



**Planning and Community  
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## DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

### PROJECT INFORMATION

Project Name :	Glen at Widefield Filings 7, 8, and 9
Schedule No.(s) :	55220-00-008
Legal Description :	The Glen at Widefield Subdivision Filing No. 7, No. 8, and No. 9

### APPLICANT INFORMATION

Company :	Widefield Investment Group
Name :	J. Ryan Watson
	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Consultant <input type="checkbox"/> Contractor
Mailing Address :	3 Widefield Boulevard Colorado Springs, Colorado 80911
Phone Number :	(719) 392-0194
FAX Number :	N/A
Email Address :	<a href="mailto:ryan@widefieldinvestmentgroup.com">ryan@widefieldinvestmentgroup.com</a>

### ENGINEER INFORMATION

Company :	Kiowa Engineering Corporation	Colorado P.E. Number :	25057
Name :	Andrew W. McCord, PE		
Mailing Address :	1601 South 21 <sup>st</sup> Street Colorado Springs, Colorado 80904		
Phone Number :	(719) 630-7342		
FAX Number :	N/A		
Email Address :	<a href="mailto:amccord@kiowaengineering.com">amccord@kiowaengineering.com</a>		

**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] \_\_\_\_\_ July 6<sup>th</sup> 2020  
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)**

A deviation from the standards of or in Section **2.5.2.B.6** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

The use of concrete sidewalks on both sides of the roadway.  
The developer is requesting that a gravel sidewalk be allowed on the west side of Spring Glen Drive in conjunction with the adjacent open space trail system.

State the reason for the requested deviation:

The use of a 'trail-type path' is consistent with the trails used within the open space for which there are no permanent vehicular accesses.

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

The developer proposes to install a 'trail-type path' on the west side of Spring Glen Drive that will connect and tie together the trail system within the Open Space. There are no permanent vehicular accesses along the west side of Spring Glen Drive with the exception of maintenance access for the Widefield Water and Sanitation District's lift station and the three detention basins located west of Spring Glen Drive serving the Glen at Widefield subdivisions.

**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:

A detached concrete sidewalk is unnecessary along the west side of Spring Glen Drive where an open space with gravel trails exists. A detached concrete sidewalk exists along the east side of Spring Glen Drive where the single-family homes are located. No homes are located on the west side of Spring Glen Drive. The gravel trail on the west side of Spring Glen Drive will be installed by the developer to provide access to and connection with the open space trails. The gravel trails will be maintained by the Metropolitan District eliminating long term maintenance issues for the County.

**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 requested deviation request will provide comparable access on the west side of Spring Glen Drive and interconnect with the open space trail system.

The deviation will not adversely affect safety or operations.

The use of a 'gravel-type path' is safe as this type of path is used throughout the open space trail system as well as throughout the County's park system. The use of this pathway system will not effect operations of access to the west side of Spring Glen Drive.

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

The requested deviation will not affect the County's maintenance and cost. The path will be constructed and installed by the developer and maintenance responsibilities are vested with the Metropolitan District.

The deviation will not adversely affect aesthetic appearance.

The requested deviation will not adversely affect aesthetics but will rather enhance the aesthetics by tying into the existing open space trail system.

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

The requested deviation provides the design intent and purpose of the standards as access to and along the west side of Spring Glen Drive is provided and cared for.

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 request meets the requirements.

**REVIEW AND RECOMMENDATION:**

**Approved by the ECM Administrator**

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

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**Denied by the ECM Administrator**

This request has been determined not to have met criteria for approval. A deviation from Section 2.5.2.B6 of the ECM is hereby denied.

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**DISAPPROVED**  
**Engineering Department**

*08/11/2020 9:31:12 AM*

*dsdnijkamp*

**EPC Planning & Community  
Development Department**

**ECM ADMINISTRATOR COMMENTS/CONDITIONS:**

A hybrid system can be entertained, as well as reducing the width by 1' (to 4') can be entertained with a soft trail adjacent to the hard trail. ADA requires this be a hard sidewalk.

## **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**

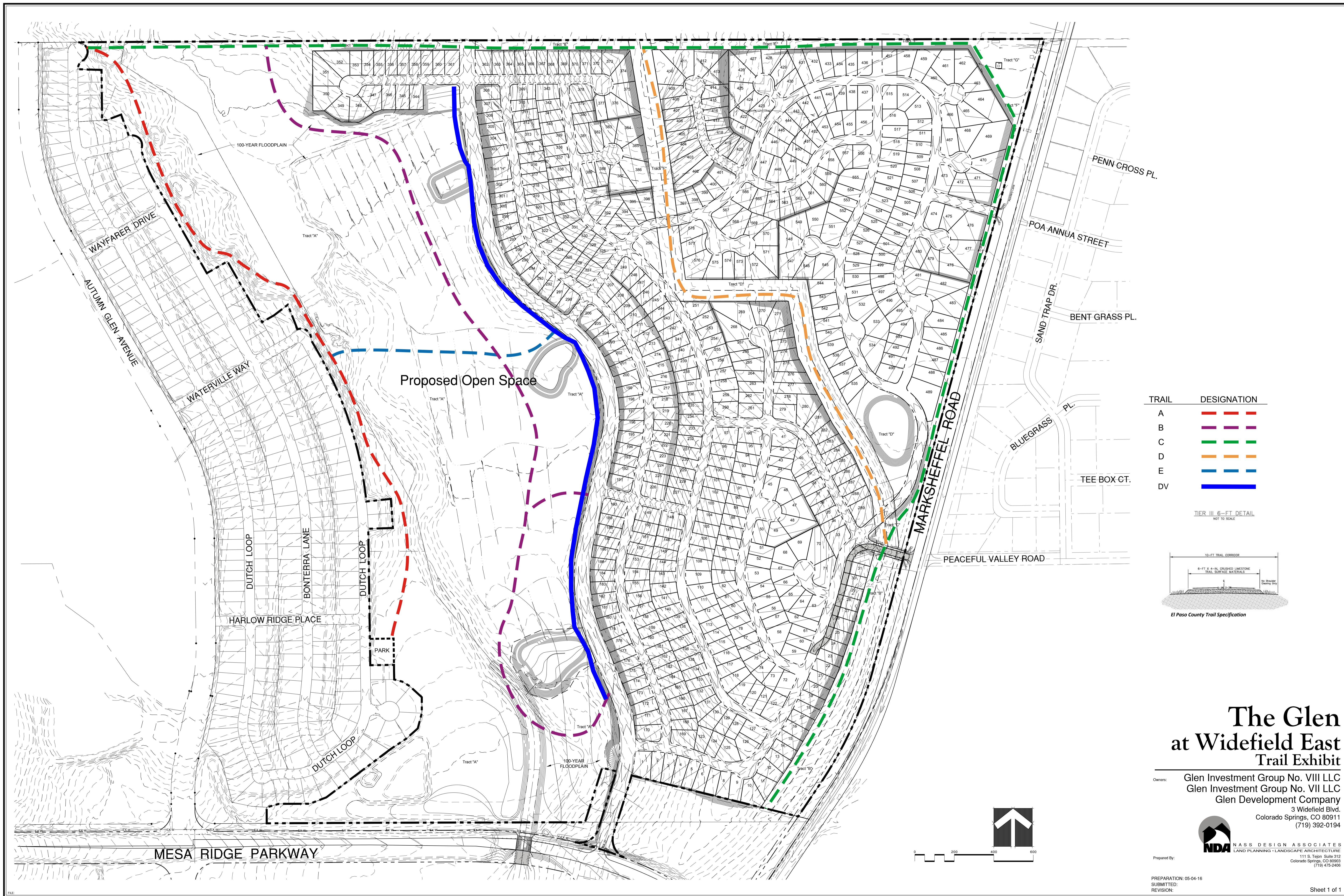
The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

## **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.

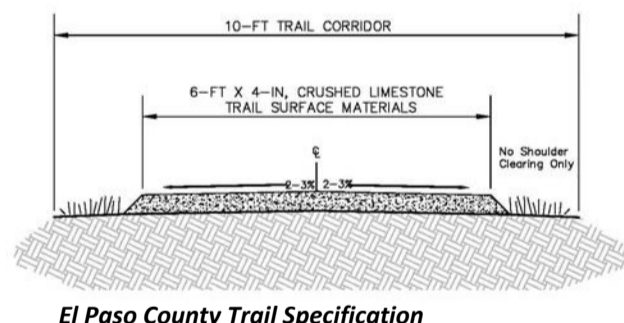
## **1.7. REVIEW FEES**

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.



TRAIL	DESIGNATION
A	
B	
C	
D	
E	
DV	

TIER III 6-FT DETAIL  
NOT TO SCALE



El Paso County Trail Specification

# The Glen at Widefield East Trail Exhibit

Owners: Glen Investment Group No. VIII LLC  
Glen Investment Group No. VII LLC  
Glen Development Company  
3 Widefield Blvd.  
Colorado Springs, CO 80911  
(719) 392-0194



Prepared By: [Name]  
PREPARATION: 05-04-16  
SUBMITTED: [Date]  
REVISION: [Date]