

Grand Junction

Memorandum

TO: TEDS Exception Committee
FROM: Ken Fischer
DATE: November 2, 2007
SUBJECT: Request at 803 Noland Avenue

Based on my review of this request, I am not recommending the request of a driveway backing onto Noland Avenue from the corner lot at 803 Noland Avenue. This denial is based on the following reasons:

1. **The applicant claims that the garage and driveway across Noland Avenue has been abandoned.** While the garage door has been removed and replaced by an inserted wall, the frame of the garage door remains as well as the concrete driveway as shown in photo #1 of the request. This could easily be altered back to a garage in the future. Based on TEDS, offset industrial driveways shall be offset a minimum of 50 feet. (TEDS, Section 4.1.2) The proposed driveway's eastern edge would be opposite of the neighbor's western driveway's edge. Thus an offset of zero.
2. **The applicant claims the property to the east of his property has a "dirt kind of parking" next to the property line adjacent to 803 Noland.** While this is true, the dirt driveway does have a definite curb cut as does the next neighbor further to the east. Based on TEDS, industrial driveways shall be spaced a minimum of 50 feet. In this case, the driveways would be within 10 feet of each other. (TEDS, Section 4.1.1)
3. **The location of the requested driveway is 40 feet from the intersection of Noland Avenue and 8th Street.** Based on TEDS, the minimum corner clearance from unsignalized intersections for a local street is 50 feet as measured from the flowline to near edge of access. The proposed driveway is 40 feet. (TEDS, Section 4.1.3)
4. **The denial of this request does not prevent the applicant from accessing the proposed building.** The applicant will have access to the proposed building from 8th Street.



P.O. Box 1921 • Grand Junction, CO 81502 • (970) 241-7797

To: City of Grand Junction Planning & Development
250 N.5th Street
Grand Junction, CO 81501

RE: DESIGN EXCEPTION FOR DRIVE WAY AT 803 NOLAND AVE.

To whom it may concern:

During our application process I was informed by my planner (Senta) that there are exceptions that will be considered for different designs. Thus I would like to request a driveway off of Noland Ave. onto the property on 803 Noland. Since I cannot have an entrance from the alley due to parking issues this would allow me to have one side entrance into the building and thus allow better use of the proposed building. I do realize that there are other driveways entering into Noland Ave. to consider. The building across the street has abandoned its driveway and has removed and closed off the door that used to be on that side of the building. There has also been placed a NO PARKING sign by that abandon driveway. The property directly to the east has a dirt kind of parking next to the property line adjacent to 803 Noland. I don't know if that can be called a driveway because there is no garage on the property or anything else that would in my mind qualify it as a driveway. I have tried to show the proposed driveway on enclosed pictures as well as the neighbor's properties.

Thank you so much for your time.
If you have any questions, please do give me a call (970) 986-1313.

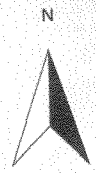
Sincerely;

Toby Axelsson,
President.

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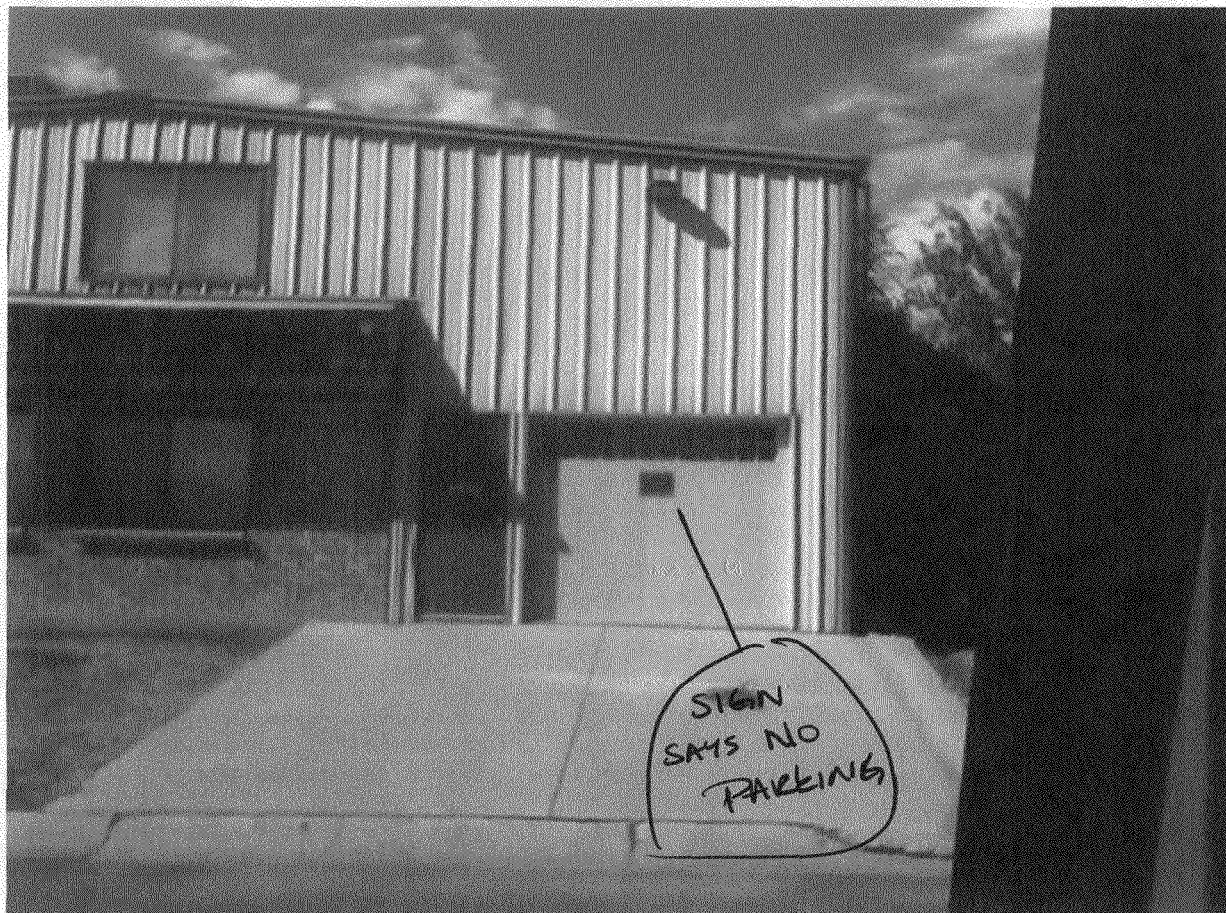
OCT 17 2007

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Sender: <9709861313@mms.att.net>
Subject: Multimedia message
Date: Sat, 1 Sep 2007 20:08:21 -0400
To: toby4nr@bresnan.net

E-mail Source



1

Sender: <9709861313@mms.att.net>

E-mail Source

Subject: Multimedia message

Date: Sat, 1 Sep 2007 20:06:42 -0400

To: toby4nr@bresnan.net



2

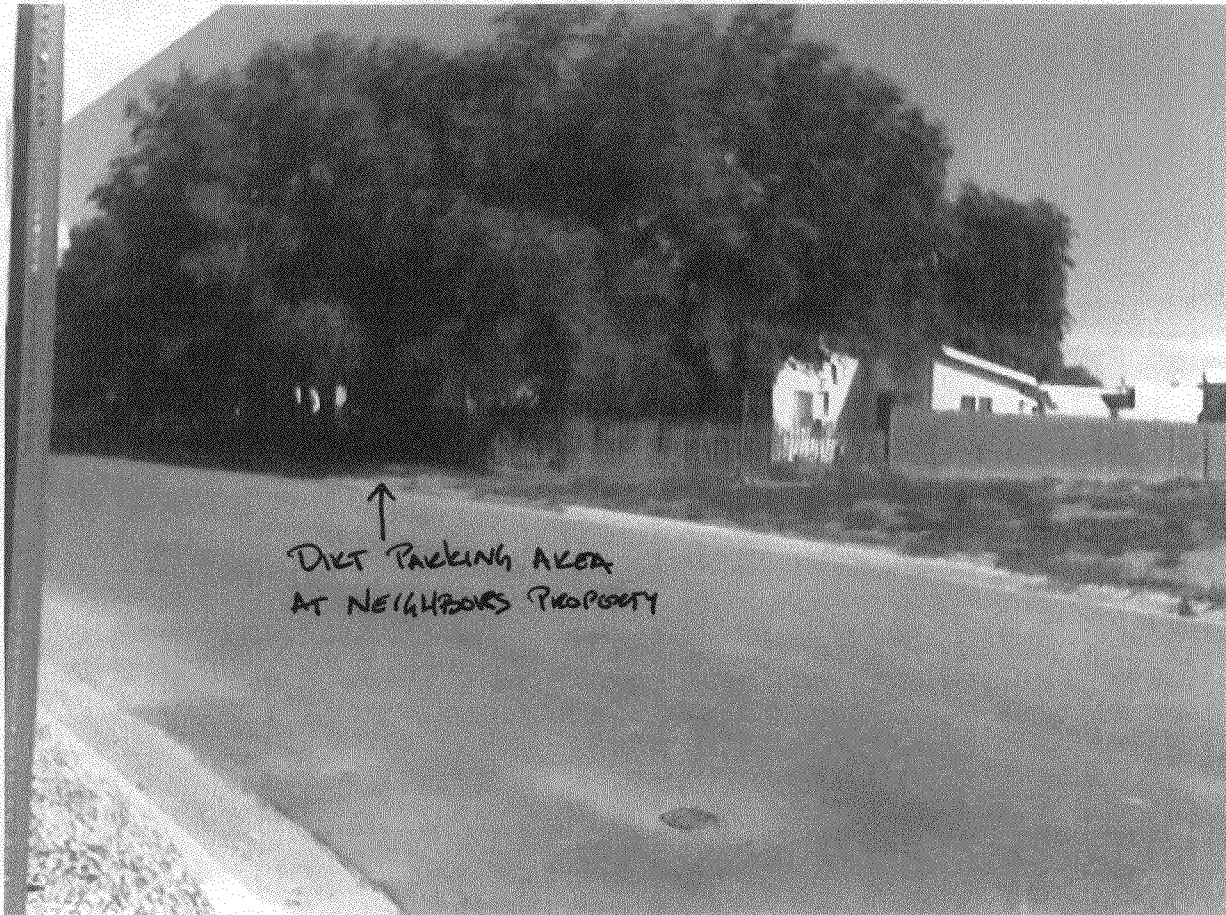
Sender: <9709861313@mms.att.net>

E-mail Source

Subject: Multimedia message

Date: Sat, 1 Sep 2007 20:04:53 -0400

To: toby4nr@bresnan.net



3

TO: TEDS Exception Committee
FROM: Ken Fischer *KF*
DATE: November 2, 2007
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Grand Junction

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November 26, 2007

Toby Axelsson, President
Covenant Homes Specialists
P O Box 1921
Grand Junction CO 81502

Re: *Design Exception #21-07, Drive-way at 803 Noland Avenue*

Dear Sirs:

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

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
Senta Costello, Associate Planner
File

803 NOLAND AVENUE – TEDS EXCEPTION

This TEDS Exception for the 803 Noland Avenue is denied based on the attached memorandum.

Recommended by: _____

Approved as Requested: _____

Approved as Modified: _____

More Information Needed: _____

Denied: X

Dated: November 9, 2007



Tim Moore, Public Work Department



Ken Watkins, Fire Department



Lisa Cox, Planning Division