



**Development Services Department**  
**2880 International Circle**  
**Colorado Springs, Colorado 80910**

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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):

Tax Schedule ID(s) #: 4331000024

Legal Description of Property: N2SE4, EX TRACT CONV BY BK 5930-531 SEC 31-13-64, EX THAT PT PLATTED TO THE RESERVE AT CORRAL BLUFFS FIL NO 1

Subdivision or Project Name: The Reserve at Corral Bluffs Subdivision Filing No. 2

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: In order to provide access to the proposed filing, Hoofprint Road needs to be extended east of its existing terminus to the eastern boundary of the proposed Reserve at Corral Bluffs Filing No. 2. A cul-de-sac would then be constructed south from this point to serve the Filing 2 lots. No other streets or roads currently serve the site. These two street segments would essentially be a cul-de-sac of approximately 4,906 feet in length from the intersection with Blaney Road to the center of the Filing 2 cul-de-sac bulb. This length would exceed the maximum cul-de-sac length of 1,600 feet specified for rural roads in the ECM. Please refer to the attached exhibit. This would be an interim condition. Hoofprint Road is later planned to be completed between the east boundary of Filing 2 and the existing Hoofprint Road at Tackhouse Road. The completion of Hoofprint Road to the east to Tackhouse Road (1,870 feet) with this filing would not be practical given the length of road required. The remaining section of the road would be completed with the next filing and the connection would create the through street at that time.

**Applicant Information:**

Applicant: Corral Ranch Development Company

Email Address: kunstle@comcast.net

Applicant is:  Owner  Consultant  Contractor

Mailing Address: 6 S. Tejon, Suite 515, Colorado Springs

State: CO

Postal Code: 80903

Telephone Number: (719) 634-4833

Fax Number: \_\_\_\_\_

**Engineer Information:**

Engineer: Jeffrey C. Hodsdon, P.E., PTOE

Email Address: JCHodsdon@lscstrans.com

Company Name: LSC Transportation Consultants, Inc.

Mailing Address: 545 East Pikes Peak Avenue, Suite 210

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: Section 2.3.8.A. Cul-de-Sacs

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exhibit. This would be an interim condition. Hoofprint Road is later planned to be completed between the east boundary of Filing 2 and the existing Hoofprint Road at Tackhouse Road. The completion of Hoofprint Road to the east to Tackhouse Road (1,870 feet) with this filing would not be practical given the length of road required. The remaining section of the road would be completed with the next filing and the connection would create the through street at that time.

Reason for the Requested Deviation: Except for Hoofprint Road to the north, no other streets or roads currently serve the site. The completion of Hoofprint Road to the east would not be practical given the length of road required. The remaining section of the road would be completed with the next filing and the connection would create the through street at that time. The deviation is requested to allow Filing 2 to be built with the interim condition of access to the north only -- Hoofprint Road to Blaney Road. This is similar to the previous deviation for Filing 1.

Comparison of Proposed Deviation to ECM Standard: Proposed maximum cul-de-sac length of 4,906 feet would exceed ECM standard by approximately 3,306 feet.

Applicable Regional or National Standards used as Basis:

**Application Consideration:**

**CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION**

**JUSTIFICATION**

- 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.

Given the location of this filing, 1,870 feet of roadway would otherwise need to be built in addition to the 710 feet of Hoofprint Road that will need to be constructed between the existing terminus (at the south boundary of Filing No.1) and the eastern boundary of Filing No. 2 if the deviation is not approved. Construction of an additional 1,870 feet of roadway to the east of this proposed subdivision filing would be cost-prohibitive and impractical to serve the 22 dwelling units proposed for this "cul-de-sac" (10 existing dwelling units within Corral Ranches Subdivision Filing No. 3, plus six dwelling units in the approved Reserve at Corral Bluffs Filing No. 1 plus 6 dwelling units in the currently proposed Reserve at Corral Bluffs Filing No. 2). This number of lots would not exceed the 25-lot maximum as prescribed in the Land Development Code. The resulting ADT on Hoofprint Road just south of Blaney Road would be about 210 trips per day. This ADT could be accommodated by the existing gravel road. Please refer to the attached letter from the Falcon Fire Protection District.

- 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 proposed "cul-de-sac" is needed given the location of the site and the length of additional roadway (1,870 feet) required simply to avoid the need for the deviation.   |
| The deviation will achieve the intended result with a comparable or superior design and quality of improvement. | The resulting ADT on Hoofprint Road just south of Blaney Road would be about 210 trips per day. This ADT could be accommodated by the existing gravel road. Having this single roadway serving the subdivision in the short term is reasonable. |

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The deviation will not adversely affect safety or operations.

The proposed cul-de-sac would serve 22 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 Hoofprint Road just south of Blaney Road would be about 210 trips per day. This ADT could be accommodated by the existing gravel road. From the emergency services public safety perspective, please refer to the attached letter from the Falcon Fire Protection District.

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.

CR Dev Co

Howard J. Kunstle  
Signature of owner (or authorized representative)

5-24-18  
Date

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:

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\_\_\_\_ 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:

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\_\_\_\_ Additional comments or information are attached.



Approximate Scale  
Scale: 1" = 1,000'

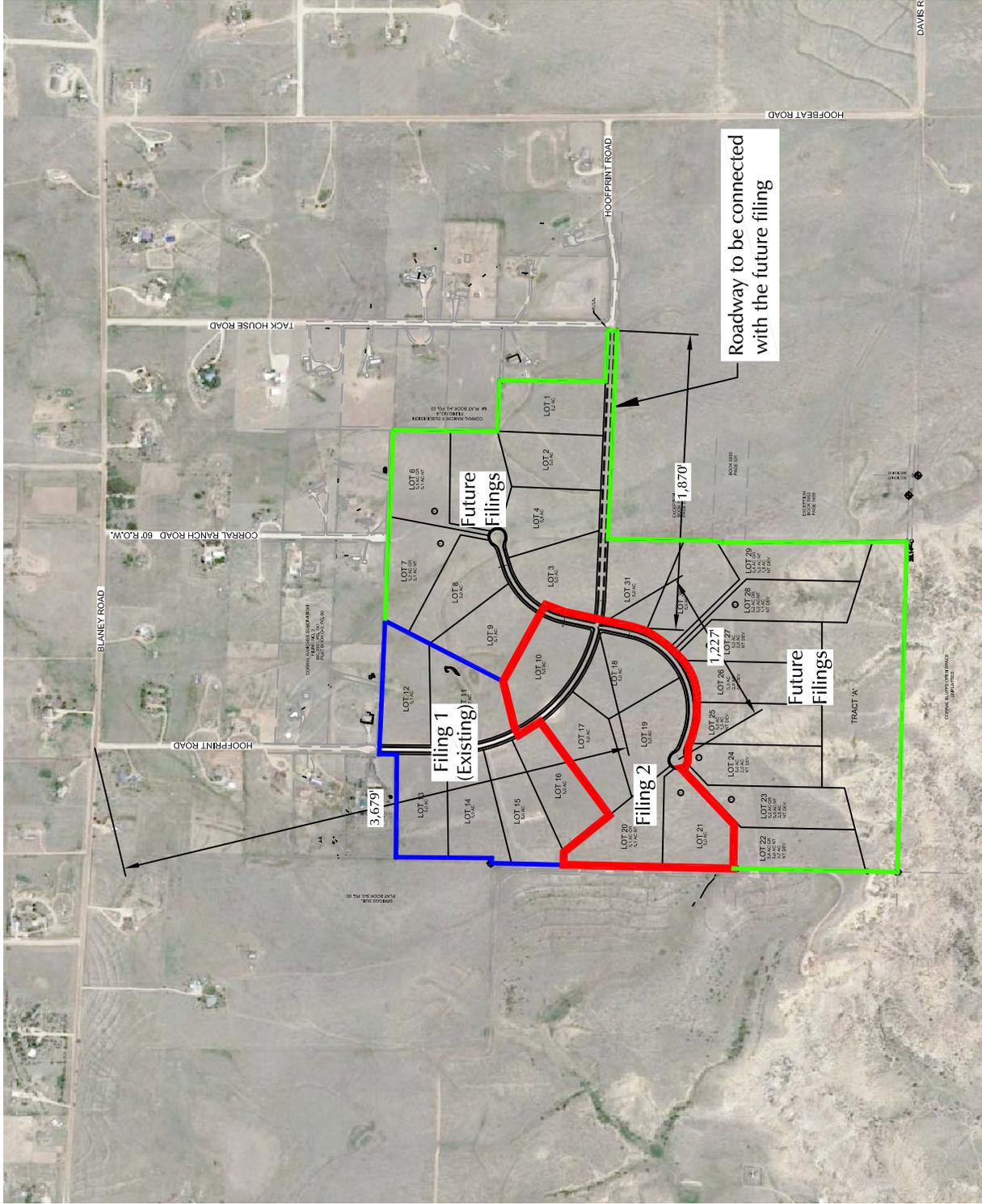


Figure 1  
**Deviation  
Exhibit**

Coral Bluffs Filing No. 2 (LSC #184170)

# FALCON FIRE PROTECTION DISTRICT

7030 Old Meridian Road Falcon Colorado 80831

Business Number: 719-495-4050

Business Fax: 719-495-3112

[www.falconfirepd.org](http://www.falconfirepd.org)



May 14, 2018

Dave Jones

LAND RESOURCE ASSOCIATES

719 684 2298 office

719 660 1184 cell

[chipita1@comcast.net](mailto:chipita1@comcast.net)

**RE: The Reserve at Corral Bluffs Fil NO 2 cul-de-sac Deviation Fire review.**  
Deviation Request for dead in roads in excess of 1600 feet.

Dave,

Falcon Fire Protection District (FFPD) has reviewed the plans for The Reserve at Corral Bluffs Filing No.2, as well as the deviation request for a dead end road in excess of 1600 feet and serving 22 rural lots. While this deviation requests in not based on any Falcon Fire Departments adopted 2009 Fire Code requirements, assuming the surface material is constructed and maintained to county specifications and the dead end road in excess of 1600 feet is provided with a means of turnaround meeting county requirements, the road is not within the wildland interface and a second connection will be provided with any future final plat, then the Falcon Fire Department has no concerns with this deviation requests assuming all other requests and requirements made by the Fire District are accepted.

If you have any questions or concerns please contact me at any of the above listed numbers.

Sincerely,

Trent Harwig

Fire Chief

Falcon Fire Department