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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): 3820 Old Ranch Road, 3890 Old Ranch Road, 10655 Howells Road, and 10755 Howells Road

Tax Schedule ID(s) #: _____

Legal Description of Property: S2S2SW4 Sec 23-12-66

Subdivision or Project Name:

The Shire at Old Ranch

Section of ECM from Which Deviation is Sought: 2.3.2 Design Standards by Functional Classification

Specific Criteria from Which a Deviation is Sought: Table 2-5: Access Permitted along Major Collectors

Proposed Nature and Extent of Deviation: Access permitted along Old Ranch Road and Howells Road

Applicant Information:

Applicant: Mark Phelan – Kess Properties, LLC

Email Address: mark@phelangardens.com

Applicant is: ☒ Owner ☐ Consultant ☐ Contractor

Mailing Address: 4955 Austin Bluffs Parkway

State: CO

Postal Code: 80918

Telephone Number: (719) 574-8058

Fax Number: _____

Engineer Information:

Engineer: Curtis D. Rowe, P.E., PTOE

Email Address: curtis.rowe@kimley-horn.com

Company Name: Kimley-Horn and Associates, Inc.

Mailing Address: 4582 South Ulster Street

State: CO

Postal Code: 80237

Registration Number: CE-36355

State of Registration: Colorado

Telephone Number: (303) 228-2304

Fax Number: N/A

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

Section of ECM from Which Deviation is Sought: 2.3.2 Design Standards by Functional Classification

Specific Criteria from Which a Deviation is Sought: Table 2-5: Access Permitted along Major Collectors

Proposed Nature and Extent of Deviation: One full movement access permitted along Old Ranch Road and one full movement access along Howells Road.

Reason for the Requested Deviation: Lessens project impact on adjacent residential neighborhood and local Ridgeway Lane roadway by not forcing all project traffic to use that roadway. Proposed access condition meets sight distance requirements, spacing, auxiliary turn lanes, acceptable operations, lower vehicle queues, less vehicle miles traveled, lower vehicle emissions, maintains Local Road ADT under threshold for Ridgeway Lane (not true otherwise), improves air quality, and no degradation of traffic progression.

Comparison of Proposed Deviation to ECM Standard: ECM Standard would require access only from Ridgeway Lane Local Roadway. Request is for access from Old Ranch Road and Howells Road instead to lessen project impact on adjacent residences.

El Paso County Procedures Manual

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Applicable Regional or National Standards used as Basis: ECM and AASHTO

Application Consideration:

CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION

JUSTIFICATION

☒ The ECM standard is inapplicable to a particular situation.

Loading of all vehicles on local residential street has significant impact on local residents and character of existing roadway

☐ 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.

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.

No, it is not based on financial reasons. It is proposed to lessen the traffic impact on local residents and character of local street. Also, reduces vehicle miles traveled, vehicle emissions, and vehicle queues. It maintains the local character roadway of Ridgeway Lane by maintaining the ADT under the traffic volume threshold for local roadways. Intersection operations of the accesses as proposed with the deviation work well. Roadway maintenance costs reduced with less vehicle miles traveled. Aesthetic appearance not impacted.

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

The deviation will not adversely affect safety or operations.

- Please see attached traffic deviation study letter -

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

The 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.

Signature of owner (or authorized representative)

Date

Signature of applicant (if different from owner)

Date

Signature of Engineer

05/30/2019

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.