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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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Settlers Ranch Filing No. 2C - Deviation Request (Cul-De-Sac Centerline Grade)

General Property Information:

Address of Subject Property (Street Number/Name): Settlers Ranch Road
Tax Schedule ID(s) #: 61230-04-038
Legal Description of Property:
Settlers Ranch Filing No. 2C

Subdivision or Project Name:
Settlers Ranch Filing No. 2C

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

Specific Criteria from Which a Deviation is Sought:: Figure 2-32 Typical Cul-de-Sac Requirements - Maximum Centerline Grade

Proposed Nature and Extent of Deviation: The deviation is for the new public street segment of the North Cul-de-Sac of Settlers Ranch Road within Filing No. 2C. The ECM-prescribed maximum centerline grade for Rural Roadways is 2%. This deviation request is to allow for a maximum centerline grade of 3% as depicted on the subdivision plan and profile drawings.

Applicant Information:

Applicant: Hodgen Settlers Ranch LLC
Applicant is: X Owner _____ Consultant _____ Contractor
Mailing Address: PO Box 1488, Monument, CO
Telephone Number: (719) 338-3116
Email Address: markdavis.oaksbury@gmail.com
State: CO Postal Code: 80132
Fax Number:

Engineer Information:

Engineer: John P. Schwab, P.E.
Company Name: JPS Engineering, Inc.
Mailing Address: 19 E. Willamette Avenue
Registration Number: CO# 29891
Telephone Number: (719)-477-9429
Email Address: john@jpsengr.com
State: CO Postal Code: 80903
State of Registration: CO
Fax Number: (719)-471-0766

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: Figure 2-32 Typical Cul-de-Sac Requirements - Maximum Centerline Grade

Proposed Nature and Extent of Deviation: The deviation is for the new public street segment of the North Cul-de-Sac of Settlers Ranch Road within Filing No. 2C. The ECM-prescribed maximum centerline grade for Rural Roadways is

2%. This deviation request is to allow for a maximum centerline grade of 3% as depicted on the subdivision plan and profile drawings.

Reason for the Requested Deviation: The existing topography descends significantly to the north end of the North Cul-de-Sac of Settlers Ranch Road within Filing No. 2C. The proposed maximum centerline grade of 3% provides a better grade transition to the lots and driveways along the north side of the cul-de-sac.

Comparison of Proposed Deviation to ECM Standard: The proposed maximum centerline grade of 3% exceeds the maximum grade of 2% shown on ECM Figure 2-32 for Rural Roads. However, ECM Figure 2-32 shows a maximum allowable grade of 3% for Urban Roads. ECM Table 2-16 shows a maximum centerline grade of 3%, with no differentiation between rural and urban roads.

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

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 topography descends significantly to the north end of the North Cul-de-Sac of Settlers Ranch Road within Filing No. 2C. The proposed maximum centerline grade of 3% provides a better grade transition to the lots and driveways along the north side of the cul-de-sac.

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 requested deviation is not based exclusively on financial considerations, but rather it is based on topographic constraints.

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

The proposed maximum centerline grade is fully consistent with the maximum centerline grade of 3% stated in Table 2-16 of the ECM.

The deviation will not adversely affect safety or operations.

The requested deviation will not adversely affect safety or operations.

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

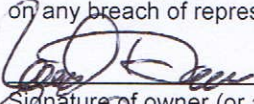
Maintenance will not be adversely affected based on the proposed deviation.

The deviation will not adversely affect aesthetic appearance.

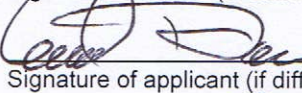
Aesthetic appearance will not be adversely affected based on the proposed deviation.

Owner, Applicant and Engineer Declaration:

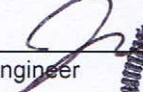
To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations 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 of owner (or authorized representative) 6/3/19
Date



Signature of applicant (if different from owner) 6/3/19
Date



Signature of Engineer 6/3/19
Date



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.