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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.:

DEV18004



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General Property Information:

Address of Subject Property (Street Number/Name): N
 Tax Schedule ID(s) #: 6100000075
 Legal Description of Property: See attached

Per Section 2.3.8, "A request for a deviation from the maximum length criteria will not be considered without an expressed written endorsement from the Fire District in which the proposed cul-de-sac is located."

Subdivision or Project Name:

FLYING HORSE NORTH
 (Maximum Length of a Cul-de-sac)

Include the letter with the request.

Section of ECM from Which Deviation is Sought: Section 2.3.8 Roadway Terminations

Specific Criteria from Which a Deviation is Sought: Section 2.3.8.A Maximum length of rural cul-de-sac 1600'

Proposed Nature and Extent of Deviation: The nature of this development in this specific area is heavily forested and hillside-like characteristics with grades exceeding 8% in many areas. The approved PUD Plan (PUD-16-002) was developed around a private Golf Course with large lot (2.5 ac. min.) surrounding it. All these factors proved to be a design challenge to meet the cul-de-sac length criteria. At the PUD Plan stage, this issue along with a deviation for cul-de-sac length was discussed. The extent of the deviation is cul-de-sac length (less than 25 lots) created by Longwall Dr. and Gold Run Ct. being surrounded by the proposed Golf Course.

Applicant Information:

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

Engineer Information:

Engineer: Marc A. Whorton, P.E. Email Address: Mwhorton@classicconsulting.net
 Company Name: Classic Consulting
 Mailing Address: 619 N. Cascade Ave., Suite 200 Colo. Spgs. State: CO Postal Code: 80903
 Registration Number: 37155 State of Registration: Colorado
 Telephone Number: 719-785-2802 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 2.3.8 Roadway Terminations

Specific Criteria from Which a Deviation is Sought: Section 2.3.8.A Maximum length of rural cul-de-sac 1600'

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Include an exhibit of Flying Horse North highlighting the specific cul-de-sacs which a deviation is sought.

El Paso County Procedures Manual
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Reason for the Requested Deviation: Given the configuration of the private golf course and surrounding lots as shown on the approved PUD Plan (PUD-16-002), the cul-de-sac length to access these lots will exceed 1600'.

Comparison of Proposed Deviation to ECM Standard: ECM standard for maximum length of a rural cul-de-sac is 1600'. Based on the constraints described above, the deviation is requesting a length of 2600'

Applicable Regional or National Standards used as Basis: Other adjacent municipalities such as the City of Colorado Springs has similar length of cul-de-sac standards and also allows for certain flexibility in certain situations.

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.

The approved PUD Plan (PUD-16-002) allows for a private Golf Course within the heavily forested and hillside-like terrain area of the development with surrounding residential lots. Based on these constraints, access to lots 45-67 will be from a cul-de-sac with a length exceeding 1600'.

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.

The deviation is solely based on the topography, vegetation and Golf Course design constraints

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

Subdivision planning wise, this deviation will produce a better quality large-lot residential design incorporated in with the Golf Course

The deviation will not adversely affect safety or operations.

Given the close proximity of the fire station, this deviation does not adversely affect roadway or fire safety operations.

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

Regardless of how long, the cul-de-sac is still designed with the required turn-around and therefore does not affect the maintenance ability.

The deviation will not adversely affect aesthetic appearance.

The deviation has no bearing on the aesthetic appearance

Explain how this provides a better quality design. How is the applicant providing a comparable design to mitigate the request to exceed the criteria?

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] _____ Date 4/9/18

Signature of applicant (if different from owner)

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:

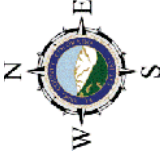
____ Additional comments or information are attached.

El Paso County Assessor's Office

0 36-11-66

SCHEDULE: 6100000075

OWNER: PRI #2 LLC



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