



Development Services Department
2880 International Circle
Colorado Springs, Colorado 80910

DEVIATION REVIEW AND DECISION FORM

Phone: 719.520.6300
Fax: 719.520.6695
Website: www.elpasoco.com

Procedure # R-F-M-051-07
Issue Date: 12/31/07
Revision Issued: 00/00/00

DSD FILE NO.:

--	--	--	--	--	--	--	--

General Property Information:

Address of Subject Property (Street Number/Name): Saddlehorn Ranch 824 Acre, SE of Judge Orr and Curtis Road

Tax Schedule ID(s) #: 4300000561, 4400000562, 4300000556

Legal Description of Property: See Attached Document

Subdivision or Project Name: Saddlehorn Ranch

Section of ECM from Which Deviation is Sought: Standard Drawings for Rural Local Roadways

Specific Criteria from Which a Deviation is Sought: ECM does not have a standard detail for a "knuckle"

Proposed Nature and Extent of Deviation: Applicant wishes to use a modified version of the urban local detail

Applicant Information:

Applicant: William Guman and Associates, Ltd. Email Address: bill@guman.net

Applicant is: Owner Consultant Contractor

Mailing Address: 731 North Weber Street, Ste 10, Colorado Springs State: CO Postal Code: 80903

Telephone Number: 719-633-9700 Fax Number:

Engineer Information:

Engineer: Mike Bramlett Email Address: mbramlett@jrengineering.com

Company Name: JR Engineering

Mailing Address: 5475 Tech Center Dr, Ste 235, Colorado Springs State: CO Postal Code: 80919

Registration Number: 32314 State of Registration: CO

Telephone Number: 719-593-2593 Fax Number:

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

Section of ECM from Which Deviation is Sought: Standard Drawings for Rural Local Roadways

Specific Criteria from Which a Deviation is Sought: ECM does not have a standard detail for a "knuckle"

Proposed Nature and Extent of Deviation: Applicant wishes to use a modified version of the urban local detail for a knuckle, modified to account for roadside ditches

Reason for the Requested Deviation: Applicant believes the knuckle is appropriate for the geometry of the site

Comparison of Proposed Deviation to ECM Standard: See attached exhibit

Applicable Regional or National Standards used as Basis: N/A, Lorson Ranch Filing 2 plat was used as a reasonable basis.

El Paso County Procedures Manual

Procedure # R-F-M-051-07

Issue Date: 12/31/07

Revision Issued: 00/00/00

Application Consideration:

CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION

JUSTIFICATION

x The ECM standard is inapplicable to a particular situation.

ECM does not provide for a detail

x 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 topography of the site and natural features lends itself to the use of a "knuckle" to create an efficient layout

x 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.

Use of standard radius curves would create excessively large lots and reduce the number of lots

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.

This request is not based on financial consideration, but rather the use of a recognized land development and roadway layout concept

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

This deviation achieves a superior lot layout improves the subdivision

The deviation will not adversely affect safety or operations.

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


Maintenance of the roadway will not be affected.


The deviation will not adversely affect aesthetic appearance.

The use of the knuckles does not adversely affect 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.

 7-8-19
Signature of owner (or authorized representative) Date

 7-8-19
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 criteria for approval. A deviation from Section
of ECM is hereby denied. Comments:

Additional comments or information are attached.