

TEDS DESIGN EXCEPTION REQUEST

Project: Custom Industries
Site Address: 2300 Logos Drive Grand Junction, CO
City File Number: SPR-2008-251
Applicant: Ghiloni Properties, LLC
Representative: Vortex Engineering & Architecture, Inc.
Date: November 20, 2008

1. BRIEF DESCRIPTION OF THE REQUESTS

#1 Allow a gated secondary access from Interstate Avenue, a minor arterial, less than 150 feet from the un-signalized intersection (23rd Road). Section 4.1.3 Corner Clearance.

#2 Allow a gated secondary access from Interstate Avenue, a minor arterial, to have less than a 50 foot offset from a drive on the opposite side of the street. Section 4.1.2 Offsets.

#3 Allow a gated secondary access from Interstate Avenue, a minor arterial, to have less than a 150 foot spacing from the next drive on the same side of the street. Section 4.1.1 Spacing.

2. SITE DESCRIPTION

This area of Mesa County consists of a mixed rural agricultural, public, and commercial land uses. The site is located within an Industrial Park called "The Ear", a combination of commercial, public, and residential uses. The site and surrounding area are currently zoned I-2 in the City of Grand Junction.

The site is approximately 180 feet wide (east west) by 250 feet long (north south). The Industrial Park detention basin is located at the south west of this site. This limits access alternatives to Locos Drive to a 62 foot wide frontage on Logos Drive.

The site plan application is for development as a combination shop building and office facility with associated site work such as parking and landscaping. The primary access for both retail autos and delivery trucks is via Logos Drive.

Hold until the following additional information is submitted and reviewed:

TEDS Exception Request #3: TEDS 4.1.1 – Drive spacing same side.

Comment: Access is gated. Traffic volume on Interstate is low.

Recommendation:

Approve as requested.

Approve with the following modification(s):

Deny.

Hold until the following additional information is submitted and reviewed:

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3. REQUEST #1 - Section 4.1.3 Corner Clearance

a. Description

This request is for an exception to Section 4.1.3 Corner Clearance of the TEDS manual for an access to a Minor Arterial within 150 feet of an un-signalized intersection.

This parcel has frontage on 3 streets but is constrained by its' size and the subdivision's detention pond at its southwest corner. The exception would allow for the best onsite circulation pattern as well as accommodate separation of commercial deliveries from customer traffic (4.3.3 and 4.2.5.2).

The proposed access would have a 27 foot offset from an opposite-side drive and an 85 foot separation from the next same-side drive which is also a gated entrance to a low volume storage area. (Measurements are edge to edge, not center to center)

The proposed access would be 115 feet from the flow line of the un-signalized intersection and on the outbound side, leaving the intersection.

A second access drive would improve fire protection access and safety.

Because of the surrounding physical constraints and the lot size, the proposed gated delivery access is the best location and the alternative with the least conflicts with TEDS.

b. Exception Consideration

1. Will the exemption compromise safety?

No. The gated access will be used minimally by delivery trucks. While Interstate Drive is classified as a 'minor arterial', it serves a very small industrial area and will have a very low traffic volume at full build out of the neighborhood.

2. Alternatives

The first alternative would be to have only one access. This would put all delivery trucks in conflict with customer traffic.

A second alternative would circulate access around the building. While improving circulation of the site, it still would direct all the delivery trucks across the customer parking isle.

A third alternative would relocate the detention basin. This would allow for separate customer and delivery truck access and improve the onsite circulation. The cost of acquiring land and re-constructing the storm drainage piping in the immediate vicinity is considered prohibitive.

A fourth alternative would be to access via 23 Road. This is a Major Arterial and a higher use roadway. It would be a much more difficult exception to the TEDS.

A fifth alternative would be to move the access 150 feet from the un-signalized intersection. This would increase the conflict with TEDS 4.1.1 Spacing which calls for 150 feet on collectors and 300 feet on arterials and TEDS 4.1.2 Offsets which calls for at least a 50 foot offset for drives opposite each other.

A sixth alternative would be to move the access toward the un-signalized intersection until there is at least a 50 foot offset (measured edge to edge) from the drive on the opposite side of the street. This would push the drive to within 92 feet of the un-signalized intersection, a more difficult exception from the 150 foot requirement in Section 4.1.3 Corner Clearance.

A seventh alternative would be to move the access 150 feet from the same side drive. This would push the drive to within 48 feet of the un-signalized intersection, a more difficult exception from the 150 foot requirement in Section 4.1.3 Corner Clearance.

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

The requested access exception is certainly not unique or unusual.

4. Will the exception require CDOT or FHWA coordination?

No.

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

This is a one-time exception due to the unique constraints of the parcel.

4. REQUEST #2 - Section 4.1.2 Offsets

a. Description

This parcel has frontage on 3 streets but is constrained by its' size and the subdivision's detention pond at its southwest corner. The exception would allow for the best onsite circulation pattern as well as accommodate separation of commercial deliveries from customer traffic (4.3.3 and 4.2.5.2).

The proposed access would have a 27 foot offset from an opposite-side drive and an 85 foot separation from the next same-side drive which is also a gated entrance to a low volume storage area. (Measurements are edge to edge, not center to center)

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A second access drive would improve fire protection access and safety.

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5. REQUEST #3 - Section 4.1.1 Spacing

a. Description

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Recommended by: _____

Approved as Requested: _____

Approved as Modified: _____

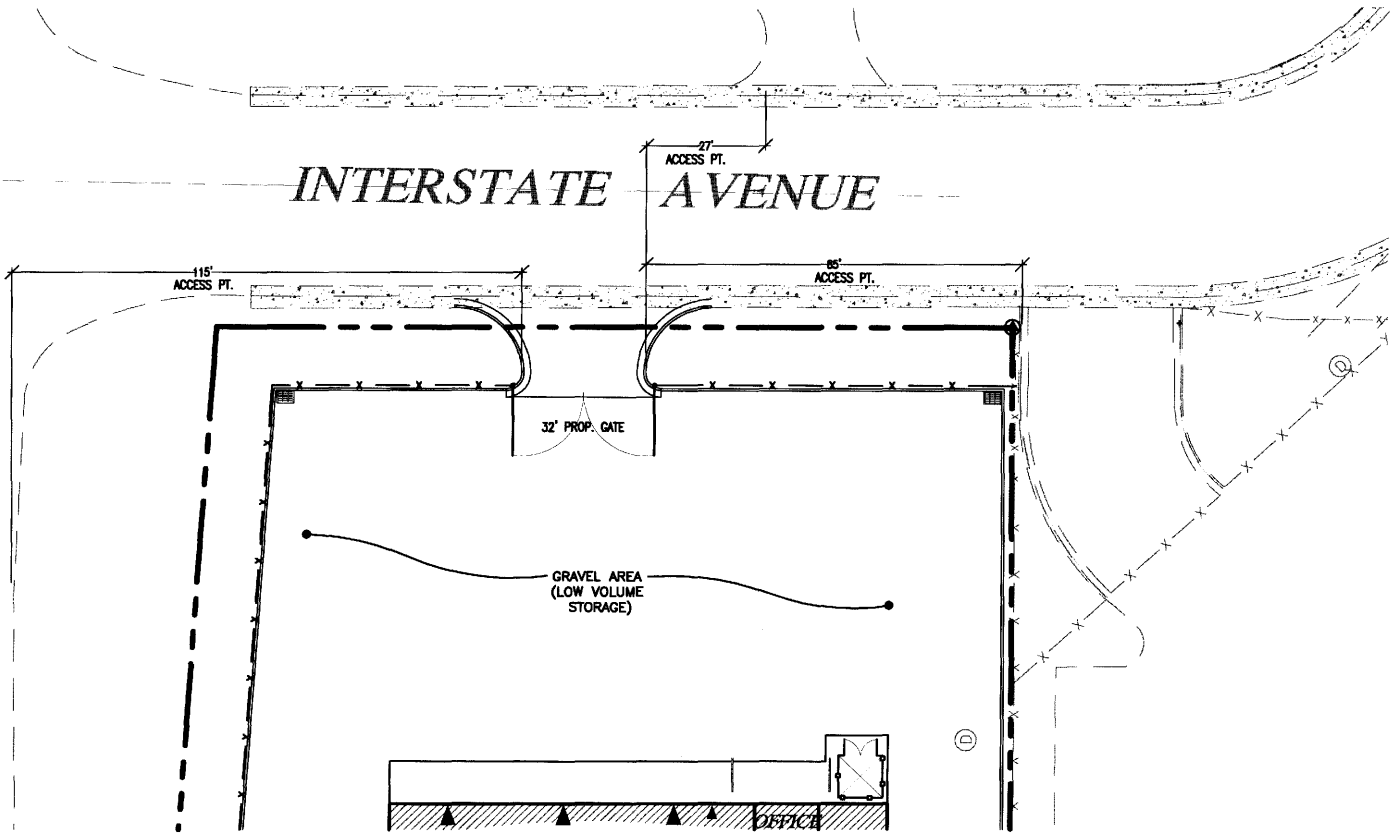
More information Needed: _____

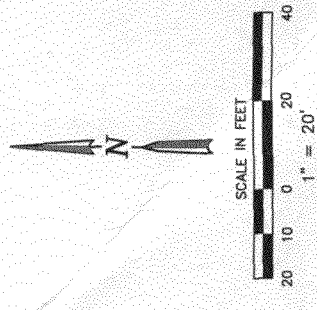
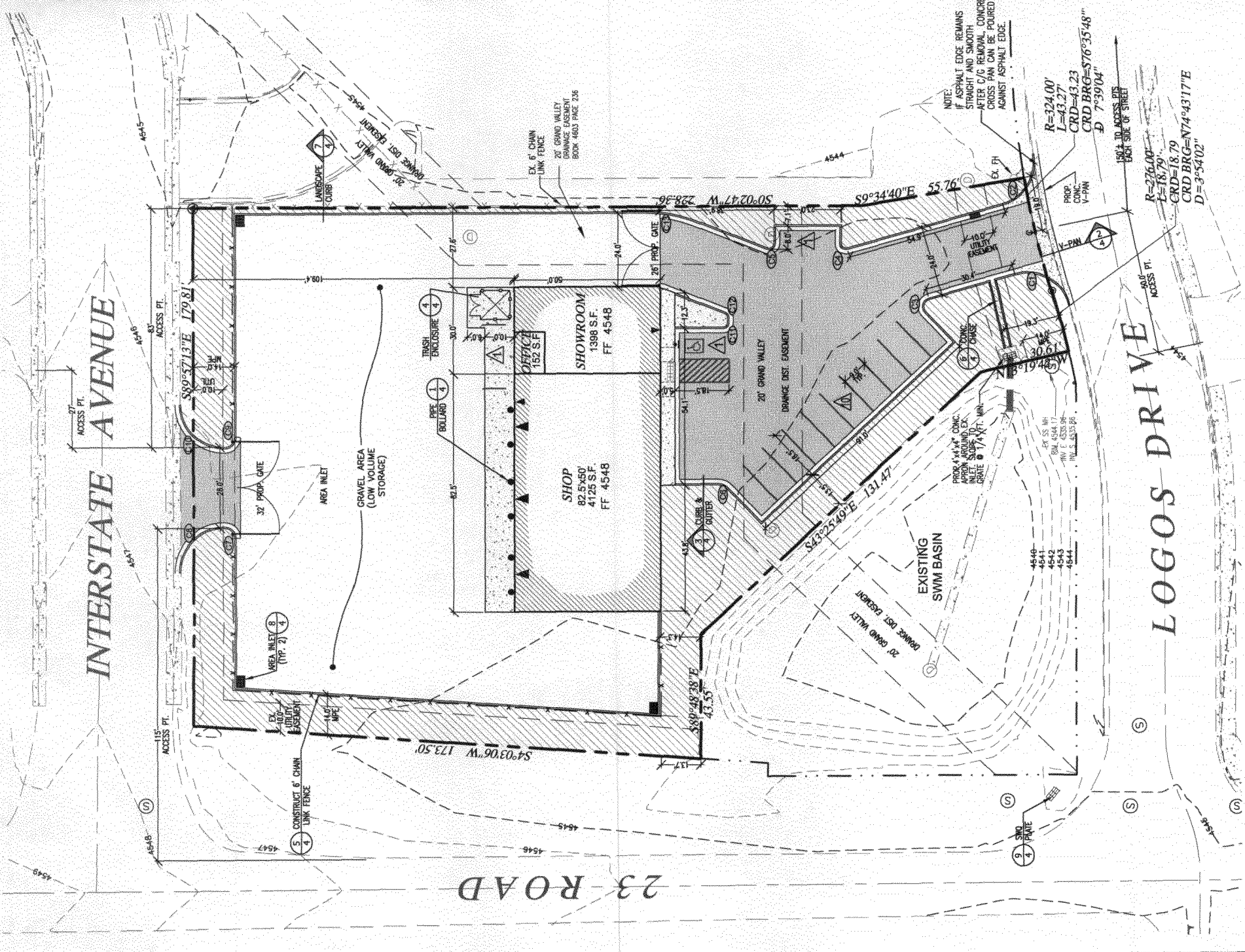
Denied: _____

TEDS – Transportation Engineering & Design Standards.

23 ROAD

INTERSTATE AVENUE





CURVE DATA

Curve No.	Radius (Feet)	Delta	Length	Chord Direction	Chord Length
C1	15.0'	93.58°	24.50'	N30°47'32"E	21.8'
C2	15.0'	66.00°	22.52'	S89°00'20"E	20.4'
C3	3.0'	117.43°	6.15'	N74°42'56"E	5.1'
C4	2.0'	106.00°	3.70'	S37°01'23"W	3.2'
C5	2.0'	111.23°	3.88'	S34°20'18"W	3.3'
C6	5.0'	46.52°	4.0'	N23°18'28"E	3.6'
C7	4.0'	90.00°	6.28'	N45°02'47"E	5.6'
C8	15.5'	90.00°	24.35'	S46°13'52"E	21.9'
C9	4.0'	90.00°	29.46'	S44°57'13"E	5.6'
C10	15.5'	87.21°	23.59'	S45°09'53"W	21.4'
C11	2.0'	89.98°	3.14'	S44°55'28"E	2.8'
C12	2.0'	89.98°	3.14'	S44°55'28"E	2.8'
C13	80.0'	19.11°	16.67'	N8°31'53"E	16.6'

UTILITY PROVIDERS INFORMATION

UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF GRAND JUNCTION	970-256-4047
STORM SEWER	GRAND JUNCTION DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491
ELECTRICITY	XCEL ENERGY	1-800-885-4999
NATURAL GAS	XCEL ENERGY	1-800-885-4999
TELEPHONE	QWEST COMMUNICATIONS	1-800-803-8000
CABLE TELEVISION	BRESMAN COMMUNICATIONS	970-245-8750

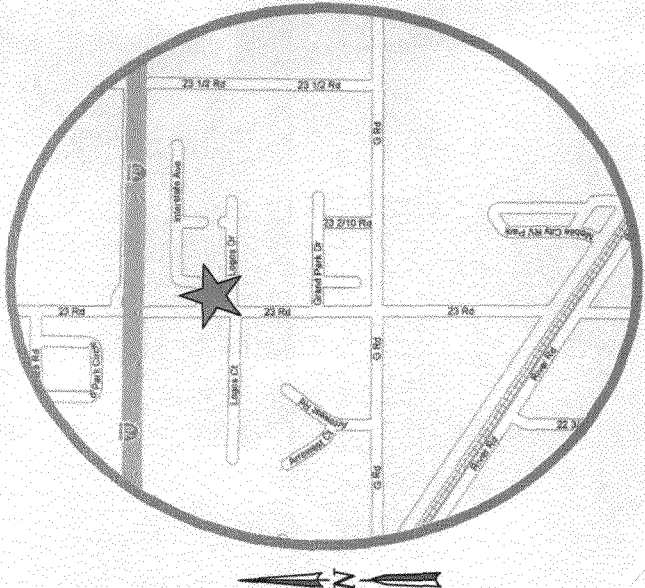
Automobile Traffic/Parking Areas
EDLA = 5, Structural Number = 2.75

ALTERNATIVE	PAVEMENT SECTION (Inches)		TOTAL
	CDOT Class 6 Base Course	Right Pavement	
A	3.0	11.0	14.0
B	4.0	7.0	11.0
C	3.0	6.0	6.0

Truck Traffic Areas
EDLA = 20, Structural Number = 3.50

ALTERNATIVE	PAVEMENT SECTION (Inches)		TOTAL
	CDOT Class 6 Base Course	Right Pavement	
A	3.0	16.0	19.0
B	4.0	13.0	17.0
C	3.0	6.0	6.0

A minimum of 12-inches of gravel pavement is recommended where truck traffic is likely and a minimum of 8-inches of gravel pavement is recommended where truck traffic is not anticipated.



NOTES:

- THIS PLAN REFERENCE A SURVEY BY POLARIS SURVEYING, DATED 5/1/08
- EXISTING USE = COMMERCIAL
- PROPOSED USE = PUBLIC
- WATER SERVICE = PUBLIC
- ELECTRIC SERVICE = PUBLIC
- SEWER SERVICE = PUBLIC
- PROPERTY ZONED = I-2
- PROPERTY OWNER/APPLICANT: TUSCA II-GHIONI PROP., LLC 2849 NEWPORT CIRCLE, GRAND JUNCTION, CO
- PROPERTY AREA: 43,516 S.F. (0.99 AC.)
- PARKING SPACES REQUIRED = OFFICE FACILITY=152 S.F. -1 SPACE/300 S.F.=1 SPACE RETAIL FACILITY=1398 S.F. -1 SPACE/200 S.F.=7 SPACE SHOP/WAREHOUSE=4125 S.F. -1 SPACE/1000=5 SPACES TOTAL REQUIRED PARKING SPACES=13
- PARKING SPACES PROVIDED=13
- THIS PLAN IS THE SOLE PROPERTY OF VORTEX ENGINEERING, INC. (V.E.I.) AND IS NOT TO BE UTILIZED WITHOUT WRITTEN CONSENT FROM V.E.I.
- THE PROJECT BENCHMARK IS THE NORTHEAST CORNER OF LOT 1 BLOCK 1 INTERSTATE COMMERCIAL PARK THREE, THE ELEVATION 4545.31 (NAVD88) IS AT THE TOP OF AN EXISTING NO. 5 REBAR AND IS BASED ON THE WEST 1/4 CORNER SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN.

FOR REVIEW

VORTEX ENGINEERING & ARCHITECTURE, INC.
CONSTRUCTION MANAGERS & SITE PLANNERS
PROJECT MANAGERS
CIVIL & CONSULTING ENGINEERS / ARCHITECTS
283 Vista Valley Drive
Phone: (970) 245-9881
Fax: (970) 245-9338
Fruita, Colorado 81321

MAJOR SITE PLAN

PROJECT: Custom Industries
2300 Logos Drive
Grand Junction, Colorado

R.W. JONES II
PROFESSIONAL ENGINEER
COLORADO LICENSE NO. 7798
MONTANA LICENSE NO. 8864

LES CRAWFORD
PROFESSIONAL ENGINEER
COLORADO LICENSE NO. 7798
MONTANA LICENSE NO. 8864

TITLE: SITE PLAN

DATE: 10-20-10
SCALE: 1"=20'
CHECKED BY: [Signature]
DATE: 10-20-10

SHEET No. 2 OF 4

CONSTRUCTION CHECK: [Signature] DATE: []

APPROVAL/SIGNATURE BLOCK

CITY ENGINEER _____ DATE _____

CITY PLANNING _____ DATE _____

December 12, 2008

Vortex Engineering & Architecture, Inc.
255 Vista Valley Drive
Fruita CO 81521

Re: TEDS Exception-2008-251

The TED's Exception Committee has approved your request with the modifications stated on the 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: Eric Hahn, Development Engineer
Justin Kopfman, Associate Planner
File

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

Project Number: TED-2008-251

Site Location: 2300 Logos

Applicant: Ghiloni Properties, LLC

Representative: Vortex Engineering & Architecture, Inc.

Development Engr.: Rick Dorris

Parent Project:

Name: Custom Industries

File No.: SPR-2008-251

Planner: Justin Kopfman

TEDS Exception Request #1: TEDS 4.1.3 Corner Clearance

Approved as requested.

Approved with the following modification(s): Move the entrance to align with the entrance on the north side of Interstate Avenue.

Denied.

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

TEDS Exception Request #2: TEDS 4.1.2 Drive spacing opposite side: NO LONGER NEEDED

N/A Approved as requested.

Approved with the following modification(s):

Denied.

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

TEDS Exception Request #3: TEDS 4.1.1 Drive spacing same side.

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:

[Signature]

Date: 12-10-08

Planning Division:

[Signature]

Date: 12.10.08

Fire Department:

[Signature]

Date: 12/11/08