

March 31, 2006

Mark Austin, P.E.  
Austin Civil Group, Inc.  
336 Main Street, Ste 203  
Grand Junction, CO 81501

Re: Design Exception #11-06 – SW corner of 7<sup>th</sup> & Pitkin (Mesa County Meth Treatment Center).

Dear Mr. Austin:

Please find attached the committee's decision for the above referenced request. This design exception has been approved **as modified**. The stipulations are listed below:

**Committee Findings**


The TEDS Committee approved the two requests, Section 4.1.2 Offset Access points and Section 4.1.3 Corner Clearance with the following conditions.

1. The applicant will provide access to the Sanitation Department through the south parking lot to service the trash dumpster.
2. The offset between the existing alley to the east and the proposed new access to the site on 7<sup>th</sup> Street will be minimum necessary to avoid the new building.

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: Eric Hahn, Development Engineer (244-1443)

## DESIGN EXCEPTION #11-06

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 27, 2006

RE: SW corner of 7<sup>th</sup> & Pitkin (Mesa County Meth Treatment Center)

### DESCRIPTION OF THE SITUATION

The applicant intends to expand the current facility and build a new parking lot at the SW corner of 7<sup>th</sup> & Pitkin. The east end of the alley between 6<sup>th</sup> and 7<sup>th</sup> Streets is proposed to be vacated, so the access for this parking lot is proposed to be made directly onto 7<sup>th</sup> Street (Urban Collector), near the existing alley access.

TEDS Section 4.1.2 requires that opposing accesses not directly aligned must be offset at least 150', the proposed access will be offset from the opposing alley access approximately 20'.

Also, TEDS Section 4.1.3 requires that corner clearance for this access be at least 150' from the flowline of Pitkin, the proposed edge of the driveway will be approximately 121' feet from the flowline of Pitkin.

### 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 access could conceptually be aligned with the existing alley, but the applicant would be forced to significantly reduce the size of the proposed building expansion, which would make the project unfeasible.

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

Yes, small access offsets such as this can be found in numerous locations.

**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: \_\_\_\_\_

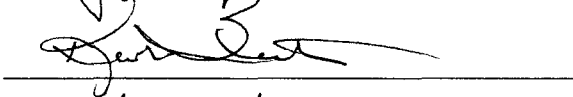
Approved as Requested: \_\_\_\_\_

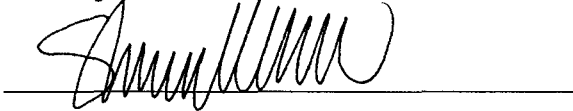
Approved as Modified:  \_\_\_\_\_

Denied \_\_\_\_\_

Dated: 3/29/06

  
\_\_\_\_\_

  
\_\_\_\_\_

  
\_\_\_\_\_

DE# 11-06 Mesa County Meth Treatment Facility @ 7<sup>th</sup> and Pitkin

**LEGEND**

[Symbol]	EXISTING ASPHALT
[Symbol]	PROPOSED ASPHALT
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPERTY LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING TELEPHONE
[Symbol]	EXISTING OVERHEAD POWER
[Symbol]	EXISTING WATER MAIN
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING STORM SEWER
[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING SANITARY SEWER MANHOLE
[Symbol]	EXISTING STORM SEWER MANHOLE
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING GAS METER
[Symbol]	EXISTING ELECTRIC METER
[Symbol]	EXISTING POWER POLE
[Symbol]	EXISTING GUY ANCHOR
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING TREE
[Symbol]	EXISTING INLET
[Symbol]	EXISTING SANITARY CLEANOUT
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING CONTROL BOX
[Symbol]	EXISTING UTILITY PEDESTAL
[Symbol]	EXISTING SIGN
[Symbol]	PROPOSED GAS LINE
[Symbol]	PROPOSED TELEPHONE LINE
[Symbol]	PROPOSED TRAFFIC ARROW
[Symbol]	PROPOSED BUILDING



TESTS EXCAVATION  
 - ACCESS

