



744 HORIZON COURT SUITE 110
GRAND JUNCTION, CO 81506

(970) 241-4722
(970) 241-8841 (Fax)

info@rccwest.com

February 4, 2008

Justin Kopfman
City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, CO 81501

RE: 1100 & 1104 Pitkin Avenue/Tom Bolger

Justin,

This letter is to inform you that we are not proceeding with a Site Plan at this time and to request withdrawal of the Site Design Application that was made in November.

Please let me know if you need anything further from my office.

Thank you,

Tracy Moore

Tracy Moore, Project Coordinator
River City Consultants, Inc.

River City CONSULTANTS, INC.

744 HORIZON COURT SUITE 110
GRAND JUNCTION, CO 81506

(970) 241-4722
(970) 241-8841 (Fax)

info@rccwest.com

November 1, 2007

Kent Harbert – Development Engineer
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

RE: TEDS Exception for Proposed Change of Use
1100/1104 Pitkin Avenue – Pitkin Place

Dear Kent:

This letter is to request an exception to the TEDS manual, Section 3.0 *ACCESS MANAGEMENT*, more specifically an exception to Section 3.2.1 *Backing Into the Right-of-Way*. According to TEDS, “Driveways, parking or loading areas that require backing maneuvers in a public street shall not be approved except for single family or duplex residential uses on local streets. Exceptions may also be made in the downtown area, defined as the area between Pitkin Avenue to Grand Avenue, 1st Street to 8th Street.”

The site is located on the northeast corner of South 11th Street and Pitkin Avenue, just outside of the downtown exception area described in TEDS. This site is currently used as the Habitat for Humanity Restore with existing parking and access located adjacent to and encroaching into the South 11th Street right-of-way. Due to site restrictions, we are asking that the historical use of parking in this location be allowed to continue and are requesting this TEDS Exception. With regards to parking requirements, this area and the area to the east of the building are both proposed for parking, still falling short of what is required by current code for number of spaces. A Site Design Exception has also been requested. There are no other alternatives that can be proposed for the location of parking due to the location and size of the existing building.

We are also asking for two TEDS Exceptions to Section 4.0 *ACCESS DESIGN AND SITE CIRCULATION*. The first request is in regard to the corner clearance to near edge of access which is currently (and proposed) approximately 33' from the flowline of Pitkin Avenue instead of the required 50' per Section 4.1.3. We are unaware of any issues arising from the current use. In addition, we are requesting a TEDS Exception regarding the driveway width which is currently (and proposed) approximately 113' wide instead of the 28' to 40' per Section 4.2.4.

The proposed design is not significantly different from the current parking configuration. Two additional spaces, including a handicap parking space have been incorporated into the new site plan. Traffic generated by the proposed use, a martial arts school, will likely be less in volume than what is generated by the current retail use. The impact of change is minimal, if not beneficial due to the reduction in the number of vehicles that will be backing out into South 11th Street.

Your time and consideration in this matter are greatly appreciated. If you have any questions or concerns regarding this project, please do not hesitate to contact this office at 241-4722.

Respectfully,

A handwritten signature in black ink, appearing to read "J. W. Mace". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jeffrey W. Mace, PE
River City Consultants, Inc.

Memorandum

TO: TEDS Exception Committee
FROM: Kent Harbert, Development Engineer
DATE: December 6, 2007
SUBJECT: 1100 Pitkin Avenue

As detailed in the attached letter from River City Consultants a TEDS Exception is being requested for 1100 and 1104 Pitkin Avenue. The property currently houses the Habitat for Humanity Restore. The proposed uses are a martial arts studio in the building fronting onto 11th Street and a warehousing type operation in the east building. The two buildings have a common wall. The current outdoor storage yard on the east side of the property will become a parking area.



There are three exceptions being requested:

1. TEDS 3.2.1 – Backing Into the Right-of-Way
2. TEDS 4.1.3 – Corner Clearance
3. TEDS 4.2.4 – Driveway Width

Request 1 – Backing into the right-of-way

Recommend approval:

- From the GIS photos it can be observed that the parking for this property has been configured in the same way since at least 1966.
- This property is located close to but outside the downtown area where there is an exclusion from the no backing into right-of-way provision. The designated downtown area is from 1st to 8th and Pitkin to Grand, so this property is 3 blocks to the east. The commercial character of the designated downtown area does not extend east along Ute and Pitkin, so there is a logical justification to apply the exclusion to this area.
- There is physically no other place for the parking without the demolition of the buildings or conversion of the portions of the buildings to covered parking.

Request 2 – Corner Clearance

Recommend denial:

- According to TEDS 4.1.3, “The clearance is necessary so that accesses do not interfere with street intersection operations...” Since this “driveway” is actually a parking space instead of a driveway it will not tend to operate as efficiently with regards to the intersection as a driveway would. The time it takes to back out of the parking space then drive forward could result in the stoppage of traffic on Pitkin Avenue if an eastbound vehicle turning north waits partially in Pitkin Avenue for the first car to back out. It would not be good to allow both the backing into the right-of-way exception and the corner clearance exception.
- Requiring the 50' clearance per TEDS will result in the loss of approximately 17 feet of frontage that has historically been used for parking. The loss of 2 parking spaces on a property that already has a limited amount of parking available may result in restrictions on the allowable uses of the property.

Request 3 – Driveway width

Recommend approval:

- If the backing into right-of-way exception is approved, this exception would be approved implicitly. So, approval would be a formality.

Grand Junction

January 8, 2008

Tracy Moore
Jeffrey Mace
River City Consultants
744 Horizon Court, Suite 100
Grand Junction CO 81506

Re: Design Exception #22-07 – SDE-2007-328/Pitkin Place

The TED's Exception Committee has reviewed your requests and have granted Request 1 – Backing into the Right-of-Way and Request 3 – Driveway Width.

The Committee did; however, deny Request 2 pertaining to a Corner Clearance.

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: Kent Harbert, Development Engineer
Justin Kopfman, Planner
File