



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): 8090, 8036, 8011 MERIDIAN PARK DR.
Tax Schedule ID(s) #: 5301001020, 5301001021, 5301001023
Legal Description of Property: TRACT B, BENT GRASS EAST COMM. FILING NO. 2,
LOT 3, BENT GRASS EAST COMM. FILING NO. 2 AND LOT 2A, BENT GRASS EAST COMM. FILING NO. 2A

Subdivision or Project Name:
BENT GRASS EAST COMMERCIAL

Section of ECM from Which Deviation is Sought: 2.5.1.B
Specific Criteria from Which a Deviation is Sought: CURB RETURNS REQUIRED FOR ACCESS SERVING
MORE THAN 10 PARKING SPACES

Proposed Nature and Extent of Deviation: REQUEST TO ALLOW COUNTY STD. DRIVEWAY (25' WIDE)
FOR ACCESS TO SMALLER COMMERCIAL LOTS

Applicant Information:

Applicant: LAND FIRST, INC. Email Address: RWALDTHAUSEN@YAHOO.COM
Applicant is: Owner Consultant Contractor
Mailing Address: 154 DEL ORO CIRCLE State: CO Postal Code: 80919
Telephone Number 719-491-0801 Fax Number N/A

Engineer Information:

Engineer: MARC WHORTON Email Address: MWHORTON@CLASSICCONSULTING.NET
Company Name: CLASSICCONSULTING
Mailing Address: 6385 CORPORATE DRIVE, SUITE 101 State: CO Postal Code: 80919
Registration Number: 37155 State of Registration: COLORADO
Telephone Number: 719-785-2802 Fax Number: 719-785-0799

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

Section of ECM from Which Deviation is Sought: 2.5.1.B
Specific Criteria from Which a Deviation is Sought: CURB RETURNS REQUIRED FOR ACCESS SERVING
MORE THAN 10 PARKING SPACES

Proposed Nature and Extent of Deviation: REQUEST TO ALLOW COUNTY STD. DRIVEWAY (25' WIDE)
FOR ACCESS TO SMALLER COMMERCIAL LOTS

Reason for the Requested Deviation: ACCESS IS FOR SMALL COMMERCIAL LOTS (LESS THAN 1.0 AC.)
THAT ARE NOT RETAIL USES AND HAVE MINIMAL TRAFFIC GENERATION.

Comparison of Proposed Deviation to ECM Standard: DRIVEWAY ACCESS WILL FUNCTION THE SAME AS
CURB RETURN ACCESS AND BOTH HAVE THE SAME WIDTH

Applicable Regional or National Standards used as Basis: LOCAL INDUSTRY STANDARDS SEEMS TO ALLOW FOR BOTH TYPES OF ACCESS THAT FUNCTION WELL

Application Consideration:

CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION

JUSTIFICATION

The ECM standard is inapplicable to a particular situation.

THE REQUIREMENT FOR CURB RETURNS FOR AN ACCESS SERVING MORE THAN 10 PARKING SPACES SEEMS ARBITRARY AND DOES NOT TAKE INTO ACCOUNT THE SPECIFIC LAND USE, SIZE OF THE PROPERTY BEING SERVED, CLASSIFICATION OF THE STREET BEING ACCESSED OR TRAFFIC GENERATION

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.

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 DRIVEWAY ACCESSES WERE BUILT IN CONJUNCTION WITH THE PUBLIC ROAD BASED ON THE SPECIFIC LAND USES AND MINIMAL LOT SIZES AND WILL FUNCTION AS WELL AS CURB RETURN ACCESSES

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

THE DRIVEWAY ACCESSES WILL INDEED FUNCTION AS WELL AS A CURB RETURN ACCESS BASED ON THE LAND USE

The deviation will not adversely affect safety or operations.

THE PROPOSED DRIVEWAY ACCESSES WILL HAVE NO EFFECT OF SAFETY ALONG THE PUBLIC ROAD

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

THE DRIVEWAY ACCESSES WILL NOT INCREASE COUNTY MAINT. COSTS

The deviation will not adversely affect aesthetic appearance.

THE DRIVEWAY ACCESSES WILL HAVE NOT EFFECT ON AESTHETICS ALONG THIS PUBLIC ROAD

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] _____ Date 1/23/15
Signature of owner (or authorized representative)

Signature of applicant (if different from owner) Date

[Signature] _____ Date 1/23/15
Signature of Engineer

Engineer's Seal



Review and Recommendation:

APPROVED by the ECM Administrator
[Signature] _____ Date 1-27-15

This request has been determined to have met the criteria for approval. A deviation from Section 2.5.1.B 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.

