

August 15, 2007

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

Re: *Design Exception #17-07, Western Pump and Dredge*

Dear Scott,

Please find attached the committee's decision for the above referenced request. This design exception was approved as requested.

If you have any questions, please feel free to contact the Development Engineer in charge of your project or Tim Moore, Public Works and Planning Director at 970.244.1557.

Sincerely,



Sue Mueller
Sr. Administrative Assistant

Cc: Rick Dorris, Development Engineer
File

Austin Civil Group, Inc.

Land Planning ■ Civil Engineering ■ Development Services
Design Exception Request for Access Location

Project: Western Pump and Dredge

Site Address: 2314 Logos Drive – Lot 1, Block 1 of Interstate Commercial Park Subdivision

City File Number: NA

Applicant: Pat Edwards / Jim Jenkins

Representative: Austin Civil Group, Inc.

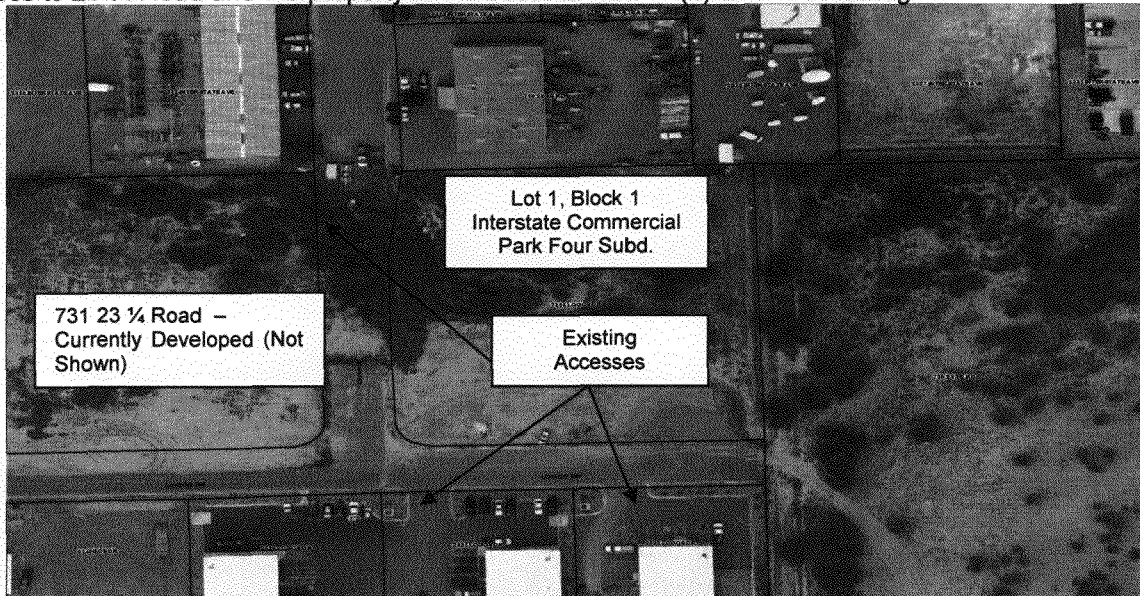
Date: July 23, 2007

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 1, Block 1 of Interstate Commercial Park Four, and also known location of 2314 Logos Drive, in Grand Junction, Colorado.

- a) Proposed site access along 23 ¼ Road does not meet TEDS requirement for access location as identified in Section 4.1. Requesting to shift access south approximately 36-feet for better access.

Site Description:

Lot 1, Block 1 of Interstate Commercial Park Four is currently vacant land consisting of approximately 1.56 acres. The site has approximately 252-ft of street frontage along Logos Drive which is considered a Proposed Major Collector and 279-ft of street frontage along 23 ¼ Road which is considered a local road. Currently the properties to the north, south and west are developed industrial sites while the property to the east is vacant. As depicted below and by the attached exhibit, the adjacent property to the west takes access to 23 ¼ Road and the property to the south takes two (2) accesses to Logos Drive.



Lot 1, Block 1 of Commercial Park Four Subdivision

336 main street ■ suite 203 ■ grand junction, colorado 81501 ■ 970-242-7540 phone ■ 970-255-1212 fax

Western Pump and Dredge is proposing to develop Lot 1, Block 1 of Interstate Commercial Park Four Subdivision into their new facility. Improvements include a 10,500 square foot building, asphalt parking lot, utility infrastructure and landscaping. Western Pump and Dredge is a specialized pumping and evaporation contractor with 15 years experience in the oil and gas service industry. Western Pump and Dredge provides wastewater evaporators and service specifically to meet the unique needs of oil and gas exploration and production wastewater management. Access to the site will be provided by two (2) accesses. One located along Logos Drive aligned directly across from an existing driveway to the south. Another one located along 23 ¼ Road, approximately 58-ft south of the northern property line. The site has been designed to allow large trucks to enter the 23 ¼ Road access and deliver piping and exit through the Logos Drive access.

Request #1

a) Description

While the Logos Drive access has been aligned directly across from an existing one, the 23 ¼ Road access does not meet TEDS requirements for access location as identified in Section 4.1. 23 ¼ Road street classification of local road and proposed traffic patterns on the site and staging of pipe materials provide justification that need to be taken account as part of this exception request.

- 23 ¼ Road is considered a local road according to the Grand Valley Circulation Plan Street Classification. The entire length of 23 ¼ Road is only 600-ft that runs from Logos Drive to Interstate Avenue. Vehicle traffic is assumed to be minimal.
- Storage racks for piping is proposed to be located within the gravel area of the site. By shifting the access 36-feet south of the adjacent existing access to the west prevents trucks from making an unfavorable turning movement to the south around the storage racks and a more direct line into the site for loading and unloading. Eliminating the unfavorable turning movement around the storage racks prolongs the life of the asphalt section.

b) Exception Considerations

1. Will the exception compromise safety?

- Shifting access south by 36-feet and not aligning directly across from existing access to the west will not compromise safety along the 23 ¼ road. 23 ¼ Road is a local industrial road that is only approximately 600-feet in length that runs from Logos Drive to Interstate Avenue. The majority of the developments that are north of the subject's property access their site by utilizing Interstate Avenue and 23 ¼ Road's traffic is assumed very minimal.

2. Have other alternatives been considered that would meet the standard?

- The first option, align the propose access directly across form the adjacent access to the west makes for an unfavorable turning movement around the storage racks that will be located within the gravel area of the site. The life of the asphalt will diminish considerably. The second option, removing the access entirely, would significantly limit access in and out of the site for the trucks. It would require them to perform movements within the site that would be difficult and potentially dangerous. It would also place the only access on Logos Drive which is considered a Proposed Major Collector Street.

3. Has the proposed design been used in other areas?
 - It is assumed that other developments within industrial areas have requested a similar exception to TEDS. Many sites required multiple accesses to accommodate delivery trucks and to provide proper site circulation. It would seem reasonable to allow access exceptions when the majority of oil/gas developments are located on local streets within developed industrial areas where traffic is assumed minimal and exceptions do not compromise public safety.
4. Will the exception require CDOT or FHWA coordination?
 - No
5. Is this a one-time exception or a manual revision?
 - This is one time exception and is a site specific request, where a development requires multiple accesses to provide proper onsite traffic circulation.

Western Pump and Dredge feels that the proposed location for the 23 ¼ Road access will provide the ideal situation for site traffic patterns and still maintain adequate circulation and safety for 23 ¼ Road..

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

Approved as Requested:

Approved as Modified:

More Information Needed:

Denied:

Dated: 08-13-07

