	Page 4 of 3
Owner, Applicant and Engineer Declaration:	
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true, factual and complete. I am fully aware that any misrepresentat grounds for denial. I have familiarized myself with the rules, regulating	d all additional or supplemental documentation is
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Signature of owner (or authorized representative)	
(s. dationized representative)	Date
Signature of applicant (if different from owner)	
organization of applicant (it different from owner)	Date
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Signature of Engineer	Date
	Date
Engineer's Seal	
Review and Recommendation:	
APPROVED by the ECM Administrator	
PROCOVED VERBALLY BY LUDRE BRACKIN SHOP	TLY Date 1:00 pm. ON 3/20/2013
This request has been determined to have met the criteria for approva	A doviction from D
of ECM is hereby granted based on the justification	ii. A deviation from Section
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Additional comments or information are attached.	
DENIED by the ECM Administrator	
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This request has been determined not to have met criteria for approval	A dougation from On 15
of ECM is hereby denied. Comments:	A deviation from Section
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El Paso County Procedures Manual
Procedure # R-FM-051-07
Issue Date: 12/31/07
Revision Issued: 00/00/00
DSD File No.

____ Additional comments or information are attached.

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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-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): Hoofprint Tax Schedule ID(s) #: 43310-00-006, -010, -011, -016, -017 Legal Description of Property: Parts of Section 31 and 32, T138						

Subdivision or Project Name: The Reserve at Corral Ranch

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 Cul-de-Sac

Proposed Nature and Extent of Deviation: Solberg Court has a proposed length of approximately 1,225 feet on the south side of Hoofprint Road, which exceeds the maximum cul-de-sac length of 1,000 feet specified for rural roads in

Applicant Information:

Applicant: Corral Ranch Development Company Email Address: kunstle@comcast.net

Applicant is: X Owner ____ Consultant __ Contractor

Mailing Address: 102 S. Tejon, Suite 750, Colorado Springs State: CO

Telephone Number: (719)

Fax Number

Postal Code: 80903

Engineer Information:

Engineer: John P. Schwab, P.E.

Company Name: JPS Engineering, Inc.

Mailing Address: 19 E. Willamette Avenue

Registration Number: CO# 29891 Telephone Number: (719)-477-9429 Email Address: john@jpsengr.com

State: CO

Postal Code: 80903

State of Registration: CO Fax Number: (719)-471-0766

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

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 Cul-de-Sac

Proposed Nature and Extent of Deviation: Solberg Court has a proposed length of approximately 1,225 feet on the south side of Hoofprint Road, which exceeds the maximum cul-de-sac length of 1,000 feet specified for rural roads in

Reason for the Requested Deviation: The proposed rural residential subdivision consists of 31 lots on a 156.5-acre property, with a minimum lot size of 5 acres. The length of Solberg Court is based on the proposed rural subdivision street layout, and is the length required to provide driveway service to the proposed lots.

Comparison of Proposed Deviation to ECM Standard: Proposed maximum cul-de-sac length of 1,225 feet exceeds ECM Standard by approximately 225 feet.

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

Application Consideration:

CHECK IF APPLICATION ME CONSIDERATION	ETS CRITERIA FOR	JUSTIFICATION
☐ The ECM standard is inapp situation.	licable to a particular	
☐ Topography, right-of-way, or conditions or impediments impon the applicant, and an equivation accomplish the same designed does not compromise publicaccessibility.	ose an undue hardship alent alternative that	
☑ A change to a standard is re specific design or construction modified, the standard will import the applicant with little or no public. If at least one of the criteria list.	problem, and if not ose an undue hardship material benefit to the	We recommend revision of ECM Section 2.3.8 to allow for longer cul-de-sacs in rural residential subdivisions, such that the ECM standards are consistent with the maximum number of lots allowed on a dead-end road. Solberg Court south of Hoofprint Road serves a total of 14 lots. El Paso County Land Development Code Section 8.4.4.D allows a maximum number of 25 lots fronting on a dead-end road. As such, the ECM maximum cul de sac length criteria are inconsistent with the LDC criteria for maximum number of lots on a cul de sac.
Criteria for Approval:		damo, de considered.
PLEASE EXPLAIN HOW EACH The request for a deviation is not based exclusively on financial considerations.	The neserve at Corra	CRITERIA HAVE BEEN SATISFIED BY THIS REQUEST Ranch is a proposed rural residential subdivision with 5- proposed length of cul-de-sac is appropriate based on the division.
The deviation will achieve the intended result with a comparable or superior design and quality of improvement.	The requested deviation municipal standards. Suravel public roads.	on will provide a quality public road constructed to accepted The proposed roadway will meet County standards for rural
The deviation will not adversely affect safety or operations.	The proposed length o maximum length, and v	f cul de sac is a minimal deviation from the standard will not adversely affect safety or operations.
The deviation will not adversely affect maintenance and its associated cost.	The proposed deviation construction of excessimaintenance cost to the	n will reduce total public roadway length by not requiring ve lengths of additional public roads, which will reduce e County over time.
The deviation will not adversely affect aesthetic appearance.		Will reduce total road longth and account it is

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.

Cionatura	
Signature of owner (or authorized representative)	Date
Signature of a city of the	
Signature of applicant (if different from owner)	Date
- 6/2/1/	5-11/17
Signature of Engineer	
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Review and Recommendation: APPROVED by the ECM Administrator	
A Administrator	_
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Additional comments or information are attached.	
DENIED by the ECM Administrator	
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his request has been determined not to have met criteria for appro-	val. A deviation from Section
of ECM is hereby denied. Comments:	
Additional comments or information are attached.	

El Paso County Procedures Manual Procedure # R-FM-051-07 Issue Date: 12/31/07 Revision Issued: 00/00/00 DSD File No. _______



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-FM-051-07 Issue Date: 12/31/07 Revision Issued: 00/00/00 DSD FILE NO :

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Fax Number: (719)-471-0766

General Property Information: Address of Subject Property (Street Number/Name): Hoofprint Road Tax Schedule ID(s) #: 43310-00-006, -010, -011, -016, -017 Legal Description of Property: Parts of Section 31 and 32, T13S, R64W Subdivision or Project Name: The Reserve at Corral Ranch Section of ECM from Which Deviation is Sought: Section 2.2.7.B.2. Specific Criteria from Which a Deviation is Sought: Road Paving Policy - Existing Roads Proposed Nature and Extent of Deviation: The Reserve at Corral Ranch Subdivision proposes not to pave the existing off-site gravel roads impacted by the subdivision, including South Blaney Road. Applicant Information: Applicant: Corral Ranch Development Company Email Address: kunstle@comcast.net Applicant is: X Owner Consultant Contractor Mailing Address: 102 S. Tejon, Suite 750, Colorado Springs State: CO Postal Code: 80903 Telephone Number: (719) Fax Number: **Engineer Information:** Engineer: John P. Schwab, P.E. Email Address: john@jpsengr.com Company Name: JPS Engineering, Inc. Mailing Address: 19 E. Willamette Avenue State: CO Postal Code: 80903 Registration Number: CO# 29891 State of Registration: CO Telephone Number: (719)-477-9429

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

Section of ECM from Which Deviation is Sought: Section 2.2.7.B.2.

Specific Criteria from Which a Deviation is Sought: Road Paving Policy - Existing Roads

Proposed Nature and Extent of Deviation: The Reserve at Corral Ranch Subdivision proposes not to pave the existing off-site gravel roads impacted by the subdivision, including South Blaney Road.

Reason for the Requested Deviation: The proposed rural residential subdivision consists of 31 lots on a 156.5-acre property, with a minimum lot size of 5 acres. According to the traffic study by LSC, the proposed subdivision is projected to generate a total Average Daily Traffic (ADT) of 295, which is not significantly above the 200 ADT limit requiring asphalt paving of new roads according to County standards. Access to the subdivision will be provided by extension of Hoofprint Road through the site. Hooofprint Road currently terminates as a gravel public road at both the north and east boundaries of the property, and the immediately surrounding area consists entirely of gravel roads. Hoofprint Road extends north to South Blaney Road, which is also an existing gravel road.

Comparison of Proposed Deviation to ECM Standard: ECM Section 2.2.7.B.2. states that existing roadways shall be paved where "any development causes an existing gravel road to exceed a projected ADT of 200." The Reserve at Corral Ranch Subdivision has committed to participate in the County-wide Transportation Impact Fee Program. Fees collected from this and other area-wide development projects will collectively be used to complete the upgrade of offsite County roads and paving of South Blaney Road will ultimately occur as part of a future County upgrade of this road to rural major collector standards.

Applicable Regional or National Standards used as Basis: N/A Application Consideration:

CHECK IF APPLICATION ME CONSIDERATION	ETS CRITERIA FOR	JUSTIFICATION
☐ The ECM standard is inappli situation.	icable to a particular	
☐ Topography, right-of-way, or conditions or impediments impoon the applicant, and an equiva can accomplish the same desig and does not compromise publi accessibility.	ose an undue hardship lent alternative that	
☑ A change to a standard is rec specific design or construction p modified, the standard will impo on the applicant with little or no public. If at least one of the criteria list	problem, and if not se an undue hardship material benefit to the	We recommend revision of ECM Section 2.2.7.B.2. to delete the requirement for paving of existing gravel roads for projects that participate in the County-wide transportation impact fee program. The proposal not to pave the existing off-site gravel roads is reasonable based on the limited traffic generated by this rural residential subdivision, and the existence of gravel roads throughout the surrounding area. 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 Reserve at Corral	Ranch is a proposed rural residential subdivision, and the
The deviation will achieve the intended result with a comparable or superior design and quality of improvement.	The existing roads surnadequately as gravel p	rounding The Reserve at Corral Bluffs currently function public roads.
The deviation will not adversely affect safety or operations.	The existing gravel roa and enhance safety with	d conditions would be expected to encourage slower traffic thin the area.
The deviation will not adversely affect maintenance and its associated cost.	Dianey Road and the Si	ily maintains the existing gravel road surface of South urrounding public roads in this area, so maintaining the would not require the County to mobilize different it.
The deviation will not adversely affect aesthetic appearance.	The existing gravel pavi	ing complements the rural nature of the Corral Bluffs area.

El Paso County Procedures Manual Procedure # R-FM-051-07 Issue Date: 12/31/07 Revision Issued: 00/00/00 DSD File No. _______

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
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Signature of applicant (if different from owner)	
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review and Recommendation:	
APPROVED by the ECM Administrator	
Jey / Chy	Date 5-22-12
This request has been determined to have met the criteria for approve 2, 2, 7, 8, 2 of ECM is hereby granted based on the institution.	
2,2,7,8,2 of ECM is hereby granted based on the justification	on provided. Comments:
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ENIED by the ECM Administrator his request has been determined not to have met criteria for approval of ECM is hereby denied. Comments:	Date I. A deviation from Section



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

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

Section of ECM from Which Deviation is Sought: Section 2.2.7.B.2.

Specific Criteria from Which a Deviation is Sought: Road Paving Policy - Existing Roads

Proposed Nature and Extent of Deviation: The Reserve at Corral Ranch Subdivision proposes not to pave the existing off-site gravel roads impacted by the subdivision, including South Blaney Road.

Reason for the Requested Deviation: The proposed rural residential subdivision consists of 31 lots on a 156.5-acre property, with a minimum lot size of 5 acres. According to the traffic study by LSC, the proposed subdivision is projected to generate a total Average Daily Traffic (ADT) of 176 based on field-collected)data, which is below the 200 ADT limit requiring asphalt paving of new roads. Access to the subdivision will be provided by extension of Hoofprint Road through the site. Hooofprint Road currently terminates as a gravel public road at both the north and east boundaries of the property, and the immediately surrounding area consists entirely of gravel roads. Hoofprint Road extends north to South Blaney Road, which is also an existing gravel road.

Comparison of Proposed Deviation to ECM Standard: ECM Section 2.2.7.B.2. states that existing roadways shall be paved where "any development causes an existing gravel road to exceed a projected ADT of 200." According to the LSC Traffic Study, existing traffic on South Blaney Road has an ADT of 205 (LSC Figure 3), and the short-term total traffic will increase to an ADT of 326 (LSC Figure 7) with the proposed subdivision. The Reserve at Corral Ranch Subdivision has committed to participate in the County-wide Transportation Impact Fee Program. Fees collected from this and other area-wide development projects will collectively be used to complete the upgrade of off-site County roads and paving of South Blaney Road will ultimately occur as part of a future County upgrade of this road to rural major collector standards.

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

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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 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

We recommend revision of ECM Section 2.2.7.B.2. to delete the requirement for paving of existing gravel roads for projects that participate in the County-wide transportation impact fee program. The proposal not to pave the existing off-site gravel roads is reasonable based on the limited traffic generated by this rural residential subdivision, and the existence of gravel roads throughout the surrounding area.

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 Reserve at Corral Ranch is a proposed rural residential subdivision, and the proposed gravel paving of both on-site and off-site roads is consistent with the rural character of the surrounding area.

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

The existing roads surrounding The Reserve at Corral Bluffs currently function adequately as gravel public roads.

The deviation will not adversely affect safety or operations.

The existing gravel road conditions would be expected to encourage slower traffic and enhance safety within the area.

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

El Paso County currently maintains the existing gravel road surface of South Blaney Road and the surrounding public roads in this area, so maintaining the existing gravel paving would not require the County to mobilize different maintenance equipment.

The deviation will not adversely affect aesthetic appearance.

The existing gravel paving complements the rural nature of the Corral Bluffs area.