



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.:

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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 was proposed to match this existing grade as to limit further disturbance within the forested area. However, the design provides for 3% thru the bulb area in order to maintain appropriate lot access.

Applicant Information:

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

Engineer Information:

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

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

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SP 17-012

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 rural 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 is available and does not compromise public safety or accessibility.

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

" 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.

If at least one of the criteria listed above is not met, this application for deviation cannot be considered.

Criteria for Approval:

PLEASE EXPLAIN HOW EACH OF THE FOLLOWING CRITERIA HAVE BEEN SATISFIED BY THIS REQUEST

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

The deviation is based on topography and forested area

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

This deviation allows for a reasonable cul-de-sac bulb grade while trying to minimize surrounding disturbance yet still allow for adequate 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 not significantly affect the maintenance costs for the public road

The deviation will not adversely affect aesthetic appearance.

The deviation proposes to preserve more of the natural forested area

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)

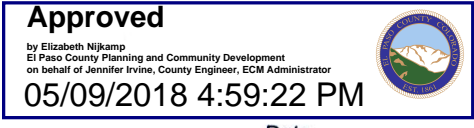
[Signature] _____ Date 4/9/18

Signature of applicant (if different from owner)

Signature of Engineer



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 2.3.8 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:

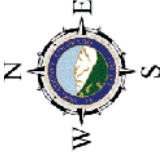
____ Additional comments or information are attached.

El Paso County Assessor's Office

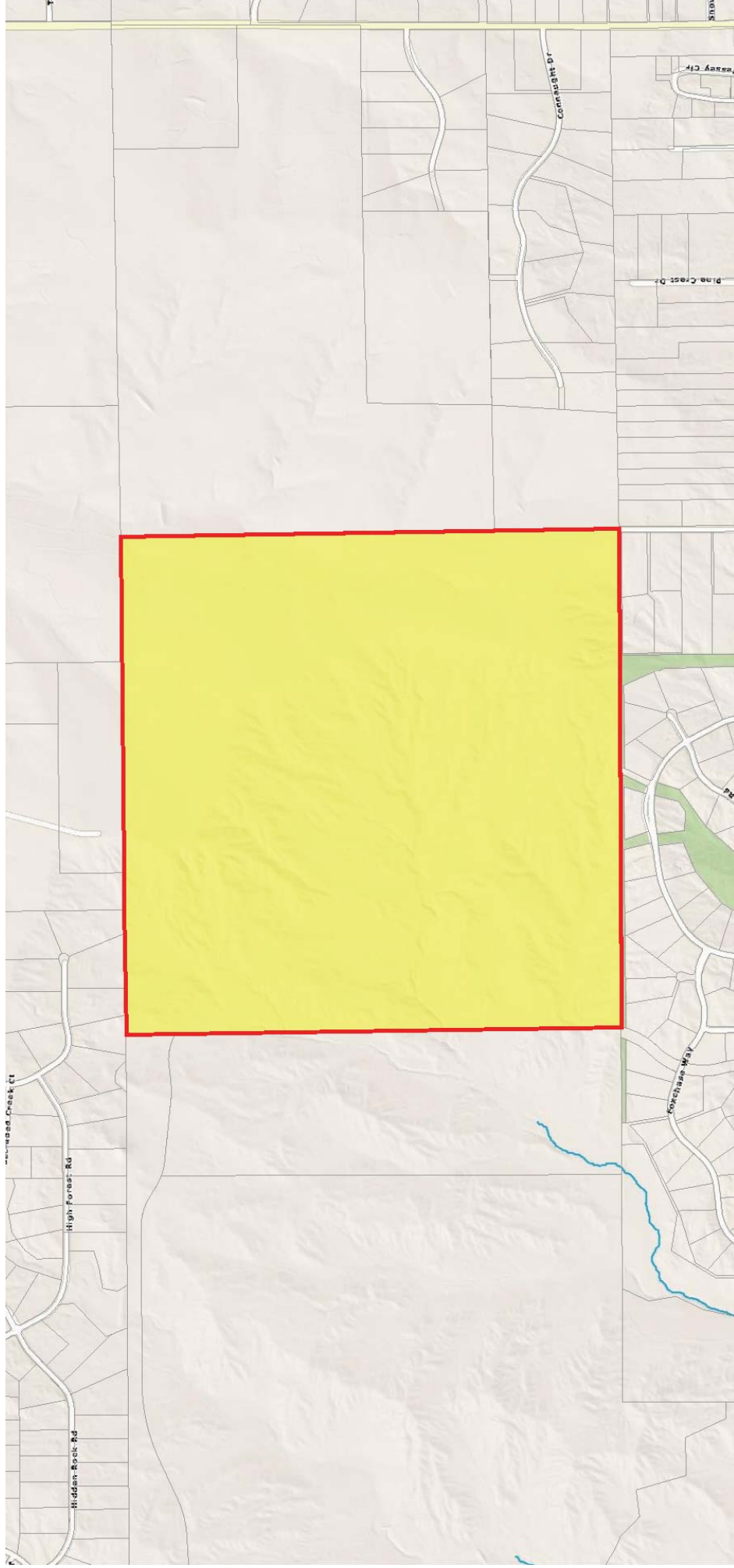
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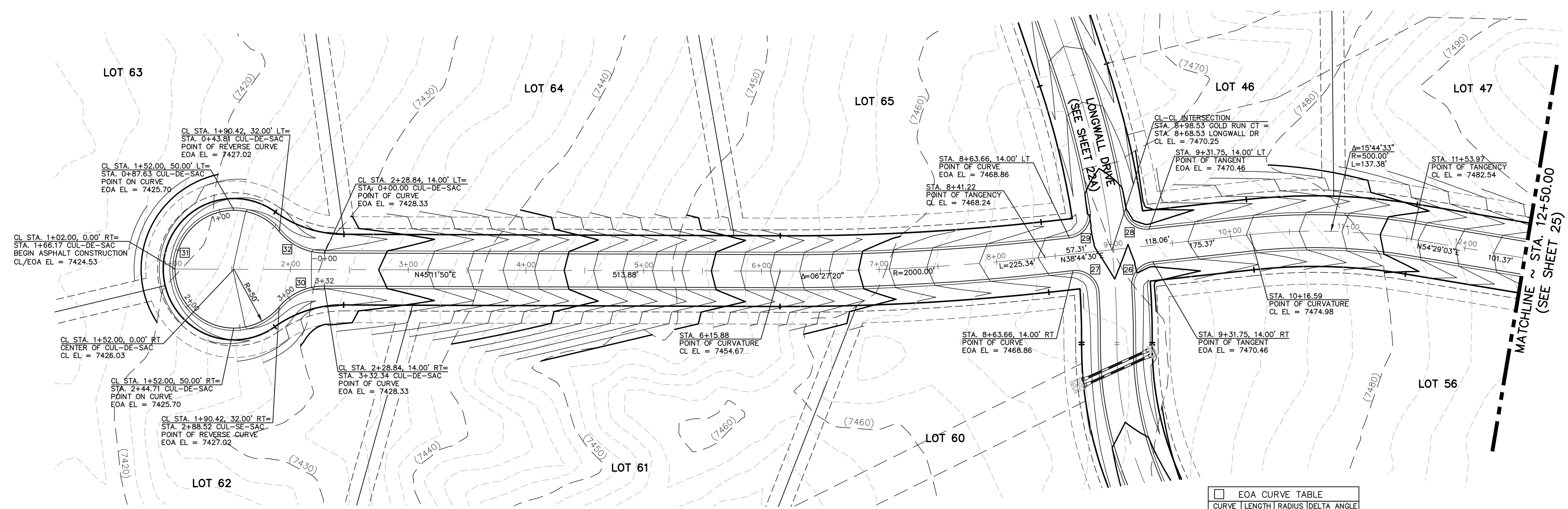
SCHEDULE: 6100000075

OWNER: PRI #2 LLC



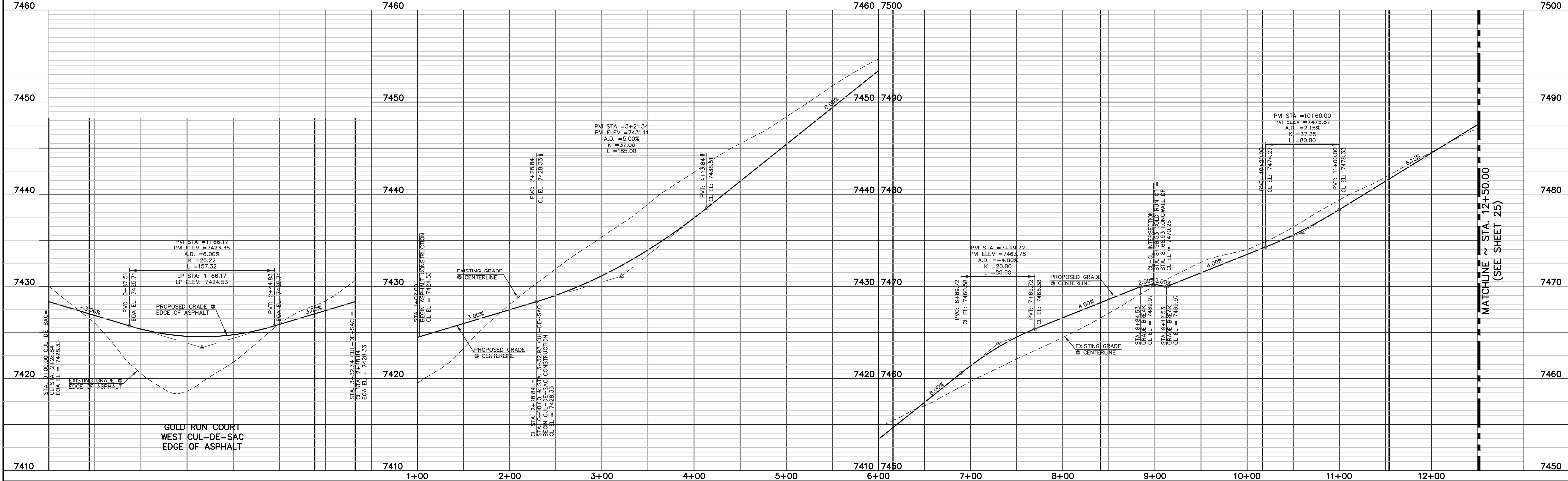
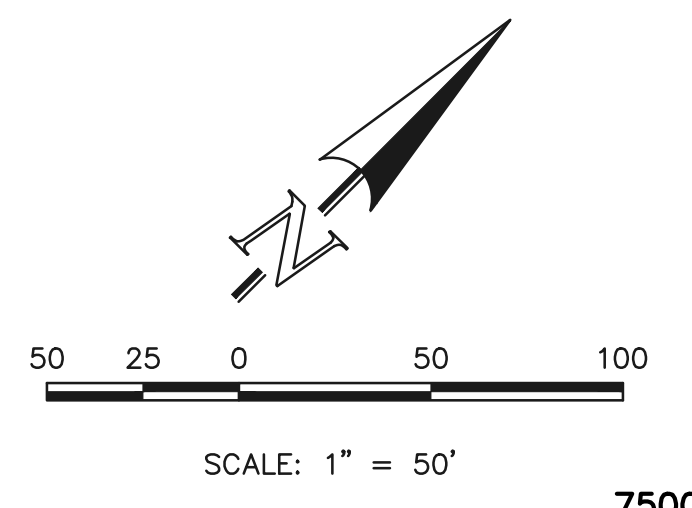
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GOLD RUN COURT
 (60' ROW - RURAL LOCAL)
 DESIGN SPEED 30 MPH

EOA CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA ANGLE
26	30.49'	20.00'	87°20'42"
27	32.44'	20.00'	92°55'35"
28	30.49'	20.00'	87°20'42"
29	32.44'	20.00'	92°55'35"
30	43.81'	50.00'	50°12'29"
31	244.71'	50.00'	280°24'59"
32	43.81'	50.00'	50°12'29"



**GOLD RUN COURT
 WEST CUL-DE-SAC
 EDGE OF ASPHALT**

48 HOURS BEFORE YOU DIG,
 CALL UTILITY LOCATORS
811
 UTILITY NOTIFICATION CENTER OF COLORADO
 IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE

REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
 MARC A. WHORTON, COLORADO P.E. #37155 DATE

FLYING HORSE NORTH FILING NO. 1			
STREET IMPROVEMENT PLAN			
GOLD RUN COURT			
(STA. 1+02.00-STA. 12+50.00)			
DESIGNED BY	PRA	SCALE	DATE 08-11-17
DRAWN BY	PRA	(H) 1" = 50'	SHEET 24 OF 58
CHECKED BY	(V) 1" = 5'	JOB NO.	1096.11

N:\109611\DRAWINGS\CONSTRUCTION\0811-5-24.dwg, 5/25/2016 8:07:10 AM, 1:1