



**Development Services Department**  
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**DEVIATION REVIEW  
 AND DECISION FORM**

Procedure # R-FM-051-07  
 Issue Date: 12/31/07  
 Revision Issued: 00/00/00

**DSD FILE NO.:**

DEV18006 →

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**General Property Information:**

Address of Subject Property (Street Number/Name): N/A  
 Tax Schedule ID(s) #: 6100000075  
 Legal Description of Property: See attached

Subdivision or Project Name:

**FLYING HORSE NORTH**  
**(Cul-de-sac bulb grade)**

Section of ECM from Which Deviation is Sought: Section 2.3.8 Roadway terminations

Specific Criteria from Which a Deviation is Sought: Section 2.3.8.A Fig. 2-31 Rural cul-de-sac bulb grade

Proposed Nature and Extent of Deviation: The nature of this deviation is directly correlated with the hillside characteristics and forested vegetation in this specific area in relation to the approved PUD Plan (PUD-16-002). The natural grade of the entire cul-de-sac at the south end of Gold Run Ct. is 8%. The proposed grade through the bulb is proposed to match this existing grade as to limit further disturbance within the forested area.

**Applicant Information:**

Applicant: PRI #2 LLC Email Address: Dbalsick@classichomes.com  
 Applicant is:  Owner  Consultant  Contractor  
 Mailing Address: 6385 Corporate Dr., Suite 200 Colo. Spgs. State: CO Postal Code: 80919  
 Telephone Number: 719-592-9333 Fax Number: 719-785-0799

**Engineer Information:**

Engineer: Marc A. Whorton, P.E. Email Address: Mwhorton@classicconsulting.net  
 Company Name: Classic Consulting  
 Mailing Address: 619 N. Cascade Ave., Suite 200 Colo. Spgs. State: CO Postal Code: 80903  
 Registration Number: 37155 State of Registration: Colorado  
 Telephone Number: 719-785-2802 Fax Number: 719-785-0799

**Explanation of Request (Attached diagrams, figures and other documentation to clarify request):**

Section of ECM from Which Deviation is Sought: Section 2.3.8 Roadway terminations

Specific Criteria from Which a Deviation is Sought: Section 2.3.8.A Fig. 2-31 Rural cul-de-sac bulb grade

Proposed Nature and Extent of Deviation: The nature of this deviation is directly correlated with the hillside characteristics and forested vegetation in this specific area in relation to the approved PUD Plan (PUD-16-002). The natural grade of the entire cul-de-sac at the south end of Gold Run Ct. is 8%. The proposed grade through the bulb is proposed to match this existing grade as to limit further disturbance within the forested area.

Reason for the Requested Deviation: Minimize further disturbance with the forested area and adjacent to the Golf Course and to maintain reasonable driveway access to the adjacent lots.

Comparison of Proposed Deviation to ECM Standard: ECM standard requires a 2% maximum grade across the cul-de-sac bulb. In a hillside and forested setting this is not reasonable to achieve without significantly more disturbance.

Applicable Regional or National Standards used as Basis: Other adjacent municipalities do not seem to impose such specific standards for cul-de-sac bulbs.

**Application Consideration:**

**CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION JUSTIFICATION**

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 and does not compromise public safety or accessibility.

Topography (existing 8% grade) and vegetation (forested area) are a direct factor of this deviation

The deviation request has not provided a comparable or superior design alternative that would achieve the intended result of the criteria that a deviation is sought for.

A change to a standard is required 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.

Safety and operation concern as vehicle navigate the cul-de-sac. Flatten the grade at the bulb. Staff will not support an 8% slope for the cul-de-sac but will support a 4% slope.

If at least one of the criteria listed

**Criteria for Approval:  
PLEASE EXPLAIN HOW EACH ONE**

The request for a deviation is not based exclusively on financial considerations.

Contact the fire department to verify if they have specific criteria for the grade on the cul-de-sac. Provide a copy of their letter of support if they have no objections. Their criteria will govern if it is more restrictive.

The deviation will achieve the intended result with a comparable or superior design and quality of improvement.

This deviation allows for an improved cul-de-sac with less surrounding disturbance and creates preferable driveway access for the adjacent lots

The deviation will not adversely affect safety or operations.

This deviation will not significantly affect safety and operations of the cul-de-sac

The deviation will not adversely affect maintenance and its associated cost.

The deviation will allow for less slopes around the cul-de-sac bulb which should reduce the maintenance costs for the public road

Clarify?

The deviation will not adversely affect aesthetic appearance.

The deviation proposes to preserve more of the natural forested area

Include as an attachment: Are the velocities of the roadside ditch around the bulb and as they exit the public ROW and drain across the private lots at erosive levels? Identify how it's mitigated if it is at erosive levels.

**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, 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] \_\_\_\_\_ Date 4-9-18

Signature of owner (or authorized representative) \_\_\_\_\_ Date \_\_\_\_\_

[Signature] \_\_\_\_\_ Date 4/9/18

Signature of applicant (if different from owner) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Engineer \_\_\_\_\_ Date \_\_\_\_\_

Engineer's Seal



**Review and Recommendation:**

**APPROVED by the ECM Administrator**

\_\_\_\_\_ Date \_\_\_\_\_

This request has been determined to have met the criteria for approval. A deviation from Section \_\_\_\_\_ of ECM is hereby granted based on the justification provided. Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_ Additional comments or information are attached.

**DENIED by the ECM Administrator**

\_\_\_\_\_ Date \_\_\_\_\_

This request has been determined not to have met criteria for approval. A deviation from Section \_\_\_\_\_ of ECM is hereby denied. Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

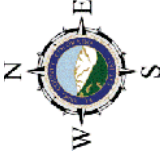
\_\_\_\_ Additional comments or information are attached.

# El Paso County Assessor's Office

**0 36-11-66**

SCHEDULE: 6100000075

OWNER: PRI #2 LLC



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