

Planning and Community
Development Department
2880 International Circle
Colorado Springs, Colorado 80910

Phone: 719.520.6300 Fax: 719.520.6695

Website www.elpasoco.com

# DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name: Romens Subdivision
Schedule No.(s): 4100000075

Legal Description: The Northeast 1/4 of the Northeast 1/4 of Section 24, Township 11 South, Range 64 West, 6th

Principal Meridian, County of El Paso, State of Colorado.

#### APPLICANT INFORMATION

Company: Adelaida Romens Name: Adelaida Romens

Mailing Address: 5135 Coneflower Lane Colorado Springs, CO 80917-1316

Phone Number: 719 331-3310

FAX Number:

Email Address: ajlolly@msn.com

#### **ENGINEER INFORMATION**

Company: CATAMOUNT ENGINEERING

Name: David Mijares

Colorado P.E. Number: 40510

Mailing Address: 321 W. Henrieta Avenue, Suite A

Phone Number: 719.426.2124

FAX Number:

Email Address: david@catamounteng.com

### OWNER, APPLICANT, AND ENGINEER DECLARATION

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal will be cause to have the project removed from the agenda of the Planning Commission, Board of County Commissioners and/or Board of Adjustment or delay review until corrections are made, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval.

Signature of owner (or authorized representative)

Engineer's Seal, Signature And Date of Signature Section of L. Mills of the Control o

DEVIATION REQUEST (Attach diagrams, figures, and other documentation to clarify request)

A deviation from the standards of or in Section 2.3.2 Roadway Design – Design Standards by Functional Classification of the Engineering Criteria Manual (ECM) is requested.

PCD File No. SF-2226

Identify the specific ECM standard which a deviation is requested:
2.3.2 Design Standards by Functional Classification Table 2-5 Roadway Design Standards for Rural Collectors and Locals No Access permitted to major collector roadway.
State the reason for the requested deviation:
Intent for northerly 3 lots to utilize a single shared driveway access from Hopper Road, a gravel roadway designated as major collector. Development parcel is bisected by a drainage that is identified as a "no build area". A single shared driveway providing access to the 3 lots is preferred to development of multiple flag lots crossing the existing drainage. The 4 remaining lots will have access from gravel local roadway Cleese Ct. bordering the southerly portion of the development.
Explain the proposed alternative and compare to the ECM standards (May provide applicable regional or national standards used as basis):
The proposed shared driveway will be located 986 west of the intersection of Hopper Road and Bradshaw Road. A secondary driveway easement providing access to the south across the drainage is provided in the event that Hopper road develops and direct access is no longer allowed. Hopper road currently is constructed as a 28' wide gravel roadway with no plans of eminent improvement. The current proposal will dedicate 45' width ROW along both the Hopper Road and Bradshaw Road frontages for future development of Major Collector Roadways.
Hopper Road is functionally classified as a major collector as it falls on a section line. Hopper road has a total length of 2.87 miles and is bound only by agricultural and rural residentially zoned properties, and full rural collector section is unlikely to be developed.
There are currently multiple direct driveway connections to Hopper Road.

(A	at least one of the conditions listed below must be met for this deviation request to be considered.)
	<ul> <li>□ The ECM standard is inapplicable to the particular situation.</li> <li>☑ Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.</li> <li>□ A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.</li> </ul>
Ī	Provide justification:  Although classified as a rural collector, Hopper Road is constructed as a rural gravel local roadway and functions as a rural gravel roadway. Due to the drainage bisecting the overall development parcel south of the northerly 3 lots, direct access is being requested.
ے دو	RITERIA FOR APPROVAL  er ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial possiderations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include apporting information demonstrating compliance with all of the following criteria:
	The deviation will achieve the intended result with a comparable or superior design and quality of improvement.  The request is not based on financial considerations and is based on the justification described in the previous section.
	The deviation will not adversely affect safety or operations.  The proposed shared driveway location will not adversely affect safety or operation of Hopper Road. No line of sight limitations exist in the proposed shared driveway location.

LIMITS OF CONSIDERATION

The proposed driveway will be private and will not affect County maintenance or associated costs. As the connection	ction is upslope of the
proposed driveway no culvert will be installed.	
proposed arriveway no edivert will be installed.	
<del></del>	
The deviation will not adversely affect aesthetic appearance.	
The proposed driveway is consistent with current access along Hopper Road and will not adversely affect appeara	ance.
The deviation meets the design intent and purpose of the ECM standards.	
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SF-2226 PCD File No.

## **REVIEW AND RECOMMENDATION:**

This r	<b>oved by the ECM Administrator</b> equest has been determined to have met the cri y granted based on the justification provided.	iteria for approval. A deviation from Section	Table 2-5 of the ECM is
Г	Approved  By: Gilbert LaForce, P.E.	٦	
L	Engineering Manager  Date: 11/01/2023 2:37:46 PM  El Paso County Department of Public Works	Т	
This r	ed by the ECM Administrator equest has been determined not to have met cri y denied.	iteria for approval. A deviation from Section	of the ECM is
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ECM	ADMINISTRATOR COMMENTS/CONDITIONS	;	

#### 1.1. PURPOSE

The purpose of this resource is to provide a form for documenting the findings and decision by the ECM Administrator concerning a deviation request. The form is used to document the review and decision concerning a requested deviation. The request and decision concerning each deviation from a specific section of the ECM shall be recorded on a separate form.

#### 1.2. BACKGROUND

A deviation is a critical aspect of the review process and needs to be documented to ensure that the deviations granted are applied to a specific development application in conformance with the criteria for approval and that the action is documented as such requests can point to potential needed revisions to the ECM.

#### 1.3. APPLICABLE STATUTES AND REGULATIONS

Section 5.8 of the ECM establishes a mechanism whereby an engineering design standard can be modified when if strictly adhered to, would cause unnecessary hardship or unsafe design because of topographical or other conditions particular to the site, and that a departure may be made without destroying the intent of such provision.

#### 1.4. APPLICABILITY

All provisions of the ECM are subject to deviation by the ECM Administrator provided that one of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.
- Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship
  on the applicant, and an equivalent alternative that can accomplish the same design objective is
  available and does not compromise public safety or accessibility.
- A change to a standard is required to address a specific design or construction problem, and if not
  modified, the standard will impose an undue hardship on the applicant with little or no material benefit to
  the public.

#### 1.5. TECHNICAL GUIDANCE

The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

## 1.6. LIMITS OF APPROVAL

Whether a request for deviation is approved as proposed or with conditions, the approval is for project-specific use and shall not constitute a precedent or general deviation from these Standards.

#### 1.7. REVIEW FEES

A Deviation Review Fee shall be paid in full at the time of submission of a request for deviation. The fee for Deviation Review shall be as determined by resolution of the BoCC.

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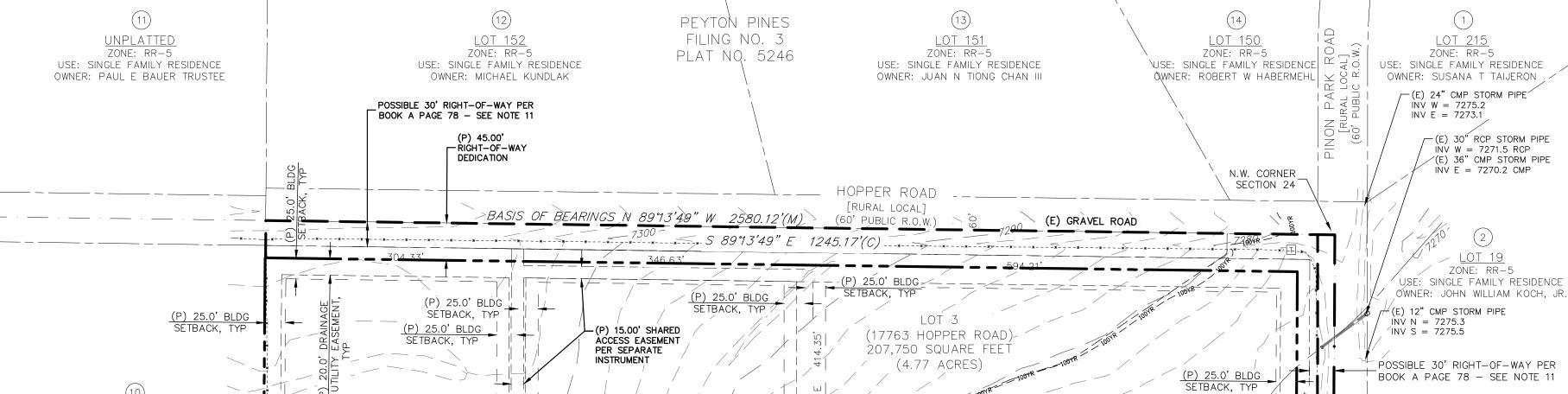
# ROMEN SUBDIVISION EXHIBIT DRAWING



(17733 HOPPER ROAD)

210,871 SQUARE FEET





LOT ADDRESS BOUNDARY BOUNDARY (R.O.W DEDICATION) SECTION BOUNDARY RIGHT-OF-WAY LOT LINE EASEMENT EASEMENT - "NO BUILD" (E) CONTOUR, INDEX (E) CONTOUR (P) CONTOUR, INDEX (P) CONTOUR (P) "NO BUILD" AREA (E) OVERHEAD ELECTRIC, POLE  $-\beta$  — ohe - — ohe -(E) UG ELECTRIC, METER (E) UG TELEPHONE (E) SOIL AREA BOUNDARIES (E) WIRE FENCE

**LEGEND** 

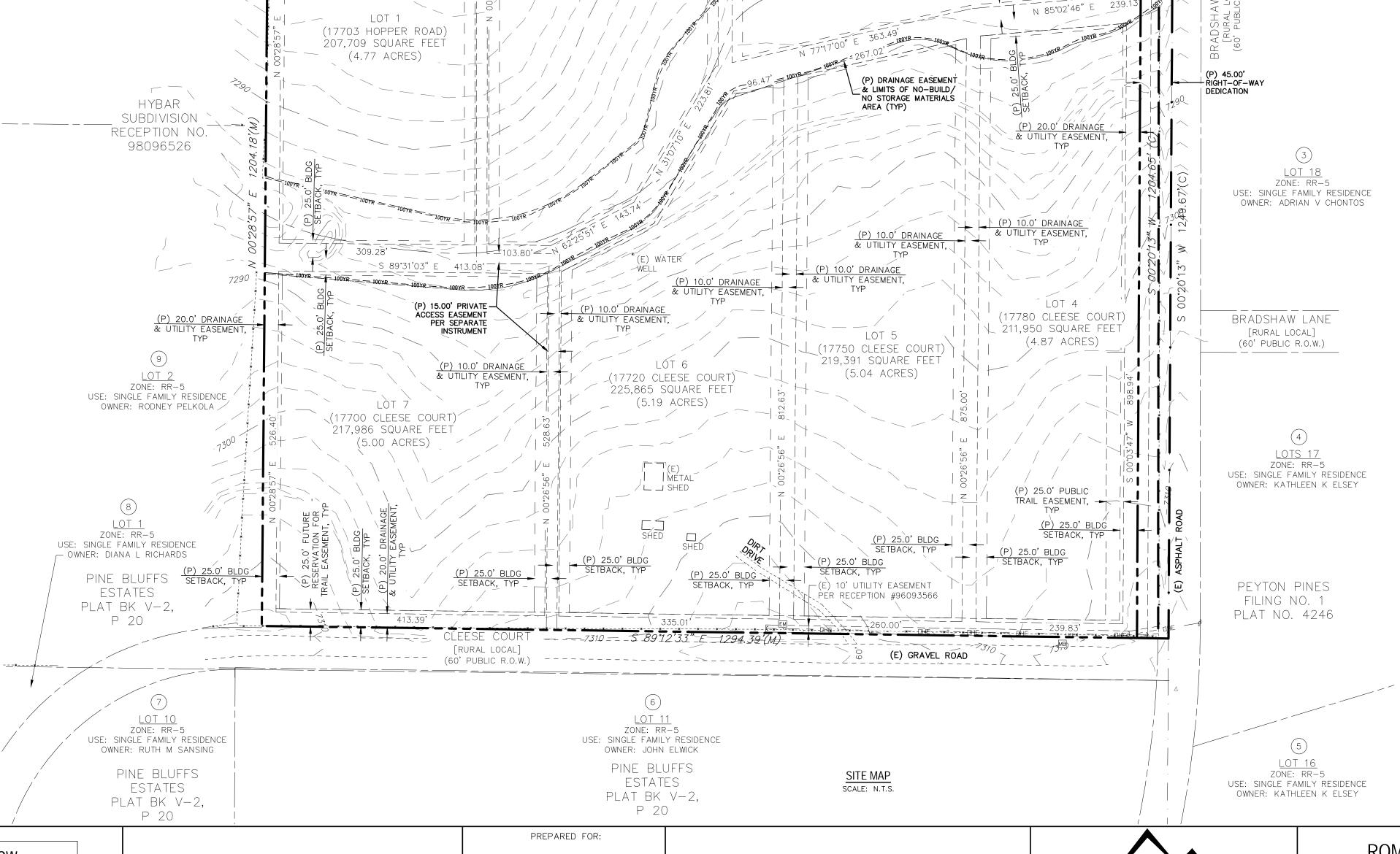
EXISTING

PROPOSED

(E) STORM PIPE (E) WATER WELL

ADJACENT OWNER TABLE ID NUMBER

AR LA SENT CHANGE LIGHT							
ADJACENT OWNERS LIST							
ID NO.	OWNER	POINT OF CONTACT	MAILING ADDRESS				
1	SUSANA T TAIJERON	SUSANA T TAIJERON	7612 SAYBROOK DR., CITRUS HEIGHTS, CA 95621-1622				
2	JOHN WILLIAM KOCH, JR	JOHN WILLIAM KOCH, JR	17890 STEEPLECHASE DR., PEYTON, CO 80831-9302				
3	ADRIAN V CHONTOS	ADRIAN V CHONTOS	17455 BRADSHAW ROAD, PEYTON, CO 80831-9408				
4	KATHLEEN K ELSEY	KATHLEEN K ELSEY	17225 BRADSHAW ROAD, PEYTON, CO 80831-9413				
5	KATHLEEN K ELSEY	KATHLEEN K ELSEY	17225 BRADSHAW ROAD, PEYTON, CO 80831-9413				
6	JOHN ELWICK	JOHN ELWICK	P.O. BOX 28, PEYTON, CO 80831-0028				
7	RUTH M SANSING	RUTH M SANSING	16861 CLEESE CT, PEYTON, CO 80831-9434				
8	DIANA L RICHARDS	DIANA L RICHARDS	17660 CLEESE CT., PEYTON, CO 80831-9470				
9	RODNEY PELKOLA	RODNEY PELKOLA	17680 CLEESE CT., PEYTON, CO 80831-9470				
10	MICHAEL D PFLUGER	MICHAEL D PFLUGER	P.O. BOX 284, PEYTON, CO 80831-0284				
11	PAUL E BAUER TRUSTEE	PAUL E BAUER TRUSTEE	17450 HOPPER ROAD, PEYTON, CO 80831-9533				
12	MICHAEL KUNDLAK	MICHAEL KUNDLAK	16275 GOLLIHAR ROAD, PEYTON, CO 80831-9448				
13	JUAN TIONG N CHAN III	JUAN TIONG N CHAN III	17675 BROKEN SPUR DRIVE, PEYTON, CO 80831-9344				
14	ROBERT W HABERMEHL	ROBERT W HABERMEHL	105 TURKEY RUN CT, WRIGHT CITY, MO 63390-2823				



DESCRIPTION

Know what's below. Call 72 hours before you dig. For more details visit: www.call811.com

WAY PER

NOTE 11

USE: SINGLE FAMILY RESIDENCE

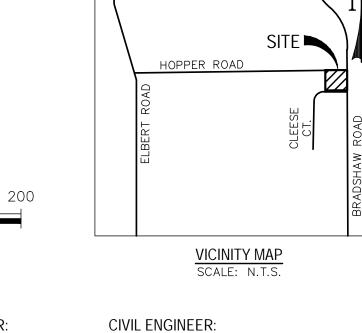
OWNER: MICHAEL D PFLUGER

ADELAIDE ROMEN TRUSTEE 5135 CONEFLOWER LANE COLORADO SPRINGS, CO 80917-1316 PHONE



UNEVIC CHDDIMICIUM	DESIGNED BY:	DRAWN BY: SLP
OMENS SUBDIVISION	SCALE: 1"=100'	DATE: 12/06/22
	JOB NUMBER	SHEET
LAYOUT DRAWING	20-248	1 OF 1

PCD FILE NO: SF2226



CATAMOUNT ENGINEERING

**OWNER / SUBDIVIDER:** ADELAIDE ROMENS TRUSTEE, ROMENS LIVING TRUST 5135 CONEFLOWER LANE COLORADO SPRINGS, CO

SCALE: 1" = 100'

PEYTON PINES

PEYTON PINES > FILING NO. 1

PLAT NO. 4246

FILING NO. 3 PLAT NO. 5246

> P.O. BOX 221 WOODLAND PARK, CO 80866 CONTACT: DAVID MIJARES, PE (719) 426-2124

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. 11140 EAST WOODMEN ROAD

FALCON, CO 80831 CONTACT: DAVID WALDNER, ENGINEERING MANAGER (719) 494-2675

80917-1316

ELECTRIC

TO BE PROPANE BY INDIVIDUAL LOT OWNER VIA GLASER ENERGY PROPANE INC.

# LEGAL DESCRIPTION:

SEWAGE & WATER INFO: SEWAGE DISPOSAL MEANS:

WATER SOURCE:

INDIVIDUAL WELLS

INDIVIDUAL SEWAGE DISPOSAL SYSTEMS

NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 64 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

(PER THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 209008527)

ADDRESS OF RECORD: 17720 CLEESE COURT, PEYTON CO ASSESSOR'S PARCEL NO.: 41000-00-075

ACCEPTED SURVEY MONUMENT/S RECOVERED AS FOLLOWS:

\* E 1/4 CORNER SECTION 24 PER BK Z-2 P 54 \* COLORADO LAND SURVEY MONUMENT RECORD DATED FEB. 2008 3.25" ALUMINUM CAP "PLS 33649" (1.1' B.G.)