

A • C • G

Austin Civil Group, Inc.

Land Planning • Civil Engineering • Development Services

February 19, 2008

Mr. Rick Dorris
City of Grand Junction Community Development
250 North 5th Street
Grand Junction, Colorado 81501

Re: Request for TEDS Exception - 2144 Broadway

Dear Mr. Dorris:

The purpose of this letter is to request an exemption from *City of Grand Junction's Transportation Engineering Design Standards (TEDS) Section 4.2.5.1 Accesses Serving Off-Street Parking Lots - Vehicle Storage* for the site located at 2144 Broadway in Grand Junction, Colorado. This section of TEDS requires stacking for 10-vehicles behind all automatic car wash bays.

Existing Site Conditions

The 0.90 acre parcel is currently vacant and is located east of the new Ace Hardware Store, south of the Safeway grocery Store, and west of the Gofer Foods Conoco Gas Station. A general location map of the site is shown below:



Access to the parcel is provided from the Colorado Department of Transportation's (CDOT) State Highway 340. There are two existing shared access locations, one on the west side of the parcel and one on the east, which provide access to Highway 340. An access permit will be required from this site from CDOT.

The western most access is restricted to enter only access. The eastern most access is an exit only intersection.

Proposed Site Improvements

The proposed project is for new construction of a self-serve car wash in the Monument Village Shopping Center, located at 2144 Broadway. The car wash is anticipated to include two automatic wash bays and four self service bays.

TEDS Requirements

TEDS Section 4.2.5.1, Accesses Serving Off-Street Parking Lots – Vehicle Storage, requires a minimum of 10 vehicle spaces per wash line for automatic car washes and 2 spaces per wash line for self-service car washes.

An exception is being requested for the storage requirements for the automatic wash bays. In the layout requested by the applicant, seventeen (17) cars can be stacked from the two (2) automatic wash bays to the property line, not including two (2) cars situated in the bays.

Alternatives

Three alternatives have been examined as part of this design exemption request.

Option 1 provides 10-vehicle spaces behind the automatic bays as required by TEDS. In order to accommodate the stacking, the building must slide to within 28-ft of the eastern most property line. This is the maximum amount the building can move to the east without the northeast corner of the building encroaching into the drive lane. With this alternative, the entire east property line would be a curb cut because there is not enough distance to channel the exiting traffic off the lot to a defined and controlled exit point. This option also does not meet staking distance requirements for the vehicles exiting the shared ingress/egress onto Highway 340.

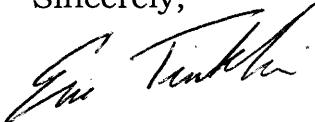
Option 2 provides no automatic car wash bays for the facility. This option meets the TEDS and zoning/development code requirements but does not financially work for the applicant. The applicant market research indicates that two automatic bays would be needed to make the keep the business open.

Option 3, the preferred alternative, allows for the most efficient use of the site. The applicants have deliberately chosen to install two (2) automatic bays based on market analysis of other car wash facilities. While one (1) bay will usually cause some stack-up (three to four cars per bay at peak hours), two automatic bays will reduce waiting times to acceptable levels during peak time periods. The applicant's market research indicates that most people will not wait for an automatic carwash bay if the wait is more than 30 minutes (approximately five stacked vehicles). Physical observations at the few automatic bays in Grand Junction demonstrate the 10 vehicle storage requirement greatly exceeds the actual observed stacking. Actual peak hour observations on Saturday mornings verified a maximum of four stacked cars per automatic bay at local self-service washes (excluding full-service car washes such as Shiner's).

It's important to note that even if ten vehicles stacked behind the automatic wash bay and the last few vehicles actually stack back into the shared ingress/egress easement, other site circulation options exist for all businesses in the shopping center. Traffic safety operations would not be impacted.

It is our opinion that Option 3 is the best solution for this site. The public safety and welfare of the public will not be impacted as a result of granting a variance from the ten vehicle stacking requirement behind an automatic car wash.

Sincerely,



Eric Trinklein
Project Designer
Austin Civil Group, Inc.

Enclosure: Exhibits

SCALE VERIFICATION
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY

1-800-922-1987
 DATE: _____
 REVISIONS:

NO.	DESCRIPTION	DATE	BY

NO.	DESCRIPTION	DATE	BY

A.C.G.
AUSTIN CIVIL GROUP, INC.
 Land Planning • Civil Engineering • Development Services
 336 Main Street, Suite 209 • Grand Junction, Colorado 81501
 (970) 242-7540

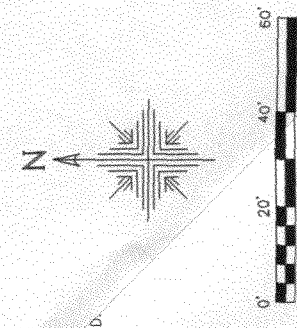
SUMMERS CAR WASH
SITE PLAN
TEDS EXCEPTION
OPTION 3
 Project for
CLINT SUMMERS

DATE	BY	DESCRIPTION
12/05/07	1074-0001	

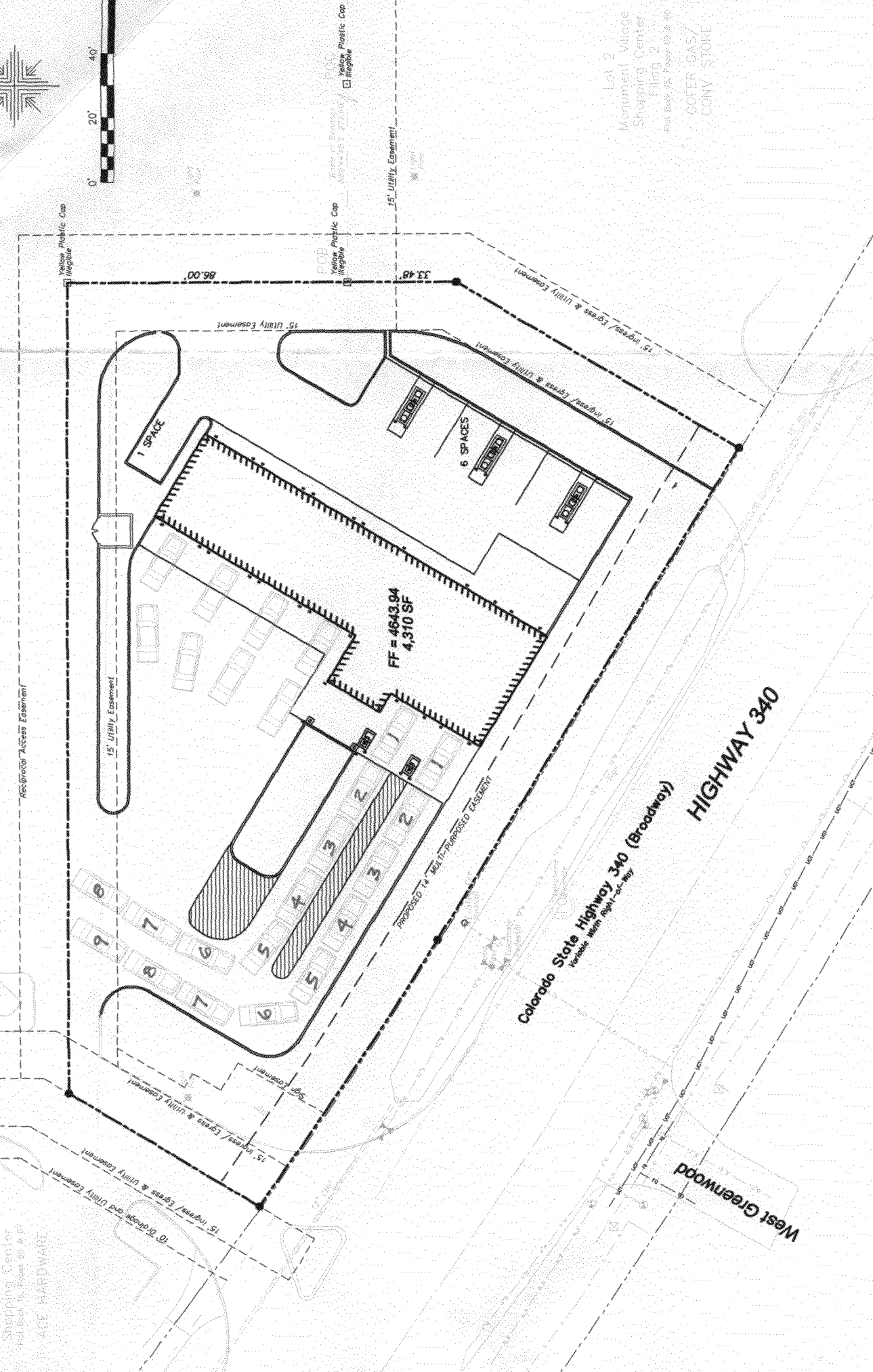
SCALE: 1" = 20 FT
 SHEET NO.: OPTION 3



**LOT 58 POMONA PARK
 SUBDIVISION
 39167.25 SQUARE FEET / 0.9 ACRES**



NOTE:
 ALL DIMENSION ARE TO FLOWLINE UNLESS OTHERWISE NOTED.



Lot 1
 Monument Village
 Shopping Center
 Filing
 FACE HARDWARE

Lot 2
 Monument Village
 Shopping Center
 Filing
 FACE HARDWARE
 CONY STORE

Colorado State Highway 340 (Broadway)
HIGHWAY 340

West Greenwood

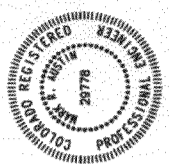
CALL DUTY NOTIFICATION
 COUNTY OF COLORADO
 1-800-922-1987
 SCALE VERIFICATION
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DR. DRAW. OR
 DRAW FOR THE PURPOSES OF UNDERSTANDING NUMBER UTILITIES.
 BARS IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	DATE

A.C.G.
 Land Planning • Civil Engineering • Development Services
 336 Main Street, Suite 208 Grand Junction, Colorado 81501
 (970) 242-7540

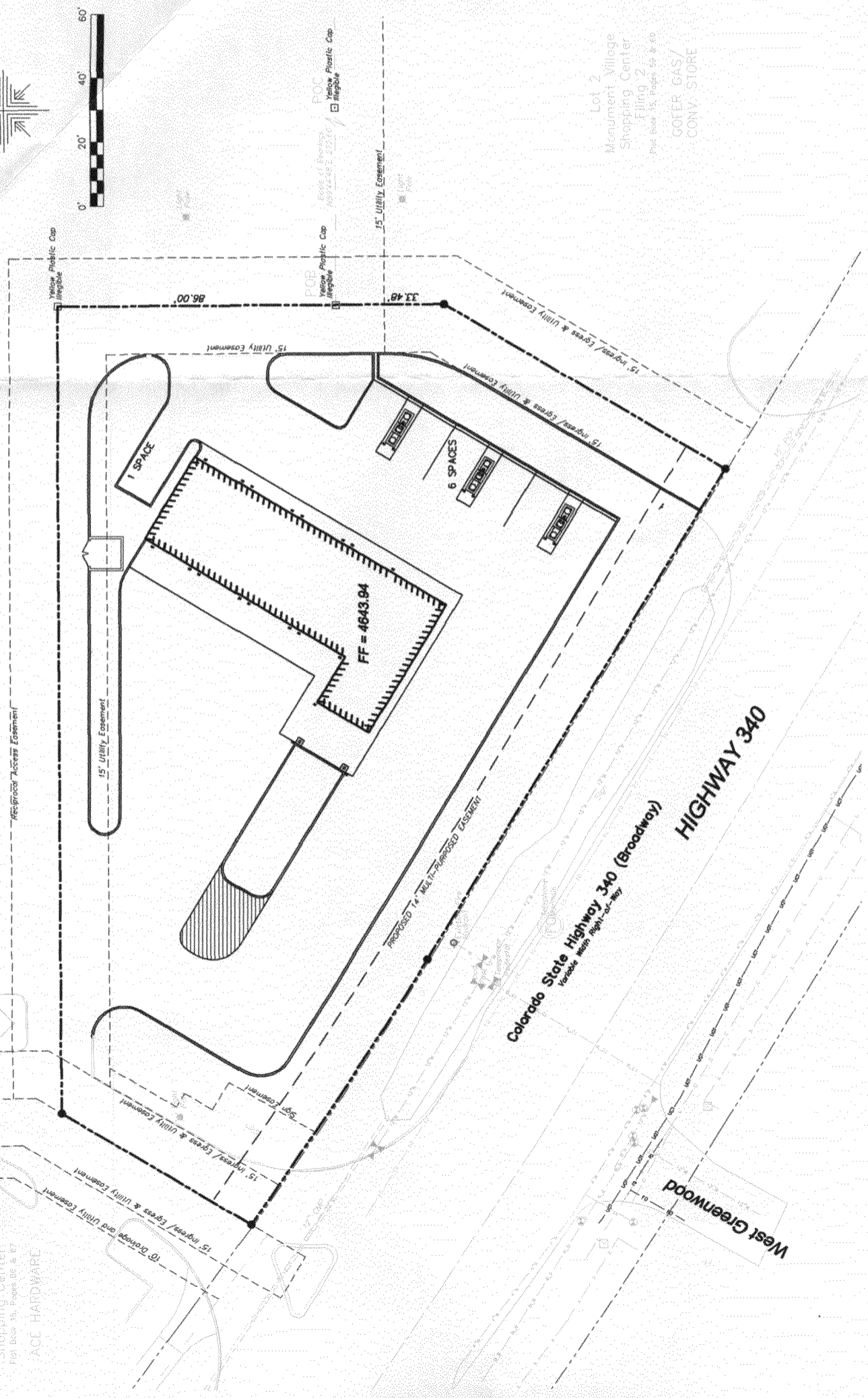
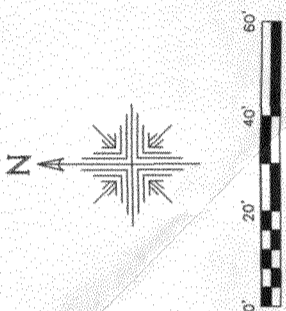
SUMMERS CAR WASH
 SITE PLAN
 FEES EXCEPTION
 OPTION 2
 Prepared for
CLINT SUMMERS

DATE	12/05/07
JOB NUMBER	1074-0001
SCALE	1" = 20 FT
SHEET NO.	OPTION 2
DATE	12/05/07
PROJECT	SUMMERS CAR WASH
PROFESSOR	28778
REGISTERED ENGINEER	28778
COLORADO	28778



**LOT 58 POMONA PARK
 SUBDIVISION
 39167.25 SQUARE FEET/ 0.9 ACRES**

NOTE:
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Lot 2
 Monument Village
 Shopping Center
 Filing 2
 Plat Book 45, Pages 55 & 60
 GOLFER GAS/
 CONV. STORE

Lot 1
 Monument Village
 Shopping Center
 Plat Book 45, Pages 66 & 67
 FACE HARDWARE

Colorado State Highway 340 (Broadway)
HIGHWAY 340

West Greenwood

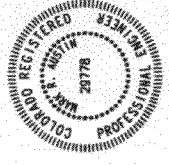
CALL 2-BUSINESS HOURS IN ADVANCE BEFORE YOU GO. GRADE OR ELEVATION FOR THE MARKING OF UNDERGROUND UTILITIES SHALL BE AS SHOWN ON THIS DRAWING.
 SCALE VERIFICATION
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	DATE

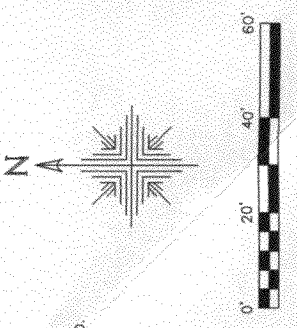
A.C.G.
AUSTIN CIVIL GROUP, INC.
 Land Planning • Civil Engineering • Development Services
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 (970) 242-7540

SUMMERS CAR WASH
SITE PLAN
FEES EXCEPTION
OPTION 1
 Prepared by
CLINT SUMMERS

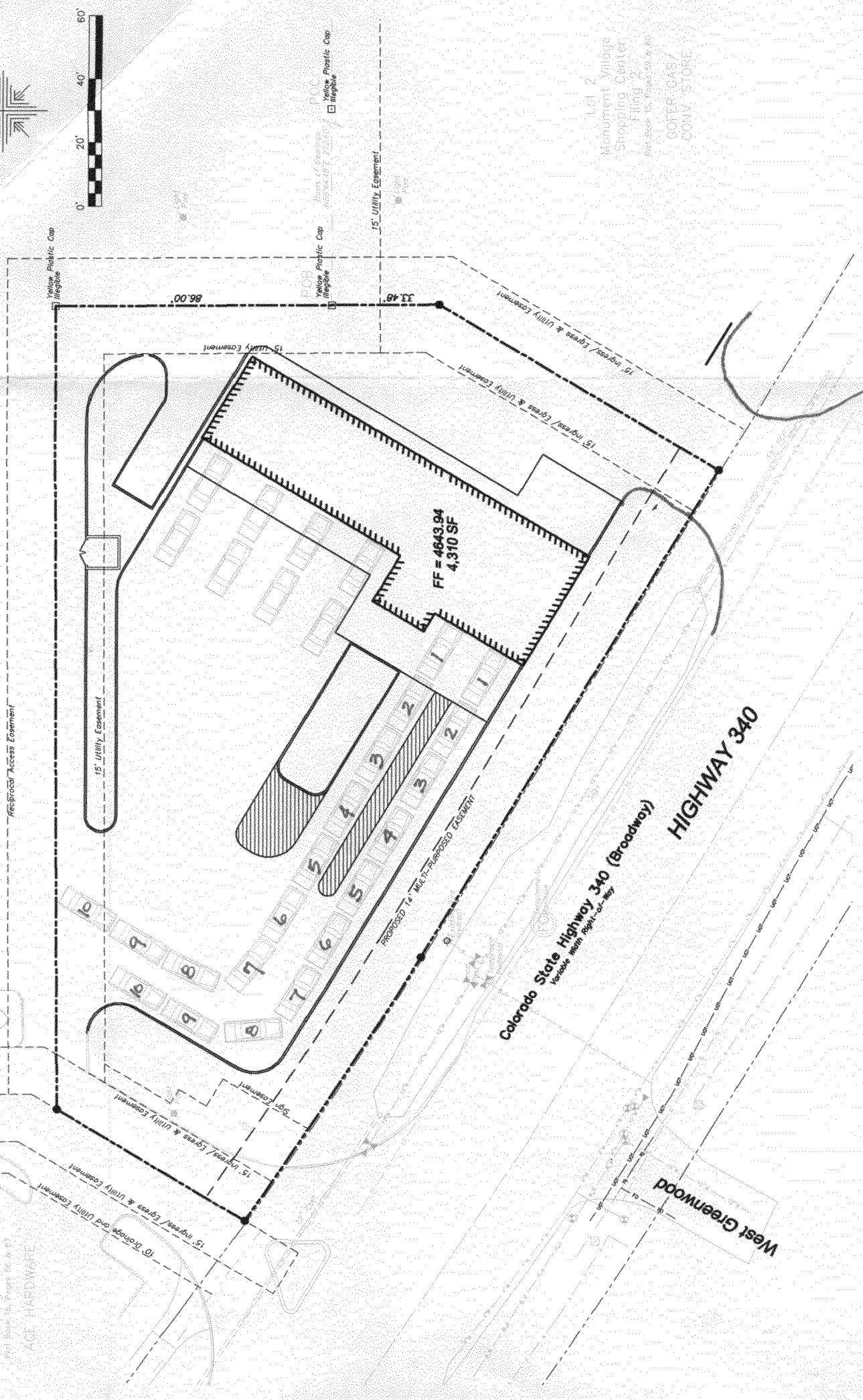
APPROVED BY	MJC
CHECKED BY	MJC
DRAWN BY	MJC
DATE	12/05/07
SCALE	1" = 20 FT
SHEET NO.	OPTION 1
PROJECT NO.	1074.0001



LOT 58 POMONA PARK
SUBDIVISION
39167.25 SQUARE FEET/ 0.9 ACRES



NOTE: ALL DIMENSION ARE TO FLOWLINE UNLESS OTHERWISE NOTED.



Lot 1
 Monument Village
 Shopping Center
 Plat Book 15, Pages 66 & 67
 ACE HARDWARE

Lot 2
 Monument Village
 Shopping Center
 Filing 2
 Plat Book 15, Pages 69 & 70
 COFFER/CAS/
 CONV. STORE

**TEDS EXCEPTION SUBMITTAL
DISTRIBUTION LIST**

Site location: 2144 Broadway

DATE of submittal Feb 27, 2008

File #: TED - 2008-055

PRE-2007-358

Public Works & Planning Development Engineer Rick Dorris

Public Works & Planning Director Tim Moore

Public Works & Planning Manager Lisa Cox

Fire Department Chuck Mathis

Other: (Planner) Senta Costello

Date and Time of Development Review Meeting: 3/11/08 9:00 AM

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

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

Committee Meeting: 3/11/08 10:30 AM

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

Transportation Engineering Design Standards (TEDS) Exception Recommendation Form

Date: March 11, 2008

To: TEDS Review Committee

From: Rick Dorris, Development Engineer



Project Number: **TED-2008-055**

Primary Project: Summer's Car Wash

Planner: Senta Costello

TEDS Exception Request #1:

Comment: I recommend approval of this TEDS exception as presented. Car washes in GJ don't stack as much as required in TEDS and they have provided substantial stacking. If it did stack as much as TEDS requires it would be stacking into the drive aisles of the shopping center and not near the public right of way.

Recommendation:

Approve as requested.

Approve with the following modification(s):

Deny.

Hold until the following additional information is submitted and reviewed:



PUBLIC WORKS & PLANNING

March 20, 2008

Eric Trinklein
Project Designer
Austin Civil Group, Inc.
336 Main Street, Suite 203
Grand Junction CO 81501

Re: TED-2008-055 – 2144 Broadway

The TED's Exception Committee has approved your request as submitted.

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,

A handwritten signature in cursive script that reads "Sue Mueller".

Sue Mueller
Sr. Administrative Assistant

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



PUBLIC WORKS & PLANNING DEPARTMENT
PLANNING DIVISION

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

Project Number: **TED-2008-055**

Project: Summer's Car Wash

Site Address: 2144 Broadway

Applicant: Clint Summer

Representative: Austin Civil Group, Eric Trinklein

Development Engr.: Rick Dorris

Planner: Senta Costello

TEDS Exception Request #1:

Approved as requested.

Approved with the following modification(s):

Denied.

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

TEDS Review Committee:

Public Works:

Tom Moe

Date: 3-11-08

Planning Division:

RMA & Box

Date: 3-11-08

Fire Department:

Charles Mathis

Date: 3/11/08