

# A • C • G

## Austin Civil Group, Inc.

Land Planning • Civil Engineering • Development Services

July 11, 2006

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COMMUNITY DEVELOPMENT  
DEPT.

Mrs. Laura Lamberty  
City of Grand Junction Community Development  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

Re: **Request for TEDS Exception for Access Location**

Dear Mrs. Lamberty:

The purpose of this letter is to request an exception from *City of Grand Junction's Transportation Engineering Design Standards (TEDS) Section 4.1, Access Location*, for the site located on Lot 2 & 3 of CJM Subdivision, also known as 731 Scarlet Street, in Grand Junction, Colorado.

**Existing Site Conditions:**

Lot 2 & Lot 3 of CJM Subdivision are currently vacant land consisting of approximately 1.33 and 1.53 acres, respectively. The site has approximately 319-ft of street frontage along Scarlet Street which is considered a local industrial street according to the Grand Valley Circulation Plan Street Classification. Currently the properties to the north, east and south have been developed as industrial with the property to the west remaining vacant. As depicted below and by the attached exhibit, the adjacent properties to the east currently access their sites from curb cuts along Scarlet Street.



**Lot 2 & Lot 3 of CJM Subdivision**

Mrs. Laura Lamberty  
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**Proposed Site Improvements:**

Cummins Rocky Mountain, LLC are proposing to combine the two lots as one and provide a 18,000 square foot office/repair shop as part of the site plan review process. Cummins Rocky Mountain, LLC currently provides repair service for diesel motors and generators. Access to the site will be provided by two proposed 40-foot curb cuts off Scarlet Street. The northern access will be the main entry to site for the car customers and tractor trailers. The site has been designed to allow tractor trailers to enter the northern access and either loop around the building or enter the building for repairs, and then exit through the southern access.

While the northern access has been located 50-ft or more from any existing adjacent driveways, the southern access does not meet TEDS requirements for access location as identified in Section 4.1. Existing structures and proposed traffic patterns on the site provide constraints that need to be taken into account as part of this exception request.

1. Existing Electrical Transformer & Telephone Pedestal prohibit shifting southern access closer to the southern property line.
2. Existing adjacent driveways along Scarlet Street.
3. Cummins Rocky Mountain, LLC provides repair service for large tractor trailers that require adequate enter and exit capacities to and from the site.

**TEDS Requirements**

Scarlet Street is considered a local industrial street with a minimum driveway spacing of 50-ft, according to TEDS Section. 4.1.

Mrs. Laura Lamberty  
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**Alternative Access Options:**

*Southern Access:*

There are three options to address the minimum spacing for driveways. The first option is to relocate the existing electrical transformer and telephone pedestal and shift the access south to better align with the adjacent access. The second option is to completely remove the southern access. The third option is shift access to the north.

The first option, to relocate the existing electrical transformer and telephone pedestal to better align access with the adjacent access would result in an every expensive burden to Cummins Rocky Mountain, LLC. While this would locate the access closer to the adjacent access, it still wouldn't align directly across from it, thus not meeting TEDS requirement.

The second option, removing the access completely, would significantly limit access in and out of the site for the tractor trailers. It would require them to perform movements within the site that would be difficult and potentially dangerous.

The third option, locating the access to the north, would again not meet TEDS minimum spacing for access locations and result in a unsatisfactory site design.

Cummins Rocky Mountain LLC feels that the proposed locations will provide the ideal situation for site traffic patterns and still maintain adequate spacing and safety for Scarlet Street.

Attached drawings depict proposed improvements and existing constraints.

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

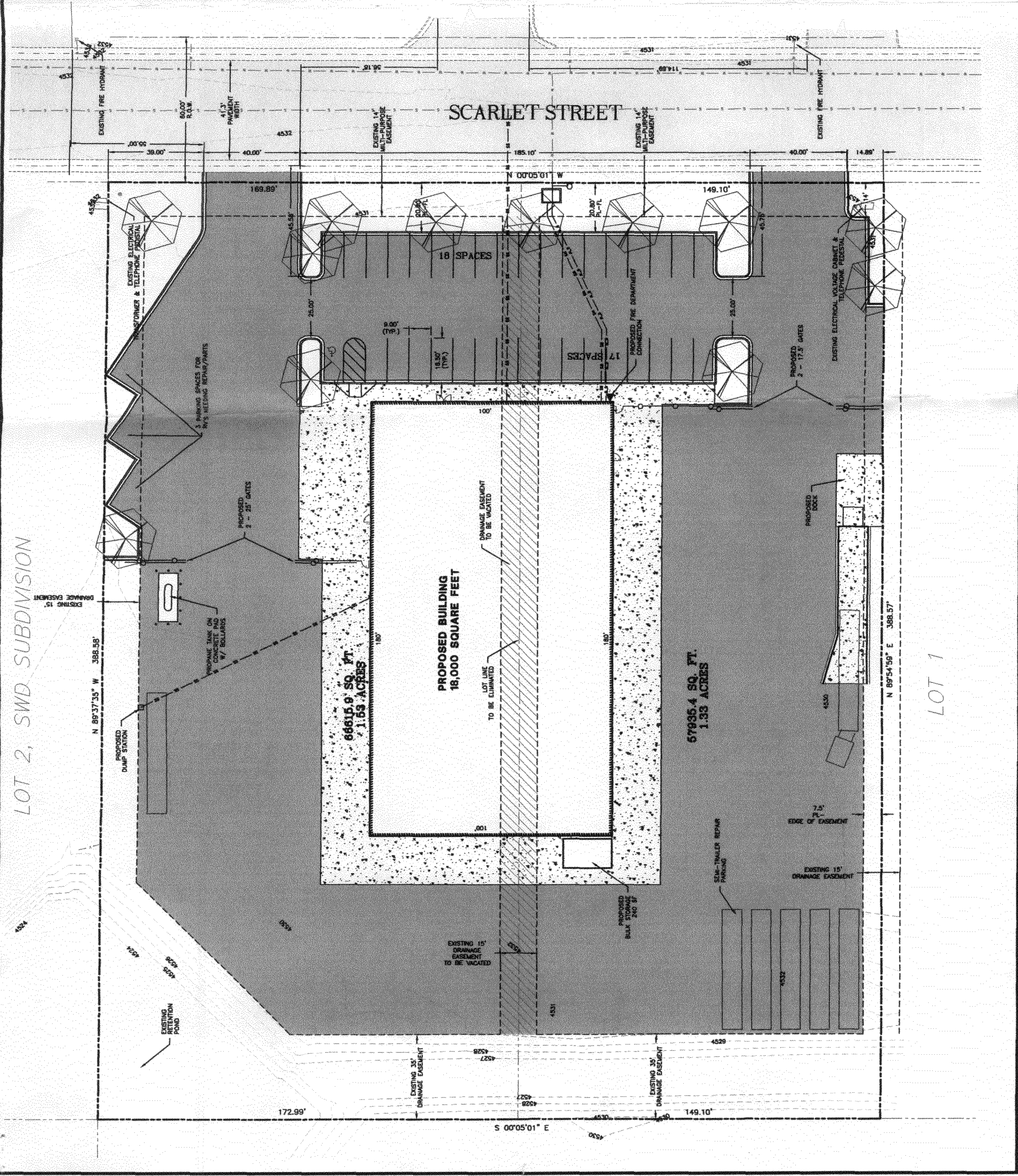
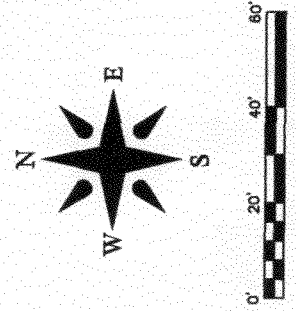
NO.	DESCRIPTION	DATE	BY

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

**CUMMINS ROCKY MOUNTAIN**  
 CONCEPT PLAN  
 791 SCARLET STREET  
 GRAND JUNCTION, CO

APPROVED BY:	DATE:
CHECKED BY:	DATE:
PROJECT NO.:	DATE:
SHEET NO.:	DATE:

- GENERAL NOTES:**
- RV PARKING SPACES WILL NEED TO HAVE ELECTRICAL POWER, DOMESTIC WATER, AND SANITARY SEWER DUMP. THESE SPACES ARE NEEDED TO ALLOW RV OWNERS A LOCATION TO STAY IN THEIR RV WHILE REPAIRS ARE MADE TO THEIR EQUIPMENT.
  - A STEAM CLEANING BAY WILL BE PROVIDED IN THE BUILDING AND WILL BE EQUIPPED WITH AN ABOVE GROUND OIL/WATER SEPARATOR UNIT.
  - SPRINKLERS WILL BE PROVIDED IN THE BUILDING.
  - THE PROJECT WILL REQUEST A SIMPLE SUBDIVISION TO REMOVE THE INTERIOR LOT LINE AND A REQUEST TO VACATE THE DRAINAGE EASEMENT LOCATED ON THE PLAN.



LOT 2, SWD SUBDIVISION

LOT 1

SCALE VERIFICATION  
 1" = 20'-0"

August 4, 2006

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

Re: Design Exception <sup>37-6</sup> 27-6 – 731 Scarlet Drive

Dear Mr. Hart:

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 #<sup>37-06</sup>~~27-06~~**

To: Tim Moore, Assistant Director of Public Works & Utilities  
Sheryl Trent, Interim Community Development Director  
Jim Bright, Interim Fire Chief

From: Laura Lamberty

Date: August 1, 2006

RE: 731 Scarlet Drive

**DESCRIPTION OF THE SITUATION**

The applicant desires to develop two access points at a location of 731 Scarlet. The site is a combination of two lots – which if developed individually would have two access points.

**Site Description:**

The property currently is a vacant industrial lot with previously developed sites across the street. The street is a low volume street, which is nearing full development. No traffic counts are available.

**Description of variance.**

The applicant is requesting variance from TEDS 4.1 Access location for opposing access spacing.

**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?**

Due to nature of the applicant's use of the site (with large trucks) a single, aligned access was not considered.

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

The condition currently exists in several areas of similar low-volume industrial streets with no record of incident.

**4. Will the exception require CDOT or FHWA coordination?**

No

**5. Is this a one-time exception or a manual revision?**

Staff is contemplating developing revised standards for these situations with low volume, low turn movements which would eliminate spacing requirements.

**Staff Recommendation**

Staff recommends approval of the exception requested.

Recommended by: \_\_\_\_\_

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

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

Denied  \_\_\_\_\_

Dated: 8-1-06

\_\_\_\_\_  
*Jim Moad*  
\_\_\_\_\_  
*J. D. Holt*  
\_\_\_\_\_

DE# 6-06 2758 Unawep Ave. Driveway Spacing