Department of Public Works
2880 International Circle
Colorado Springs, Colorado 80910
Phone: 719.520.6300
Website: www.elpasoco.com

DEVIATION REQUEST AND DECISION FORM

Updated: 6/23/2026

PROJECT INFORMATION

PCD File No. _____

Project Name :	Church at Bent Grass Meadows
Schedule No.(s) :	5301000026, 5301000033
Legal Description :	**TR IN S2NE4 SEC 1-13-65 DESC AS FOLS: COM AT NE COR S2 SEC 1, TH S00<00'06"W 621.14 FT, N89<52'03"W 360.22 FOR POB,TH CONT N89<52'03"W 300.0 FT, N00<02'26"E 300.0 FT, S89<52'03"E 300.0 FT, S00<02'26"W 300.0 FT TO POB** **TR IN S2NE4 SEC 1-13-65 DESC AS FOLS: BEG AT NE COR OF SD SEC 1'S S2NE4, TH S 00<00'06" W 621.14 FT TO A PT ON THE N LN OF THE S 40.0 FT OF THE N2S2NE4, TH N 89<52'03" W 660.31 FT, N 00<02'26" E 620.73 FT, S 89<54'10" E 659.89 FT TO POB, EX THAT PT CONV BY REC #210085395 & 211037677**

APPLICANT INFORMATION

Company :	FAL Realty, LLC.
Name :	
	☒ Owner ☐ Consultant ☐ Contractor
Mailing Address :	211 N Robinson, Two Leadership Square 8th Floor, Oklahoma City, OK 73102
Phone Number :	(405) 216-7042
FAX Number :	N/A
Email Address :	info@seed.services

ENGINEER INFORMATION

Company :	HR Green Development, LLC		
Name :	Richie Lyon, PE	Colorado P.E. Number :	53921
Mailing Address :	1975 Research Pkwy, Suite 160, Colorado Springs, CO 80920		
Phone Number :	(719) 394-2435		
FAX Number :	N/A		
Email Address :	richie.lyon@hrgreen.com		

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 until corrections are made, 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

Engineer's Seal, Signature
And Date of Signature

DEVIATION REQUEST (Attach diagrams, figures, and other documentation to clarify request)

PCD File No. _____

A deviation from the standards of or in Section **2.2.5.D** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

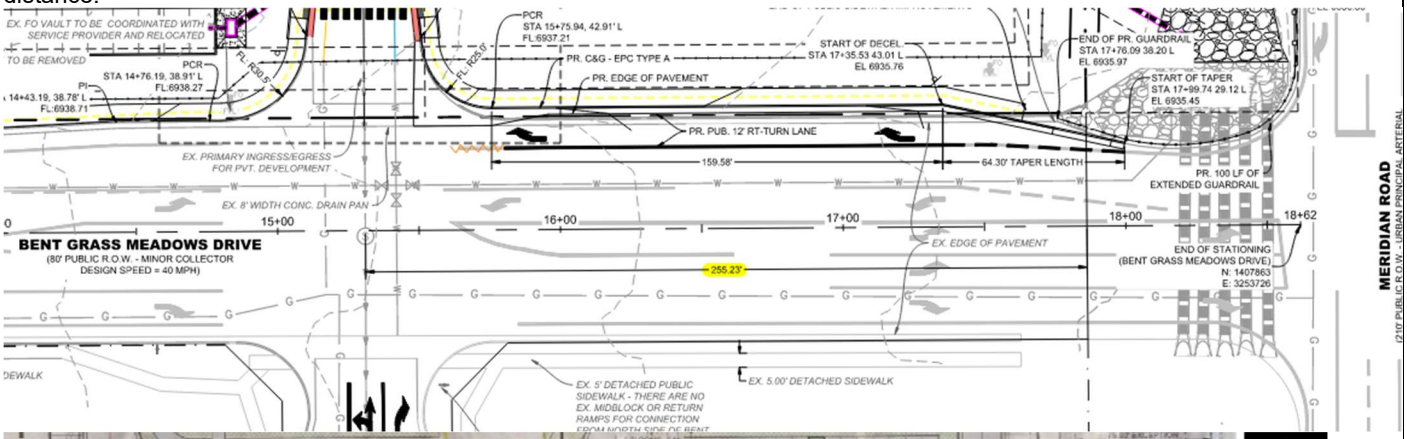
Per ECM 2.2.5.D, along minor collector roadways, the closest a local roadway intersection shall be to an arterial roadway is 330' (measured from arterial roadway ROW to centerline of local roadway). The proposed distance from the primary site access centerline to the Meridian Road ROW is 255'.

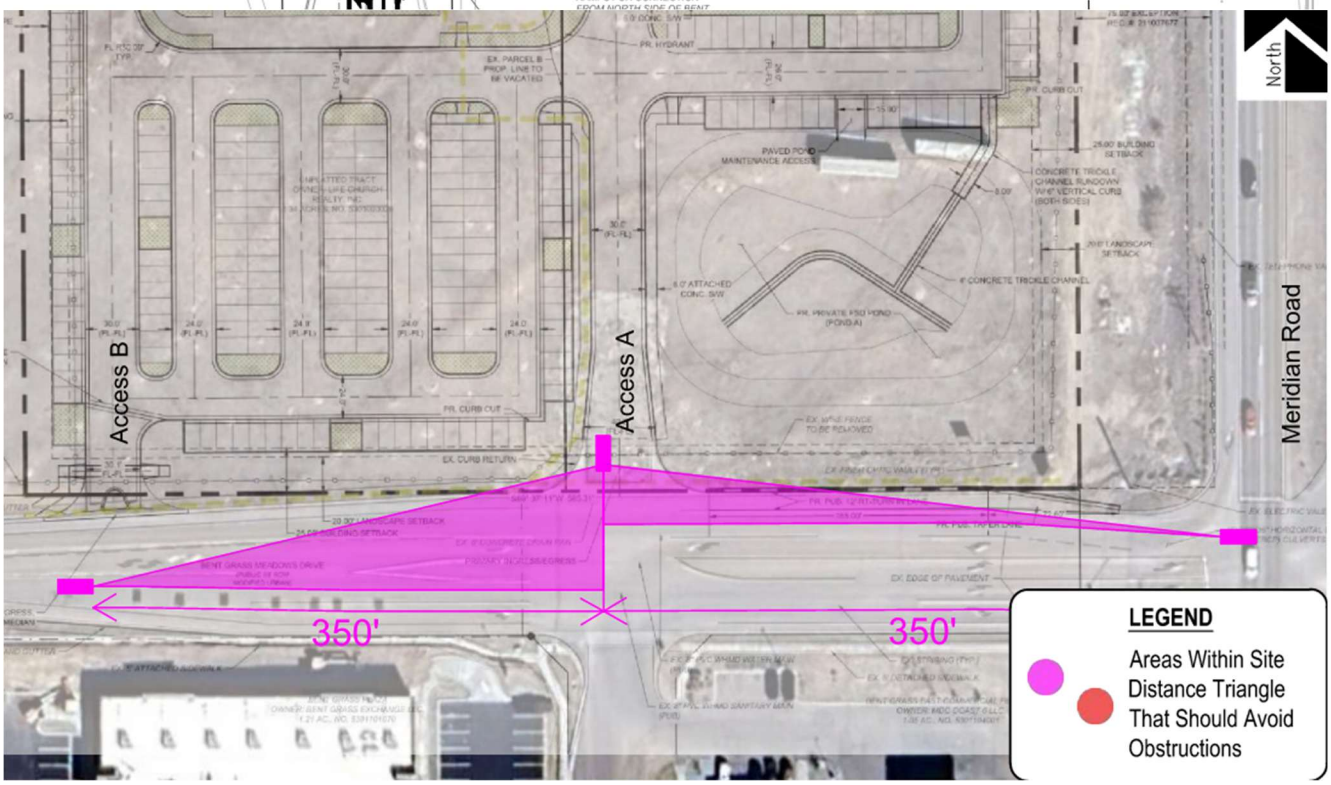
State the reason for the requested deviation:

The proposed primary entrance is an existing curb return and cross pan along Bent Grass Meadows Drive. The existing access aligns with the existing access to Meridian Park Road to the south of Bent Grass Meadows Drive and has existing striping installed for the eastbound left turn lane into the site. Proximity to the existing Meridian Road does not allow the site design to follow ECM standards for access spacing from an arterial roadway.

Explain the proposed alternative and compare to the ECM standards (May provide applicable regional or national standards used as basis):

The proposed primary access is 255' from the Meridian Road ROW (principle arterial). ECM 2.2.5.D calls for 330' minimum distance.





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LIMITS OF CONSIDERATION
(At least one of the conditions listed below must be met for this deviation request to be considered.)

☐ The ECM standard is inapplicable to the particular situation.
☒ Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship 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.

Provide justification:

The proposed site access point aligns with the existing Meridian Park Drive access to the south of Bent Grass Meadows and aligns with existing curb return, existing cross pan, and existing roadway striping.
Per ECM 2.4.1.D, the entering site distance for access design along for passenger cars and pickup trucks is 350' along a roadway with a posted speed of 35. The provided 350' access entering sight distance is sufficient as passenger cars and pickup trucks will be the primary vehicles using the church site.

CRITERIA FOR APPROVAL

Per ECM section 5.8.7 the request for a deviation may be considered if the request is **not based exclusively on financial considerations**. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with **all of the following criteria**:

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

The deviation will achieve the intended result by providing reasonable entering sight distance for the primary access.

The deviation will not adversely affect safety or operations.

The shortened distance from the nearby arterial roadway right of way to the access will not adversely affect safety or operations.

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

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

The deviation will not adversely affect aesthetic appearance.

The deviation will not adversely affect aesthetic appearance.

The deviation meets the design intent and purpose of the ECM standards.

The deviation meets the design intent and purpose of the ECM standards. The access meets entering sight distance criteria for a roadway with a posted speed of 35 mph and a design vehicle of passenger cars or pickup trucks, which is appropriate for the proposed land use.

The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.

The deviation does not impact requirements of Part I.E.3 and I.E.4 of El Paso County's MS4 Permit.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator
This request has been determined to have met the criteria for approval. A deviation from Section 2.2.5.D of the ECM is hereby granted based on the justification provided.

Denied by the ECM Administrator
This request has been determined not to have met criteria for approval. A deviation from Section 2.2.5.D of the ECM is hereby denied.

ECM ADMINISTRATOR COMMENTS/CONDITIONS:

PCD File No. _____

1.1. PURPOSE

The purpose of this resource is to provide a form for documenting the findings and decision by the ECM Administrator concerning a deviation request. The form is used to document the review and decision concerning a requested deviation. The request and decision concerning each deviation from a specific section of the ECM shall be recorded on a separate form.

1.2. BACKGROUND

A deviation is a critical aspect of the review process and needs to be documented to ensure that the deviations granted are applied to a specific development application in conformance with the criteria for approval and that the action is documented as such requests can point to potential needed revisions to the ECM.

1.3. APPLICABLE STATUTES AND REGULATIONS

Section 5.8 of the ECM establishes a mechanism whereby an engineering design standard can be modified when if strictly adhered to, would cause unnecessary hardship or unsafe design because of topographical or other conditions particular to the site, and that a departure may be made without destroying the intent of such provision.

1.4. APPLICABILITY

All provisions of the ECM are subject to deviation by the ECM Administrator provided that one of the following conditions is met:

- 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.

1.5. TECHNICAL GUIDANCE

The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

1.6. LIMITS OF APPROVAL

Whether a request for deviation is approved as proposed or with conditions, the approval is for project-specific use and shall not constitute a precedent or general deviation from these Standards.

1.7. REVIEW FEES

A Deviation Review Fee shall be paid in full at the time of submission of a request for deviation. The fee for Deviation Review shall be as determined by resolution of the BoCC.