

Transportation Engineering Design Standards (TEDS) Exception Request

City File No.: _____
Project: Munro 2nd Avenue Parking
Site Address: 701 South 9th Street
Applicant: Allen Munro
Representative: Mark Austin
Date: August 30, 2010
Parent Project:
Project Name: MUNRO WAREHOUSE
City File No.: SPR-2008-079

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

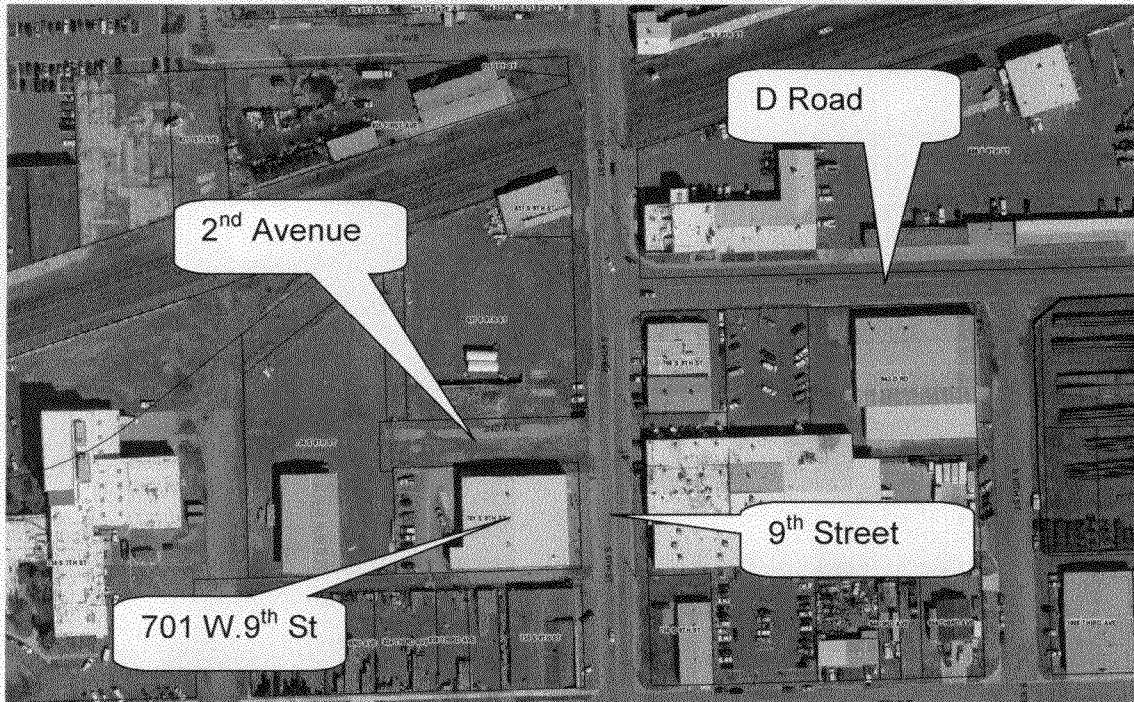
4.3.2.1 Parking Stall and Aisle Design

“Parking stalls shall be located outside the sight zone at access locations. All parking stalls shall be oriented such that any vehicle existing a parking stall is not required to back into any public street....”

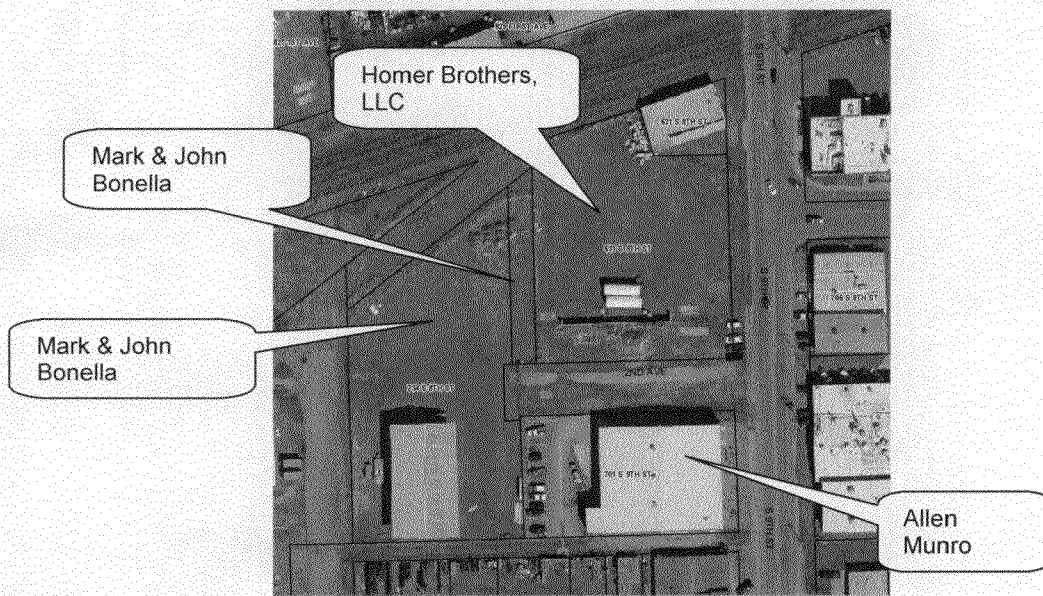
This project requests approval to construct 90-degree angled parking spaces on a dead-end public street.

2. Site Location

This project requests approval to construct angled parking spaces on a dead-end public street. The site is located at the southwest corner of 9th Street and 2nd Avenue. A photograph of the project location is depicted below:



Site location



Property Owners

A. Description

The 2nd Avenue right-of-way area is currently an unimproved area that extends approximately 230-ft west of 9th Street. The unimproved right of way currently provides public access to three properties.

Allen Munro is requesting approval from the City of Grand Junction to construct 90 degree angled on-street parking along the south side of 2nd Avenue, along the property that is owned by Mr. Munro.

The parking would require backing into the current public right-of-way which violated section 4.3.2.1 of TEDS.

B. Exception Considerations

1. How will the exception affect safety?

2nd Avenue physically does not exist. Anyone traveling on 9th Street cannot tell the difference between the 2nd Avenue right-of-way and the existing vacant, unimproved land.

Backing into the 2nd Avenue street right-of-way will not impact public safety because 2nd Avenue has no traffic. The end of the street is clearly visible from 9th Street which keeps the public from inadvertently turning onto 2nd Avenue.

Even if all adjacent properties were to fully develop, the dead-end portion of 2nd Avenue essentially acts like an access driveway for the three properties.

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

The applicant has tried to work with the adjacent property owners to vacate this section of 2nd Avenue and create a shared access tract for the three properties. However, Mr. Munro has not been successful in convincing the adjacent property owners to move in this direction.

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

The City of Grand Junction has permitted several projects over the past few years that have parking that backs into the public streets, especially in the downtown areas.

Another location where backing into the right-of-way was permitted is at 1101 Winters Avenue for the CAPCO property.

4. Will the exception require CDOT or FHWA coordination?

No. None of the surrounding roads are state or federal highways.

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

This is a one-time exception.

**TEDS EXCEPTION SUBMITTAL
DISTRIBUTION LIST**

File #: TED-2010-122 (MONRO WAREHOUSE PARKING TEDS)
Date of submittal: 9/7/10
Site location: 701 S 9th ST.
Parent Project:
Name: MONRO PUMP WAREHOUSE
File No.: SPR-2008-079

Distribution List:

Development Engineer: ERIC HAHN
Planner: SEMA COSTELLO
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: N/A

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: TUES. SEPT. 14th 1:30 pm

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

September 24, 2010

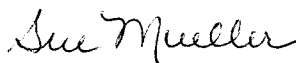
Mark Austin
Austin Civil Group
336 Main Street, St. 203
Grand Junction CO 81501

Re: TEDS Exception 2010-122 – Munro Warehouse

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: Eric Hahn, Development Engineer
Senta Costello, Sr. Planner
File

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

Project Number: TED- 2010-122

Site Location: 701 S 9th St.

Applicant: Allen Munro

Representative: Mark Austin – Austin Civil Group

Development Engr.: Eric Hahn

Parent Project:

Name: Munro Warehouse

File No.: SPR-2008-079

Planner: Senta Costello

TEDS Exception Request #1: Grand Junction Municipal Code, ^{SEC.} Title 24.12.040 - Backing into the right-of-way

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 Moa

Date:

9-14-10

Planning Division:

Lisa E Cox

Date:

9-14-2010

Fire Department:

Chuck Mathis by Jay

Date:

9-14-2010