

October 21, 2008

Clint Green  
LANDesign Consulting Engineers  
326 Main Street  
Grand Junction CO 81501

*Re: TED-2008-283 - West Crete Circle*

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,



Sue Mueller  
Sr. Administrative Assistant

Cc: Rick Dorris, Development Engineer  
Justin Kopfman, Associate Planner



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

Project Number: TED- 2008-283

Site Location: West Crete Circle

Applicant: Advanced Technologies Industrial Insulation

Representative: Landesign

Development Engr.: Rick Dorris

Parent Project:

Name: N/A \_\_\_\_\_

File No.: \_\_\_\_\_

Planner: \_\_\_\_\_

---

TEDS Exception Request #1: TEDS 4.1.1 – 50' driveway spacing

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 Moran*

Date: 9-30-08

Planning Division: *Lynae Cox*

Date: 9/30/08

Fire Department: *Charles Martin*

Date: 9/30/08

# **TEDS EXCEPTION REQUEST**

**Advanced Technologies  
Industrial Insulation Inc.**

**West Crete Circle**

**September 2008**

**Submitted By:**

Advanced Technologies Industrial Insulation, Inc.  
P.O. Box 374  
Fruita, CO 81521  
970-255-6715

# **TEDS Exception Request for the proposed ATI Commercial Site**

## **Introduction**

This document outlines a request for an exception to "Spacing" defined in Section 4.1.1 of the Transportation Engineering Design Standards (TEDS) Manual for a proposed commercial project located on the west side of West Crete Circle just north of the existing Monument Homes property. The parcel number is 2945-102-16-014.

## **Background**

ATI is preparing to submit a site plan application to the City of Grand Junction for developing the site with a five bay 10,000 square foot office/warehouse building on the 1.01 acre parcel. The parcel has 172' of frontage off of W. Crete Cir. They will occupy at least one of the bays with the potential to lease or sell the portion they do not need. The property is presently vacant, but is part of the commercial subdivision around West Crete Circle.

This property presents a small driveway spacing issue due to the existing driveways in the vicinity. The property to the south has an existing entrance against it's north property line while the property across West Crete Circle has an existing entrance that the ATI needs to line up with for safety reasons.

West Crete Circle is classified as a local commercial street.

## **Proposed Exception**

The TEDS Manual requires a 50 foot spacing of driveways on a local commercial street as quoted below. In order to line up the proposed ATI driveway with the existing drive across the street, the required 50 foot spacing will not be met. The total separation will be 44 feet requiring an exception. The existing driveway on parcel 2945-102-57-000 that presents the conflict is a gated secondary access. The parcel currently has two other access points that provide it's primary access.

TEDS Manual:

### *4.1.1 Spacing*

*On local residential streets, single-family residential driveways shall be spaced a minimum of 5' measured from property line to allow for maneuvering to occur without trespass. In locations where the 5' minimum spacing cannot be met due to limited lot frontage or other field constraint, the Development Engineer may permit a variance from the spacing standard.*

*On local commercial and industrial streets, driveways shall be spaced a minimum of 50 feet, measured from edge of access to edge of access. On collector streets, driveways shall be spaced a minimum of 150 feet apart. 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 and may be restricted to right-in, right-out movements. No new residential driveways shall be allowed on arterial streets.*

### **Alternatives Considered**

A layout with the entrance shifted towards the north property line was considered which would meet the 50' spacing requirement. However, this alternative creates an unsafe situation where driveways are staggered on either side of West Crete Circle. This can cause confusion in vehicles entering and leaving the street from each commercial site.

### **Impacts of Change**

Due to the location of the existing drive across West Crete Circle, we believe that the proposed design provides the safest access to the site and is only shy of the 50 foot spacing by 6 feet.

REVISION	DATE	BY
6		
5		
4		
3		
2		
1		

TEDS EXCEPTION REQUEST  
ALTERNATIVE B

ADVANCED TECHNOLOGIES  
INDUSTRIAL INSULATION INC.  
559 WEST CRETE CIRCLE

PROJECT NO.:  
208026

DATE:  
9/8/08

DRAWN BY:  
LKB

CHECKED BY:  
CJG

EXHIBIT "B"

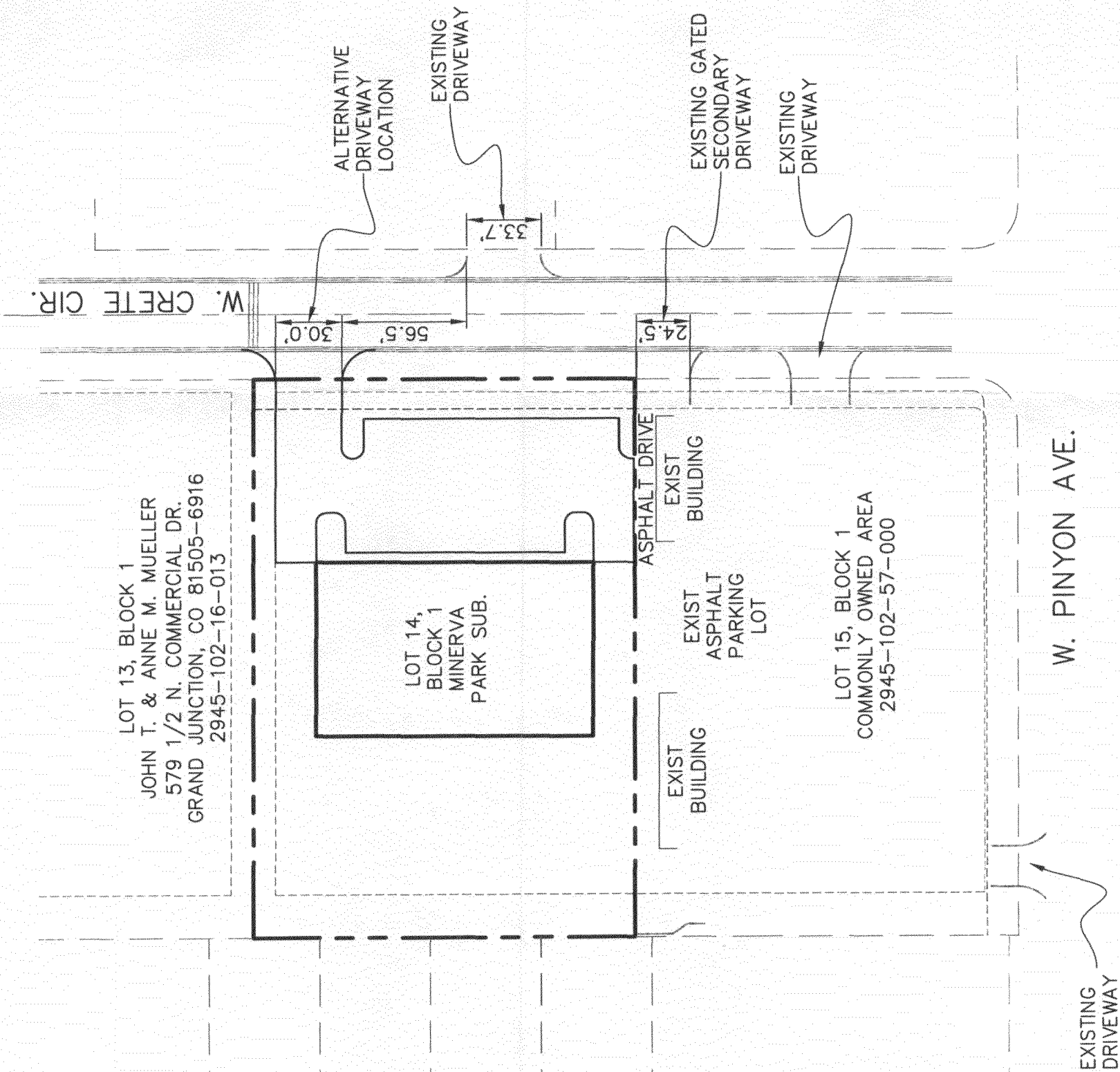


SCALE: 1"=60'

ALTERNATIVE B

LEGEND

- PROJECT BOUNDARY
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- - - EXISTING RIGHT OF WAY



DATE	REVISION
6	
5	
4	
3	
2	
1	

TEDS EXCEPTION REQUEST  
PREFERRED ALTERNATIVE

ADVANCED TECHNOLOGIES  
INDUSTRIAL INSULATION INC.  
559 WEST CRETE CIRCLE

PROJECT NO.: 208026  
DATE: 9/8/08  
DRAWN BY: LKB  
CHECKED BY: CJG

EXHIBIT "A"



SCALE: 1" = 60'

PREFERRED ALTERNATIVE

LEGEND

- PROJECT BOUNDARY
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- - - EXISTING RIGHT OF WAY

