

APPLICATION INSTRUCTIONS

**Transportation Engineering Design Standards (TEDS) Exception
Request**

Submit six (6) copies of the application and associated drawings using the following instructions.

City File No.: SPR-2009-045 TED-2010-015
Project: Pipe Court Storage Yard TEDS EXCEPTION
Site Address: 3173 Pipe Court
Applicant: J&A Services, LLC
Representative: Austin Civil Group
Date: 02/10/2010
Parent Project:
Project Name: -- PIPE COURT STORAGE YARD
City File No.: -- SPR-2009-045

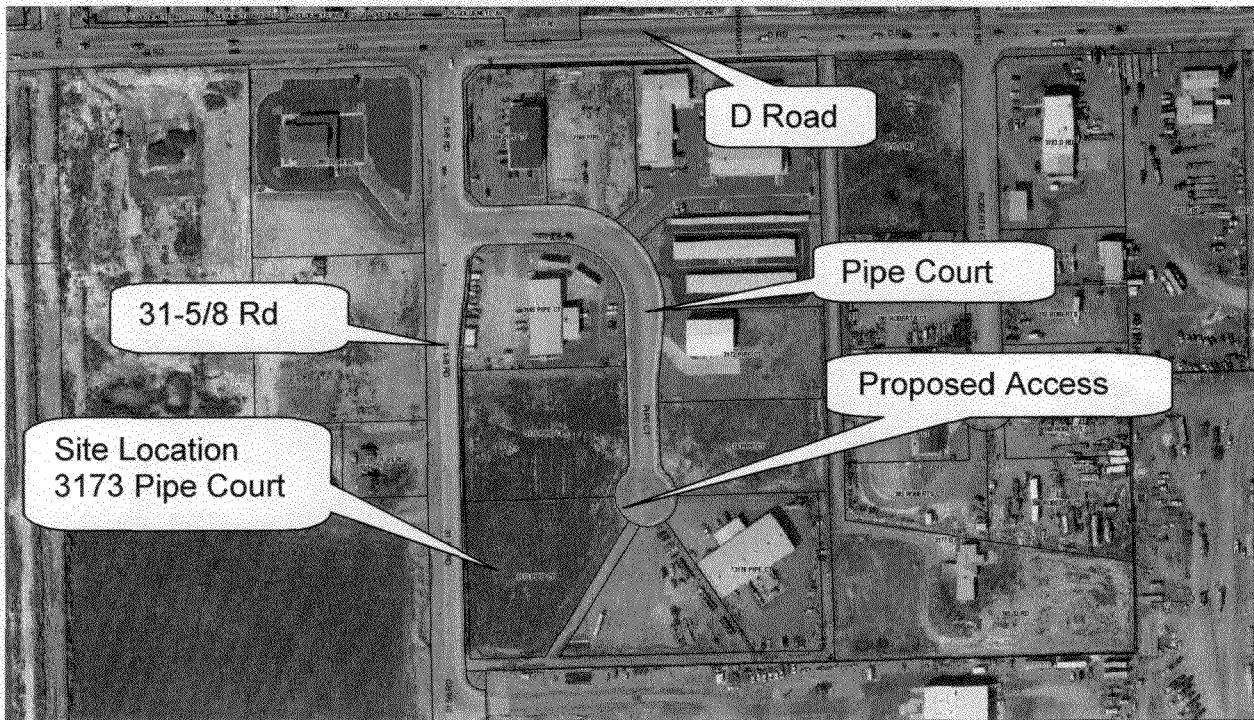
1. Referenced section in TEDS and a brief description of the request(s)

An exception from the *City of Grand Junction's Transportation Engineering Design Standards* (TEDS) Section 4.2.2, Driveway Width, which requires driveways to be a minimum of 28-ft wide.

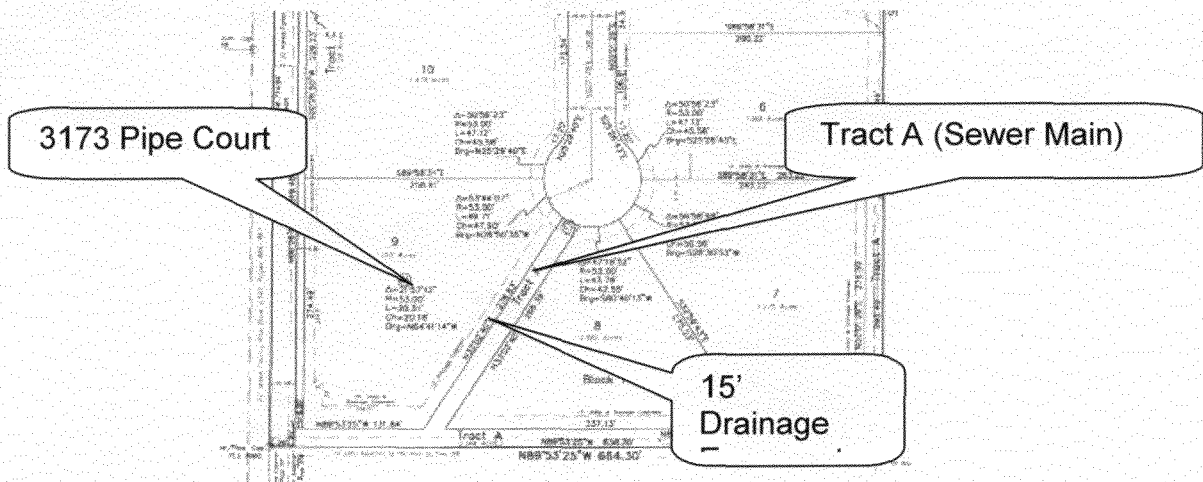
The applicant is requesting approval to construct a driveway width of 22-ft. The proposed access is located on Pipe Court, at the end of a cul-de-sac. Pipe Court is an heavy commercial street with 52-ft ROW, with 36-ft of pavement with vertical curb/gutter and sidewalk. The street provides access to eleven (11) lots that are zoned C-2.

A. Description

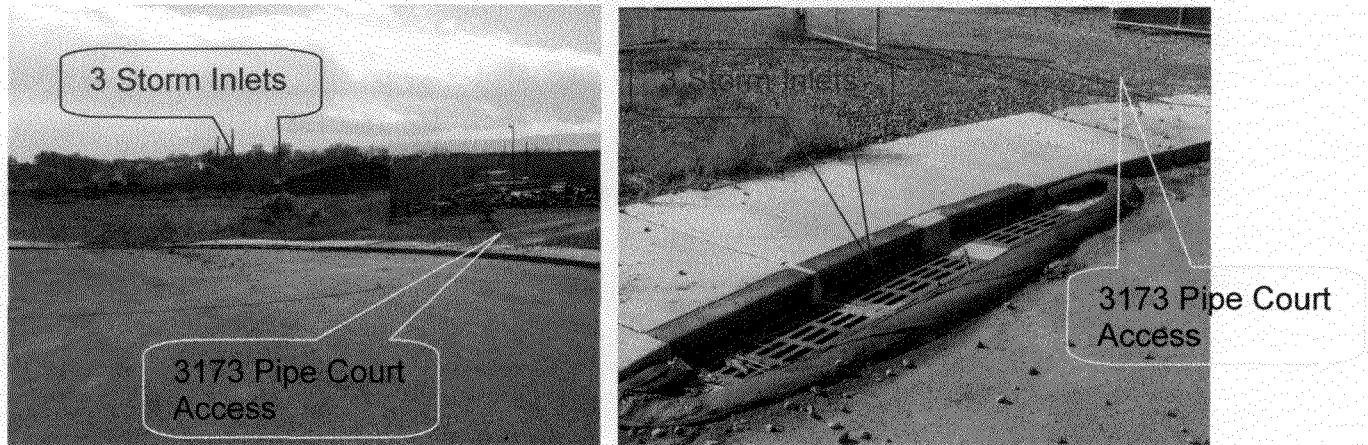
The 1.35-acre site is located at 3173 Pipe Court which is located south of D-1/2 Road near 31-5/8 Road. The lot is located on the southwest at the end of a cul-de-sac on Pipe Court, which is a heavy commercial street with a 52-ft of ROW and 36-ft of pavement. Pipe Court only provides access to the eleven heavy commercial (C-2 zoning) lots within the subdivision and cannot be extended in the future. A photograph of the project area is listed below:



An exemption for the TEDS driveway width is being requested for this project primarily due to existing site specific drainage conditions that were designed as part of the Pipe Trades Subdivision. A copy of a portion of this plat is depicted below:



As depicted on the plat, the subject property, Lot 9, has 49.7 linear feet of street frontage at the cul-de-sac right of way line for Pipe Court. However, when you account for the street frontage length at the curb line, which is seven feet off of the right-of-way line, the actual street frontage length at the curb line is reduced to 43-feet. However, there is an existing 15-ft drainage easement interior to the lot along it's eastern boundary line and three combination storm inlets at the curb line. See the pictures below:



The actual "available" frontage for this access at the curb line is therefore reduced to approximately 32-ft. Per the City of Grand Junction standards for a driveway access (C-08), we must provide a five-foot curb taper transition at each side of the access which further reduces the maximum actual "driveway" width to 22-ft.

B. Exception Considerations

1. How will the exception affect safety?

The reduced speed that may be needed to access the narrower driveway does not impact existing traffic operations on this street because it is a dead-end, cul-de-sac street. Vehicles traffic on the street at this location will be driving at low speeds because there are making a 180-degree turning movement.

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

No other alternatives have been identified that would be able to comply with ADA sidewalk slope criteria. The Storm inlets cannot be relocated without significant modifications to existing drainage patterns or property lines.

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

Historically, driveway access locations were constructed at narrower widths. Austin Civil Group, Inc. (ACG) is not aware of any prior TEDS exemption requests for a 22-ft driveway.

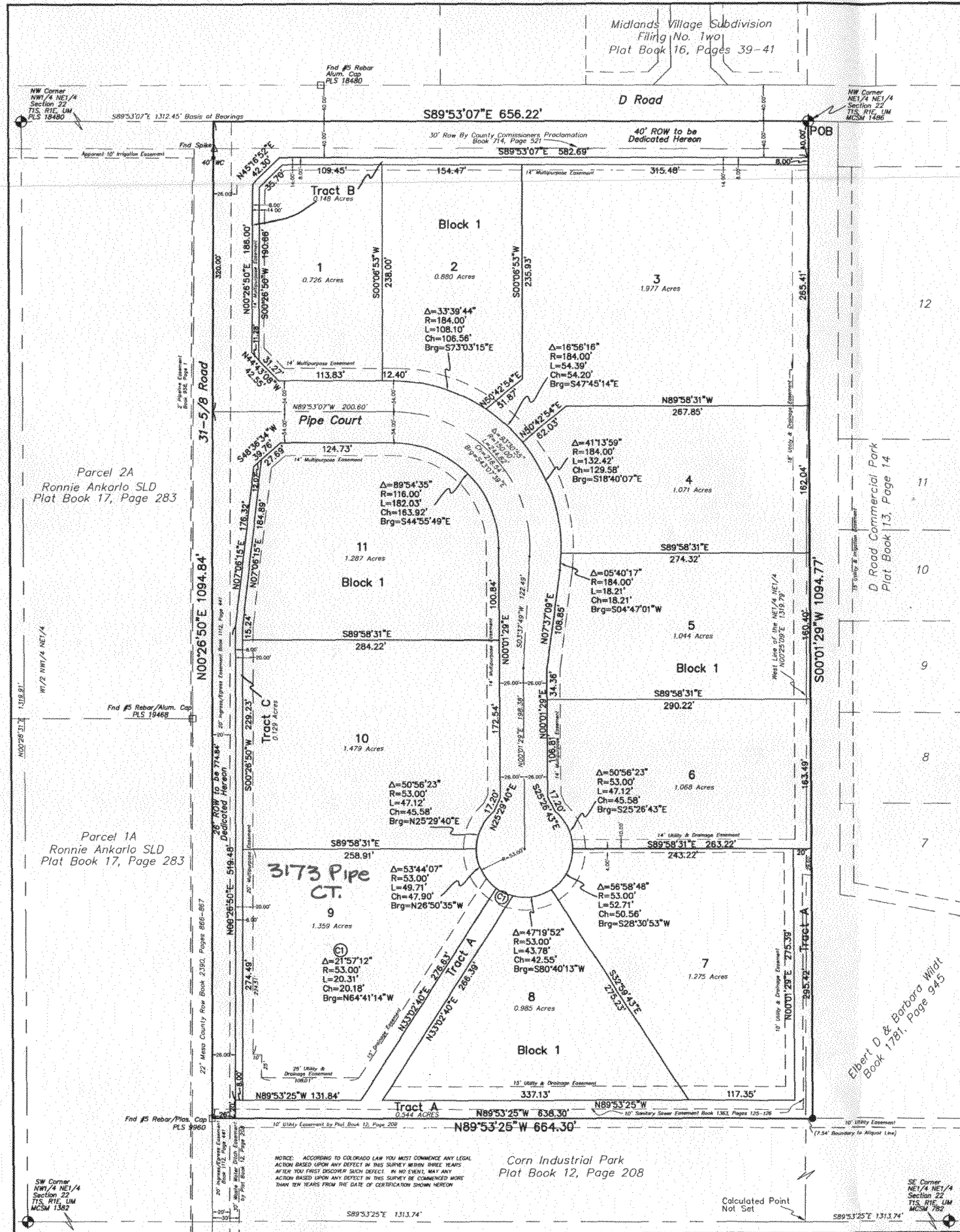
4. Will the exception require CDOT or FHWA coordination?

No.

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

This is a one-time exception.

PIPE TRADES SUBDIVISION OF A PARCEL LOCATED IN THE NE1/4 SECTION 22, T1S, R1E, UTE MERIDIAN



GENERAL NOTES

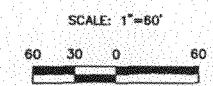
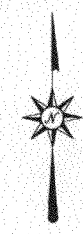
The Declaration of Covenants and Restrictions are recorded at Book 291, Pages 685 through 694, Mesa County Records.

Easement and Title Information provided by Western Colorado Title Company, Commitment No. 00-12-035, dated June 4, 2001.

Basis of bearings is the North line of the NW1/4 NE1/4 of Section 22 that bears South 89 degrees 53 minutes 07 seconds East, a distance of 1312.45 feet, as established by GPS observation of MCGPS information. Both monuments on this line are Mesa County Survey Markers, as shown on this plot.

Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

Multipurpose easements on the North and West Lot lines overlay Tracts B and C, and are dedicated for their specific uses, as defined by the City. Tracts B and C are dedicated to the Property Owners Association for the buffer walls and landscaping purposes per "City of Grand Junction Conditions of Approval". See the "Declaration of Covenants and Restrictions" for this project for more complete information regarding easements and Tracts shown hereon.



LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE - 40\"/>
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

AREA SUMMARY

LOTS	=	13.152 Acres	79.26%
TRACTS	=	0.821 Acres	4.95%
ROAD ROW	=	2.621 Acres	15.79%
TOTAL		16.594 Acres	100.00%

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plot of Pipe Trades Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plot conforms to the requirements for subdivision plots specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified November 23, 2001

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Pipe Trades Educational Center, Inc., a Colorado non-profit Corporation is the owner of that tract of land located in the Northwest Quarter of Section 22, Township 1 South, Range 1 East, of the Ute Meridian, as described in Warranty deed recorded at Book 2856, Page 42 of the Mesa County Records, and more particularly described as follows:

Beginning at the Northwest Corner NE1/4 NE1/4 of Section 22, Township 1 South, Range 1 East, of the Ute Meridian, thence South 00 degrees 01 minutes 29 seconds West, a distance of 1094.77 feet; thence North 89 degrees 53 minutes 28 seconds West, a distance of 864.30 feet; thence North 00 degrees 26 minutes 50 seconds East, a distance of 1094.84 feet to a point on the North line of said NE1/4 NE1/4 of Section 22; thence along said North line, South 89 degrees 53 minutes 07 seconds East, a distance of 856.22 feet to the POINT OF BEGINNING.

Said parcel containing 16.594 Acres, as described.

That said owner has caused the real property to be laid out and platted as Pipe Trades Subdivision, a subdivision of a part of the City of Grand Junction, Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plot of Pipe Trades Subdivision as follows:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever. Before acceptance of a dedication of any Street or Right of Way, the City may require proof of acceptable environmental condition by e.g. a phase I environmental audit.

All Utility & Drainage Easements to the City of Grand Junction for the use of City approved public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.

All Multipurpose Easements to the City of Grand Junction for the use of City approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All Grand Junction Drainage District Easements to the Grand Junction Drainage District, its successors and assigns for the installation, operation, maintenance and repair of Grand Junction Drainage District facilities.

Tract A is dedicated to the Pipe Trades Property Owners Association, if formed now or in the future, for the use of the Central Grand Valley Sanitation District as a utility easement for their purposes, including, but not limited to, the installation, removal, operation, replacement, repair and maintenance of existing and future placement of utilities, as described in Deed recorded in Book 291, Page(s) 695.

Tracts B and C are dedicated to the Pipe Trades Property Owners Association, if formed now or in the future, for their use and purposes, including, but not limited to, the installation and maintenance of traffic control facilities, street lighting, buffer walls, landscaping, trees, signs and grade structures, as described in Deed recorded in Book 291, Page(s) 695.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage & Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby plotted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owner, Pipe Trades Educational Center, Inc., a Colorado non-profit Corporation, has caused their name to be hereunto subscribed this 23 day of November, A.D. 2001.

By: Matthew D. Barbee
for: Pipe Trades Educational Center, Inc., a Colorado non-profit Corporation

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO) ss
COUNTY OF MESA)
The foregoing instrument was acknowledged before me by Matthew D. Barbee, for Pipe Trades Educational Center, Inc., a Colorado non-profit Corporation, this 23 day of November, A.D. 2001. Witness my hand and official seal:

Teressa C. Romines
Notary Public
My Commission Expires 8/29/2005

CITY OF GRAND JUNCTION APPROVAL

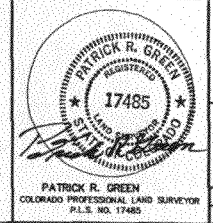
This plot of Pipe Trades Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 23 day of November, A.D. 2001.

City Manager [Signature]
President of City Council [Signature]
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss
COUNTY OF MESA)

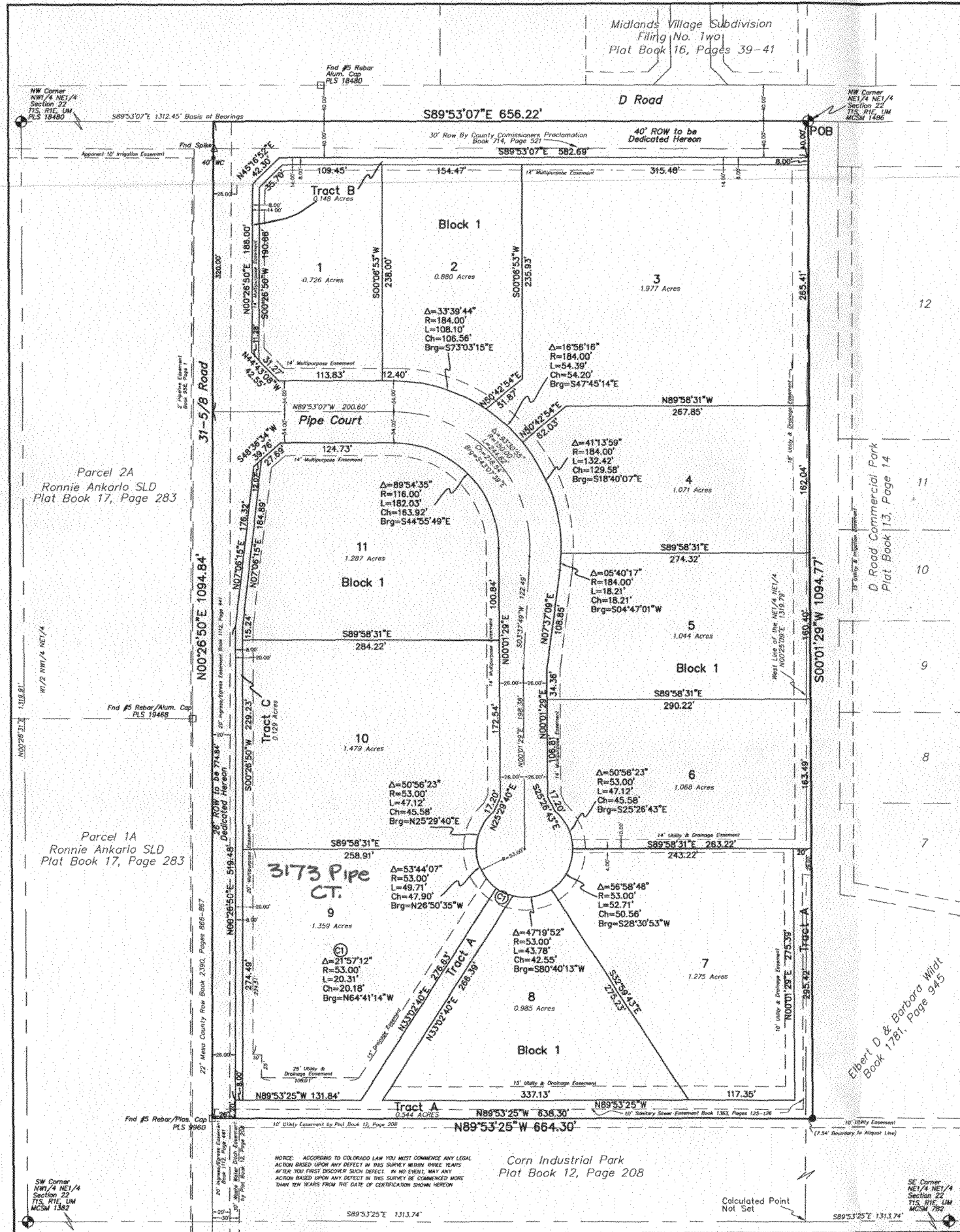
I hereby certify that this instrument was filed in my office at 3:40 o'clock P.M. December 13th, 2001, and was duly recorded in Plat Book 18, Page No. 292 Reception No. 2030 871 Drawer No. LL-69 Fees: \$10.00

Maika Todd
Clerk and Recorder
By: Olivia Herrera
Deputy



PIPE TRADES SUBDIVISION NE1/4 SECTION 22 T1S, R1E, UTE MERIDIAN MESA COUNTY, COLORADO	
LANDesign ENGINEERS • SURVEYORS • PLANNERS 244 NORTH 7TH STREET GRAND JUNCTION, COLORADO 81501 (970) 245-4099	
PROJ NO. 2001-73 DATE: Nov., 2001	SURVEYED [] DRAWN [] CHECKED [] SHEET 1 OF 1

PIPE TRADES SUBDIVISION OF A PARCEL LOCATED IN THE NE1/4 SECTION 22, T1S, R1E, UTE MERIDIAN



GENERAL NOTES

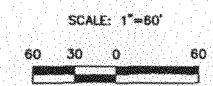
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Easement and Title Information provided by Western Colorado Title Company, Commitment No. 00-12-035, dated June 4, 2001.

Basis of bearings is the North line of the NW1/4 NE1/4 of Section 22 that bears South 89 degrees 53 minutes 07 seconds East, a distance of 1312.45 feet, as established by GPS observation of MCGPS information. Both monuments on this line are Mesa County Survey Markers, as shown on this plat.

Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

Multipurpose easements on the North and West Lot lines overlay Tracts B and C, and are dedicated for their specific uses, as defined by the City. Tracts B and C are dedicated to the Property Owners Association for the buffer walls and landscaping purposes per "City of Grand Junction Conditions of Approval". See the "Declaration of Covenants and Restrictions" for this project for more complete information regarding easements and Tracts shown hereon.



LEGEND

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 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE - 40\"/>
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AREA SUMMARY

LOTS	=	13.152 Acres	79.26%
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ROAD ROW	=	2.621 Acres	15.79%
TOTAL		16.594 Acres	100.00%

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Pipe Trades Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified November 28, 2001

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Pipe Trades Educational Center, Inc., a Colorado non-profit Corporation is the owner of that tract of land located in the Northwest Quarter of Section 22, Township 1 South, Range 1 East, of the Ute Meridian, as described in Warranty deed recorded at Book 2856, Page 42 of the Mesa County Records, and more particularly described as follows:

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Said parcel containing 16.594 Acres, as described.

That said owner has caused the real property to be laid out and platted as Pipe Trades Subdivision, a subdivision of a part of the City of Grand Junction, Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat of Pipe Trades Subdivision as follows:

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All Grand Junction Drainage District Easements to the Grand Junction Drainage District, its successors and assigns for the installation, operation, maintenance and repair of Grand Junction Drainage District facilities.

Tract A is dedicated to the Pipe Trades Property Owners Association, if formed now or in the future, for the use of the Central Grand Valley Scenic District as a utility easement for their purposes, including, but not limited to, the installation, removal, operation, replacement, repair and maintenance of existing and future placement of utilities, as described in Deed recorded in Book 2981, Page(s) 695.

Tracts B and C are dedicated to the Pipe Trades Property Owners Association, if formed now or in the future, for their use and purposes, including, but not limited to, the installation and maintenance of traffic control facilities, street lighting, buffer walls, landscaping, trees, signs and grade structures, as described in Deed recorded in Book 2981, Page(s) 695.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage & Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby plotted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owner, Pipe Trades Educational Center, Inc., a Colorado non-profit Corporation, has caused their name to be hereunto subscribed this 28 day of Nov, A.D. 2001.

By: Matthew D. Barbee
for: Pipe Trades Educational Center, Inc., a Colorado non-profit Corporation

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by Matthew D. Barbee, for Pipe Trades Educational Center, Inc., a Colorado non-profit Corporation, this 28 day of November, A.D., 2001. Witness my hand and official seal:

Teressa C. Romines
Notary Public
My Commission Expires 8/29/2005

CITY OF GRAND JUNCTION APPROVAL

This plat of Pipe Trades Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 28 day of November, A.D., 2001.

City Manager [Signature]
President of City Council [Signature]
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 3:40 o'clock P.M. December 13th, 2001, and was duly recorded in Plat Book 18, Page No. 292 Reception No. 2030 871 Drawer No. LL-69 Fees: \$10.00

Maika Todd
Clerk and Recorder
By: Olivia Herrera
Deputy

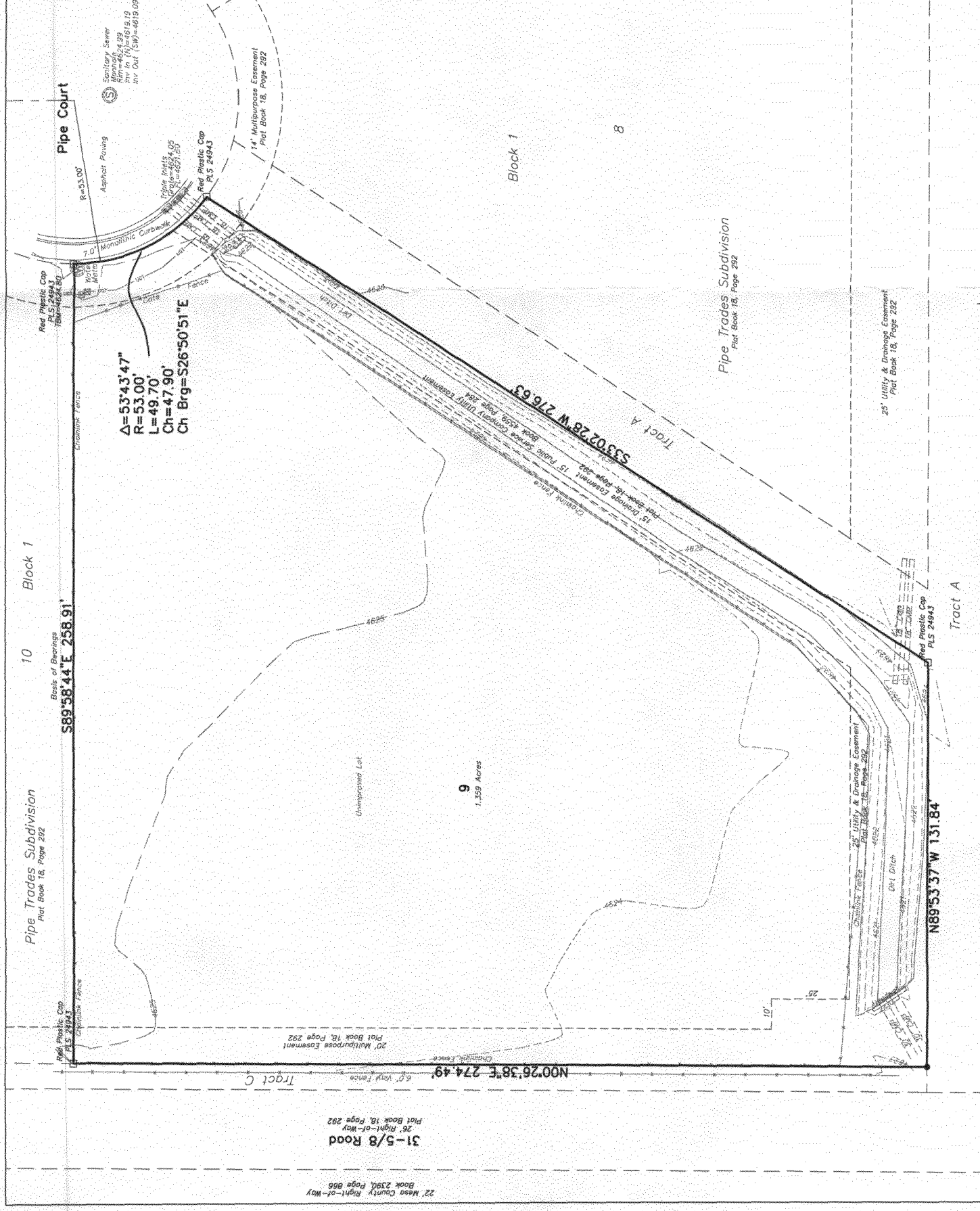
	PIPE TRADES SUBDIVISION NE1/4 SECTION 22 T1S, R1E, UTE MERIDIAN MESA COUNTY, COLORADO	
	LANDesign ENGINEERS • SURVEYORS • PLANNERS 244 NORTH 7th STREET GRAND JUNCTION, COLORADO 81501 (970) 245-4099	
PATRICK R. GREEN COLORADO PROFESSIONAL LAND SURVEYOR P.L.S. NO. 17485	PROJ. NO. 2001-73 DATE: Nov., 2001	SURVEYED [] DRAWN [] CHECKED [] SHEET [] OF [] T.P./M.C.W. RSK PRG 1 1

IMPROVEMENT SURVEY

OF LOT 9, BLOCK 1, PIPE TRADES SUBDIVISION

NE1/4 SECTION 22, T1S, R1E, UTE MERIDIAN

MESA COUNTY, COLORADO



BOUNDARY DESCRIPTION

That parcel of land located in part of the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) of Section 22, Township 1 South, Range 1 East of the Ute Meridian, in Mesa County, Colorado and being more particularly described as follows:

Lot 9, Block 1, Pipe Trades Subdivision, as shown on plat recorded in Plat Book 18, Page 292, Mesa County records.

Temporary Benchmark

The found red plastic cap stamped "PLS 24943" at the most Northeasterly corner of Lot 9, Block 1 has an elevation of 4624.80, established by observation of the MCSPS control network, which is based on the NAD 83 for Horizontal and NAVD 88 for Vertical information.

LEGEND

- ALLOQUOT SURVEY MARKER, AS NOTED
- FOUND REBAR, AS NOTED
- SET ALUMINUM CAP ON NO. 5 REBAR, PLS 24953

GENERAL NOTES

Easement and Title information provided by Abstract & Title Co. of Mesa County, Inc., Policy No. 00922432C, dated October 26, 2008.

Basis of bearings is the North line of Lot 9, Block 1, Pipe Trades Subdivision which bears South 89 degrees 55 minutes 44 seconds East, a distance of 258.91 feet, relative to the North line of the NW¼ NE¼ of Section 22, which bears North 89 degrees 53 minutes 19 seconds West, a distance of 1312.59 feet, established by observation of the MCSPS control network, which is based on the NAD 83 for Horizontal and NAVD 88 for Vertical information. Both monuments on this line are Aliquot Survey Markers, as surveyed - Mesa County Survey Marker #1486 for the NE Corner of said NW¼ NE¼ of Section 22 and a 3/4" Aluminum Cap Stamped PLS 18480 for the SW Corner of said NW¼ NE¼ of Section 22.

Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

All lineal units shown hereon in U.S. Survey feet.

IMPROVEMENT SURVEY

OF

LOT 9, BLOCK 1, PIPE TRADES SUBDIVISION

NE1/4 SECTION 22, T1S, R1E, UTE MERIDIAN

MESA COUNTY, COLORADO

DATE: January, 2009

SHEET OF 1



PUBLIC WORKS & PLANNING DEPARTMENT
PLANNING DIVISION

Transportation Engineering Design Standards (TEDS) Exception Recommendation Form

Date: February 23, 2010

To: TEDS Review Committee

From: Rick Dorris, Development Engineer

Project Number: TED- 2010-015

Project Location: 3173 Pipe Court

Parent Project:

Name: Pipe Court Storage Yard

File No.: SPR-2009-045

Planner: Brian Rusche

TEDS Exception Request #1: TEDS 4.2.2

Comment: Reduction of minimum driveway width from 28' to 22' due to large storm sewer inlets limiting width. 22' is the maximum width possible due to inlet placement. With the flares it is 32' wide.

Recommendation:

Approve as requested.

Approve with the following modification(s): _____

Deny.

Hold until the following additional information is submitted and reviewed:

**TEDS EXCEPTION SUBMITTAL
DISTRIBUTION LIST**

File #: TED - 2010 - 015

Date of submittal: 2/10/2010

Site location: 3173 Pipe Court

Parent Project:

Name: Pipe Court Storage Yard

File No.: SPR-2009-045

Distribution List:

Development Engineer: Ken Fischer

Planner: Brian Rusche

PW&P Director: Tim Moore

Planning Manager: Lisa Cox

Fire Department: Chuck Mathis

Transportation Engineer: Jody Kliska

Other: _____

Date and Time of Development Review Meeting: _____

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: ~~February 25, 2010~~

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

February 26, 2010

Austin Civil Group
336 Main St., Suite 203
Grand Junction CO 81501

Re: TEDS Exception 2010-015 – Pipe Court Storage Yard

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
Brian Rusche, Sr. Planner

File 1

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

Project Number: TED- 2010-015

Site Location: 3173 Pipe Court

Applicant: J & A Services, LLC

Representative: Austin Civil Group

Development Engr.: Rick Dorris

Parent Project:

Name: Pipe Court Storage Yard

File No.: SPR-2009-045

Planner: Brian Rusche

TEDS Exception Request #1: TEDS 4.2.2 – Reduce minimum drive width from 28' to 22'

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: 2-23-10

Planning Division: *Lisa E Cox*

Date: 2/23/2010

Fire Department: *Charles Mathis*

Date: 2/23/10