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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): 14010 Judge Orr Road
 Tax Schedule ID(s) #:4233000027

Legal Description of Property:
 SW4SW4 SEC 33-12-64 TOG WITH THE ELY 20.0 FT OF THE SE4SE4 SEC 32-12-64

Subdivision or Project Name: Judge Orr RV Park

Section of ECM from Which Deviation is Sought: 2.3.2 Design Standards by Functional Class; 2.4.1 Access Design Criteria

Specific Criteria from Which a Deviation is Sought: Rural Minor Arterial - No Access Permitted (ECM Table 2-4); 2.4.1.E.3 Access Width- Two-Way Commercial or Industrial Access Points.

Proposed Nature and Extent of Deviation: The request is to allow an access to Judge Orr Road, a Minor Arterial. Per ECM table 2-4, no access is permitted to a rural Minor Arterial. The proposed access would be for the Judge Orr RV Park Access and it would be located on the north side of Judge Orr Road aligning with Cessna Drive; Request an access width of 58 feet.

Applicant Information:

Applicant: PRAIRIE STONE LLC
 Applicant is: Owner Consultant Contractor
 Mailing Address: 9476 Dakota Dunes Lane Peyton
 Telephone Number: (719) 492-0774
 Email Address: AndreaMinnich@msn.com
 State: CO Postal Code: 80831

Engineer Information:

Engineer: Jeffrey C. Hodsdon, P.E.
 Company Name: LSC Transportation Consultants, Inc.
 Mailing Address: 545 East Pikes Peak Ave. Suite 210 Colo Springs
 Registration Number: 31684
 Telephone Number: 719-633-2868
 Email Address: jeff@LSCTrans.com
 State: CO Postal Code: 80903
 State of Registration: CO
 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: No other roadway is available to provide access to the RV Park development; The request for a 58-foot access width is because the access drive connecting to Judge Orr is planned to be converted public non-residential Collector Roadway in the future. The applicant would like to build the access drive to county non-residential collector standards now. The requested 58 feet is comprised of the standard non residential Collector width of 52 feet with an extra six feet on the west side for a southbound right turn lane instead of the six-foot paved shoulder (52+12'-6=58'). The 6' paved shoulder would be included on both sides north of the southbound right turn lane. Please refer to attached exhibit.

Comparison of Proposed Deviation to ECM Standard: The standard is "No Access Permitted" to a rural Minor Arterial. The proposed deviation is to allow an access as no other roadway is available to provide access; The requested access width would be 58 feet whereas, for Minor Arterial Roadways (when approved by the ECM Administrator), a minimum 35-foot and maximum 40-foot access width is the standard. This access would be 18 feet wider than the prescribed 40-foot maximum width.

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.
- 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.

No other roadway is available to provide access to the RV Park;

The applicant would like to construct the access drive to county non-residential collector standards now to avoid building a "throw-away" access drive. This would also prevent the disruption to the RV park due to road construction activity associated with rebuilding the access drive to upgrade to the county-standard roadway later.

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 deviation is not based exclusively on financial considerations, rather no other roadway is available to provide access to the RV Park; The applicant would like to construct the access drive to county non-residential collector standards now to avoid building a "throw-away" access drive. Building the county-standard non-residential collector now would be more cost-effective, but it would also prevent the disruption to the RV park due to road construction activity associated with rebuilding the access drive to upgrade to the county-standard roadway later.
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The deviation will not adversely affect safety or operations.

The access would be constructed to county standards. The access would align with Cessna Drive and established intersection. The new roadway would be striped and marked to clearly define the traffic lanes.

The sight distance exceeds County standards as the alignment of Judge Orr Road to the east and west is straight and level.

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

This deviation will not affect maintenance cost as the access drive would not be a public roadway until accepted by El Paso County as such in the future. LSC recommends the applicant treat the asphalt surface on a regular basis to preserve the pavement, prevent cracking, etc. until accepted by the County in the future.

The deviation will not adversely affect aesthetic appearance.

The aesthetic appearance would not be affected as the access could be built to County standards.

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

Signature of Engineer

Date

Engineer's Seal



Review and Recommendation:
APPROVED by the ECM Administrator

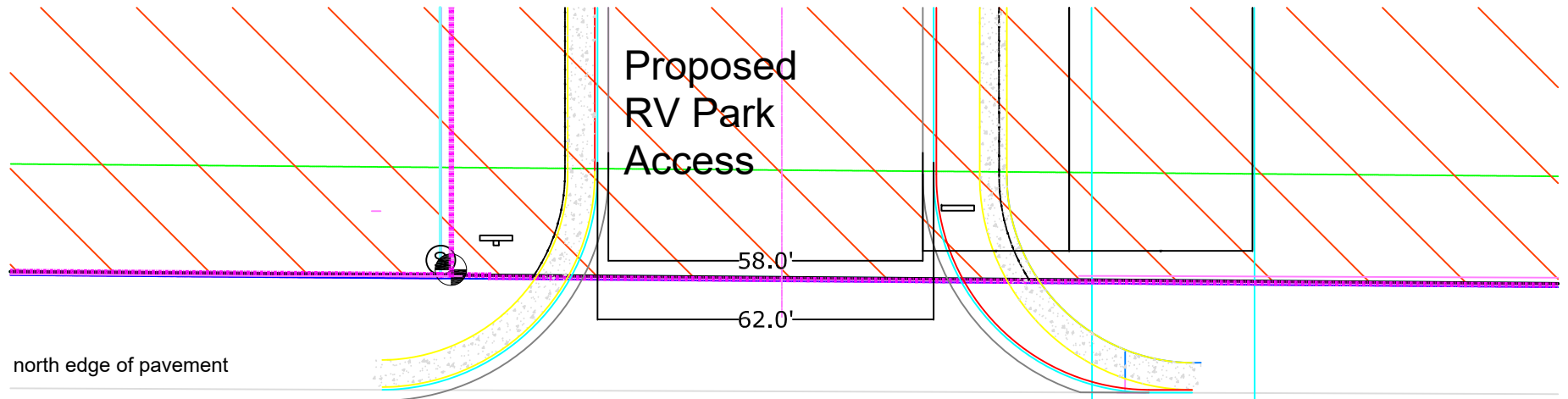
_____ Date _____
This request has been determined to have met the criteria for approval. A deviation from Section
_____ of ECM is hereby granted based on the justification provided. Comments:

____ Additional comments or information are attached.

DENIED by the ECM Administrator

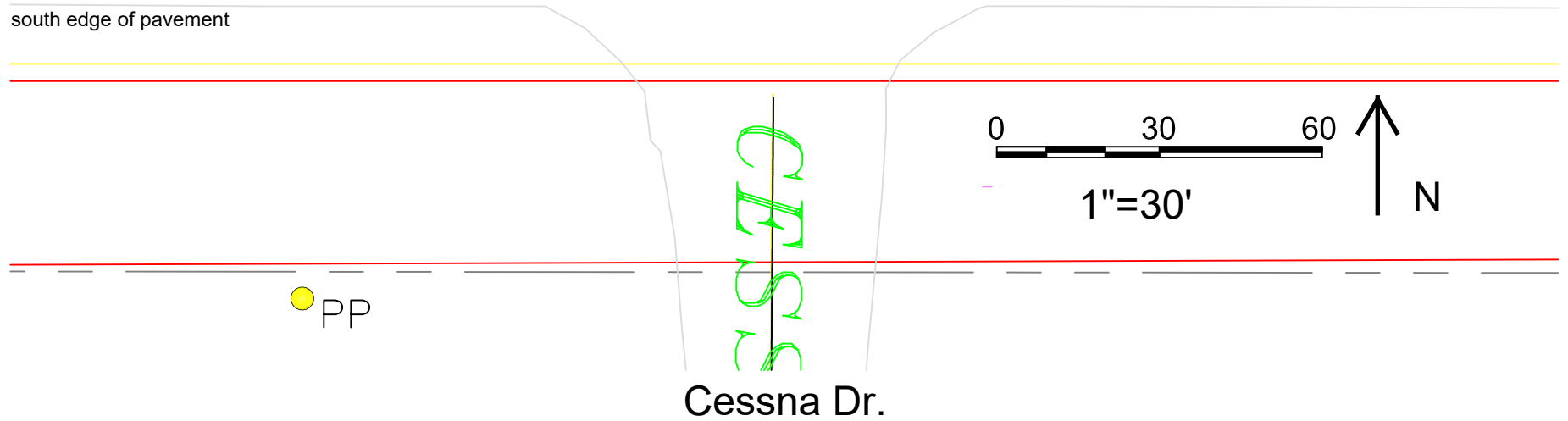
_____ Date _____
This request has been determined not to have met criteria for approval. A deviation from Section
_____ of ECM is hereby denied. Comments:

____ Additional comments or information are attached.



Judge Orr Road

south edge of pavement



Judge Orr RV Park Access Exhibit