

APPLICATION
Transportation Engineering Design Standards (TEDS)
Exception Request

City File No.: TED- 2009-151 (To be filled in by City Staff)
Project: Brakes Plus
Site Address: 519 Ligrani Lane, Grand Junction, CO
Applicant: Kimley-Horn and Associates, Inc.
Representative: Gabe Krell
Date: June 30, 2009
Parent Project:
Project Name: Brakes Plus - Rimrock
City File No.: TED-2009-151

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

Request #1 - TEDS 4.1.1. – Access Spacing

Request #2 -

Request #3 -

2. Site Description

A Brakes Plus is proposed to be located on the northwest corner of the Rimrock Avenue and Ligrani Lane intersection. A TEDS exception is being requested due to not being able to meet the minimum access spacing distance between adjacent driveways (50 feet on local commercial and industrial streets). A driveway exists to another business on the east side of Ligrani Avenue (as shown in the attached aerial). The Brakes Plus access is proposed to be located approximately 35 feet south of this driveway as shown in the attached site plan.

REQUEST #1 -

A. Description:

We are requesting an exception of 4.1.1 Spacing for accesses as outlined in TEDS. This is due to the proposed driveway being located approximately 35 feet south of the existing access on the east side of Ligrani Lane. Although there is approximately 65 feet spacing to Rimrock Avenue, the proposed Brakes Plus southern access on the west side of Ligrani Lane is not able to be located further south while maintaining the existing curb return radius on the northeast corner of the Rimrock Avenue and Ligrani Lane intersection. Ligrani Lane is a cul-de-sac street with a minimal traffic volume. The TEDS exception would allow an access for patron parking (served by the southern access) separate from the work area (served by the northern access).

B. Exception Considerations

1. How will the exception affect safety?

Due to the minimal traffic volume on Ligrani Avenue and the very minor southbound entering volumes into either access, safety is not anticipated to be significantly impacted.

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

Due to the size and width of the site, it is desirable for Brakes Plus to have two accesses to separate the patron parking and the work area. No other alternatives were considered since locating the proposed southern Brakes Plus access further south would impact the existing curb return radius at the Rimrock Avenue intersection.

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

We are not specifically aware of this issue in other areas of Grand Junction; however, we do believe they exist.

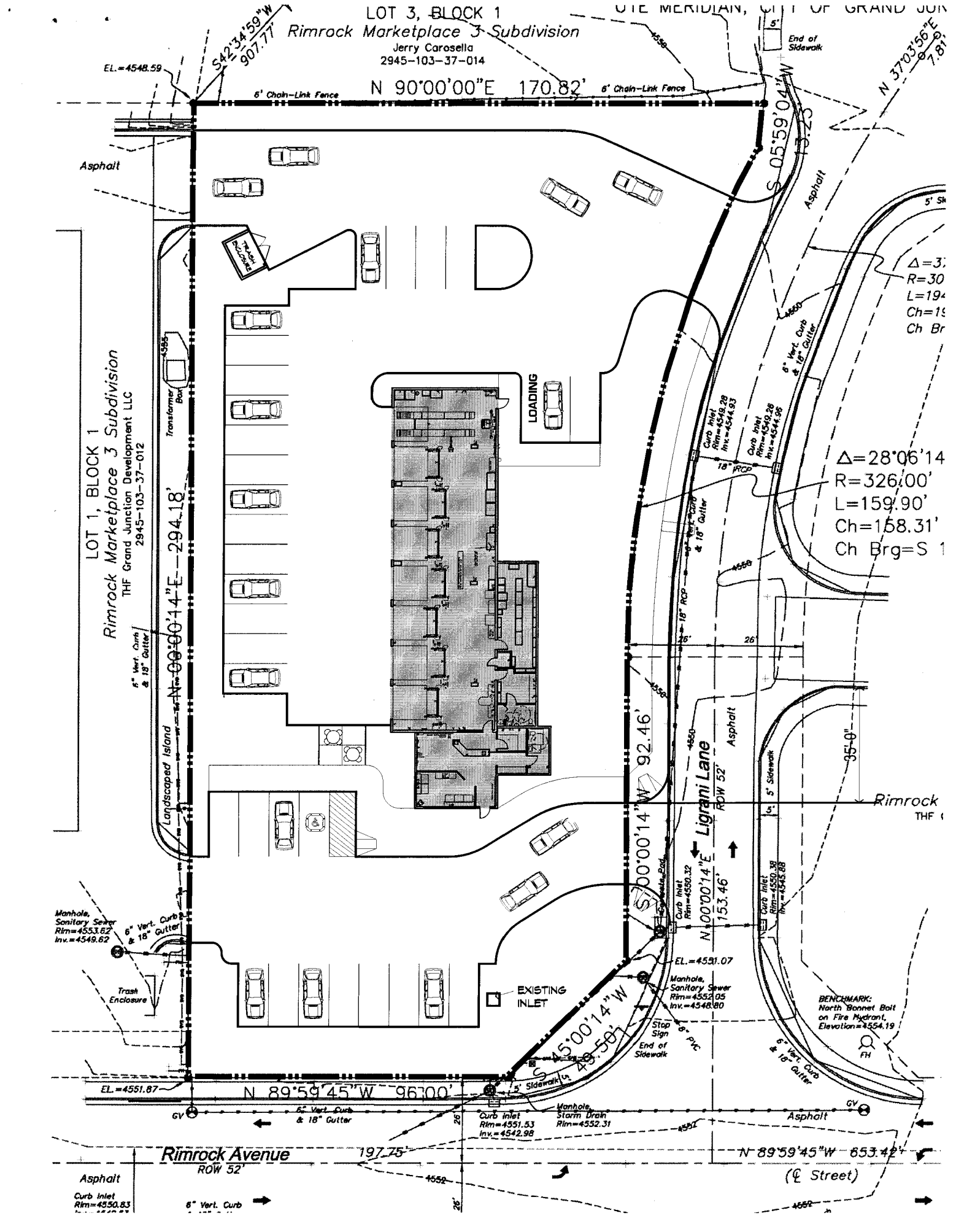
4. Will the exception require CDOT or FHWA coordination?

No.

5. Is this a one-time exception or a request to change the TEDS manual?

It is a one-time exception.





LOT 3, BLOCK 1
 Rimrock Marketplace 3 Subdivision
 Jerry Carosella
 2945-103-37-014

LOT 1, BLOCK 1
 Rimrock Marketplace 3 Subdivision
 THF Grand Junction Development LLC
 2945-103-37-012

UTE MERIDIAN, CITY OF GRAND JUNCTION

N 90°00'00" E 170.82'

Δ=3'
 R=30'
 L=19'
 Ch=1'
 Ch Br

Δ=28°06'14"
 R=326.00'
 L=159.90'
 Ch=158.31'
 Ch Brg=S 1'

N 66°00'14" E 294.18'

S 00°00'14" W 92.46'

N 00°00'14" E 153.46'

N 89°59'45" W 96.00'

N 89°59'45" W 653.42'

Rimrock Avenue
 ROW 52'

(Q Street)

Manhole,
 Sanitary Sewer
 Rim=4533.62
 Inv.=4549.62

Manhole,
 Sanitary Sewer
 Rim=4552.05
 Inv.=4548.80

BENCHMARK:
 North Bonnet Bolt
 on Fire Hydrant,
 Elevation=4554.19

Manhole,
 Storm Drain
 Rim=4552.31
 Inv.=4542.98

Manhole,
 Storm Drain
 Rim=4550.83
 Inv.=4542.98

Asphalt

Asphalt

Asphalt

Rimrock
 THF 1

Asphalt

Asphalt

Transportation Engineering Design Standards (TEDS) Exception Recommendation Form

Date: July 2, 2009

To: TEDS Review Committee

From: Kent Harbert, Development Engineer

Project Number: TED- 2009-151

Project Location: NW corner of Rimrock Avenue and Ligrani Lane

Parent Project:

Name: Brakes Plus - Rimrock

File No.: pending

Planner: Scott Peterson

TEDS Exception Request #1: TEDS 4.1.1 – Access Spacing. The request is to reduce the spacing between the proposed driveway for Brakes Plus and the existing driveway to the shopping area to the east.

Comment: The two driveways are offset in the correct direction so there are not conflicting left-turn movements for vehicles turning left from Ligrani Lane into the properties. For left turns exiting the sites the separation will be greater than 50 feet since the exiting vehicles will be on the far sides of the two opposing driveways (61' centerline to centerline offset).

Also, the volume of traffic is anticipated to be low on Ligrani Lane so any traffic conflicts will clear quickly and result in minimal delays.

Recommendation:

Approve as requested.

July 21, 2009

Gabe Krell
Kimley-Horn and Associates, Inc.
990 S. Broadway
Denver CO 80209

Re: TEDS Exception 2009-151– Brakes Plus - Rimrock

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: Kent Harbert, Development Engineer
Scott Peterson, Sr. Planner
File

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

Project Number: TED- 2009-151

Site Location: 519 Ligrani Lane

Applicant: Kimley-Horn and Associates, Inc.

Representative: Gabe Krell

Development Engr.: Kent Harbert

Parent Project:

Name: Brakes Plus - Rimrock

File No.: pending

Planner: Scott Peterson

TEDS Exception Request: TEDS 4.1.1 - Access Spacing: Request to allow a proposed driveway for a proposed Brakes Plus store to be constructed less than 50' from an existing driveway to the property on the east side of Ligrani Lane.

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: 

Date: 7-8-09

Planning Division: 

Date: 7-8-09

Fire Department: 

Date: 7-13-09