

April 26, 2006

Mr. James Blankenship
JLB Professional Engineers
Civil Engineering
918 Eldorado Lane
Louisville, Colorado 80227

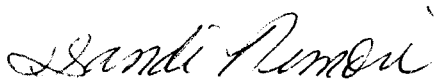
Re: Design Exception ¹² #6-06, Driveway Offset and Spacing *Access Spacing*

Dear Mr. Blankenship:

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: Rick Dorris, Development Engineer (256-4034)

DESIGN EXCEPTION # 12-06

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: Rick Dorris

Date: April 14, 2006

RE: Ace Hardware - 2140 Broadway Access Spacing

DESCRIPTION OF THE SITUATION

The applicant desires to develop an Ace Hardware store at 2140 Broadway. This property is currently vacant and does not have a defined access point on State Highway 340. The owners have requested an exception to Chapter 4.1.2 access offsets. TEDS requires 300' offset for access points on arterial streets. The specific request is to retain an existing driveway located approximately 100' from the nearest offset access point, Rainbow Ranch Road.

Site Description:

The surrounding development has largely occurred in Mesa County with little thought to access management. As a result there are a number of access points in the immediate area that do not meet the TEDS standards for minimum spacing. As future traffic volumes increase and safety issue are of concern, the construction of center medians to control turning movements will likely be necessary.

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

Staff does not believe the exception will compromise safety at this time. Future traffic volume increases may necessitate a review of all access points along this section of the SH 340 corridor.

2. **Have other alternatives been considered that would meet the standard?**
 The applicant considered developing an access point to the west which would align with Rainbow Ranch Road (east leg), but encountered issues with the site lay out. This option would still require a TEDS Exception for offset access spacing.

3. **Has the proposed design been used in other areas?**
 Yes, access spacing is probably the most commonly approved TEDS exception.

4. **Will the exception require CDOT or FHWA coordination?**
 Yes, CDOT has approved a right-in, right-out access at the existing location and required the construction of a raised traffic channelization island.

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 exception requested for offset spacing.

Recommended by: _____

Approved as Requested: X

Approved as Modified: _____

Denied _____

Dated: 4/14/06

DE# 12-06 Ace Hardware 2140 Broadway Driveway Spacing

