



Development Services Department  
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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): N/A  
Tax Schedule ID(s) #: 6100000526, 6100000527  
Legal Description of Property: See attached

Subdivision or Project Name:

**FLYING HORSE NORTH**  
**(Lot access onto Stagecoach Road)**

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

Specific Criteria from Which a Deviation is Sought: Table 2-5 Rural Major Collector allows no direct lot access

Proposed Nature and Extent of Deviation: The nature of the western portion of the property is such that the proposed collector roadway (Stagecoach Road) is the south boundary of the Flying Horse North property and therefore does not easily allow for local roadway access given the minimal property depth north to south. During the PUD processing and approval, a design modification allowing a few lots direct access to the western portion of Stagecoach Road was requested and approved. This deviation request formalizes this PUD modification. There was also another deviation request approved for consideration by the BOCC allowing the use of Rural Minor Collector standards for this westerly stretch of Stagecoach Road. Incidentally, a Rural Minor Collector does already allow for direct lot access. Regardless, the request is to allow a total of 9 direct driveway access points to Stagecoach Road with the following design requirements discussed during the PUD approval: driveway design must allow for ability to turn around on the lot without backing into the public roadway and no circular/horseshoe driveways allowed – single driveway access to public roadway per lot. The following lots are included in this request: Lots 6-8 (single joint driveway access), lots 9-15 and lot 73. (See attached Exhibit)

### Applicant Information:

Applicant: PRI #2 LLC  
Applicant is: ☒ Owner ☐ Consultant ☐ Contractor  
Mailing Address: 6385 Corporate Dr., Suite 200 Colo. Spgs.  
Telephone Number: 719-592-9333  
Email Address: Dbalsick@classichomes.com  
State: CO Postal Code: 80919  
Fax Number: 719-785-0799

### Engineer Information:

Engineer: Marc A. Whorton, P.E.  
Company Name: Classic Consulting  
Mailing Address: 619 N. Cascade Ave., Suite 200 Colo. Spgs.  
Registration Number: 37155  
Telephone Number: 719-785-2802  
Email Address: Mwhorton@classicconsulting.net  
State: CO Postal Code: 80903  
State of Registration: Colorado  
Fax Number: 719-785-0799

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

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

Specific Criteria from Which a Deviation is Sought: Table 2-5 Rural Major Collector allows no direct lot access

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Reason for the Requested Deviation: Given the configuration of the western portion of the purchased property, it does not allow for providing lot access off a local roadway but rather directly off Stagecoach Road, as approved on the PUD Plan (PUD-16-002).

Comparison of Proposed Deviation to ECM Standard: Per ECM standard Table 2-5: Rural Major Collectors do not allow for direct lot access. However, Rural minor collectors do allow direct lot access and this stretch of Stagecoach Road was previously requested at the PUD Plan stage to be designed using Minor Collector standards.

Applicable Regional or National Standards used as Basis: Other adjacent local jurisdictions (City of Colorado Springs, City of Fountain and Town of Monument) allow for lot access onto collector roadways.

**Application Consideration:**

**CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION**

**JUSTIFICATION**

" The ECM standard is inapplicable to a particular situation.

**X** 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.

The west end of this purchased property has physical characteristics that do not allow for the planned Collector (Stagecoach Road) and a separate local road for direct lot access to be planned together.

**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.	Based on the approved PUD Plan (PUD-16-002) this is the only way to reasonably gain lot access to a few planned lots
The deviation will achieve the intended result with a comparable or superior design and quality of improvement.	This deviation will allow for lot access to large lot single family residences along this stretch of roadway and therefore enhance the driving experience through this portion of the subdivision
The deviation will not adversely affect safety or operations.	The few lot access points meet the required driveway access criteria for safety
The deviation will not adversely affect maintenance and its associated cost.	These few lot access points onto Stagecoach Road do not seem to impact the County maintenance ability of this roadway
The deviation will not adversely affect aesthetic appearance.	Direct lot access to Stagecoach Road will not adversely affect the aesthetic appearance of the roadway, matter-of-fact with the planned individual address kiosks for all lots along Stagecoach Road and Old Stagecoach Road it may enhance the aesthetic appearance along this roadway.

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**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] \_\_\_\_\_ Date 4-9-18

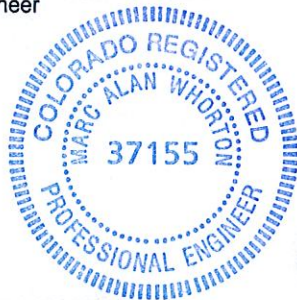
Signature of owner (or authorized representative)

\_\_\_\_\_  
Signature of applicant (if different from owner) Date

[Signature] \_\_\_\_\_ Date 4/9/18

Signature of Engineer

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.

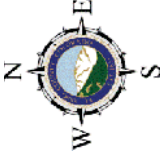
# El Paso County Assessor's Office

**0 SEC 34-11-66**

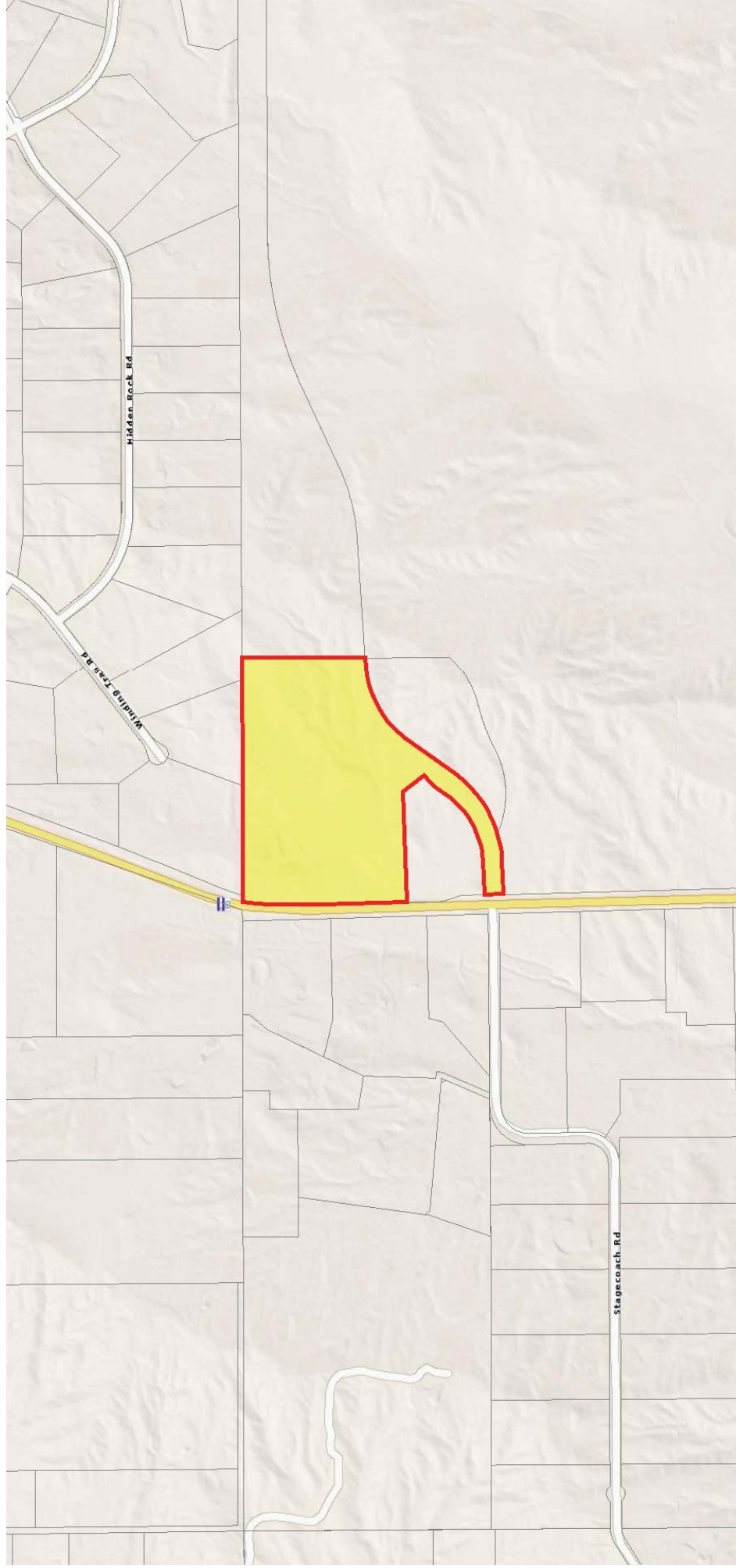
SCHEDULE: 6100000526

OWNER: PRI # 2 LLC

C/O ELITE PROPERTIES OF AMERICA



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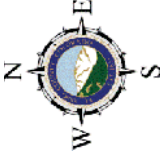
# El Paso County Assessor's Office

0 34-11-66

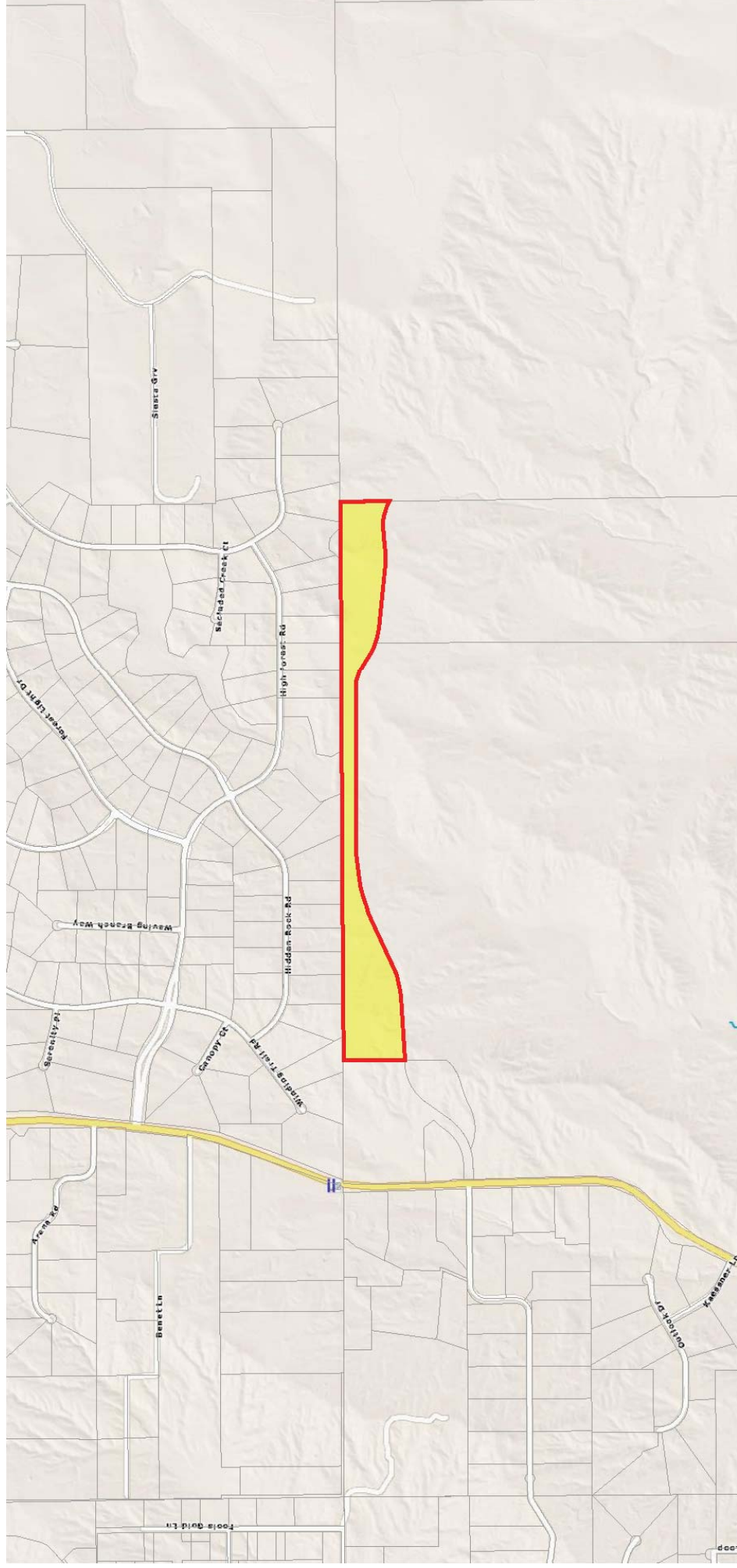
SCHEDULE: 6100000527

OWNER: PRI # 2 LLC

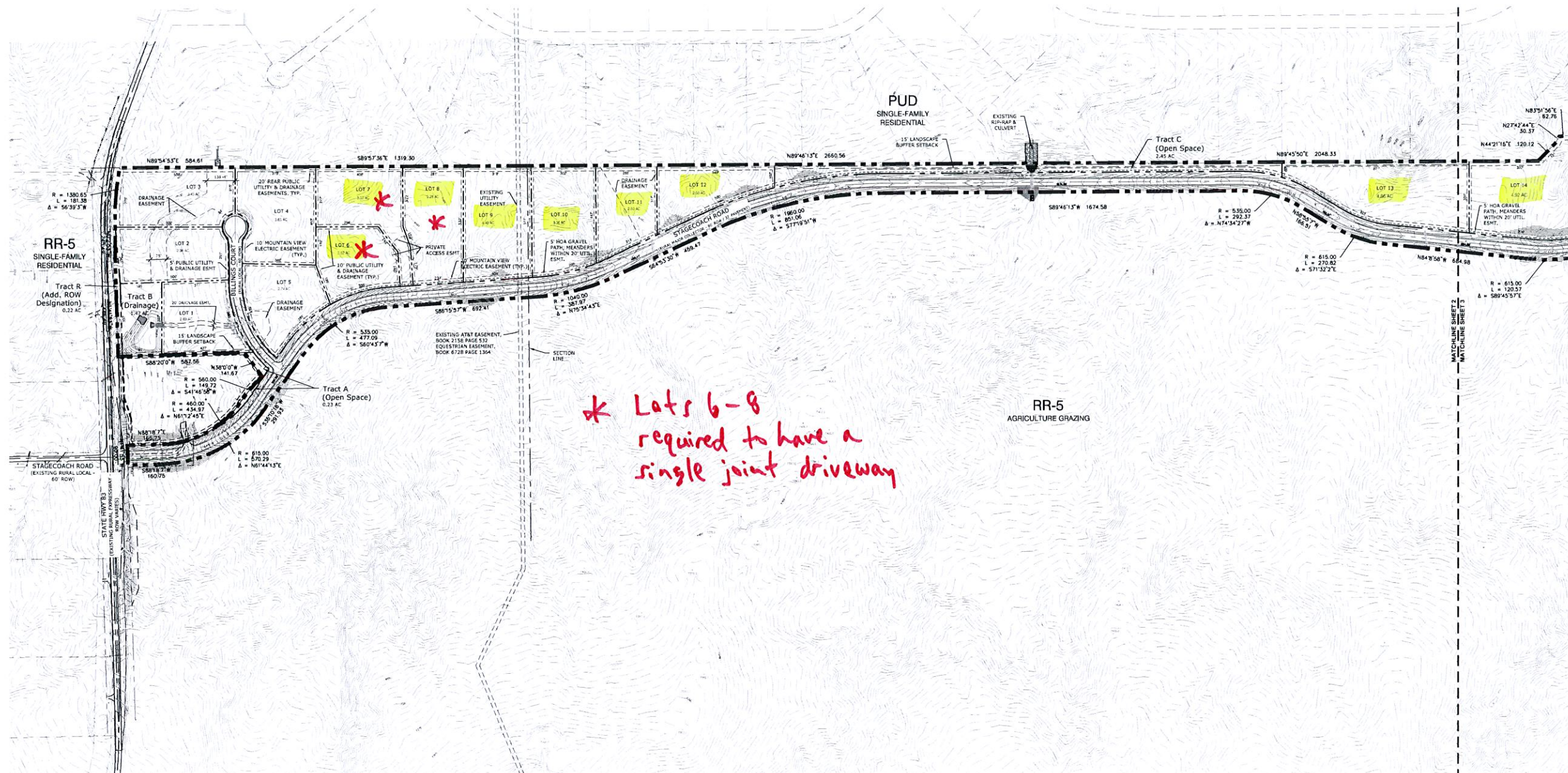
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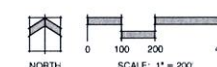




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Colorado Springs, CO 80903  
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# FLYING HORSE NORTH

## PRELIMINARY PLAN



All driveway access points onto stagecoach Rd.  
must meet the following criteria:

1. driveway design must allow for ability to turn around on lot without backing onto public roadway.
2. No circular/horseshoe driveways allowed  
only single access to public roadway per lot.

Lot Access  
Exhibit

### ENTITLEMENT

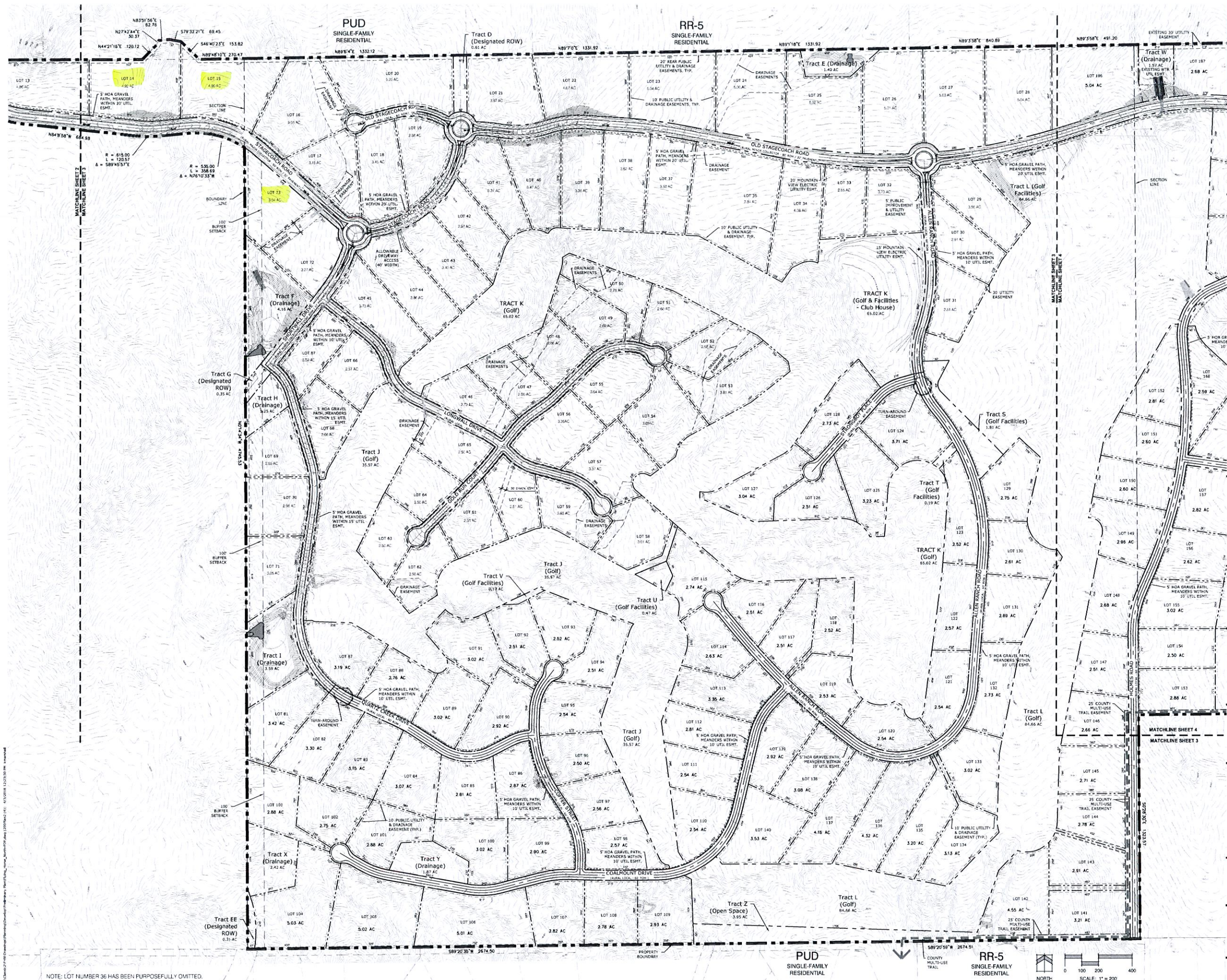
DATE	BY	DESCRIPTION
04-03-18	KMM	PER COUNTY REVIEW COMMENTS

### PRELIMINARY PLAN

PP1  
3 of 6

SP 17-012





Land Planning  
Landscape  
Architecture  
Urban Design

**NES**

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FLYING HORSE  
NORTH

PRELIMINARY PLAN

ENTITLEMENT

PRELIMINARY  
PLAN

**PP2**  
4 OF 6

SP 17-012

DATE	BY	DESCRIPTION
04-03-18	KMM	PER COUNTY REVIEW COMMENTS

NOTE: LOT NUMBER 36 HAS BEEN PURPOSEFULLY OMITTED.