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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): 0 Woodmoor Drive, Monument, CO 80132

Tax Schedule ID(s) #: 7111404111

Legal Description of Property: All of the Cove at Woodmoor ex condominium plat for the Cove at Woodmoor supplement group No. 1, ex that part of ly WLY of W LN of the Cove at Woodmoor Condominiums.

Subdivision or Project Name: North Bay at Lake Woodmoor

Section of ECM from which Deviation Is Sought: 2.2.5.E

Specific Criteria from which a Deviation Is Sought: Intersection spacing along a Rural Local roadway.

Proposed Nature and Extent of Deviation: Allow access intersection spacing of 266 feet (east of the Burning Creek Way (proposed)/Redbridge Point intersection to Shoreditch Heights (proposed) along Deer Creek Road. Additionally, allow access intersection spacing of 236 feet between Shoreditch Heights (proposed) and Burnt Leaf Way along Deer Creek Road.

### Applicant Information:

Applicant: Lake Woodmoor Holdings LLC Email: CHumphrey@laplatalc.com  
 Applicant Is:  Owner  Consultant  Contractor  
 Mailing Address: 1755 Telstar Drive, Suite 211, Colorado Springs State: CO Postal Code: 80920  
 Telephone Number: 719-867-2256 Fax Number: N/A

### Engineer Information:

Applicant: Jeffrey C. Hodsdon Email Address: jeff@LSCtrans.com  
 Company Name: LSC Transportation Consultants, Inc.  
 Mailing Address: 2504 E Pikes Peak Ave Suite 304, Colorado Springs State: CO  
 Postal Code: 80909  
 Registration Number: 31684 State of Registration: Colorado  
 Telephone Number: 719-633-2868 Fax Number: 719-633-5430

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

Section of ECM from which Deviation Is Sought: 2.2.5.E

Specific Criteria from which a Deviation Is Sought: Intersection spacing along a Rural Local Road

Proposed Nature and Extent of Deviation: Same as above.

Reason for the Requested Deviation: Floodplain constraints limit the allowable distance between the two proposed access points.

Comparison of Proposed Deviation to ECM Standard: ECM prescribed intersection spacing along a Rural Local road is 330 feet. Proposed intersection spacing is 266 feet between Redbridge Point (proposed)/Burning Creek Way and Shoreditch Heights (proposed) and 236 feet between Shoreditch Heights (proposed) and Burnt Leaf Way.

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

**Application Consideration:**

**CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION**

The ECM standard is inapplicable to a particular situation

N/A

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 deviation is requested to provide access to the east portion of the site via Shoreditch Heights. The east section of the property lies within the 100-year FEMA floodplain and floodway, which constrains the access location.

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.

N/A

**If at least one of the criteria is not met, this application for deviation cannot be considered.**

**Criteria for Approval:**

**PLEASE REQUEST HOW EACH OF THE FOLLOWING CRITERIA HAVE BEEN SATISFIED BY THIS REQUEST**

The request for a deviation is not based exclusively on financial considerations	<u>The request is based on the need to place the east site access (Shoreditch Heights) as far east as possible from the intersection of Redbridge Point at Deer Creek Road while avoiding the FEMA 100-year floodplain and floodway</u> _____
The deviation will achieve the intended result with a comparable or superior design and quality of improvement.	<u>The deviation would also allow for a second access to serve the eastern portion of the site. The possible location of this second access is constrained by the FEMA 100-year floodplain and floodway.</u> _____
The deviation will not adversely affect safety or operations	<u>The proposed spacing will be sufficient and will not adversely affect safety or operations. The proposed spacing will not interfere with existing or proposed auxiliary turn lanes because there are currently none and none are proposed. Also, the stopping sight distance between the access point intersections meets ECM standards.</u> _____
The deviation will not adversely affect maintenance and its associated costs.	<u>The deviation for intersection spacing would not adversely affect maintenance as the proposed streets would be private and will not be maintained by the County.</u> _____ _____
The deviation will not adversely affect aesthetic appearance.	<u>The deviation would not adversely affect aesthetics. The spacing proposed is comparable to the Local street standard with respect to the overall roadway streetscape/appearance – IE the spacing is sufficient such that the roadway will not look “cluttered” with a series of very closely spaced driveways/access points.</u> _____ _____

**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

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

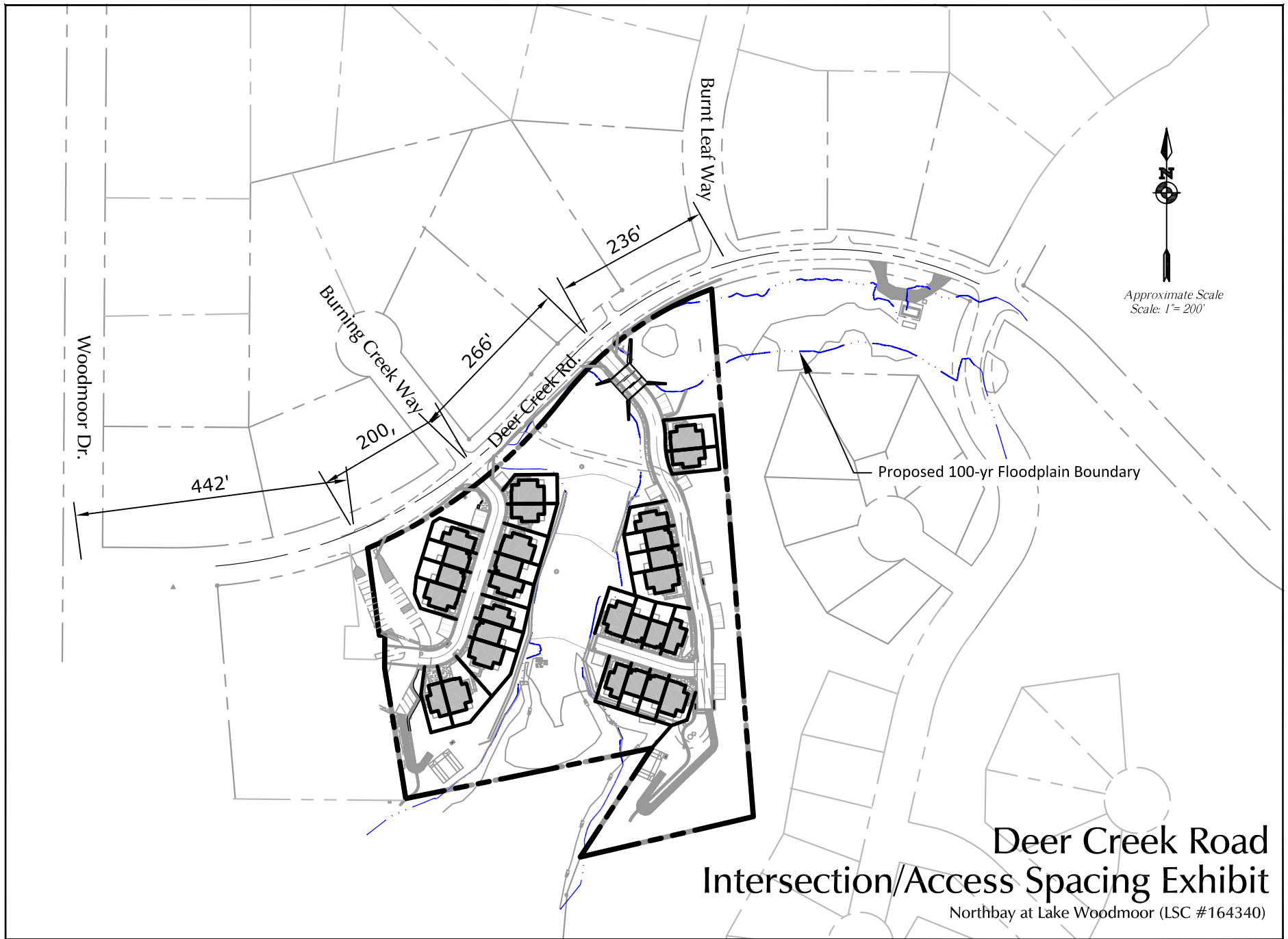
**DENIED by the ECM Administrator**

Date \_\_\_\_\_

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

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

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



Approximate Scale  
Scale: 1" = 200'

# Deer Creek Road Intersection/Access Spacing Exhibit

Northbay at Lake Woodmoor (LSC #164340)