

# Transportation Engineering Design Standards (TEDS) Exception Request

Jerry Derby  
2716 & 2718 Highway 50

2/19/2008

Prepared For:  
TPI Industrial, Inc.  
2471 River Road – Unit A  
Grand Junction, CO 81505



# Transportation Engineering Design Standards (TEDS)

## Exception Request

Project: Rocky Mountain Hatters (Jerry Derby)

Site Address: 2716 & 2718 Highway 50, Grand Junction, CO 81503

City File Number (If Applicable):

Applicant: Jerry Derby

Representative: CCI Engineering, Cronk Construction Inc.

### 1. Referenced section in TEDS and a brief description of the request(s)

- Request #1: TEDS 3.2.2 Provision of Access
- Request #2: TEDS 4.1.1 Spacing

### 2. Site Description

Jerry Derby of Rocky Mountain Hatters is proposing the construction of a 6,000 sq. ft. retail store on two lots zoned C-1. The lots are located at 2716 and 2718 Highway 50, with tax schedule numbers 2945-252-13-012 and 2945-252-12-009, respectively. The lots are currently vacant. C&F Food Store borders the lots to the west and ABC Pawn & Loan borders them to the east. Miriam Avenue and residential zoning border the properties to the north.

When a property has frontage on more than one street, the primary access shall be on the lower-order street per TEDS 3.2.2. The two commercial lots have frontage to both Highway 50 (Principal Arterial) and Miriam Avenue (Local Road). Miriam Avenue provides access to 14 residential lots and would not be a safe access point for commercial traffic. Request that an exemption be provided to allow primary access from Highway 50. (See attached Location Map.)

On arterial streets where no other access to lower order streets is available, commercial driveways may be allowed where spaced a minimum of 300 feet per TEDS 4.1.1. It is proposed that the two lots have a 40 foot shared access. The commercial lot to the west has three driveways with the closest located 125 feet from the proposed shared access. The property to the east has one driveway that is 224 feet from the proposed shared access. It is requested that an exemption be provided to allow one right-in, right-out shared access from Highway 50. (See attached Location Map.)

## REQUEST #1

### A. Description

Jerry Derby is proposing the construction of a 6,000 sq. ft. retail store on two lots zoned C-1. The properties have frontage to two streets: Highway 50 (Principal Arterial) to the south and Miriam Avenue (Local Road) to the north. TEDS 3.2.2 states that the primary access shall be on the lower-order street. In this case it would be Miriam Avenue to the north. Miriam Avenue is a local road that serves access to a residential neighborhood. Miriam Avenue is accessed by Sherman Drive which also serves access to a residential neighborhood. There are approximately 41 residential lots along Miriam Avenue and Sherman Drive that would be directly affected by the increased commercial traffic. This would result in an unsafe environment for the residents living along those streets if primary access is not granted on Highway 50. It is requested that an exception be granted to allow primary access on Highway 50 to minimize impact to local neighborhood roads.

### B. Exception Considerations

1. Will the exception compromise safety?

The exception will increase safety for the 41 families living along Miriam Avenue and Sherman Drive. Any issues with allowing an additional access along Highway 50 are outweighed by commercial traffic being routed through a residential neighborhood.

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

Meeting the standard would mean routing traffic through a residential neighborhood. This alternative has been considered but results in increased traffic through surrounding neighborhoods. See attached Location Map.

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

Yes. Southside Diners and Phillips 66 both have frontage to Highway 50 to the south and Sherman Drive (residential road) to the north. Both establishments have primary access to Highway 50.

4. Will the exception require CDOT or FHWA coordination?

Yes, the exception will require CDOT coordination since a CDOT driveway permit will be required.

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

This is a one-time exception. Not all lower-order streets travel through the heart of a residential neighborhood.

## REQUEST #2

### C. Description

Jerry Derby is proposing the construction of a 6,000 sq. ft. retail store on two lots zoned C-1. The properties have frontage to two streets: Highway 50 (Principal Arterial) to the south and Miriam Avenue (Local Road) to the north. Primary access is proposed on Highway 50 to the south. A 40 ft. shared drive is proposed for the two lots. On arterial streets where no other access to lower order streets is available, commercial driveways may be allowed where spaced a minimum of 300 feet per TEDS 4.1.1. The commercial lot to the west has three driveways with the closest located 125 feet from the proposed shared access. The property to the east has one driveway that is 224 ft. from the proposed shared access. It is requested that an exemption be provided to allow one right-in, right-out shared access from Highway 50. (See attached Location Map.)

### D. Exception Considerations

6. Will the exception compromise safety?

The exception will increase safety for the 41 families living along Miriam Avenue and Sherman Drive. Any issues with allowing an additional access along Highway 50 are outweighed by commercial traffic being routed through a residential neighborhood. The two lots are proposing shared access which will increase safety as compared to requesting a driveway for each.

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

Meeting the standard would mean routing traffic through a residential neighborhood. This alternative has been considered but results in increased traffic through surrounding neighborhoods. See attached Location Map.

8. Has the proposed design been used in other areas?

Yes. There are numerous driveways along Highway 50 that have spacing less than 300 feet apart.

9. Will the exception require CDOT or FHWA coordination?

Yes, the exception will require CDOT coordination since a CDOT driveway permit will be required.

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

This is a one-time exception.

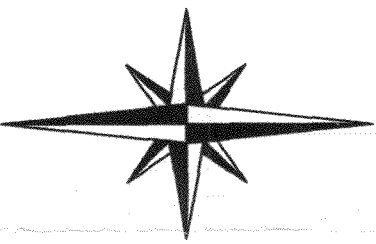
REVISIONS	DATE

JERRY DERBY  
 Location Map  
 2716 & 2718 Highway 50  
 Grand Junction, CO 81503

TPI INDUSTRIAL INC.  
 2471 River Road, Unit A  
 Grand Junction, CO 81505  
 (970) 243-4642

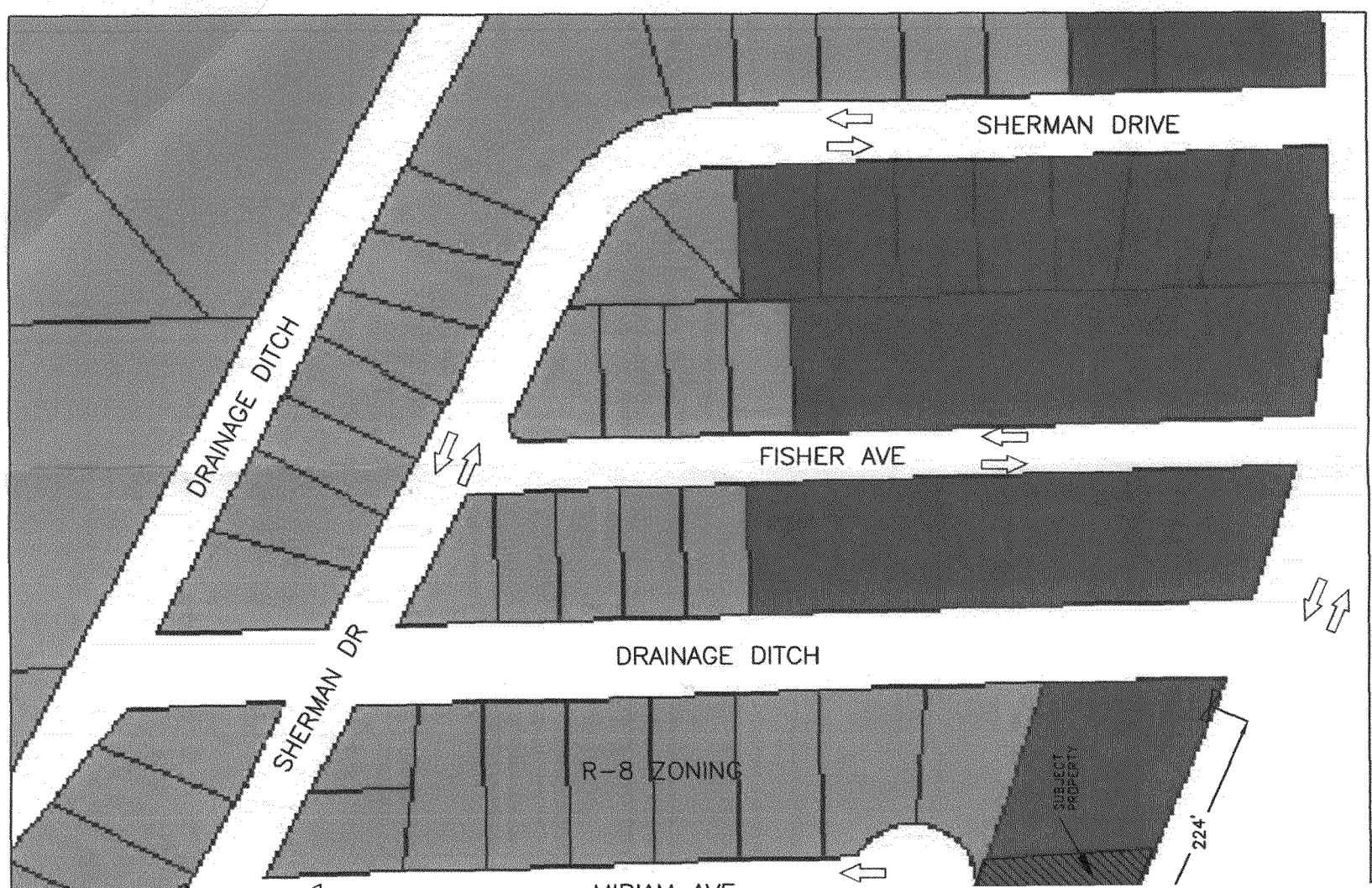
ENGINEERING DESIGN BY  
 GCE ENGINEERING  
 Civil Construction, Inc.  
 1189 - 24 - ROAD  
 GRAND JUNCTION, CO 81505  
 970-243-0977

PROJECT  
 Jerry Derby  
 Location Map  
 SCALE  
 Not to scale



LOCATION MAP

2716 & 2718 Hwy 50  
 Parcel # 2945-252-13-012  
 Parcel # 2945-252-12-009



# City of Grand Junction GIS City Map ©

**Parcels**

- Address Label
- ++ Rail Roads
- Older Photos
- 2007 Photos
- Highways
- Street Labels
- City Limits
  - Grand Junction
  - Fruita
  - Palisade
  - Mesa County














SCALE 1 : 2,602





# City of Grand Junction GIS City Map ©

	<b>Parcels</b>		<b>Address Label</b>
	<b>Air Photos</b>		<b>2007 Photos</b>
	<b>Highways</b>		<b>Street Labels</b>
	<b>City Limits</b>		Grand Junction
		Fruita	
		Palisade	
		Mesa County	



SCALE 1 : 1,301



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

Project Number: **TED-2008-040**

Project: 2716 & 2718 Highway 50

Site Address: Same

Applicant: Jerry Derby

Representative: CCI Engineering

Development Engr.: Rick Dorris

Planner: Senta Costello

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TEDS Exception Request #1:

- Approved as requested. *PROVIDE INGRESS/EGRESS EASEMENTS TO EAST & WEST NEIGHBORS AT SITE PLAN*
- Approved with the following modification(s): *STAGE.*
- Denied.
- The following additional information is required before a decision can be made:

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TEDS Review Committee:

Public Works:

*Tim Ma*

Date: *2/26/08*

Planning Division:

*Lisa E Cox*

Date: *2/26/08*

Fire Department:

*Chelomarias*

Date: *2/26/08*



February 29, 2008

CCI Engineering  
1129 24 Road  
Grand Junction CO 81505

*Re: TED-2008-040 –Rocky Mountain Hatters (Jerry Derby)*

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,



Sue Mueller  
Sr. Administrative Assistant

Cc: Rick Dorris, Development Engineer  
Senta Costello, Planner  
File

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

Date: February 26, 2008

To: TEDS Review Committee

From: Rick Dorris, Development Engineer

Project Number: **TED-2008-040**

Primary Project: 2716 & 2718 Highway 50

Planner: Senta Costello

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### TEDS Exception Request #1:

Comment: Right in/Right out access on Principal Arterial where access spacing cannot be met.

### Recommendation:

Approve as requested.

Approve with the following modification(s):

Deny.

Hold until the following additional information is submitted and reviewed: