



Development Services Department
 2880 International Circle
 Colorado Springs, Colorado 80910

**DEVIATION REVIEW
 AND DECISION FORM**

Phone: 719.520.6300
 Fax: 719.520.6695
 Website www.elpasoco.com

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): 0 Hodgen Road

Tax Schedule ID(s) #: 5119001009

Legal Description of Property: The Southwest quarter of the Southeast quarter of Section 19, in Township 11 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described as follows:

BEGINNING at the Southwest corner of the SW1/4SE1/4 of said Section 19;
thence N 00°08'55" W, a distance of 1,325.15 feet;
thence N 88°59'57" E, a distance of 1,313.94 feet;
thence S 00°04'28" E, a distance of 1,323.40 feet;
thence S 88°55'17" W, a distance of 1,312.25 feet to the POINT OF BEGINNING.

EXCEPTING therefrom that portion conveyed to Deed recorded October 21, 2010 as Reception No. 210105382

Subdivision or Project Name:

High Plains Filing No. 1

Section of ECM from Which Deviation is Sought: 2.2.5.B.3

Specific Criteria from Which a Deviation is Sought: 2.2.5.B.3 Roadway Access Criteria- Rural Minor Arterial Access Criteria. The Standard states no additional access right shall accrue and no additional access shall be provided when splitting or dividing existing lots of land. When an alternative is reasonably available in the opinion of the ECM Administrator, all access to the newly created properties shall be provided internally from the existing access or new access to a roadway of lower functional classification.

Proposed Nature and Extent of Deviation: The standard states no additional access right shall accrue and no additional access shall be provided when splitting or dividing existing lots of land. When an alternative is reasonably available in the opinion of the ECM Administrator, all access to the newly created properties shall be provided internally from the existing access or new access to a roadway of lower functional classification. High Plains Filing No. 1 is requesting that lot number 4 be granted permission to have direct lot access to Hodgen Road.

Applicant Information:

Applicant: Jordan Savage Email Address: jsavage@goodwinknight.com

Applicant is: Owner Consultant Contractor

Mailing Address: 1125 Diamond Rim Drive State: CO Postal Code: 80921

Telephone Number: 719-649-5266 Fax Number: _____

Engineer Information:

Engineer: David Mijares Email Address: david@catamounteng.com

Company Name: Catamount Engineering

Mailing Address: PO Box 221, Woodland Park State: CO Postal Code: 80866

Registration Number: 40510 State of Registration: Colorado

Telephone Number: 719-426-2124 Fax Number: _____

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

Section of ECM from Which Deviation is Sought: 2.2.5.B.3

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Reason for the Requested Deviation: The proposed High Plains Filing No. 1 has a "Zone A" floodplain running through the property. Access to Ridgeback or Raleigh Roads is not feasible for lot number 4. The current design of High Plains Filing No. 1 provides an efficient layout given the available shape and size providing good traffic flow, lot spacing, and sight lines with westerly views.

Comparison of Proposed Deviation to ECM Standard: The requested deviation is to provide a single family residence (Lot #4) direct lot access to a rural minor arterial roadway (Hodgen Road). This is not permitted per the ECM Standard 2.2.5.B.3.

Applicable Regional or National Standards used as Basis:
N/A

Application Consideration:

CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION

The ECM standard is inapplicable to a particular situation.

JUSTIFICATION

* 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 deviation is needed to allow access for one single family residential lot (Lot #4). Aligning the access from either Ridgeback or Raleigh Road would be an undue hardship to the applicant because of the significant issues in trying to cross a "Zone A" floodplain. The adjacent reach of the East Cherry Creek is 23 feet lower than the proposed buildable area of Lot #4. The county requested that we follow the unapproved Hodgen Access Management Plan and construct the roads on the west property line, which we've done. We also attempted to coordinate with the property owner of the two parcels on the west side of the property. The property owner was unwilling to participate in the dedication of ROW, therefore, the applicant has dedicated the entire ROW as part of High Plains Filing No. 1. The proposed direct lot access to Hodgen Road for Lot #4 does not compromise public safety or accessibility and allows for good engineering design on the rest of the project.

A change to a standard is required to address a specific design or construction problem, and if not

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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 request is not based on financial considerations. The request is based on geographic constraints imposed by the "Zone A" floodplain.

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

This deviation will allow for a superior design for the residential lots in High Plains Filing No. 1. It also considers future development that will occur on the parcels to the north and west of this property. The current design of High Plains Filing No. 1 meets the Hodgen Access Management Plan (not approved), which will improve the value of the surrounding properties and allow for sustainable development in the future.

The deviation will not adversely affect safety or operations.

The deviation will not adversely affect safety or operations. The driveway access of this residential lot (Lot #4) is proposed at a crest location on Hodgen Road and will have clear lines of sight in both directions of Hodgen Road. The posted speed limit is 55 mph. Stopping site distance for 60 mph is about 570 linear feet (LF). From a crest location for the proposed driveway, a driver will be able to have line of sight east to the crest at Black Forest Road of approximately 1300 LF and to the west beyond Thompson Road of approximately 2500 LF.

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

The deviation will not adversely affect maintenance and its associated cost. This single family residence will have their own private driveway that the owner will maintain at his/her expense.

The deviation will not adversely affect aesthetic appearance.

The deviation will not adversely affect aesthetic appearance of this rural community. In fact, the aesthetic appearance of the High Plains Filing No. 1 will be greatly improved by granting this deviation request. The proposed design fits in well with the surrounding development that has already occurred and will occur in the future.

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.

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Jordan R Savage
Signature of owner (or authorized representative)

10/13/18
Date

Signature of applicant (if different from owner)

Date

Signature of Engineer

Date

Engineer's Seal



10.13.18

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.