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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): 9515 Meridian Ranch Blvd, Peyton, CO 80831
Tax Schedule ID(s) # 4230312001
Legal Description of Property: Tract K, Meridian Ranch Filing No. 1
Subdivision or Project Name: WHMD Regional WRF

Section of ECM from Which Deviation is Sought: Transportation Facilities
Specific Criteria from Which a Deviation is Sought: ECM Table 2-6 Intersection spacing.
Proposed Nature and Extent of Deviation: A deviation is requested to allow a right out onto Stapleton Dr. which will be within 600 feet of the intersection of Meridian Ranch Blvd and Stapleton Dr.

Applicant Information:

Applicant: Woodmen Hills Metropolitan District Email Address: jerry@whmd.org
Applicant is: Owner Consultant Contractor
Mailing Address: 8046 Eastonville Rd, Peyton State: CO Postal Code: 80831
Telephone Number: 719-495-2500 Fax Number: _____

Engineer Information:

Engineer: Mark Volle Email Address: mvolle@jds hydro.com
Company Name: JDS Hydro Consultants
Mailing Address: 545 East Pikes Peak Ave State: CO Postal Code: 80903
Registration Number: 0048654 State of Registration: CO
Telephone Number: 719-227-0072 Fax Number: 719-471-3401

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

Section of ECM from Which Deviation is Sought: ECM Table 2-6

Specific Criteria from Which a Deviation is Sought: Proposed intersection spacing is less than ¼ mile which is the minimum allowed in Table 2-6.

Proposed Nature and Extent of Deviation: A right out onto Stapleton Dr. from the Woodmen Hills Regional WRF is requested within 600 feet of the intersection of Meridian Ranch Blvd and Stapleton Dr.

Reason for the Requested Deviation: Upgrades to the WHMD Regional WRF will result in increased truck traffic at the site. It is anticipated that two tractor trailers per week will make trips to the WRF. With the current access, these trucks would have to turn right onto Meridian Ranch Blvd and drive through a residential area to exit the WRF. The proposed right out would allow trucks to exit directly onto Stapleton Dr.

Comparison of Proposed Deviation to ECM Standard: Table 2-6 of the ECM has a minimum intersection spacing of 1.4 mile. The spacing between the proposed right out and the intersection of Meridian Ranch Blvd and Stapleton Dr is approximately 600 FT.

Applicable Regional or National Standards used as Basis: N/A

El Paso County Procedures Manual
Procedure # R-FM-051-07
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PPR-17-027

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.

The existing median in Meridian Ranch Blvd prevents left turns out of the WRF. Heavy truck traffic in residential areas is a nuisance and potential safety hazard. This can be avoided by providing a right out onto Stapleton. The site distance at the proposed right out is excellent.

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.

While this does slightly reduce the operating costs for WHMD, the primary motivation is to avoid nuisance and safety hazards by keeping heavy truck traffic out of residential areas.

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

As mentioned above, keeping heavy truck traffic out of residential areas will prevent safety hazards and nuisances for the public.

The deviation will not adversely affect safety or operations.

As discussed previously, the proposed deviation will reduce safety hazards.

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

The proposed deviation should have no impact on maintenance costs.

The deviation will not adversely affect aesthetic appearance.

The proposed will not negatively impact the aesthetic appearance of the area since it will match the typical county road template.

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 7/6/17
Signature of owner (or authorized representative)

Signature of applicant (if different from owner) Date

[Signature] _____ Date 7/6/17
Signature of Engineer



Review and Recommendation
APPROVED by the ECM Administrator

[Signature] _____ Date 11 July 2017

This request has been determined to have met the criteria for approval. A deviation from Section 2-6 of ECM is hereby granted based on the justification provided. Comments:

- CONDITIONS:
- DRIVEWAY PERMIT REQUIRED (CONDITIONS SHALL BE INCLUDED IN ACCESS PERMIT)
 - ACCESS SHALL BE GATED IN ACCORDANCE WITH APPROVED PLOT PLAN
 - ACCESS LIMITED TO RIGHT-OUT ONLY
 - ACCESS LIMITED TO TWO TRUCK TRIPS PER WEEK; A NEW ACCESS PERMIT AND DEVIATION REQUEST WILL BE REQUIRED IF PROPERTY OWNER INCREASES THE WEEKLY HAULING TRIP IN EXCESS OF TWO TRIPS PER WEEK.
- 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.
• ADDITIONAL CONDITIONS ATTACHED

FILE DEV-17-014

- This deviation and the related access permit is only for the use and purpose stated in deviation and the related access permit. Any changes, based upon existing and/or anticipated future conditions in traffic volumes, drainage, types of traffic, or other operational aspects may render this permit void, requiring a new deviation and application for access permit to be submitted for review by the Department and/or Issuing Authority.
- This deviation will allow right-out (only) access to Stapleton Road as depicted on the approved plot plan. However, this access may be prohibited at some future date. If the County requires the removal of the access, the improvements required by El Paso County in association with the access removal shall be designed and constructed in accordance with all of the El Paso criteria in effect at the time of the access removal and shall be completed by the property owner at no cost to El Paso County .

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