

# Grand Junction

October 25, 2007

Ted Munkres  
121 Chipeta Avenue  
Grand Junction CO 81501

Re: *Design Exception #18-07, Freestyle Office Addition*

Dear Ted,

Please find attached the committee's decision for the above referenced request. This design exception was approved with modifications which are indicated on the attached sheet.

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: Ken Fischer, Development Engineer  
File

**TO: TEDS Exception Committee**  
**FROM: Ken Fischer**  
**DATE: September 18, 2007**  
**SUBJECT: Request at 121 Chipeta Avenue**

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Based on my review of this request, I'm recommending the request for the elimination of the 5' landscape areas at the ends of the parking stalls be altered to eliminate one of the landscape areas and eliminate the handicap stall. These recommended changes are based on the following reasons:

1. For this property, the landscaping requirements in TEDS's Section 3.2.1 is for two 5' landscaped areas at both ends of the parking stalls along the alley. Landscaping on the rest of the property will cover the requirement with one recommended 5' landscaped area.
2. The need for this project requires 5 parking stalls (one is for handicapped) for the proposed square footage which the applicant can only provide without the landscaped area. However, as an alternative as mentioned above, I'm recommending that we eliminate the need for the handicap spot and add one 5' landscaped area to provide a visual break along the alley which was the intent of Section 3.2.1.
3. The lot is 100 feet from the 1<sup>st</sup> Street Right-of-Way which places it in a commercial area.
4. While this property is zoned R-O, the neighboring property is zoned C-1 on its west side.

## REQUEST FOR A TEDS EXCEPTION

121 Chipeta Ave.

*Ted Monkres  
builder ted@bresnan.net*

The following will outline the applicants' request for a TEDS exception in relation to required landscaping of a parking area.

*6/20/07 Requested to format  
based on our guideline.*

### Proposed Exception

1. We propose an exception for section 3.2.1 of the TEDS manual. We would like to provide the required amount of parking spaces including a handicap accessible space but are unable to accommodate these requirements with the 5' required landscaping area that TEDS requests.

### Alternatives Considered

1. One of the alternatives is to provide handicap accessible parking in the garage, accessible via the overhead garage door. This would meet all size, height and entrance standards. We do not, however, feel that this is the most readily achievable solution due to cost and accessibility.
2. Another alternative is to leave the parking as is with five spaces. Handicap parking could be utilized in the front of the building on the street where parking could be considered accessible according to size requirement, but not according to signage. This may be a better alternative as there has been no handicap accessible need at this location for the last 20 years.

### Proposed Design

1. In order to accommodate both ADA and TEDS legislation we propose to remodel the parking area in the rear of the building so that it will accommodate five parking spaces with a handicap space available. This will provide the required amount of parking for sq ft of the building

as well as a handicap parking space in accordance with ADA guidelines. We propose to eliminate the required 5' landscaping in order to provide the required amount of parking, landscaping would be provided as remaining available property permits.

Impact of change:

1. There will not be any impact with this proposed exception as the current parking area currently does not have existing landscaping. There is no adverse impact on parking or safety with this proposal and the traffic flow should not be effected. This is proposed as a one time TEDS exception in order to provide the best possible solution to our existing square footage constraints.

121 Chipeta Ave. - TEDS Exception

2. Have other alternatives been considered that would meet the standard?
3. Has the proposed design been used in other areas?
4. Will the exception require CDOT or FHWA coordination?
5. Is this a one-time exception or a manual revision?

Include more as needed.

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

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

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

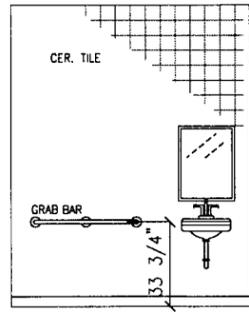
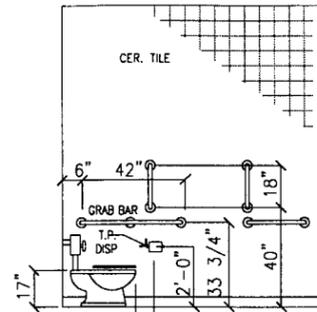
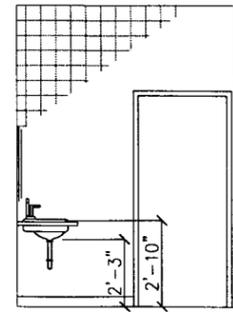
More Information Needed: \_\_\_\_\_

Denied: \_\_\_\_\_

Dated: 10/4/07

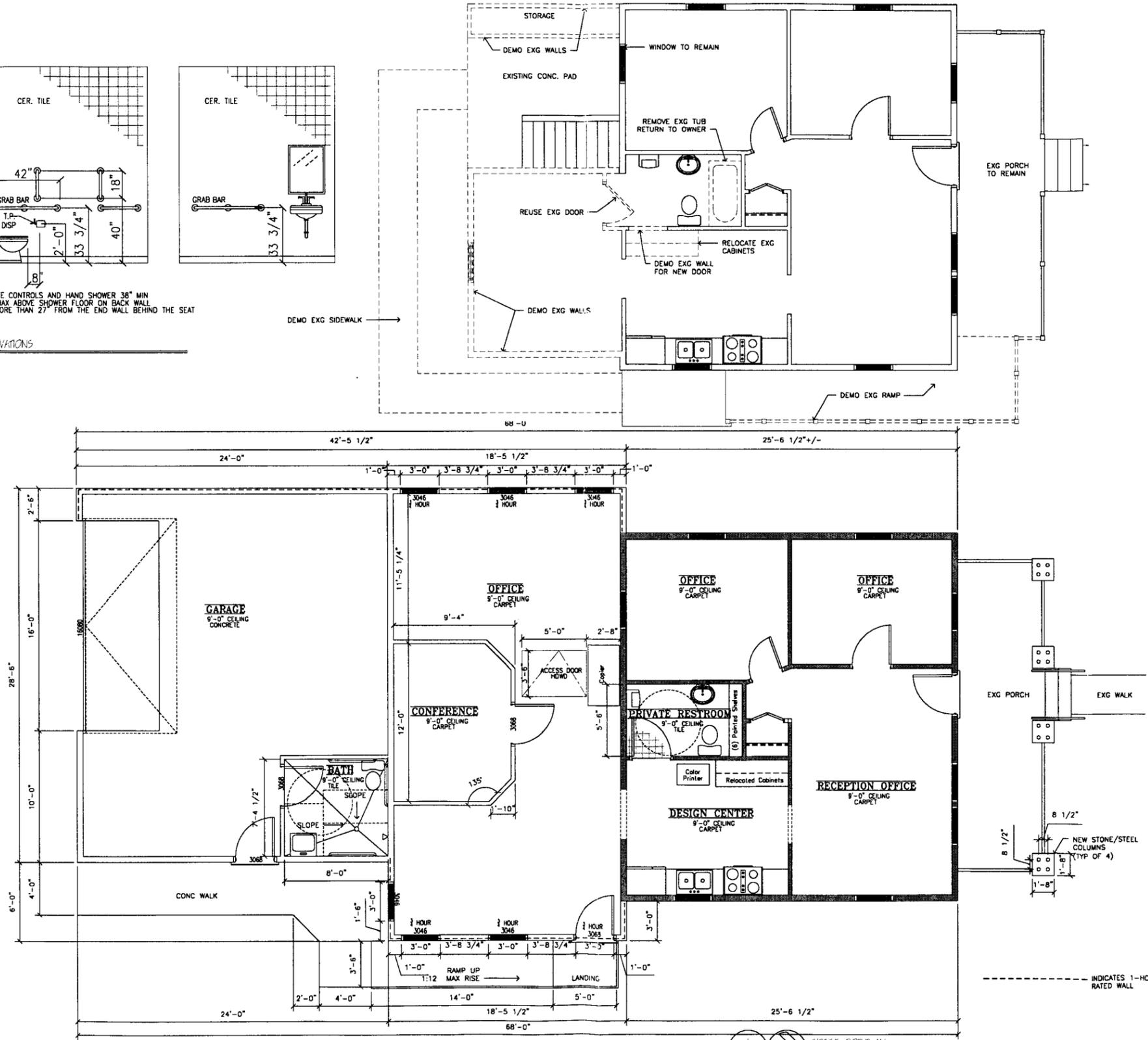
This TEDS Exception is Approved with the following modifications. Instead of the 5 parking stalls use 4 parking stalls (one should meet ADA) plus include a five foot wide landscape strip at either the east or west end of the parking stalls.

[Signature]  
[Signature]  
Lisa E Cox



NOTE:  
LOCATE CONTROLS AND HAND SHOWER 36" MIN  
48" MAX ABOVE SHOWER FLOOR ON BACK WALL  
NO MORE THAN 27" FROM THE END WALL BEHIND THE SEAT

2 BATH ELEVATIONS  
A1.1 1/8"=1'-0"



1 FIRST FLOOR PLAN  
A1.1 1/8"=1'-0"

ETK DESIGN INC  
631 LOGAN AVENUE  
PALISADE, CO 81526  
970.640.7898

# FREESTYLE OFFICE ADDITION

## 121 Chipeta Ave, Grand Junction, CO

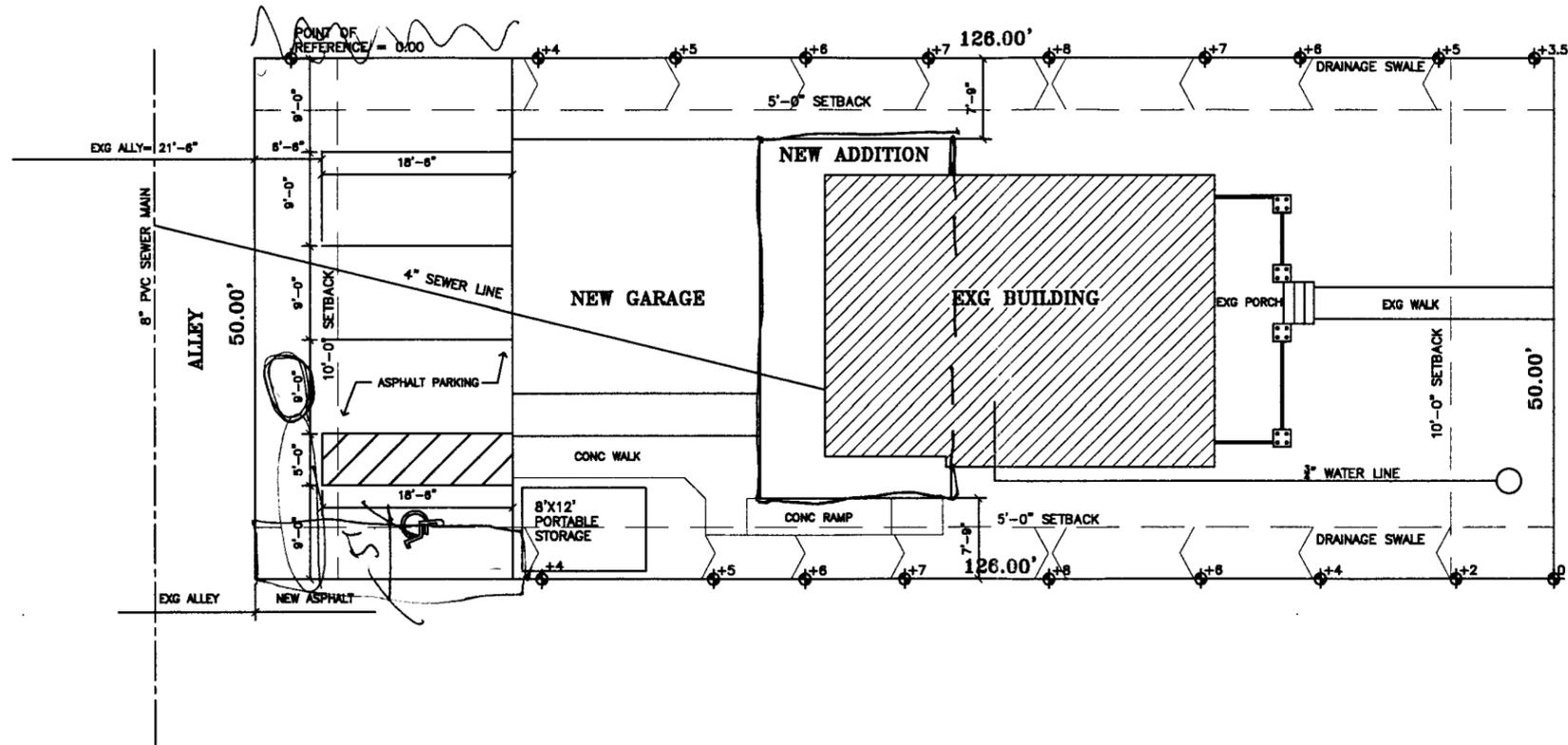
ISSUED: 3/05/07  
REVISED: 8/06/07  
DRAWN BY: EK

A1.1

LEGAL DISCRPTION:  
 LOTS 5 & 6 BLOCK 56 GRAND JUNCTION  
 TOTAL SITE ACREAGE: 6,250 SQ FT  
 ZONING & EXISTING LAND USE: SITE R-0  
 NORTH: R-0  
 EAST: R-0  
 SOUTH: R-0  
 WEST: C-1

PARKING LOT SQAURE FEET: 1,250  
 EXISTING IMPERVIOUS SITE COVERAGE: 46% (2,944 SF)  
 NEW IMPERVIOUS SITE COVERAGE: 59% (3,724 SF)

+4 INDICATES NEW GRADE ELEVATION



PROPOSED SITE PLAN  
 1/8" = 1'-0"

CHIPITA AVENUE

APPROVED FOR CONSTRUCTION  
 CITY DEVELOPMENT ENGINEER  
 DATE

APPROVED FOR CONSTRUCTION  
 CITY/COMMUNITY DEVELOPMENT  
 DATE

ISSUED: 3/05/07  
 REVISED: 8/06/07  
 DRAWN BY: EK

C1.1

ETK DESIGN INC

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FREESTYLE OFFICE ADDITION  
 121 Chipeta Ave, Grand Junction, CO