



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): N/A

Tax Schedule ID(s): #5200000393

Legal Description of Property: TR IN SE4 SEC 21 & NE4 SEC 28-12-65 DESC AS FOLS: BEG AT SW COR SE4, TH N 00<25'32" W 650.0 FT, N 89<40'31" E 2076.87 FT, TO A PT ON THE WLY R/W LN OF VOLLMER RD, TH S 21<41'10" W 2018.07 FT, N 00<35'59" W 1220.99 FT, S 89<40'31" W 1313.52 FT TO POB

Subdivision or Project Name: Retreat at Timber Ridge

Section of ECM from Which Deviation is Sought: Section 2.3.8.A. Cul-de-Sacs

Specific Criteria from Which a Deviation is Sought: Maximum Length of Rural Cul-de-Sac

Proposed Nature and Extent of Deviation: A 1,270-foot-long interim cul-de-sac is proposed to serve 10 lots for single family homes. The Nature **Refuge Road** cul-de-sac would extend north from Arroya Lane about 1,935 feet east of Vollmer Road. These two street segments would essentially be a cul-de-sac of approximately 3,205 feet. This length would exceed the maximum cul-de-sac length of 1,600 feet specified for rural roads in the ECM. This would be an interim condition.

Applicant Information:

Applicant: ARROYO INVESTMENTS LLC

Email Address: pmartzlrg@comcast.net

Applicant is: ☒ Owner ☐ Consultant ☐ Contractor

Mailing Address: 1283 KELLY JOHNSON BLVD

State: CO

Postal Code: 80920

Telephone Number: (719) 491-3150

Fax Number: _____

Engineer Information:

Engineer: Jeffery C. Hodsdon, P.E., P.T.O.E

Email Address: jeff@LSCtrans.com

Company Name: LSC Transportation Consultants, Inc.

Mailing Address: 545 E Pikes Peak Ave, Suite 210, Colorado Springs

State: CO

Postal Code: 80903

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):

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Reason for the Requested Deviation: The deviation is needed to allow access for 10 lots north of Arroya Lane to develop in advance of the other phases of the Retreat at Timber Ridge. There are no other public streets or road that currently serve the site. This would be a temporary condition until connections are made to the east and the south.

Comparison of Proposed Deviation to ECM Standard: The proposed maximum cul-de-sac length of 3,205 feet would exceed ECM standard by approximately 1,605 feet.

Application Consideration:

CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION

☐ 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.

☐ A change to a standard is required to address a
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JUSTIFICATION

There are no other public streets or road that currently serve the site. This would be a temporary condition until additional public street connections are established south of Arroya Lane. The proposed cul-de-sac would serve 10 dwelling units (2 existing dwelling units plus the currently proposed 10 dwelling units). This number of lots would not exceed the 25-lot maximum as prescribed in the Land Development Code. The resulting ADT on Arroya Lane just east of Vollmer Road would be about 125 vehicles per day. This ADT could be accommodated by proposed gravel road. An endorsement from the fire district would be required for approval of this request.

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 proposed "cul-de-sac" is needed given the location of the site and lack of abutting public roadways.

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

The resulting ADT on Arroya Lane just east of Vollmer Road would be about 125 trips per day. This ADT could be accommodated by the proposed upgraded gravel road. Having this single roadway serving the subdivision in the interim is reasonable.

The deviation will not adversely affect safety or operations.

The proposed cul-de-sac would serve 12 single-family homes. El Paso County Land Development Code Section 8.4.4.D allows a maximum number of 25 lots fronting on a dead-end road. From a traffic operations perspective, the resulting ADT on Arroya Lane just east of Vollmer Road would be about 125 trips per day. This ADT could be accommodated by the proposed upgraded gravel road. From the emergency services public safety perspective, the fire district approval of this request would be required.

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

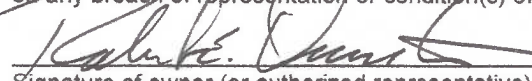
The proposed deviation is not anticipated to affect maintenance cost.

The deviation will not adversely affect aesthetic appearance.

The proposed deviation will 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.


Signature of owner (or authorized representative)

4/16/18
Date

Signature of applicant (if different from owner)

Date

Signature of Engineer

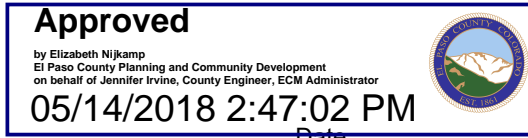
Date

Engineer's Seal

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Review and Recommendation:
APPROVED by the ECM Administrator



This request has been determined to have met the criteria for approval. A deviation from Section
2.3.8A of ECM is hereby granted based on the justification provided. Comments:
The approval of this deviation is contingent upon approval from the appropriate fire district.

____ 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.