

THOMPSON - LANGFORD CORPORATION
ENGINEERS AND LAND SURVEYORS

tlc@tlcwest.com
Facsimile (970) 241-2845
Telephone: (970) 243-6067
529 25 1/2 Rd, Grand Junction, CO 81505

July 27, 2006

Rick Dorris – Development Engineer
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Re: TEDS Exception for Proposed 302 W. Grand Parking Lot

Dear Rick:


This letter is to request an exception to the TEDS manual, Section 4.0 *ACCESS DESIGN AND SITE CIRCULATION*, more specifically an exception to driveway access spacing from the intersection. According to TEDS, 150 ft of clearance is required from the intersection of Mulberry Street to West Grand (Hwy 340) based on Section 4.1 “Clearance from Intersection – Local Street”. This is based on the requirement for a signalized intersection. Without signalization, the required spacing would be 50 ft.

Given the existing boundary of the proposed parking lot, the maximum access spacing available is 96 ft as shown on the attached Exhibit. The driveway has been located as far from the intersection as possible. As a result of these constraints, the proposed driveway does not meet the spacing requirements for a local street (from a signalized intersection). The proposed use for this lot is to provide overflow parking to be used primarily by employees of the Grand Central business center adjacent to the east. We expect that there will be minimal traffic movements in/out as compared to a typical commercial parking lot serving a business. The proposed layout of the parking lot also provides for relatively free flow into the parking lot.

It was suggested by City staff that the applicant look at vacation of the alley adjacent to this property on the North side. There are several issues with this alley including grading (it is approximately 6 ft lower than the boundary of the proposed parking lot) and numerous utilities including overhead power lines. This alternative would only gain 20 additional feet (Alley Right of Way) which would still be less than the 150 ft required by TEDS.

Your time and consideration in this matter are greatly appreciated. If you have any questions or concerns regarding this project, please do not hesitate to contact this office at 243-6067.

Respectfully,


Douglas A. Thies, PE
Thompson-Langford Corporation

ATTACH: TEDS Exception Exhibit

EXHIBIT

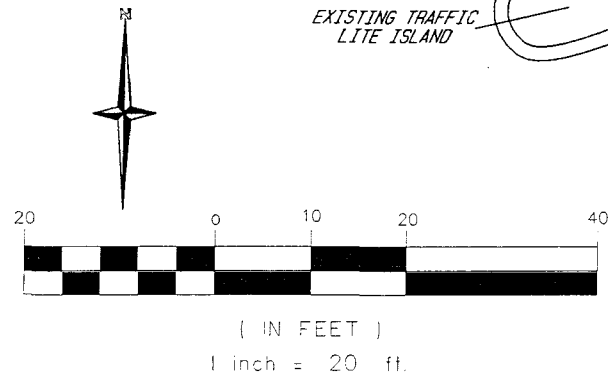
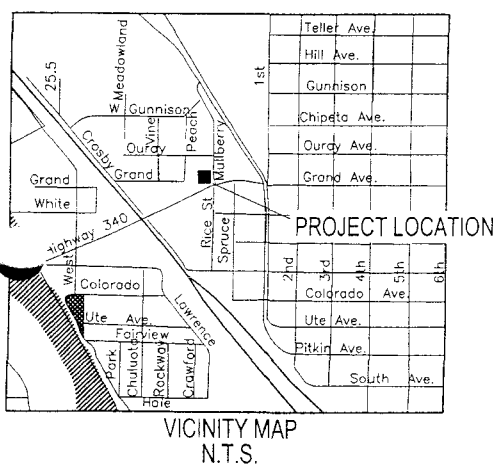
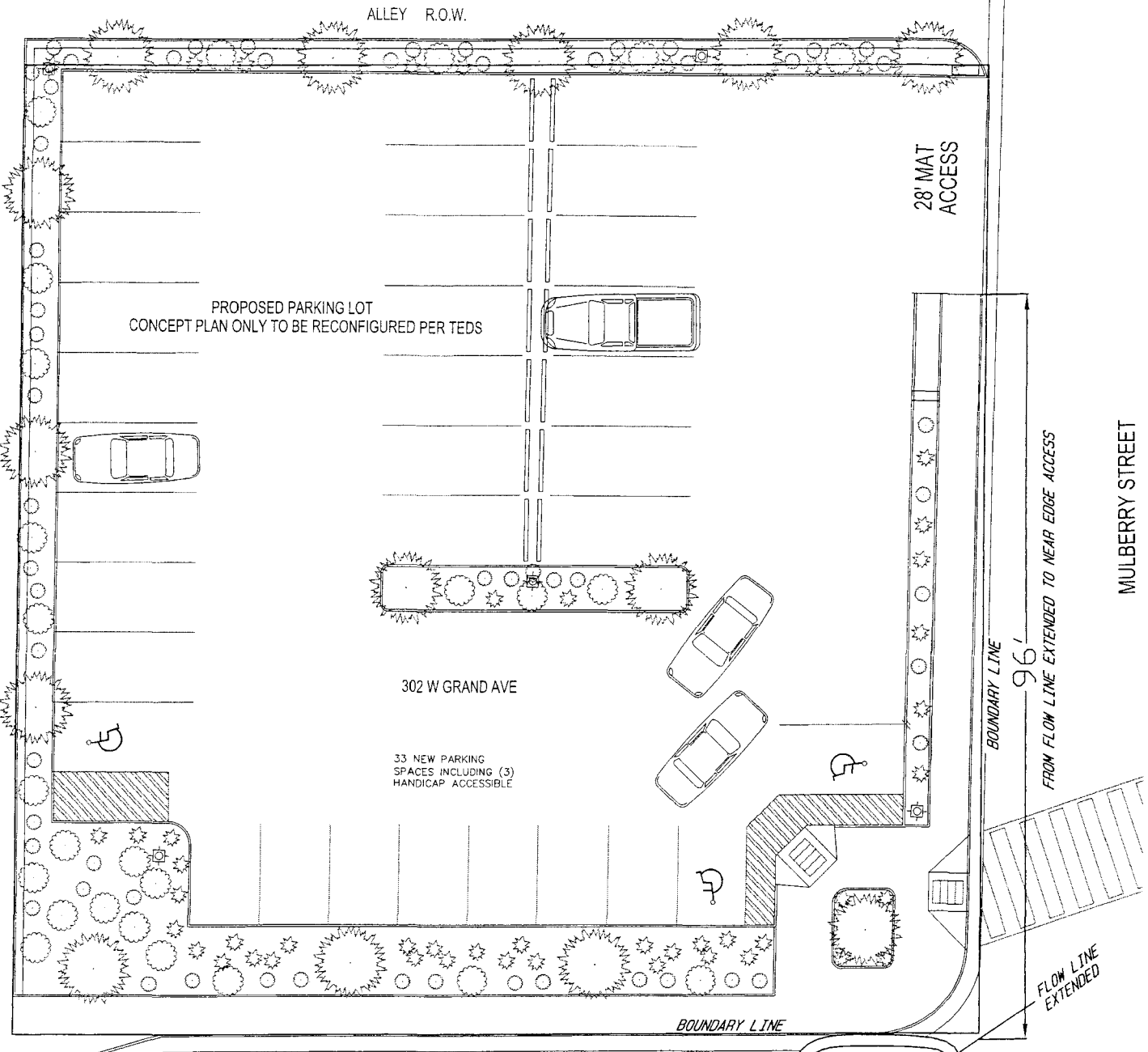



EXHIBIT
302 WEST GRAND ACCESS PLAN
 JOB #: 0579-005
 DRAWN: bkb
 DATE: 07/12/06

302 West Grand Avenue



Memorandum

TO: Tim Moore
FROM: Rick Dorris 
DATE: August 2, 2006
SUBJECT: 302 W. Grand TEDS Exception

This site is the old Gasamat gas station. It had accesses on both Grand and Mulberry. It is a small site with an 8 to 10' drop to the undeveloped alley on the north boundary. There proposal has closed the Grand Ave. access and located the Mulberry access as far north as possible. There area around it is residential and makes combining parcels unlikely.

Southbound Mulberry has a dedicated left turn lane which ques several cars. The striping may need to be improved to require left turns into this parking lot out of the through northbound lane of Mulberry. I have talked to Jody Kliska and she is okay with this approach. The applicant is describing this parking lot to be an employee and overflow lot; therefore the trips should be significantly less than a normal retail parking lot.

They have made the best of a bad situation and I recommend approval of this TEDS exception.

August 16, 2006

Thompson-Langford Corporation
Douglas A. Thies, PE
529 25 ½ Road
Grand Junction, CO 81505

Re: Design Exception #DE27-06 – 302 West Grand Avenue – Access Spacing

To Whom It May Concern:

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)
File

DESIGN EXCEPTION # 27-06

To: Mark Relph, Director of Public Works & Utilities
Sheryl Trent, Acting Director of Community Development
Jim Bright, Acting Fire Chief

From: Tim Moore, Assistant Public Works & Utilities Director

Copy to: Rick Dorris

Date: August 9, 2006

RE: 302 West Grand Avenue – Access Spacing

DESCRIPTION OF THE SITUATION

The applicant desires to redevelop the old Gasamat station at the north west corner of West Grand Avenue and Mulberry – 302 West Grand Avenue. The site frontage adjacent to West Grand Ave. is 124' which will not provide for the 150' minimum corner spacing for driveway access required by TEDS.

Site Description:

The proposed site plan eliminates access onto West Grand Ave (Hwy 350) and provides only one access point on Mulberry a distance of 96' from the corner.

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 option of vacating the existing alley ROW to the north of the site was explored, however, if this 20 foot ROW was included the access point would still not meet TEDS requirements.

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.

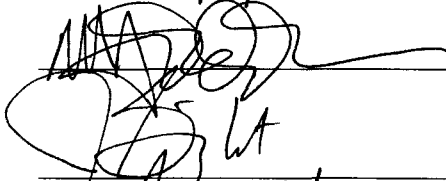
Recommended by: _____

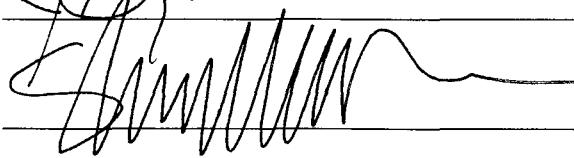
Approved as Requested:

Approved as Modified:

Denied

Dated: 8/9/00





DE# 27-06 Driveway Spacing at 302 W. Grand Ave.