



**Planning and Community  
Development Department**  
**2880 International Circle**  
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**DEVIATION REQUEST  
AND DECISION FORM**

Updated: 6/26/2019

**PROJECT INFORMATION**

Project Name : Iron Ridge Subdivision  
 Schedule No.(s) : 6100000457 & 6100000439  
 Legal Description : Portion of SE ¼ of Sect. 13, Township 11 S, Range 66 W of the 6<sup>th</sup> Principal Meridian, El Paso County, CO

**APPLICANT INFORMATION**

Company : All Terrain Engineering  
 Name : Nicholas Jokerst  
 Owner  Consultant  Contractor  
 Mailing Address : 1004 W Van Buren St  
  
 Phone Number : 530-391-7365  
 FAX Number : n/a  
 Email Address : njokerst@allterraineng.com

**ENGINEER INFORMATION**

Company : All Terrain Engineering  
 Name : Nicholas Jokerst Colorado P.E. Number : 59273  
 Mailing Address : 1004 W Van Buren St.  
  
 Phone Number : 530-391-7635  
 FAX Number : n/a  
 Email Address : njokerst@allterraineng.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.

01-06-2026

Signature of owner (or authorized representative)

Date

Engineer's Seal, Signature  
And Date of Signature



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

A deviation from the standards of or in Section **ECM 2.3.3.F.3** of the Engineering Criteria Manual (DCM) is requested.

Identify the specific ECM standard which a deviation is requested:

Engineering Criteria Manual – Section 2.3.3.F.3 Broken Back curves - I.7.1.C.1.A - Two curves in the same direction (broken back curves) shall be separated by a tangent with a length of at least two times the minimum length shown in Table 2-10. For local roadways, a minimum tangent of 200 feet shall be used to separate all broken back curves.

State the reason for the requested deviation:

The deviation is being requested to reduce the lot and roadway area within the site's existing geologic hazards and constraints. The geologic hazards and constraints include artificial fill, potentially expansive soils, downslope creep, potentially unstable slopes, shallow bedrock, seasonal and potentially seasonal shallow groundwater areas, areas of ponded water, erosion, and the potential for elevated radon levels. The roadway design intention is to limit the roadway area within the geologic hazards. Given the site's existing topography, location of existing Brown Road and the geologic hazards, Iron Ridge Court is severely constrained and a deviation from broken back length standard allows the road to avoid significant impact to geologic hazard areas. Furthermore, the site's existing topography is very severe, with some slopes exceeding 50%. This topography makes it challenging to design a roadway meeting EPC ECM slope and vertical curve criteria while still leaving 'buildable' lot areas, when considering geologic hazards as well. By reducing the broken back curve length, Iron Ridge Court can meet other EPC ECM criteria.

Explain the proposed alternative and compare to the ECM standards (May provide applicable regional or national standards used as basis):

The proposed alternative requests the 200' distance to be reduced to 135' for Iron Ridge Court. While the EPC ECM doesn't provide additional commentary regarding broken back curves, CDOT provides additional guidance. According to CDOT, Roadway Design Guide Section 6.3.4.6 "the broken back" arrangement of curves should be avoided except where very unusual topography or right of way conditions make other alternatives impractical." Due to the topography constraints explained above and the ROW constraints due to the location of existing Brown Road, which Iron Ridge Court must line up with, I believe this site qualifies for a reduction of the criteria.

**LIMITS OF CONSIDERATION**

(At least one of the conditions listed below must be met for this deviation request to be considered.)

- The ECM standard is inapplicable to the particular situation.
- 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.
- 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.

Provide justification:

If the broken back curve on Iron Ridge Court is replaced with a single curve with a radius of 300' (per EPC ECM criteria for rural local roadways), Iron Ridge Court would be pushed so far east that it would not be possible to plat lots on the east side of the road, due to the proximity of unnamed tributary to East Cherry Creek that will be platted as a no build easement. Since Iron Ridge Court is a dead end and only serves the 14 home sites located on it, it would not provide any benefit to the public to uphold this standard. The required site distance at Iron Ridge Court and Walker Road is not impacted by this variance. A reduction in posted speed is not required because of this variance. At a speed of 25 mph or ~37 ft/sec, a driver would have approximately 3.6 seconds from the exit of the 1<sup>st</sup> curve before the beginning of the 2<sup>nd</sup> curve. 3.75 seconds is adequate reaction time for the driver given there are no intersections along this stretch of roadway.

**CRITERIA FOR APPROVAL**

Per ECM section 5.8.7 the request for a deviation may be considered if the request is **not based exclusively on financial considerations**. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting 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 deviation achieves the intended result with a comparable or superior design because it limits the roadway footprint within zones of geologic hazard and constraints to a minimum.

The deviation will not adversely affect safety or operations.

The deviation will not adversely affect the safety of Iron Ridge Court. With a posted speed of 25 mph and 135' between the broken back curve, a driver would have 3.75 seconds from the exit of the 1<sup>st</sup> curve to the beginning of the 2<sup>nd</sup> curve. The average reaction time for a driver is 2.5 seconds and therefore has adequate time to prepare for the 2<sup>nd</sup> curve.

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

The deviation will not negatively affect maintenance and associated cost as it reduces the overall roadway footprint and therefore reduces the maintenance needs.

The deviation will not adversely affect aesthetic appearance.

The deviation will not adversely affect aesthetic appearance as it will result in a less roadway/grading tie back. Therefore more of the natural landscape will be preserved.

The deviation meets the design intent and purpose of the ECM standards.

The deviation meets the design intent and purpose of the ECM standards because it balances engineering criteria with the existing, natural condition of the site. The Black Forest area is a rural landscape with low development impact. This deviation aligns with the intent of the area.

The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.

Water quality and detention will be provided for Iron Ridge Court.

**REVIEW AND RECOMMENDATION:**

**Approved by the ECM Administrator**

This request has been determined to have met the criteria for approval. A deviation from Section 2.3.3.F.3 of the DCM is hereby granted based on the justification provided.

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L J

**Denied by the ECM Administrator**

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

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L J

**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.

# IRON RIDGE

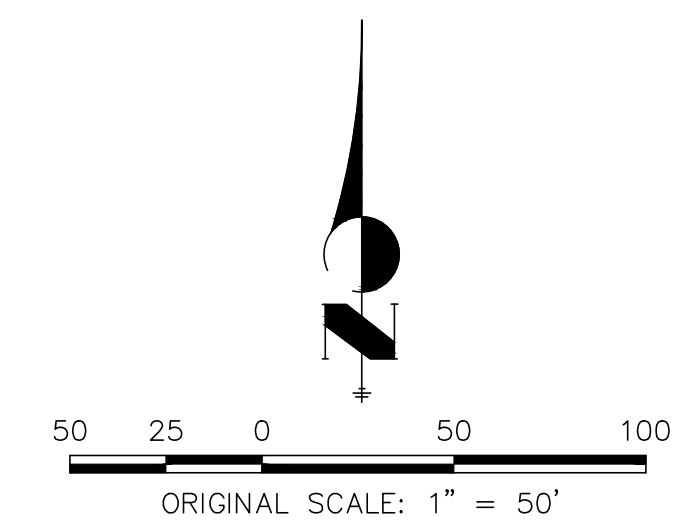
## VARIANCE REQUEST

Deviation



- Legend:**
- Qaf- Artificial Fill Deposits of Holocene Age:  
Man-made fill deposits
  - Qal- Recent Alluvium of Holocene Age:  
Recent water deposited materials along drainage channel
  - Qt- Terrace Alluvium one of Holocene and late Pleistocene Age:  
Stream terrace deposits along drainage channel
  - Qc/Tkd Colluvium of Quaternary Age Overlying the Dawson Formation of Tertiary to Cretaceous Age:  
Sheetwash and residual soil deposits overlying arkosic sandstone with interbedded siltstone and claystone
  - er- erosion
  - sw- seasonally wet
  - w - ponded water
  - dsc - downslope creep
  - pu - potentially unstable slopes

VARIANCE REQUEST	
IRON RIDGE	
JOB NO. 25009	
LOCATION: EPC	
09/17/2025	
SHEET	1





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

A deviation from the standards of or in Section 2.3.8 of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

Section 2.3.8.A of the County's ECM indicates that cul-de-sacs shall have a minimum radius of 45 feet and a maximum length of 750 feet for urban conditions and a minimum radius of 50 feet and a maximum length of 1,600 feet for rural conditions.

State the reason for the requested deviation:

Colt Court is classified as a rural local roadway. Per the site plan provided, the extension of Colt Court results in a total length of 2,647 feet.

Explain the proposed alternative and compare to the ECM standards (May provide applicable regional or national standards used as basis):

The proposed alternative is for Colt Court to be extended to provide access to the proposed development while maintaining the cul-de-sac termination.

**LIMITS OF CONSIDERATION**

(At least one of the conditions listed below must be met for this deviation request to be considered.)

- The ECM standard is inapplicable to the particular situation.
- 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.
- 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.

Provide justification:

Due to property constraints, the proposed development does not have the ability to provide access to an adjacent roadway without providing a roadway length greater than 1,600 feet. For this reason, the extension of Colt Court is considered the more favorable solution as other solutions would not meet the standards set forth within the ECM and therefore cause an undue hardship. Additionally, it is recognized through aerial imagery that cul-de-sac lengths greater than 1,600 feet are common in rural areas within the County and the surrounding area.

**CRITERIA FOR APPROVAL**

Per ECM section 5.8.7 the request for a deviation may be considered if the request is **not based exclusively on financial considerations**. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting 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.

Per the latest traffic study, analysis results conclude how traffic operations are LOS A for existing and all future scenarios (background and total build-out). This complies with Section B.4.1.A of the County's ECM (LOS D or better). Additionally, the latest traffic study shows minimal vehicle queueing under the existing geometry of the Walker Road and Colt Court intersection.

The deviation will not adversely affect safety or operations.

Operations are already projected at LOS A which is considered to be exceptionally favorable.

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

The roadway is being constructed to meet all other County criteria. The cul-de-sac meets the required turning radii and will allow for snow removal as well as ongoing roadway maintenance. The length of the cul-de-sac will not impact the ability to maintain, or the costs.

The deviation will not adversely affect aesthetic appearance.

The deviation will not adversely affect aesthetics. The surrounding rural area is characterized by cul-de-sacs that exceed the limitation due to the current Land Development Code standards. The RR-2.5 and RR-5 zone districts both require a minimum frontage of 200 feet and the Code allows for up to 25 lots on a dead-end road. These criteria result in dead end roads of 2,500 feet in length.

The deviation meets the design intent and purpose of the ECM standards.

This deviation request meets the design intent and purpose of the ECM standards because the intent of the traffic study is to assess impacts caused by the proposed development. The latest traffic study supports the extension of Colt Court.

The deviation meets the control measure requirements of Part 1.E.3 and Part 1.E.4 of the County's MS4 permit, as applicable.

The deviation will not impact Part 1.E.3 and Part 1.E.4 of the County's MS4 permit.

**REVIEW AND RECOMMENDATION:**

**Approved by the ECM Administrator**

This request has been determined to have met the criteria for approval. A deviation from Section 2.3.8.A of the ECM is hereby granted based on the justification provided.

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L J

**Denied by the ECM Administrator**

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

Γ Γ

L J

**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.

**MONUMENT FIRE DISTRICT**  
16055 Old Forest Point, Suite #102  
Monument, CO 80132  
(719) 484-0911  
[www.monumentfire.org](http://www.monumentfire.org)  
*Proudly serving the Tri-Lakes Region*



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Andy Kovacs, Fire Chief

To: El Paso County Planning and Community Development Department  
From: Jonathan Bradley, Fire Marshal  
Subject: Iron Ridge-Colt Court  
Date: October 23, 2025

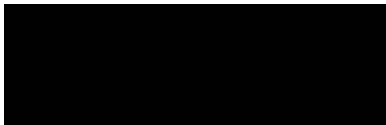
The Monument Fire District has reviewed the project and were asked the specific question: Does the extension of Colt Court meet fire department requirements.

Based on our initial review:

- The Colt Court extension is approximately 1500' long (individual property driveways may be considered to meet intermediate turnaround requirements)
- The Colt Court driving surface is 60' wide
- The Colt Court cul-du-sac has 120' diameter

These dimensions are acceptable to the District.

Thank you for the opportunity to comment,

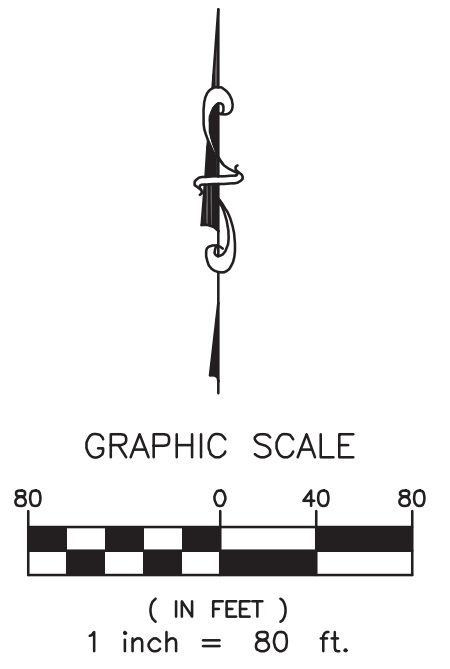


Jonathan Bradley  
Fire Marshal  
Monument Fire District  
[jbradley@monumentfire.org](mailto:jbradley@monumentfire.org)  
719-244-7428

**PRELIMINARY PLAN  
IRON RIDGE SUBDIVISION NO. 1**  
A PORTION OF THE SOUTHEAST QUARTER  
SEC. 13, T11S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND:**
- Storm Sewer Culvert
  - Overhead Electric Line
  - Telephone Pedestal
  - Telephone Locate
  - Fiber-Optic Locate
  - Fiber-Optic Vault
  - Utility Pole
  - Street Sign
  - Wire Fence
  - Fence Remnants
  - Plastic Fence
  - Approximate Line of Potential Geological Hazard
  - Approximate Area of Potential Geological Hazard
  - Boundary Line
  - Lot Line
  - Easement Line
  - Setback Line
  - View Corridor/ No-Build Area



Project No.: 25193  
September 19, 2025  
Sheet 3 of 3

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,  
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO

**PRELIMINARY PLAN  
IRON RIDGE SUBDIVISION NO. 1 & 2**

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