



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): Parcel E, Deer Creek Road, Monument, CO 80132

Tax Schedule ID(s) #: 71114-04-111 and 71114-00-007

Legal Description of Property: \_\_\_\_\_

Southeast portion of Section 11, Township 11 South, Range 67 West of the 6th Principal Meridian, El Paso County, CO

Subdivision or Project Name:  
North Bay at Lake Woodmoor

Section of ECM from Which Deviation is Sought: ECM Section 2.2.4.B.7

Specific Criteria from Which a Deviation is Sought: Figure 2-17, and ECM Table 2-7, Typical Urban Local (Low Volume) Cross-section

Proposed Nature and Extent of Deviation: \_\_\_\_\_  
24' paved width with 12' lanes to 21'-8" paved width with 10'-10" lanes

**Applicant Information:**

Applicant: Lake Woodmoor Holdings, LLC Email Address: ttaylor@laplatalc.com

Applicant is:  Owner  Consultant  Contractor

Mailing Address: 1755 Telstar Drive, Colorado Springs State: CO Postal Code: 80920

Telephone Number: (719) 867-2250 Fax Number: \_\_\_\_\_

**Engineer Information:**

Engineer: Christopher J. Castelli, P.E. Email Address: ccastelli@kiowaengineering.com

Company Name: Kiowa Engineering Corporation

Mailing Address: 1604 South 21st Street, Colorado Springs State: CO Postal Code: 80904

Registration Number: 38842 State of Registration: Colorado

Telephone Number: (720) 330-2553 Fax Number: \_\_\_\_\_

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

Section of ECM from Which Deviation is Sought: 2.2.4.B.7

Specific Criteria from Which a Deviation is Sought: \_\_\_\_\_

Sought: 24' paved width with 12' lanes

Proposed Nature and Extent of Deviation: 21'-8" paved width with 10'-10" lanes

Reason for the Requested Deviation: \_\_\_\_\_  
A smaller road cross-section with compact road design on the proposed private streets will achieve the goal of retaining natural features and open space on the parcel.

Comparison of Proposed Deviation to ECM Standard: \_\_\_\_\_  
Lane widths will be reduced 14-inches. Tri-Lakes Fire Department is aware of the street sections.

Applicable Regional or National Standards used as Basis: \_\_\_\_\_  
Colorado Springs Fire Department required minimum width is 20 feet. with appropriate Fire Lane designation.  
These roadways will be marked on both sides as 'No Parking Fire Lane'. Tri-Lakes Monument Fire Department is  
aware of the slightly reduced lane widths and have approved the layout.

**Application Consideration:**

**CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION**

**JUSTIFICATION**

■ The ECM standard is inapplicable to a particular situation.

The ECM standard is too restrictive to allow for reasonable development of the site.

■ 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.

Due to the site constraints and goal of retaining natural features and open space for the project site.

■ 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.

A relaxation of the ECM requirement is needed in order to develop the site. The private roads act much like a private parking lot and the slightly reduced lane widths should not cause undue impact.

**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 request is to help preserve natural features and open space on the site.

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

The request will allow for design to provide the intended result of preserving natural features and open space on the site.

The deviation will not adversely affect safety or operations.

The slight reduction in lane width will not adversely affect safety or operations. The road narrowing and light through traffic will result in lower speeds, helping with pedestrian safety. Tri-Lakes Monument Fire Department is aware of the roadway widths and have approved the layout.

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

While private snow removal may be affected by the request, the overall maintenance costs should not be impacted. The proposed roads within the development are private, and will not be maintained by the County.

The deviation will not adversely affect aesthetic appearance.

The narrower street cross-section will have a smaller footprint that will retain more natural features and open space for the development. As a result, the request will not adversely impact aesthetic appearance.

**Owner, Applicant and Engineer Declaration:**

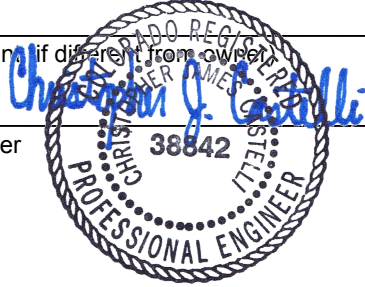
To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations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

\_\_\_\_\_  
Signature of applicant (if different from owner) \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Signature of Engineer \_\_\_\_\_ Date February 21, 2020

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 \_\_\_\_\_ of ECM is hereby granted based on the justification provided. Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_ Additional comments or information are attached.

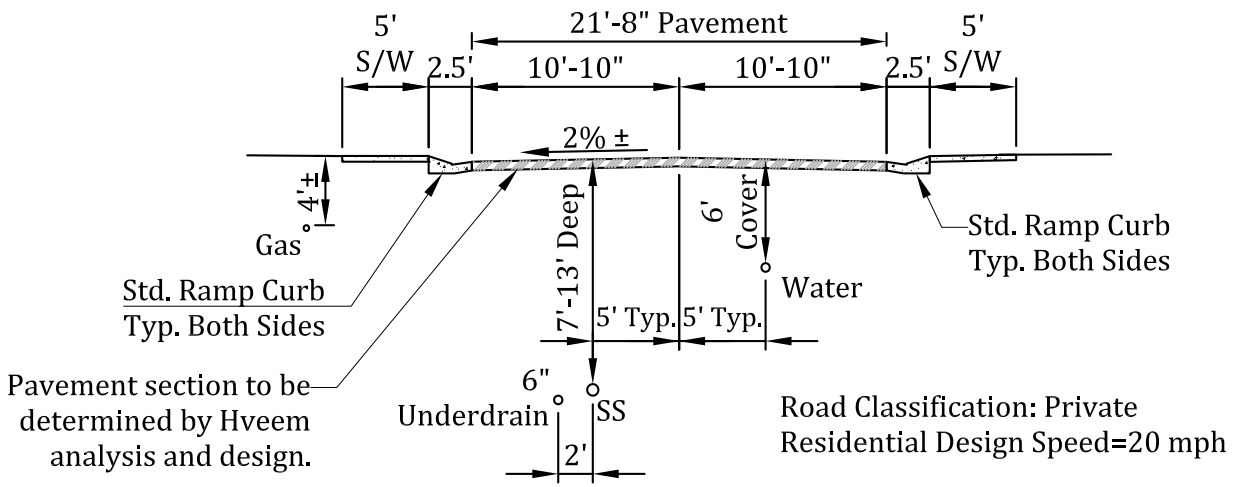
**DENIED by the ECM Administrator**

\_\_\_\_\_  
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.



## TYPICAL STREET SECTION REDBRIDGE POINT & SHOREDITCH HEIGHTS

NOT TO SCALE

15073 Deviation Request Exhibits.dwg/Feb. 20, 2020

North Bay at Lake Woodmoor  
Deviation Request - Typical Street Section  
El Paso County, Colorado

PROJECT NO. 15073

*Celebrating 30 years*  
**Kiowa**  
Engineering Corporation

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