



**Planning and Community
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DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name : Rolling Meadows/ Bull Hill Phase-1 (Antelope Ridge at Bull Hill)
 Schedule No.(s) : 5500000324
 Legal Description : A portion of the above schedule number.

APPLICANT INFORMATION

Company : Matrix Design Group
 Name : Ross Friend
 Owner Consultant Contractor
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 FAX Number :
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ENGINEER INFORMATION

Company : Core Engineering Group
 Name : Richard Schindler, P.E. Colorado P.E. Number : 33997
 Mailing Address : 15004 1st Avenue S.
 Burnsville, MN 55306

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 FAX Number :
 Email Address : Rich@ceg1.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.

Jeff Mark

Signature of owner (or authorized representative)

04/27/2026 PDT

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 2.2.5.D of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

The specific ECM standard that we are requesting a deviation from is "on a major collector roadway, the closest local roadway intersection to an arterial roadway shall be 660 feet (right-of-way of arterial to centerline of local roadway)."

State the reason for the requested deviation:

The deviation is requested because a proposed local intersection along Roling Meadows Parkway (non-residential collector) is approximately 547' from the ROW line of Bradley Road. The proposed local intersection will provide access to a commercial site and high-density housing. The current design of Rolling Meadow Parkway is wide enough to accept a double northbound left if needed in the future. That wouldn't occur until Bradley was a four-lane arterial road. Shifting the intersection south, as an alternative, impacts the spacing at Calf Creek. The current proposed alignment maintains optimal spacing between Bradley Road and Calf Creek.

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

The proposed alternative to the ECM standard is requested to accommodate a future local access intersection along Rolling Meadows Parkway. The future local intersection will provide access to a commercial site and high-density housing and will be spaced approximately 547-ft from the ROW line of Bradley Road.

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:

The proposed local intersection will provide access to a commercial site and high-density housing and is spaced at 547-ft from the ROW line of Bradley Road. The current design of Rolling Meadow Parkway is wide enough to accept a double northbound left if needed in the future. That wouldn't occur until Bradley was a four-lane arterial road. Shifting the intersection south, as an alternative, impacts the spacing at Calf Creek. The current proposed alignment maintains optimal spacing between Bradley Road and Calf Creek.

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 will achieve the intended result with a comparable design and quality of improvement. The intersection spacing will be adequate for the commercial/high-density residential access and would be improved by the addition of a double northbound left once Bradley Road is improved to 4 lanes, if needed in the future.

The deviation will not adversely affect safety or operations.

The proposed deviation will not adversely affect safety or operations.

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

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

The deviation will not adversely affect aesthetic appearance.

The requested deviation will not adversely affect aesthetic appearance.

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

The deviation will meet the design intent and purpose of the ECM as the proposed alternative will provide adequate intersection spacing and Rolling Meadow Parkway is wide enough for future improvement of a double northbound left, if needed.

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 requirements will be met regardless of the intersection spacing alternative.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

This request has been determined to have met the criteria for approval. A deviation from Section 2.2.5.D of the ECM is hereby granted based on the justification provided.

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Denied by the ECM Administrator

This request has been determined not to have met criteria for approval. A deviation from Section 2.2.5.D of the ECM is hereby denied.

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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.

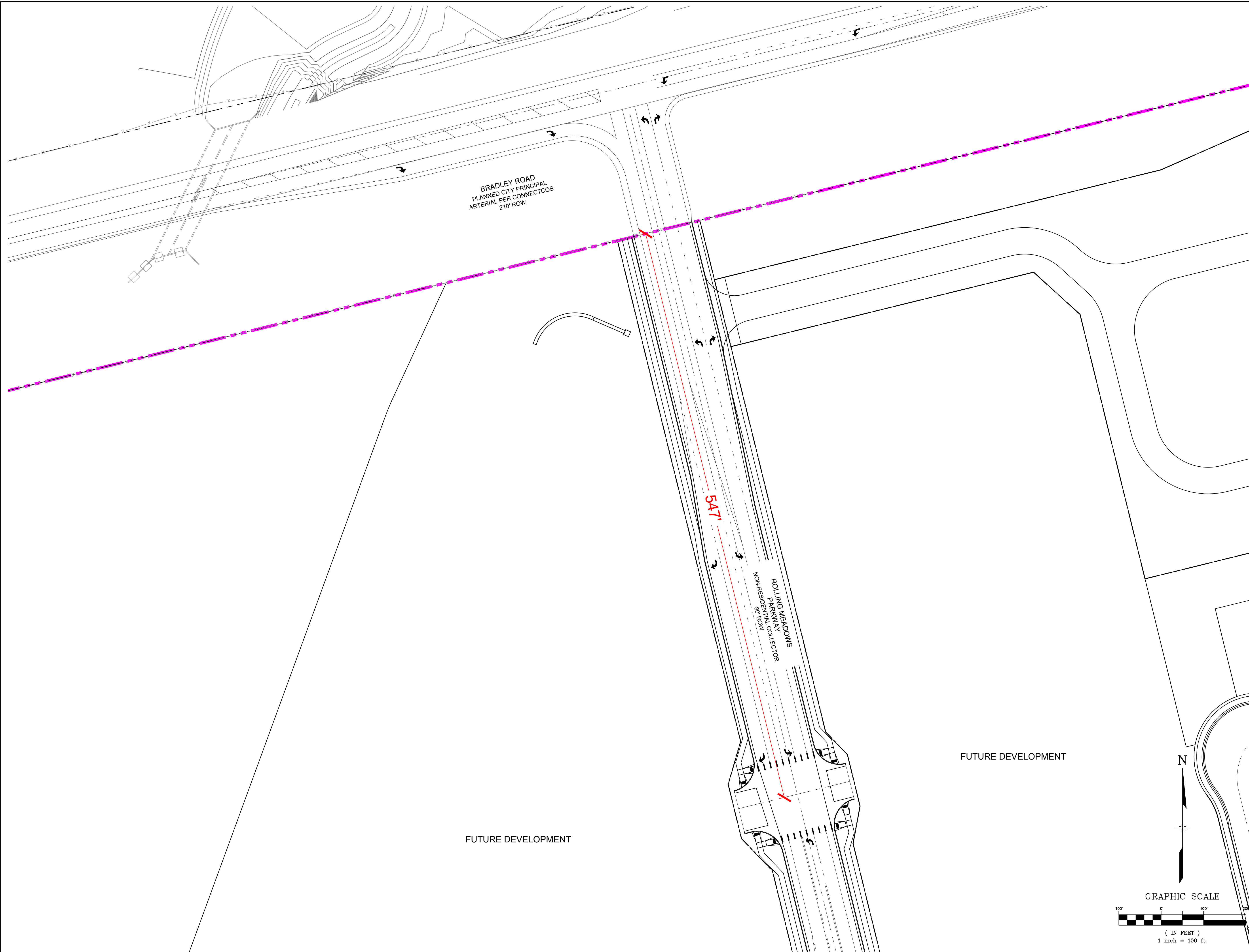
1.6. LIMITS OF APPROVAL

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.

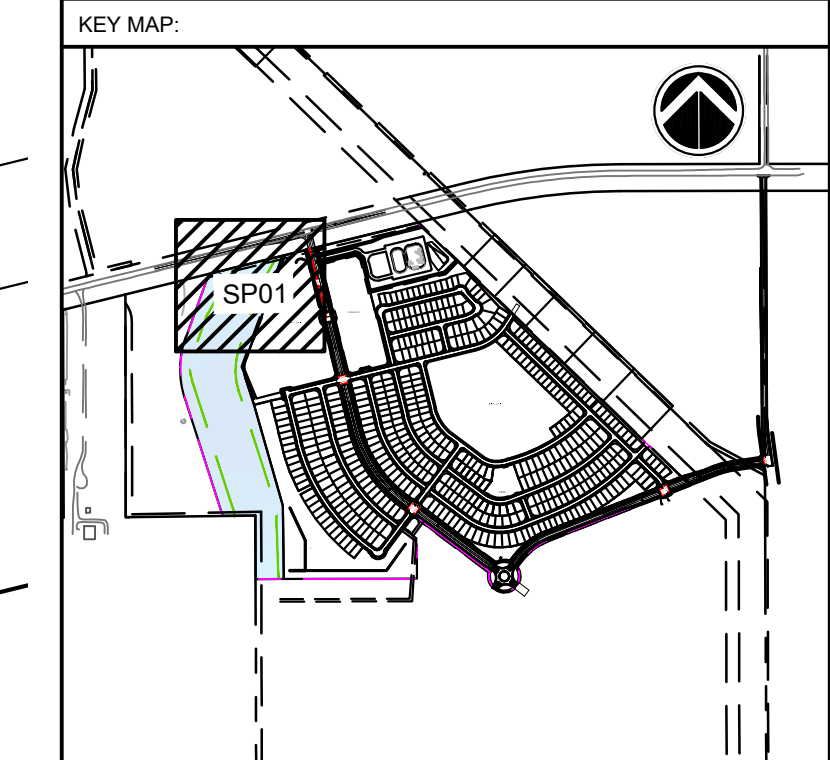
FILE LOCATION: S:\24-1129\029 ROLLING MEADOWS-BULL HILL PHASE-1 PUDSP400 CAD\0505 EXHIBITS\DEV4\DEV4_4 EXHIBIT.DWG



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APPROVAL:



PROJECT:
**ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN**
EL PASO COUNTY, COLORADO
JANUARY 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	11/26/2025	REVISED PER COUNTY COMMENTS	RAF

DRAWING INFORMATION:
PROJECT NO: 24.1129.029
DRAWN BY: JS
CHECKED BY: RF
APPROVED BY: JA
SHEET TITLE:

DEVIATION EXHIBIT

DEV4
SHEET 1 OF 1
PCD FILE NO:

