

February 1, 2008

Kent Shaffer  
Rolland Engineering  
405 Ridges Blvd.  
Grand Junction CO 81503

*Re: TED-2008-009 –Eddy's Used Car Lot*

The TED's Exception Committee has approved your request as modified. Please see notation on attached.

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,

**COPY**

Sue Mueller  
Sr. Administrative Assistant

Cc: Kent Harbert, Development Engineer  
Ronnie Edwards  
File

## Transportation Engineering Design Standards (TEDS) Exception Approval / Denial Form

Project Number: **TED-2008-009**

Primary Project: CUP-2007-340 – Eddy's Used Car Lot

Site Address: 2682 Highway 50

Applicant: David Eddy

Representative: Kent Shaffer, Roland Engineering

Development Engr.: Kent Harbert

Planner: Ronnie Edwards

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TEDS Exception Request: Exception from TEDS 5.1.2 and Standard Drawing "Commercial Street Section" to allow a detached sidewalk.

Approved as requested.

Approve with the following modification(s): Include a pedestrian easement from the edge of the right-of-way to one foot behind the back of the sidewalk.

Denied.

The following additional information is required before a decision can be made:

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TEDS Review Committee:

Public Works:

Tom M...

Date: 1-30-08

Planning Division:

Lisa E Cox

Date: 1/29/2008

Fire Department:

Charles Mathis

Date: 1/29/2008

**TEDS EXCEPTION SUBMITTAL  
DISTRIBUTION LIST**

Site location: 2682 Hwy 50

2945-261-00-033

DATE of submittal Jan 17, 2008

File #: TED - 2008-009

Public Works & Planning Development Engineer Kent Harbert

Public Works & Planning Director Tim Moore

Public Works & Planning Manager Lisa Cox

Fire Department Chuck Mathis

Other: (Planner) Ronnie Edwards

Date and Time of Development Review Meeting: 1/29/08

**To be scheduled at least seven days after review packet distribution date.**

Place: Conference Room 135, Planning Division, City Hall, 250 N. 5<sup>th</sup> Street

Committee Meeting: 2:30 2:30

**Attendance is expected of all agencies involved with the TEDS Exception process**

2:30 PM

# TEDS ~~DESIGN~~ EXCEPTION REQUEST \_\_\_\_\_

Project: EDDY'S USED CAR LOT

Site Address: 2682 Hwy 50

City File Number CUP-2007-340

Applicant: David Eddy

Representative: Rolland Engineering

Date: 1/16/08

## 1. BRIEF DESCRIPTION OF THE REQUEST(S)

Requesting exception to TEDS section 5.1.2 to allow the use of curb and gutter with detached sidewalk along the site's frontage on B $\frac{3}{4}$  Road in place of the standard monolithic curb, gutter and sidewalk.

## 2. SITE DESCRIPTION

The site is a 0.3-acre commercially zoned parcel with frontage along Highway 50 (south end of site) and B $\frac{3}{4}$  Road (north end of site). The applicant is in process of applying for a conditional use permit for a used car sales lot on this site. Although the property owner has a valid CDOT access permit to Highway 50 for this site, He has chosen to take access from B $\frac{3}{4}$  Road.

In the review comments received from the City on 12/18/07 on this project, it was stated that the standard commercial street section would need to be constructed across the B $\frac{3}{4}$  Road frontage.

## 3. REQUEST #1

### a. Description

TEDS section 5.1.2 for commercial street section specifies that 7' wide monolithic curb, gutter and walk be constructed on both sides of the roadway. In this case, an existing paved roadway is being retrofitted with curb, gutter and sidewalk improvements on one side.

This request would extend curb and gutter with detached 5' wide sidewalk west along the south side of B $\frac{3}{4}$  Road that would match existing improvements east of this site. Additionally a 30' wide driveway would be constructed for access.

**b. Exception Considerations**

**1. Will the exception compromise safety?**

This exception should enhance safety by allowing greater separation between vehicular and pedestrian traffic.

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

It would be possible to meet the standard except for an area of transition to match the existing improvements on the east end.

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

Yes, as stated above the requested design exists east of the site to 27 Road on the south side of B<sup>3</sup>/<sub>4</sub> Road.

**4. Will the exception require CDOT or FHWA coordination?**

No.

**5. Is this a one-time exception or a manual revision?**

One time exception.

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

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

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

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

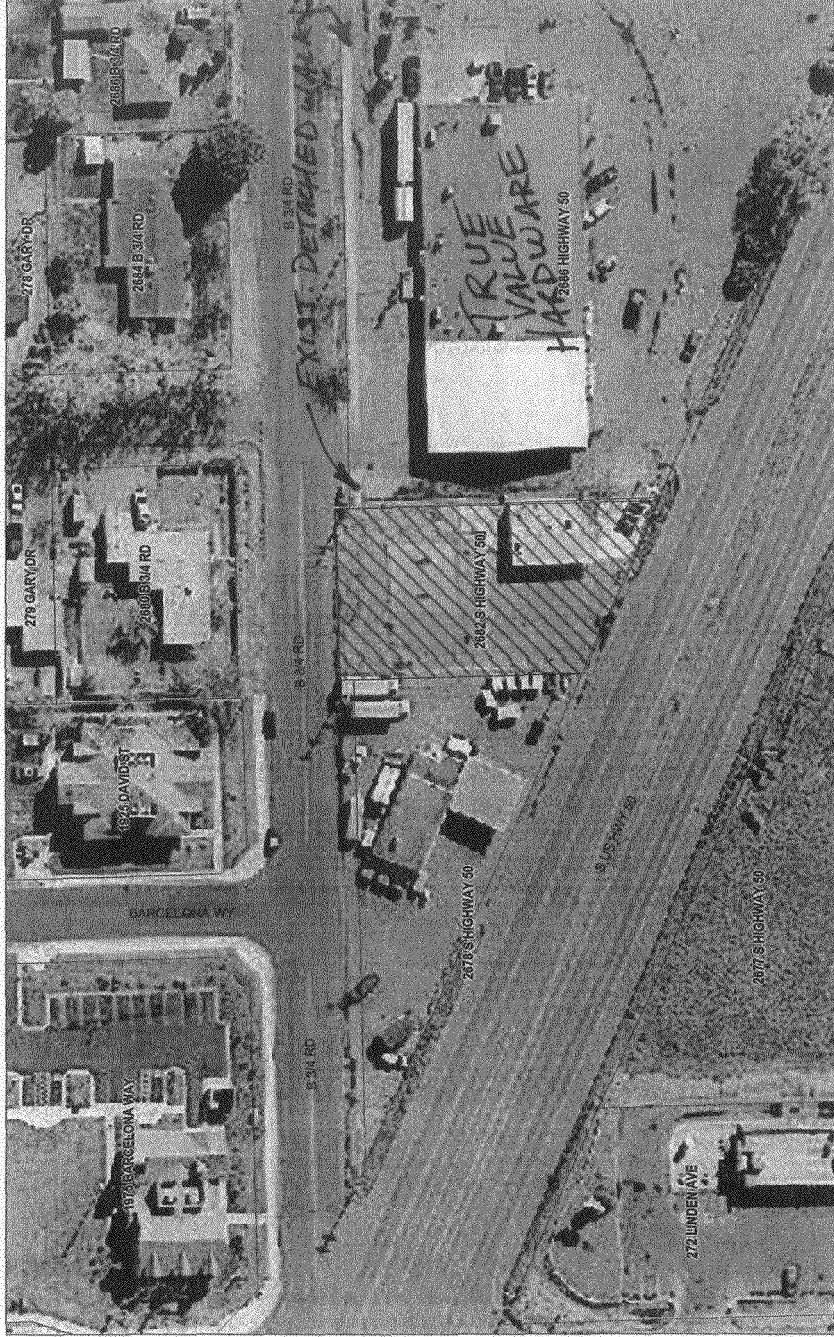
Denied: \_\_\_\_\_

Dated: \_\_\_\_\_

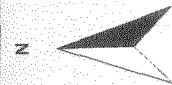
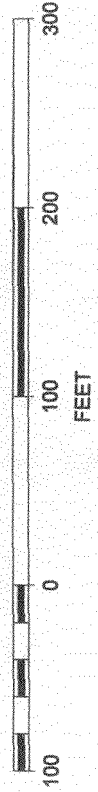
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SCALE 1 : 1,200



## Transportation Engineering Design Standards (TEDS) Exception Recommendation Form

Date: January 28, 2008

To: TEDS Review Committee

From: Kent Harbert, Development Engineer

Project Number: **TED-2008-009**

Primary Project: CUP-2007-340 – Eddy's Used Car Lot

Planner: Ronnie Edwards

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TEDS Exception Request: Exception from TEDS 5.1.2 and Standard Drawing "Commercial Street Section" to allow a detached sidewalk.

Comment: A detached sidewalk will match the existing improvements adjacent to the east side of the property. This will place the sidewalk outside the existing right-of-way. A pedestrian easement should be required to one foot behind the sidewalk.

Recommendation:

- Approve as requested.
- Approve with the following modification(s): Include a pedestrian easement from the edge of the right-of-way to one foot behind the back of the sidewalk.
- Deny.
- Hold until the following additional information is submitted and reviewed: