

Procedures Manual

Subject: DEVIATION REVIEW AND DECISION FORM

Date Issued: 12/31/07
Revision Issued: N/A
Rescinded: N/A

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.

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. RELATED PROCEDURES

1.6.1. Governing Procedures

P-AR-063-07 Deviation

1.6.2. Other Related Procedures

P-AR-012-07 Administrative Relief

1.7. RESOURCE

Attached is the Deviation Review and Decision Form that is used by the applicant/engineer for requesting and justifying a deviation. The form is reviewed by the ECM Administrator and approved or denied. 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.



Development Services Department
 2880 International Circle
 Colorado Springs, Colorado 80910

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

**DEVIATION REVIEW
 AND DECISION FORM**

Procedure # R-FM-051-07
 Issue Date: 12/31/07
 Revision Issued: 00/00/00

DSD FILE NO.:

--	--	--	--	--	--	--	--

General Property Information:

Address of Subject Property (Street Number/Name): 1920 E Baptist Rd, Monument, CO 80132

Tax Schedule ID(s) #: 6100000519

Legal Description of Property: _____

Subdivision or Project Name:

1920 E Baptist Rd LLC

Section of ECM from Which Deviation is Sought: Section 2.3.2 Design Standards by Functional Classification
 Specific Criteria from Which a Deviation is Sought: Minimum Centerline Curve Radius for Major Collector, as shown in Table 2-5. Roadway Design Standards for Rural Collectors and Locals

Proposed Nature and Extent of Deviation: Proposed reduction in the design speed of the roadway from 50mph to 45mph. This would, in turn, reduce the required minimum centerline curve radius from 930-feet to 711-feet per AASHTO standards. With this, the Owner of the property will not have to sacrifice an excessive portion of their property and the County will still be granted enough land for an adequate roadway from Roller Coaster Road.

Applicant Information:

Applicant: Barry Curtis Email Address: curtis3197@msn.com

Applicant is: Owner Consultant Contractor

Mailing Address: 1920 E Baptist Rd, Monument State: CO Postal Code: 80132

Telephone Number: 719-331-0159 Fax Number: _____

Engineer Information:

Engineer: Conner Burba Email Address: cburba@forsgren.com

Company Name: Forsgren Associates Inc

Mailing Address: 56 Inverness Dr E Englewood, CO 80128 State: CO Postal Code: 80128

Registration Number: 51257 State of Registration: CO

Telephone Number: 720-214-5884 Fax Number: _____

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 by Functional Classification
 Specific Criteria from Which a Deviation is Sought: Minimum Centerline Curve Radius for Major Collector, as shown in Table 2-5. Roadway Design Standards for Rural Collectors and Locals

Proposed Nature and Extent of Deviation: Proposed reduction in the design speed of the roadway from 50mph to 45mph. This would, in turn, reduce the required minimum centerline curve radius from 930-feet to 711-feet per AASHTO standards. With this, the Owner of the property will not have to sacrifice an excessive portion of their property and the County will still be granted enough land for an adequate roadway from Roller Coaster Road

The 2040 classification of the El Paso County 2016 MTCP

Minor arterial roadway

Reason for the Requested Deviation: Previous plans held by El Paso County show future plans for a roadway passing through the northeast corner of the Owner's property. If a roadway was constructed through this area at a design speed of 50-mph, over 5-acres of land would need to be dedicated by the Owner to the County. Reducing the speed limit in this area by just 5-mph would reduce the amount of land dedicated from over 5-acres to approximately 2.5-acres and is much more reasonable for the Owner.

Comparison of Proposed Deviation to ECM Standard: No deviation from ECM standard. A deviation is proposed for the posted speed limit for the anticipated, future roadway.

Applicable Regional or National Standards used as Basis: AASHTO standards for minimum radii and superelevation for low-speed urban streets was utilized using superelevation distribution method 2.

ECM standard is a 50mph design speed and 930ft center line radius. Your request is for a reduction in the design speed which results in a reduced centerline radius. Please revise this section.

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.

A roadway through the property is not being removed from future consideration with this request. The only change would be a slight reduction in the posted speed limit along the roadway

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 request is based on providing a fair balance to the applicant and the County. The County shall still be given a tract of land to construct a future roadway.

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

The deviation will achieve the same result, as the tract of land being given to the County is adequate for roadway construction.

The deviation will not adversely affect safety or operations.

As the speed limit will be reduced in this area, this may lead to a more safe roadway as a result of this deviation.

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

A shorter length of roadway will be constructed with this deviation. Therefore, maintenance costs are anticipated to be reduced.

The deviation will not adversely affect aesthetic appearance.

The aesthetic appearance of the roadway will not be negatively affected due solely on the change in roadway curvature.

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 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:

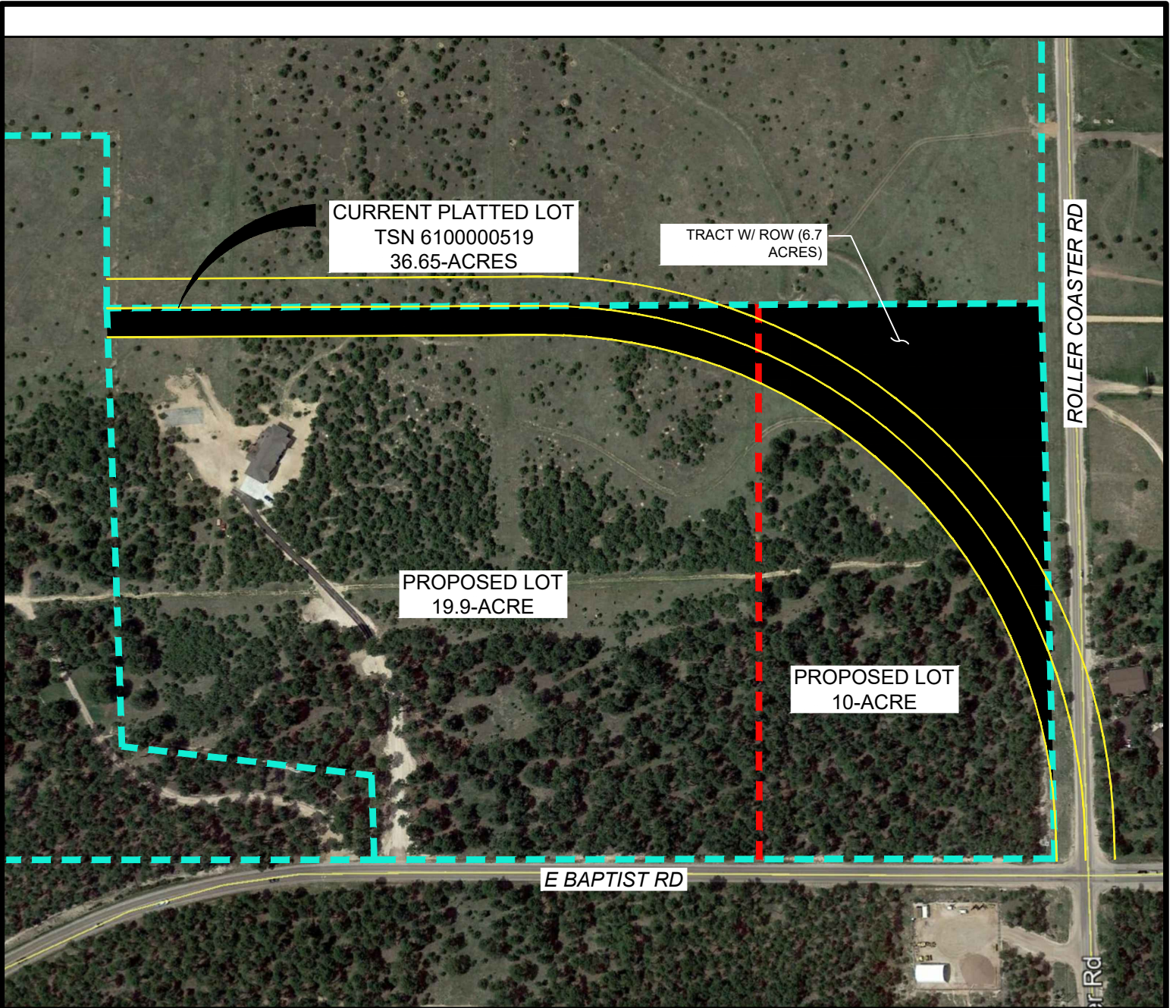
____ Additional comments or information are attached.

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.

P:\Clients\Curtis - Replat\CAD\Exhibits\Deviation Request Exhibits\VicinityMap - 5 Parcels 930 FEET.dwg - ----- 1/10/2019 9:39 AM



VICINITY MAP

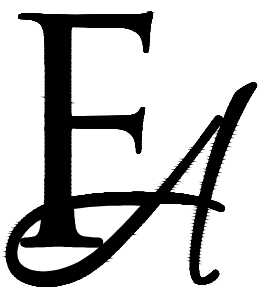
SCALE: 1" = 250'



DATE:
01/10/19

TANJA CURTIS - SUBDIVISION

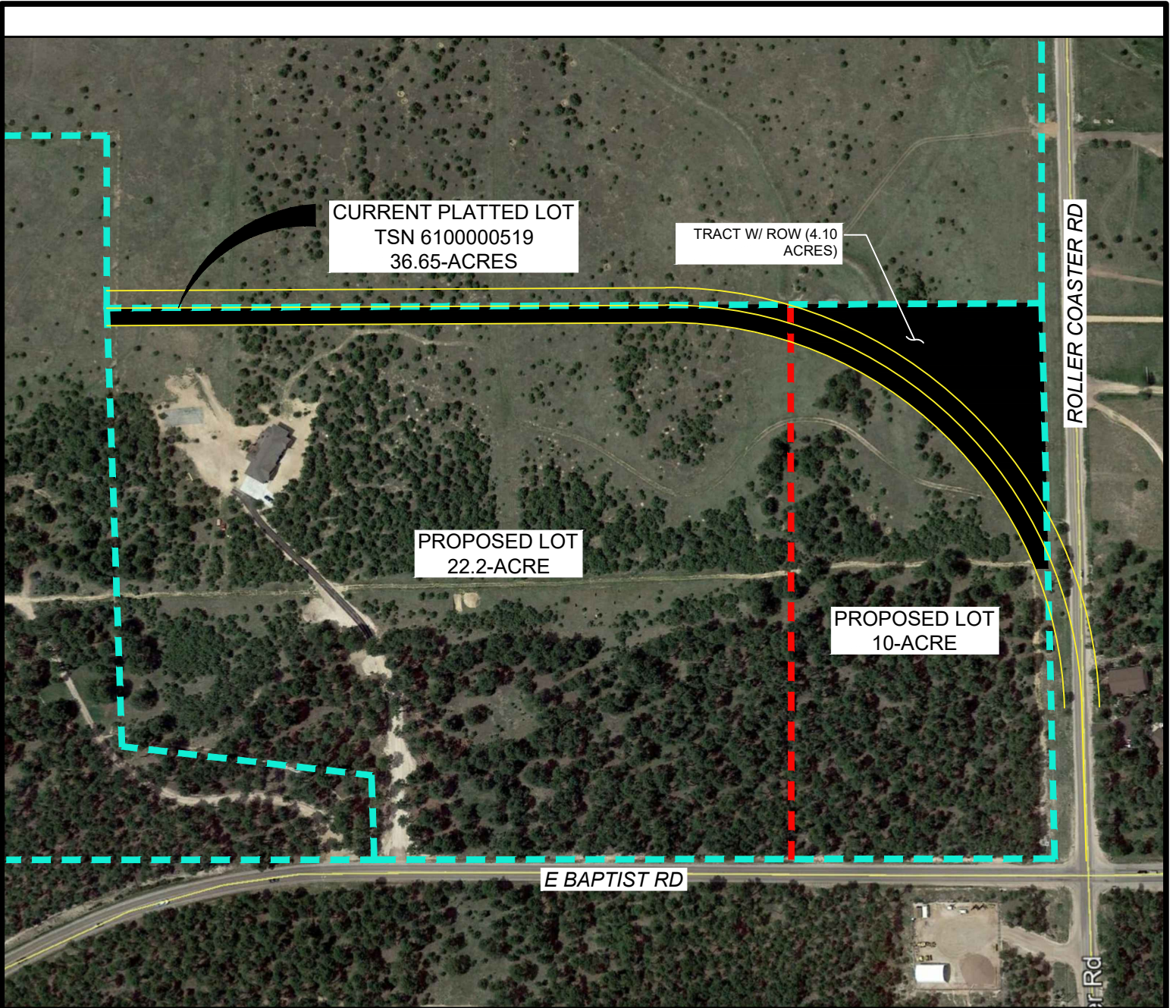
PROJECT NO:
04-18-XXXX



EXISTING AND PROPOSED
SUBDIVISION MAP - 5 LOTS
WITH 930' RADIUS FOR
MAJOR COLLECTOR

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

P:\Clients\Curtis - Replat\CAD\Exhibits\Deviation Request Exhibits\VicinityMap - 5 Parcels - 711R - 60ROW.dwg - ----- 1/10/2019 9:39 AM



VICINITY MAP

SCALE: 1" = 250'

DATE:
01/10/19

TANJA CURTIS - SUBDIVISION

PROJECT NO:
04-18-XXXX



EXISTING AND PROPOSED
SUBDIVISION MAP - 5 LOTS
WITH 711' RADIUS FOR
MINOR COLLECTOR W/ 60'
ROW

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION