



**Planning and Community
 Development Department**
2880 International Circle
Colorado Springs, Colorado 80910
 Phone: 719.520.6300
 Fax: 719.520.6695
 Website www.elpasoco.com

**LOCATION #1:
 ROONEY & EDENVALE**

**DEVIATION REQUEST
 AND DECISION FORM**

Updated: 6/26/2019

Intersection of Scone
 and Sligo needs to be
 addressed or ramps
 and crossing need to
 be added on Sligo

PROJECT INFORMATION

Project Name : GRANDVIEW PHASE 2 (PUDSP-23-006)
 Schedule No.(s) : 4200000475, 4200000474
 Legal Description : A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST
 QUARTER OF SECTION
 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY,
 COLORADO

APPLICANT INFORMATION

Company : MELODY HOMES, INC.
 Name : RILEY HILLEN
 Owner Consultant Contractor
 Mailing Address : 9555 S. KINGSTON CT, SUITE 200,
 ENGLEWOOD, CO 80112

 Phone Number : 303-503-4903
 FAX Number : -
 Email Address : RHILLEN@DRHORTON.COM

ENGINEER INFORMATION

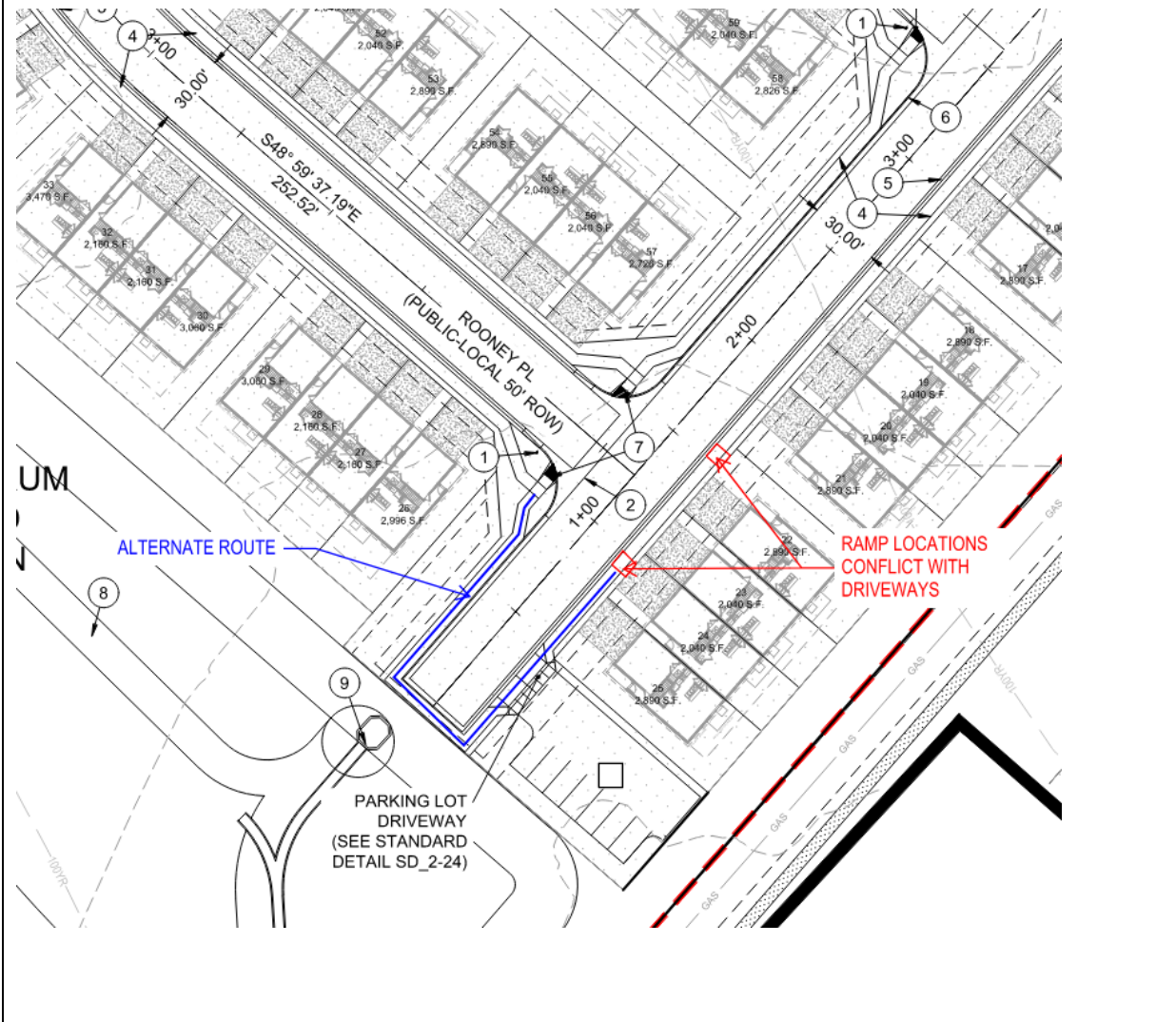
Company : HR GREEN DEVELOPMENT, LLC.
 Name : KEN HUHN, PE
 Mailing Address : 1975 RESEARCH PARKWAY, STE. 160
 COLORADO SPRINGS, COLORADO 80920

 Phone Number : 720-602-4965
 FAX Number : -
 Email Address : KHUHN@HRGREEN.COM

 Colorado P.E. Number : 54022

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

The alternative is to provide an alternate pedestrian crossing. In this location, the pedestrian can cross the street via an alternate route 95 feet south of the pedestrian ramp landing.



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:

Additional space needed for a pedestrian crossing is not easily generated with the high-density townhome units. The design objective to safely transport pedestrians can be accomplished by rerouting the pedestrians slightly.

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 deviation will achieve the intended result with a comparable design and quality of improvement by maintaining the functionality of the pedestrian access as well as the functionality of the high density lots.

The deviation will not adversely affect safety or operations.

The deviation will not adversely affect safety or operations. The alternate pedestrian crossing route eliminates the street crossing and is therefore safer at this location.

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

The deviation will not adversely affect maintenance and its associated cost as the amount of ADA crossings is not greater-than the mandatory amount.

The deviation will not adversely affect aesthetic appearance.

The deviation will not adversely affect aesthetic appearance as it will be consistent with the rest of the PUD.

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

The deviation meets the design intent and purpose of the ECM standards by still providing pedestrian access to both sides of the T-intersection.

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 will not be applicable regarding the County's MS4 permit.

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.

Γ Γ

L J

Denied by the ECM Administrator

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

Γ Γ

L J

ECM ADMINISTRATOR COMMENTS/CONDITIONS:

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.



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Development Department
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Website www.elpasoco.com

LOCATION #2:
SCONE & DOWNPATRIC

DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name :	GRANDVIEW PHASE 2 (PUDSP-23-006)
Schedule No.(s) :	4200000475, 4200000474
Legal Description :	A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

APPLICANT INFORMATION

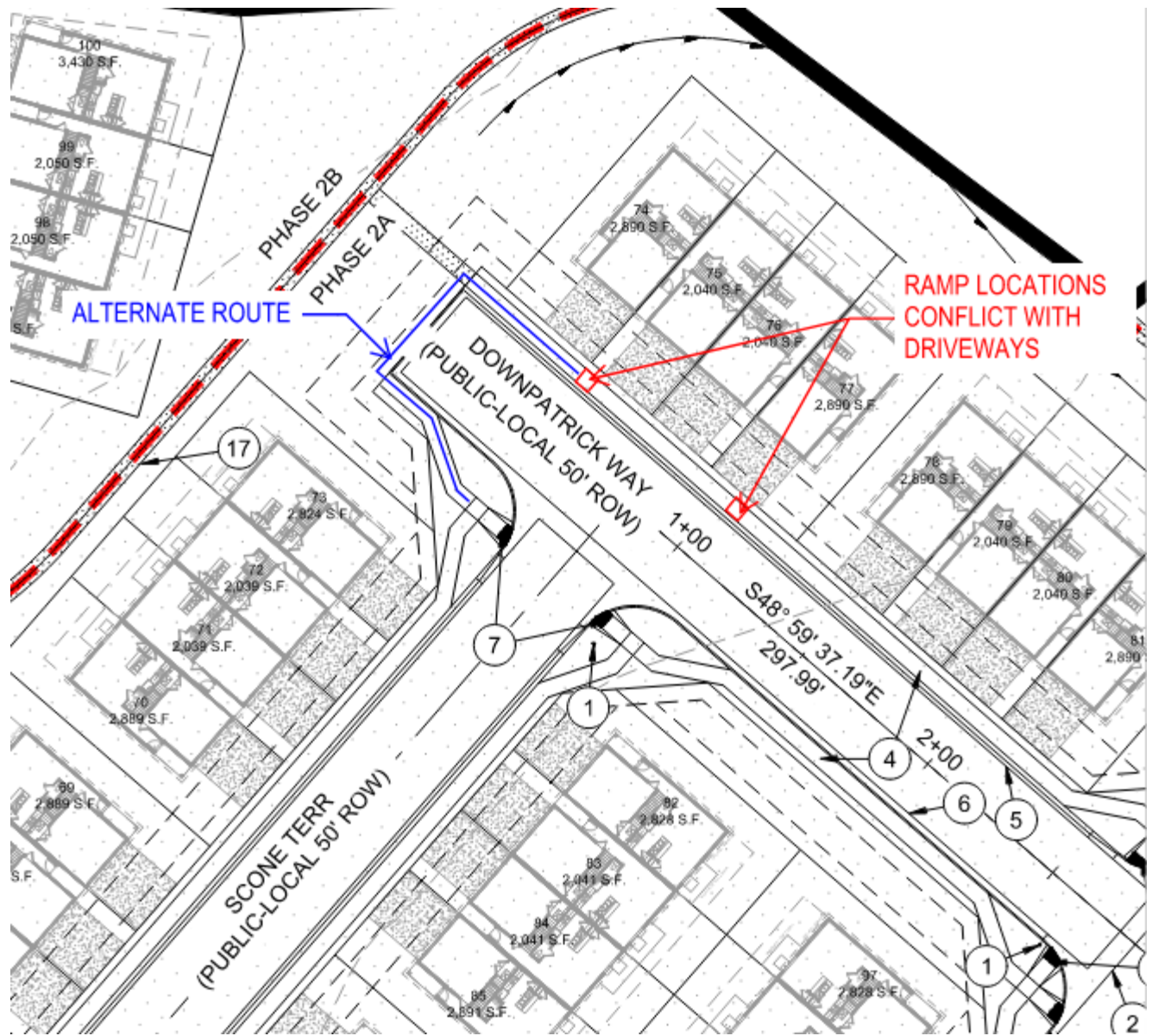
Company :	MELODY HOMES, INC.
Name :	RILEY HILLEN
	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Consultant <input type="checkbox"/> Contractor
Mailing Address :	9555 S. KINGSTON CT, SUITE 200, ENGLEWOOD, CO 80112
Phone Number :	303-503-4903
FAX Number :	-
Email Address :	RHILLEN@DRHORTON.COM

ENGINEER INFORMATION

Company :	HR GREEN DEVELOPMENT, LLC.	Colorado P.E. Number :	54022
Name :	KEN HUHN, PE		
Mailing Address :	1975 RESEARCH PARKWAY, STE. 160 COLORADO SPRINGS, COLORADO 80920		
Phone Number :	720-602-4965		
FAX Number :	-		
Email Address :	KHUHN@HRGREEN.COM		

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

The alternative is to provide an alternate pedestrian crossing. In this location, the pedestrian can cross the street via an alternate route 50 feet northwest of the pedestrian ramp landing.



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:

Additional space needed for a pedestrian crossing is not easily generated with the high-density townhome units. The design objective to safely transport pedestrians can be accomplished by rerouting the pedestrians.

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 deviation will achieve the intended result with a comparable design and quality of improvement by maintaining the functionality of the pedestrian access as well as the functionality of the high density lots.

The deviation will not adversely affect safety or operations.

The deviation will not adversely affect safety or operations. The pedestrian can still safely cross the intended street and access all the pedestrian-accessible areas of the subdivision.

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

The deviation will not adversely affect maintenance and its associated cost as the amount of ADA crossings is not greater-than the mandatory amount.

The deviation will not adversely affect aesthetic appearance.

The deviation will not adversely affect aesthetic appearance as it will be consistent with the rest of the PUD.

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

The deviation meets the design intent and purpose of the ECM standards by still providing pedestrian access to both sides of intended crossing street.

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 will not be applicable regarding the County's MS4 permit.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

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Γ Γ

L L

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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.

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1.7. REVIEW FEES

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V3_ T intersection deviation.pdf Markup Summary

Engineer (4)

o. PUDSP236

Subject: Engineer
Page Label: 1
Author: Bret
Date: 9/10/2024 3:23:33 PM
Status:
Color: ■
Layer:
Space:

PUDSP236

res. and other documentation to clarify request)
2.2.2.2 of the Engineering Criteria Manual (ECM) is requested.
sign is requested.
of the access ramps as shown in Figure 2-35. A private
signed to meet ramp requirements and it is within the inter

Subject: Engineer
Page Label: 2
Author: Bret
Date: 9/10/2024 3:41:22 PM
Status:
Color: ■
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Space:

Please revise to four ramps per the criteria

2.2.2.3 of the Engineering Criteria Manual (ECM) is requested.
sign is requested.
of the access ramps as shown in Figure 2-35. A private
signed to meet ramp requirements and it is within the inter

Subject: Engineer
Page Label: 9
Author: Bret
Date: 9/10/2024 3:51:10 PM
Status:
Color: ■
Layer:
Space:

Please revise to four ramps per the criteria

Updated: 6/26/2019
Intersection of Scone
and Sligo needs to be
addressed or ramps
and crossing need to
be added on Sligo

Subject: Engineer
Page Label: 1
Author: Bret
Date: 9/10/2024 3:55:48 PM
Status:
Color: ■
Layer:
Space:

Intersection of Scone and Sligo needs to be addressed or ramps and crossing need to be added on Sligo

Text Box (2)

LOCATION #1:
ROONEY & EDENVALE
ATION REQUEST
DECISION FORM
Updated: 6/26/2019

Subject: Text Box
Page Label: 1
Author: khuhn
Date: 8/21/2024 10:10:36 AM
Status:
Color: ■
Layer:
Space:

LOCATION #1: ROONEY & EDENVALE

LOCATION #2:
SCONE & DOWNPATRIC
ATION REQUEST
DECISION FORM
Updated: 6/26/2019

Subject: Text Box
Page Label: 8
Author: khuhn
Date: 8/21/2024 10:11:21 AM
Status:
Color: ■
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LOCATION #2:
SCONE & DOWNPATRIC