



Development Construction Services, Inc.

(970) 242-3674 • Fax: (970) 245-3674

The Starting Place

2350 G Road, Ste. 240
Grand Junction, CO 81505

www.developmentconstructionservices.com

April 11, 2006

Ms. Laura Lamberty, P.E.
Development Engineer
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

RE: 2769 D Road, Grand Junction, CO
Parcel No. 2945-241-00-017

3 P Development, LLC – Owner

Dear Ms. Lamberty:

This letter is to request a TEDS Exception with regards to access for the above referenced parcel. We are making this request in order to specify the location of a single driveway in order to assist with the ongoing efforts and road construction along D Road in conjunction with the Riverside Parkway Project. Per the Project, it was planned to relocate two existing curb cuts after improvements have been made.

Attached is a map and recently performed boundary survey depicting the proposed location of the single driveway. It is proposed to locate the driveway approximately 4' east of the existing westerly property boundary with the driveway cut being 30' in width. Conversation with Jim Shanks, City Engineering, has confirmed this location to be appropriate and out of the way of utilities that have already been installed as part of the Riverside Parkway Project. Mr. Shanks originally proposed a 28' width, however, if room allows, we are proposing a 30' width in order to better accommodate turning trucks. TEDS Exception criteria are addressed below.

- If granted, will the exception compromise safety?

Safety will be improved by reducing access to this parcel to a single driveway.

- Have other alternatives been considered that would meet current standards?

Due to the existing configuration of parcels along this portion of D Road, spacing requirements cannot be met. The only access available to this parcel is via a driveway off of D Road. Access is proposed to be reduced from two existing driveways to a single driveway. The proposed driveway will be properly located within the parcel boundaries.

- Has the proposed design been used in other areas – locally, state or national? Have examples, including date, been provided?

Spacing of driveways to conform with TEDS standards is an issue in and around the City of Grand Junction. Due to configuration of lots and minimal frontage, it is not always possible to meet spacing requirements, as evidenced in other parts of the City.

- Is this a one-time exception based upon unique circumstances – location, topography, traffic flow, etc.?

Yes, this is a one-time exception based on location and is being requested in coordination with the road improvements to D Road as part of the Riverside Parkway Project.

- If not a one-time exception, is manual revision needed?

As stated above, this is a one-time exception and no revision to the manual is needed.

Thank you for your consideration. Please contact me with any questions or concerns.

Sincerely,



Tracy Moore
Client Relations/Project Coordination

TEDS Exception 2769 D Road

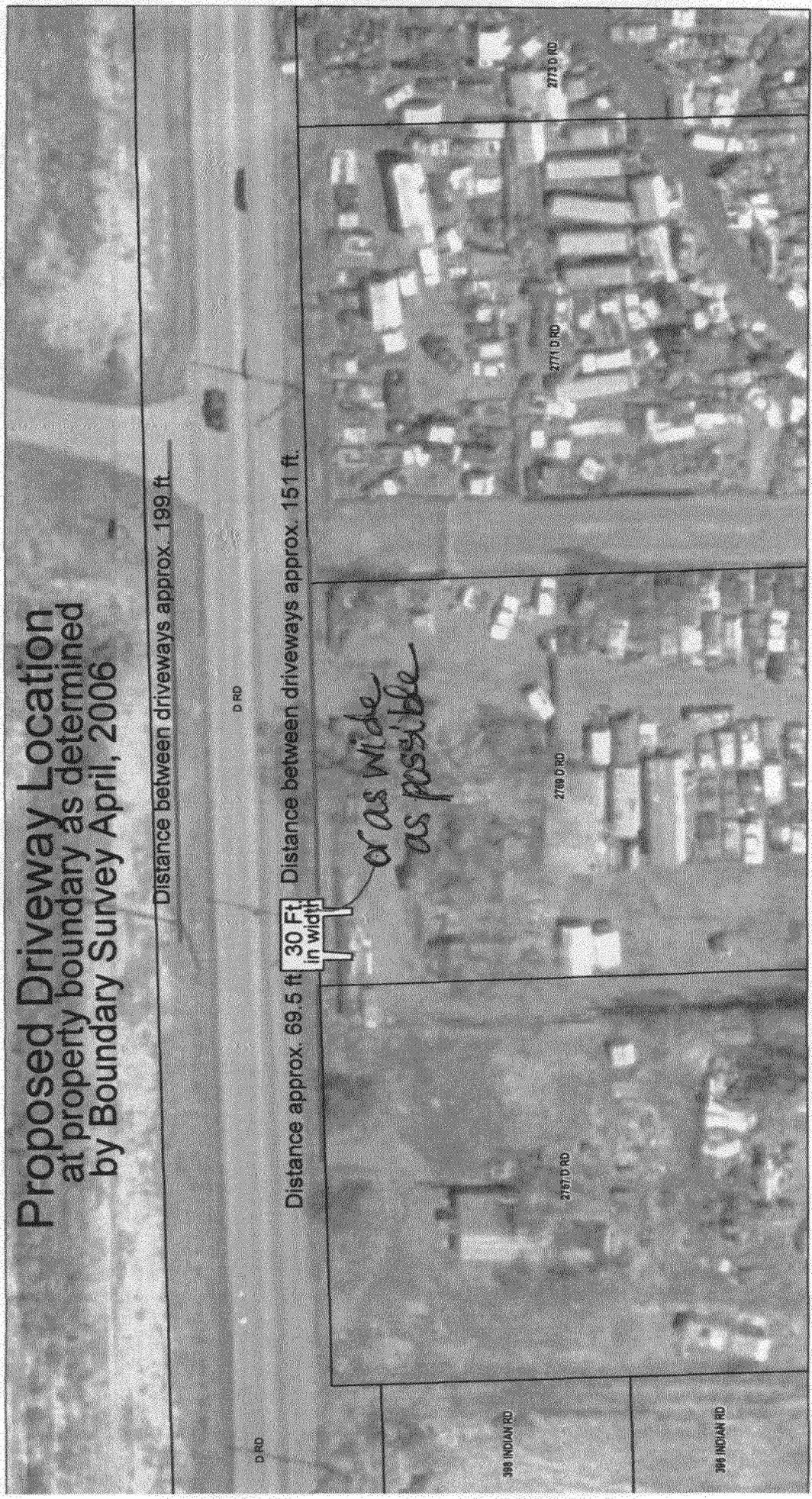
Proposed Driveway Location
at property boundary as determined
by Boundary Survey April, 2006

Distance between driveways approx. 199 ft.

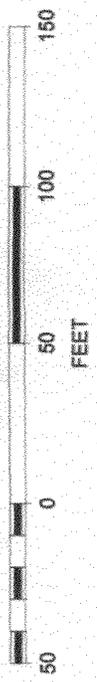
Distance approx. 69.5 ft. Distance between driveways approx. 151 ft.

30 Ft.
in width

*or as wide
as possible*



SCALE 1 : 704



May 30, 2006

COPY

Tracy Moore
DCS
Development Construction Services
2350 G Road, Ste. 240
Grand Junction, CO 81505

Re: Design Exception #DE6-22 – 2769 D. Road

Dear Tracy:

Please find attached the committee's decision for the above referenced request. This design exception has been approved as requested, **with the condition of cross access easements**. 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 #6-22

To: Mark Relph, Director of Public Works & Utilities
Sheryl Trent, Assistant to the City Manager
Jim Bright, Interim Fire Chief

From: Tim Moore, Public Works Manager

Copy to: Laura Lamberty

Date: April 26, 2006

RE: 2769 D Road:

DESCRIPTION OF THE SITUATION

The applicant desires to develop a single lot located at 2769 D Road into an industrial site with possible shop and outdoor storage areas. The property is 165'+/- wide and 1290'+/- deep making development options limited. The property is bordered by undeveloped property on the west, and a salvage yard to the east.

Site Description:

The property currently is a single family residence with two access points on D Road. With the development of the site, the access points will be limited to only one access point proposed to be located at the western boundary of the subject parcel.

Access	Location	Spacing	TEDS Req'mt	Reference
Railroad Maintenance/Ditch Road	Opposing	190' East	300'	4.1.2
Ditch Road/Jarvis	Same Side	137' East	300'	4.1.1
House Driveway	Same Side	62' West	300'	4.1.1
Indian Road	Same Side	229' West	300'	4.1.1

Recommended Mitigations/Conditions:

In conformance with TEDS 3.2.4 a cross-access easement with the parcel(s) (including a single landlocked and undeveloped parcel to the south) to the west **should be required**

as a condition of the TEDS Exception in order to not compound future access spacing problems with future (re)development of the parcel.

The elimination or consolidation of the access at the ditch road/Jarvis parcel should be considered with future redevelopment of those parcels to the east of the subject property.

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 the narrow lot frontage and existing surrounding driveways, the applicant's options are limited.

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

The condition currently exists in this area of D Road and although not desirable, seems to be functional. The above recommended mitigations, like future cross-access easements and elimination of other arterial access with future development.

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 exception requested *with condition of cross access easement,*

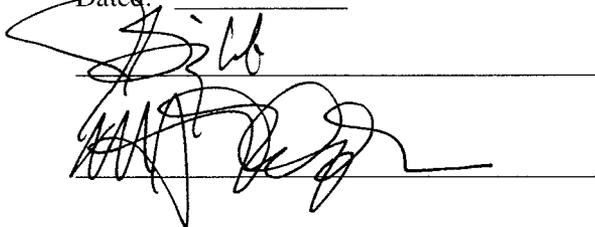
Recommended by: _____

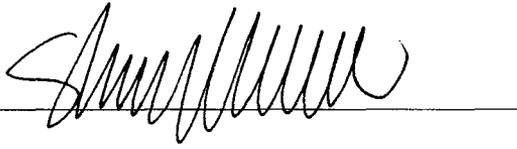
Approved as Requested:

Approved as Modified:

Denied

Dated: _____

 Two handwritten signatures are present over two horizontal lines. The first signature is a cursive 'Jill' and the second is a more complex cursive signature.



A handwritten signature in black ink, appearing to read 'Tim Moore', is written over a horizontal line.

DE# 6-06 2758 Unawep Ave. Driveway Spacing