

Austin Civil Group Inc.

Transmittal

Date 3/6/06

Number of pages including cover sheet -

TO: City of Grand Junction
Attn: Eric Hahn

Phone
Fax

FROM: Scott Sorensen
Austin Civil Group Inc.
336 Main St., Ste 203
Grand Junction, CO 81501

Email scottatacg@aol.com
Phone 970-242-7540
Fax 970-255-1212

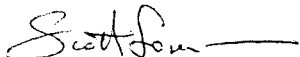
Re: Lot 11 & Lot 12, Block 1 Minerva
Park Subdivision

REMARKS: Urgent For your use/review Information Please Comment

Eric,

Please find a TEDS Exemption Request for Access Spacing for the Lot 11 & Lot 12, Block of Minerva Park Subdivision Project. Let us know if you have any questions.

Thanks,



Scott Sorensen
Austin Civil Group, Inc.
scottatacg@aol.com

Received By:

Date:

RECEIVED

MAR 06 2006

**COMMUNITY DEVELOPMENT
DEPT.**

March 6, 2006

Mr. Eric Hahn
City of Grand Junction Community Development
250 North 5th Street
Grand Junction, CO 81501

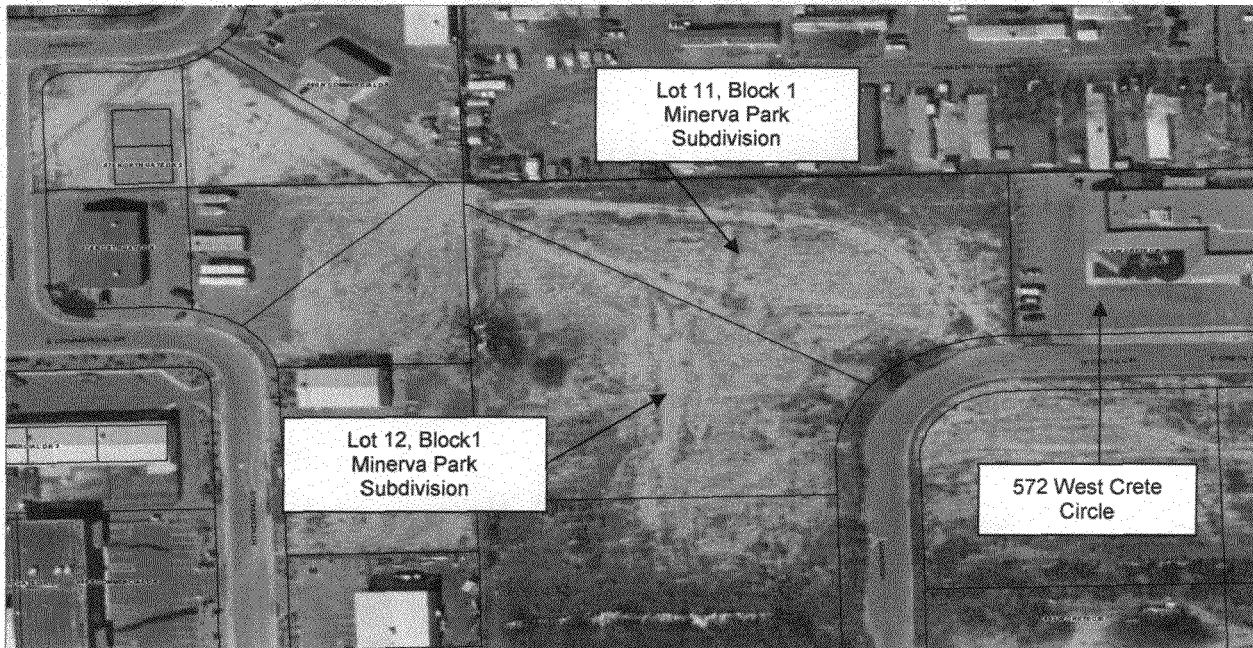
Re: **Request for TEDS Exemption for Access Spacing**

Dear Mr. Hahn:

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* for the site located on Lot 11 & 12, Block 1 of Minerva Park Subdivision in Grand Junction, Colorado.

Existing Site Conditions:

Lot 11 & Lot 12 of Minerva Park Subdivision are currently vacant land consisting of approximately 1.26 and 1.38 acres, respectively. The site has approximately 224-ft of frontage along West Crete Circle. A site directly east of Lot 11, 572 West Crete Circle, has been developed and currently accesses their site from a 20-ft driveway that is approximately 22.5-ft east of the east property line. With the exception of the 572 West Crete Circle site, the majority of lots within Minerva Park Subdivision are undeveloped. West Crete Circle is considered a local commercial street according to the Grand Valley Circulation Plan Street Classification.



Lot 11 & Lot 12, Block 1 of Minerva Park Subdivision

Proposed Site Improvements:

Cache Properties, LLC are first proposing to vacate the adjoining property line of Lot 11 & Lot 12 and develop it as one parcel. Development of the parcel will consist of six (6) office/warehouse buildings totally 30,193 square feet. Building use for the proposed buildings is anticipated to include one-third of the square footage dedicated to office and two-thirds dedicated to warehouse/storage use. The main access to the site will be a 28-ft wide driveway that will run parallel with the vacated property line. Two additional secondary driveways are being proposed to loop around the rear of the buildings to provide easier access for deliveries and pick-up.

Of the secondary accesses, the southern most access will provide access from West Crete Circle to Buildings A-D. This access has been spaced approximately 10-ft north of the southern property line and approximately 69.55-ft from the main access to the site. The northern most secondary access, will provide access from West Crete Circle to Buildings E & F. This access has been spaced 50-ft from the main access and limited to only 47-ft from the adjacent driveway on 572 West Crete Circle.

While the northern secondary access does not meet TEDS 50-ft of minimum spacing for driveways on local streets, the site has Fire Department constraints that need to be taken into account as part of this exemption request.

1. Overall length of loop lane exceeds Fire Department 150-ft maximum length without an approved turn around area.
2. The area behind Building E & F is not large enough to provide an approved Fire Department turn around without encroaching the northern property landscaping requirement of 8-ft wide landscape buffer and encroaching the adjacent property.

TEDS Requirements

West Crete Circle is considered a local street with a minimum driveway spacing of 50-ft, according to TEDS Section 4.1.1.

Mr. Eric Hahn
March 6, 2006
Page 3 of 3

Alternative Access Options:

Northern Secondary Access:

There are two options to address the minimum spacing for driveways. The first option is to remove the access and prohibit approved turn around capabilities for the Fire Department. The second option is to provide the access 47-ft from the adjacent driveway and provide the approved access to the rear of Building E & F in the event of a fire.

The first option, to remove the access and cut off the looping abilities around the buildings, would physically prohibit a fire truck from making turning movements in an event a fire started in the rear of Building E & F. The area behind the building is not large enough to meet any of the approved Fire Department turn around and turning radius specifications. The required 8-ft wide landscape buffer adjacent to the north property and the distance to the east property line are physical constraints.

The second option, provide the loop access to West Crete Circle, allows the Fire Department to access the rear of Buildings E & F, without any turn around movements necessary. While the spacing does not meet the 50-ft minimum spacing requirement, the assumption would be made that 47-ft of spacing with a looped access would be much more acceptable to the Fire Department and the City.

Attached drawings demonstrate the proposed development and constraints that prohibit an approved Fire Department turn around along the rear of Building E & F.

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: As stated

SCALE VERIFICATION
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY

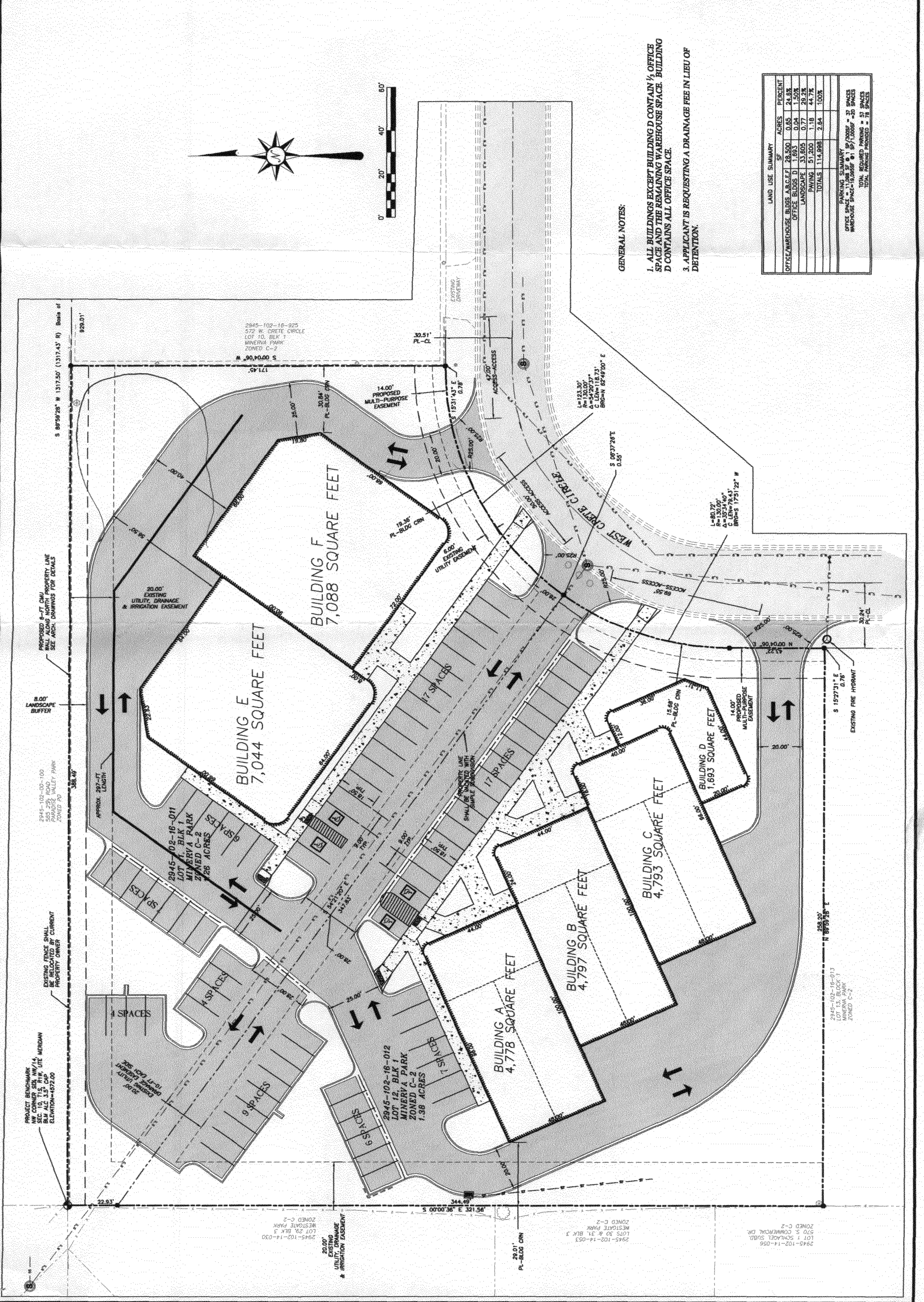
1-800-922-1987

NO.	DESCRIPTION	DATE	BY

A.C.G.
 AUSTIN CIVIL GROUP, INC.
 Land Planning Civil Engineering Development Services
 336 Main Street, Suite 208
 Grand Junction, Colorado 81501
 (970) 242-7540

PEROULIS PROPERTY
 SITE PLAN
 LOT 11 & 12, BLOCK 1 MINERVA PARK
 GRAND JUNCTION, COLORADO
 PREPARED FOR
CACHE PROPERTIES, INC.

DATE: 2/28/06
 SCALE: 1"=20'
 SHEET NO: S-1



GENERAL NOTES:

1. ALL BUILDINGS EXCEPT BUILDING D CONTAIN 1/2 OFFICE SPACE AND THE REMAINING WAREHOUSE SPACE. BUILDING D CONTAINS ALL OFFICE SPACE.
3. APPLICANT IS REQUESTING A DRAINAGE FEE IN LIEU OF DETENTION.

LAND USE SUMMARY	SF	ACRES	PERCENT
OFFICE/WAREHOUSE BLDGS A,B,C,E,F	28,300	0.65	24.8%
OFFICE BLDG D	1,693	0.04	1.50%
LANDSCAPE	33,805	0.77	29.2%
PAVING	51,200	1.16	44.7%
TOTALS	114,998	2.64	100%

PARKING SUMMARY	SPACES
OFFICE SPACE	20 SPACES
WAREHOUSE SPACE	57 SPACES
TOTAL REQUIRED PARKING	77 SPACES
TOTAL PARKING PROVIDED	78 SPACES

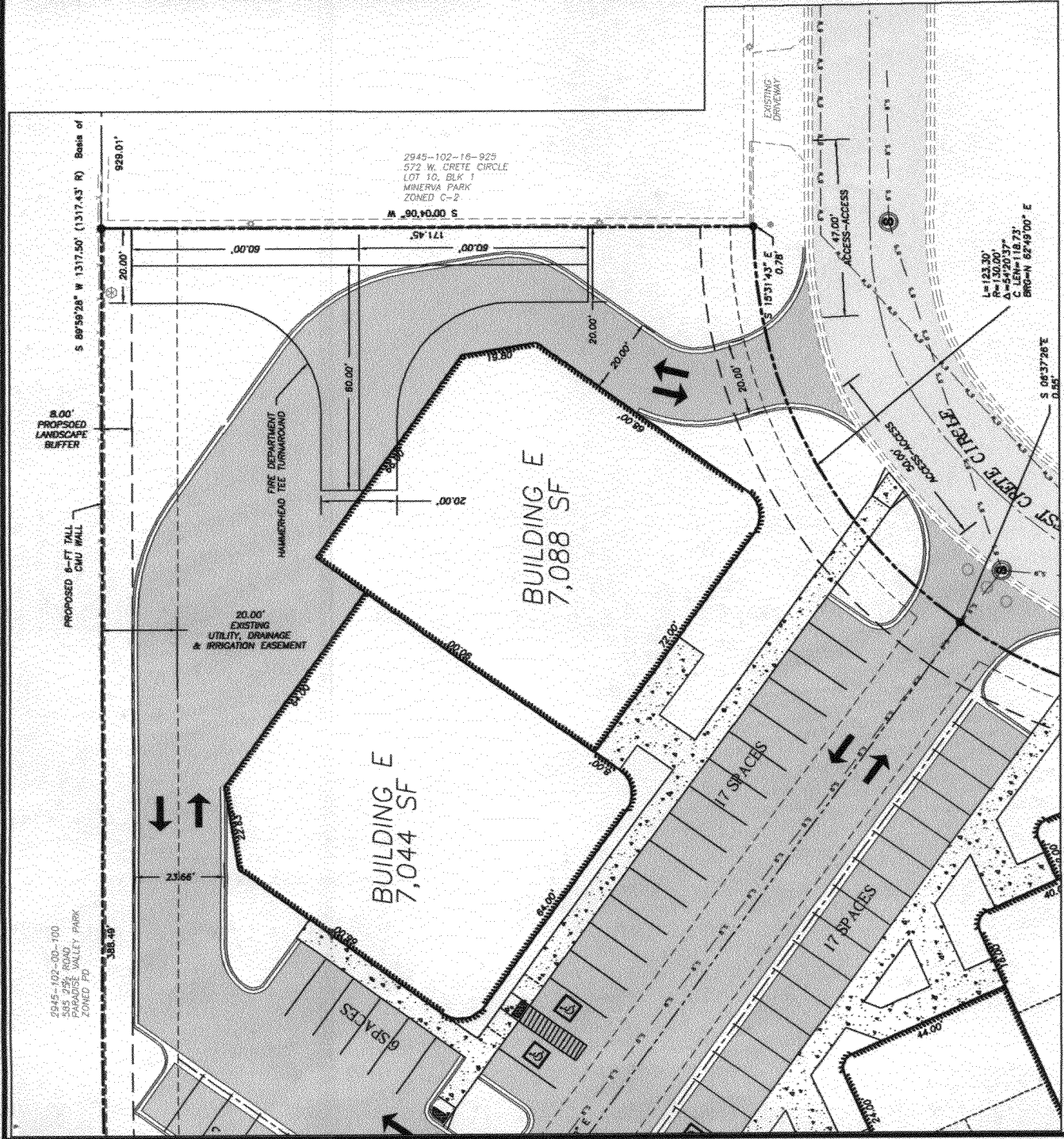
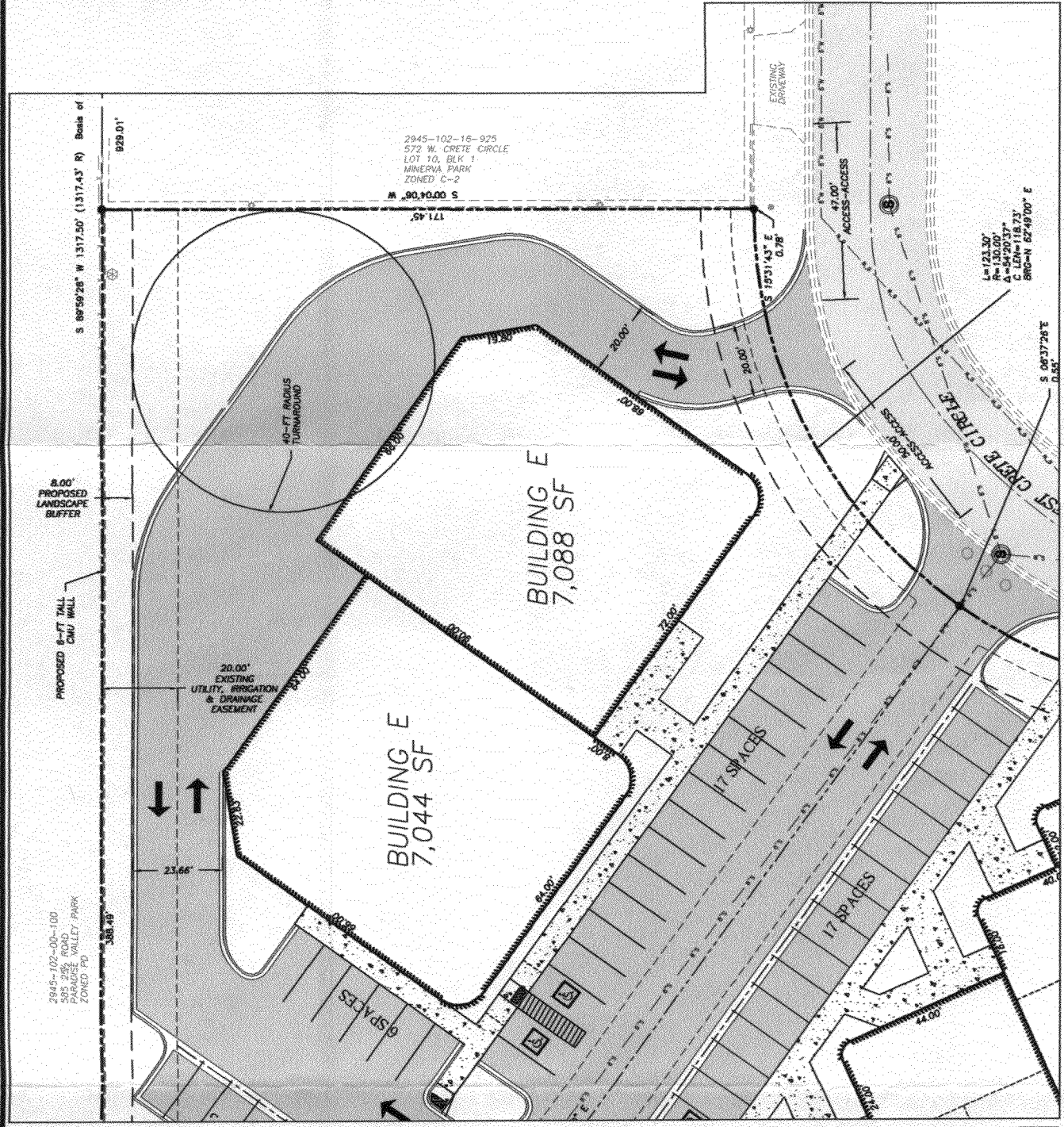
DATE	10/11/0004
DATE	3/3/06
SCALE	1"=20'
SHEET NO.	TEDS

PEROUIS PROPERTY
TEDS EXEMPTION EXHIBITS
LOT 11 & 12, BLOCK 1 MINERVA PARK
GRAND JUNCTION, COLORADO
 prepared by
CACHE PROPERTIES, INC.

A.C.G.
 Land Planning, Civil Engineering, Development Services
 336 Main Street, Suite 203 Grand Junction, Colorado 81501
 (970) 242-7540

NO.	DESCRIPTION	DATE	BY

SCALE VERIFICATION
 BAR IS ONE INCH ON ORIGINAL DRAWING.
 BAR IS ONE INCH ON THIS SHEET.
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY.
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU PRINT OR
 EXEMPT FOR THE MAKING OF UNDERGROUND UTILITIES.
 1-800-922-1907



MEMORANDUM

TO: TIM MOORE
FROM: ERIC HAHN
SUBJECT: TEDS EXCEPTION REQUEST FOR MINERVA PARK ACCESS CONFIGURATION
DATE: 3/6/2006
CC: NONE

TIM:

The following summarizes my review of this TEDS Exception request:


- If granted, will the exception compromise safety?
 - o No. The accesses will be on an isolated local commercial/industrial street with very little traffic volume.
- Have other alternatives been considered that would meet current standards?
 - o Yes. It is possible to meet current access spacing standards by eliminating one of the proposed accesses, but such a configuration causes awkward dead-end circulation onsite.
- Has the proposed design been used in other areas?
 - o Yes, access spacing on local streets is probably the most commonly approved TEDS exception.
- Will the exception require CDOT or FHWA coordination?
 - o No.
- Is this a one-time exception based upon unique circumstances – location, topography, traffic flow, etc?
 - o No.
- If not a one-time exception, is manual revision needed?
 - o No.


Summary:

This proposed exception is not absolutely necessary to make the site design work. However, I don't believe the exception will cause an unsafe condition, and probably does improve the onsite circulation.





City of Grand Junction GIS City Map ©


Air Photos

 2002 Photos

 Highways

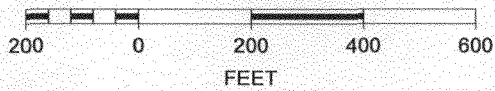
City Limits

-  Grand Junction
-  Fruita
-  Palisade
-  Mesa County

 Street Labels



SCALE 1 : 4,117



March 10, 2006

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

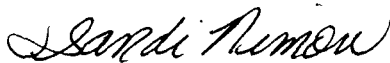
Re: Design Exception #DE09-06 – Lots 11/12, Block 1, Minerva Subdivision –
Driveway Spacing on W. Crete Circle.

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 Nimon,
Sr. Administrative Assistant

Xc: Laura Lamberty, Development Engineer (256-4155)

DESIGN EXCEPTION # 9-06

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: Eric Hahn

Date: March 7, 2006

RE: Lots 11/12, Block 1, Minerva Sub. - Driveway Spacing on W. Crete Circle

DESCRIPTION OF THE SITUATION

The applicant desires to vacate the property line and develop six (6) office/warehouse buildings, totaling 30,193 square feet. Proposed access includes a primary entry located at the center of the property's street frontage, with two (2) secondary accesses to accommodate better circulation and fire access.

Site Description:

The property is currently vacant. The adjacent property to the immediate east (572 W. Crete Circle) is currently developed with a small office complex, and has two accesses. TEDS requires 50' spacing between all accesses, and allows only one access per lot. (Staff has already committed to allowing the applicant to have two accesses, due to the fact that there are currently two lots, and the proposed development could be accomplished without combining the lots.)

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. It is possible to meet current access spacing standards by eliminating one of the proposed accesses, but such a configuration causes awkward dead-end circulation onsite.

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

Yes, access spacing on local streets is probably the most commonly approved TEDS exception.

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.

Recommended by: _____

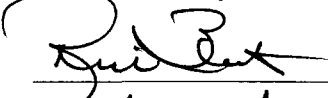
Approved as Requested: _____


Approved as Modified: _____

Denied _____

Dated: 3/9/06

 _____

 _____

 _____

DE# ?-?? Driveway Spacing on W. Crete Circle