



Development Services Department
2880 International Circle
Colorado Springs, Colorado 80910

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

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: 2.2.5.B.1 Rural and Urban Principal Arterial and Rural Minor Arterial Access Criteria Spacing.

Specific Criteria from Which a Deviation is Sought: Spacing of roads accessing a principal arterial or rural minor arterial that will result in a full-movement intersection shall be planned at one-half mile (one-quarter mile for rural minor arterials)

Proposed Nature and Extent of Deviation: The deviation is a request to allow a proposed full-movement access to the west side of Vollmer Road (Rural Minor Arterial) 440 feet south of the existing Vollmer Road/Arroya Lane intersection (550 feet south of the intersection following Arroya realignment). This shared access will be temporary until the time that the subject parcel (Tract A on the PUD Development Plan) develops, at which time access to the two lots adjacent to this access will be taken from the north (or some other location).

Applicant Information:

Applicant: Jacob Decoto

Email Address: decotoj@gmail.com

Applicant is: ☒ Owner ☐ Consultant ☐ Contractor

Mailing Address: PO Box 75862, Colorado Springs,

State: CO

Postal Code: 80970

Telephone Number: 206-419-4533

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):

Section of ECM from Which Deviation is Sought: 2.2.5.B.1 Rural and Urban Principal Arterial and Rural Minor Arterial Access Criteria Spacing

Specific Criteria from Which a Deviation is Sought: Spacing of roads accessing a principal arterial or rural minor arterial that will result in a full-movement intersection shall be planned at one-half mile (one-quarter mile for rural minor arterials)

Proposed Nature and Extent of Deviation: The deviation is a request to allow a single proposed full-movement access for two rural residential lots (2.5 ac.+) to the west side of Vollmer Road (Rural Minor Arterial) 440 feet south of the existing Vollmer Road/Arroya Lane intersection (550 feet south of the intersection following Arroya realignment).

El Paso County Procedures Manual

Procedure # R-FM-051-07

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SP-18-002



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This shared access will be temporary until the time that the subject parcel (Tract A on the PUD Development Plan) develops, at which time access to the two lots adjacent to this access will be taken from the north (or some other location). This is 770 feet closer than the required one-quarter mile (1,320 feet) spacing.



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Reason for the Requested Deviation: The deviation is needed to allow access to two rural residential parcels (2.5 ac. +) west of Vollmer Road. Aligning the access with Arroya Lane would be an undue hardship to the applicant because of the significant grading and drainage issues involved. Please reference the attached photos below for the current site condition. The proposed driveway would have to cross the significant drainageway in order to line up with the Arroya realignment. This would require the installation of a large (48" CMP) driveway culvert at this crossing and significant import and grading to allow for adequate cover and access at the same grade as Vollmer [note: details herein regarding drainage and grading have been provided by Classic Consulting Engineers as the practice/expertise of the submitting engineer does not include grading and drainage].

Note, there is no frontage to Wildflower via any parcels owned by the applicant.

Comparison of Proposed Deviation to ECM Standard: The access is proposed to be 770 feet closer than the required one-quarter-mile (1,320 feet) spacing to the intersection to the north and about 300 feet closer than the quarter-mile spacing to the south (to the Vollmer/Wildflower intersection).

Applicable Regional or National Standards used as Basis: _____

The Retreat @ TimberRidge

Proposed Access for Two Rural Residential Lots West of Vollmer Road





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Application Consideration:



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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 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.

JUSTIFICATION

The deviation is needed to allow access to two rural residential parcels (2.5 ac.+) west of Vollmer Road. Aligning the access with Arroya Lane would be an undue hardship to the applicant because of the significant grading and drainage issues involved. The proposed driveway would have to cross the significant drainageway in order to line up with the Arroya realignment. This would require the installation of a large (48" CMP) driveway culvert at this crossing and significant import and grading to allow for adequate cover and access at the same grade as Vollmer.

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



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Criteria for Approval:



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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 driveway would have to cross the significant drainageway in order to line up with the Arroya realignment. This would require the installation of a large (48" CMP) driveway culvert at this crossing and significant import and grading to allow for adequate cover and access at the same grade as Vollmer. This driveway location would likely create/require significant maintenance burden on two residential property owners.

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

The access would be offset from Arroya a sufficient distance and both would be T-intersections. This access would have minor turning movement volumes. The access would need to be constructed to meet county standards.

The deviation will not adversely affect safety or operations.

The access wouldn't interfere with auxiliary turn lanes/tapers for the Wildflower or Arroya intersections. Intersection sight distance would meet county standards; 550 feet of separation/offset between the access and the Arroya/Vollmer intersection (realigned) would be sufficient for the intersections to operate independently. The distance between the two would exceed stopping sight distance for vehicles traveling along Vollmer, and meet the intersection sight distance shown in ECM table 2-21.

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

Maintenance cost won't change with the shift to the south.

The deviation will not adversely affect aesthetic appearance.

Aesthetic appearance won't be affected by the location shift.

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



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Signature of Engineer

Engineer's Seal



Date

Review and Recommendation:
APPROVED by the ECM Administrator

Approved

by Elizabeth Nijkamp
El Paso County Planning and Community Development
on behalf of Jennifer Irvine, County Engineer, ECM Administrator



05/14/2018 2:38:40 PM

Date

This request has been determined to have met the criteria for approval. A deviation from Section 2.2.5.B1 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.