CONCRETE

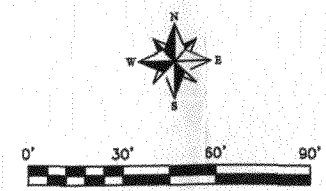
UTILITIES AND AGENCIES

STREETS	CITY OF GRAND JUNCTION	MARK BARSLAND 258-4108
SEWER	CITY OF GRAND JUNCTION	MARK BARSLAND 258-4108
WATER	UTE WATER DISTRICT	ED TOLEN 242-7491
IRRIGATION	GRAND VALLEY IRRIGATION	PHIL BERTRAND 242-2762
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	JOHN BALLAGH 242-4343
POWER	GRAND VALLEY RURAL POWER	PERRY RUPP 242-0040
PHONE	QWEST COMMUNICATIONS	MAX WARD 244-4721
CABLE	AT&T CABLEVISION	GLEN WANCIL 245-9750
GAS	XCEL ENERGY	JOHN BASFORD 244-2830

PARKING REQUIREMENTS:
 2,300 SF Public Area @ 1SP/600 SF = 5 Spaces
 8 Employees @ 1.1SP/Employee = 9 Spaces
 Total Spaces Required = 14 Spaces
 Total Spaces Provided = 19 Spaces

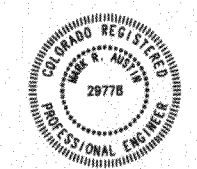
LAND USE SUMMARY

USE	AREA	% OF TOTAL
PARKING LOT/PAVIMENT	43,400 SF	30
BUILDING	57,558 SF	39
OUTDOOR STORAGE	55,703 SF	39
LANDSCAPE	4,881 SF	3
TOTALS	145,581 SF	100



CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT
 APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
 BY: _____ DATE: _____

CITY OF GRAND JUNCTION ENGINEERING
 APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
 BY: _____ DATE: _____



REVISIONS

NO.	DATE	DESCRIPTION

A · C · G
AUSTIN CIVIL GROUP, INC.
 Land Planning - Civil Engineering - Development Services
 336 Main Street, Suite 209 Grand Junction, Colorado 81501
 (970) 242-7540

GEORGE T. SANDERS
 SITE PLAN
 2301 Logos Drive
 Grand Junction, Colorado
 prepared by
McCaskey Constructors, Inc.

JOB NUMBER: 1020.001
 DATE: 1-06-06
 SCALE: 1" = 30'
 SHEET NO.: S-1

Z:\REG\DATA\PROJECTS\1020.001_George Sanders Warehouse\Drawings\GRS\SP2.dwg, 1/20/2006 4:01:54 PM, AutoCAD LT 2004, Plot Date: 1/27/06 10:00:00 AM

January 27, 2006

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

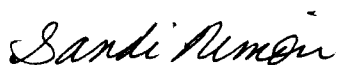
Re: Design Exception #DE04-06- Driveway Spacing for 2301 Logos Drive

Dear Mr. Austin:

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 #4-06

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 24, 2006

RE: Driveway spacing for 2301 Logos Drive

DESCRIPTION OF THE SITUATION

Mark Austin, Austin Consulting Group has submitted a TEDS Exception on behalf of his client McCauley Constructors, Inc. "McCauley Constructors, Inc. is proposing to construct a 45,200 square foot warehouse facility on the site (2301 Logos Drive). There are two proposed access locations to the site which will originate off Logos Drive. The westerly access, located 150-ft west of 23 Road, will be dedicated for passenger cars and small delivery trucks. The easterly access, located approximately 310-ft east of 23 Road, is designed for semi-truck and larger delivery vehicles and access to the storage yard along the eastern portion of the project site."

Site Description:

"The existing site is vacant property that has approximately 235 feet of frontage along 23 Road, which is classified as a Minor Arterial Street according to the Grand Valley Circulation Plan, and approximately 500 feet along Logos Drive, which is classified as a Local Industrial Street. According to the Grand Valley Circulation Plan, a Major Collector roadway is proposed at the south side of the subject property and adjoining properties...this proposed alignment is not practical due to an existing storm water detention pond and existing development in the subdivision."

The alignment shown on the G.V.C.P. creates numerous double frontage lots as well. Therefore, the G.V.C.P. will be revised to show the new collector roadway along the Logos Drive alignment.

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

Staff does not believe the proposed exception will create a safety issue as long as driveways on the opposite side of the roadway align with the new driveways into this site (aligning driveways will help prevent conflicts between left turning vehicles in the center turn lane when it's constructed in the future).

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

Yes, the applicant has considered shifting the access east 23.5-ft. Shifting the access east will impact an existing single inlet and the applicant indicates that location makes access to the semi-truck loading dock area more difficult.

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 denial of the request. The TEDS standard for spacing can be met by shifting the eastern driveway approximately 23.5 feet to the east. Additionally Staff recommends the east driveway be constructed on the eastern property line and the applicant execute a cross access easement with the undeveloped lot to the east (Lot 3) and plan to share this access point with Lot 3.

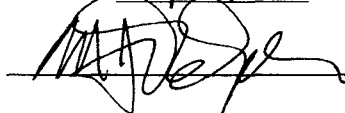
Recommended by: _____

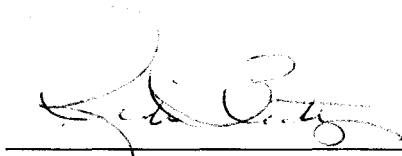
Approved as Requested: _____

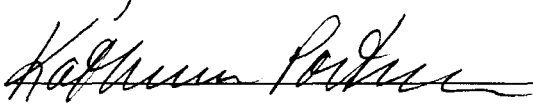
Approved as Modified: _____

Denied

Dated: 1/25/06

 _____





DE#4-06 Logos Dr. Driveway Spacing