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DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name :	Lions Den SF2525
Schedule No.(s) :	6213000006
Legal Description:	See attached

APPLICANT INFORMATION

Company :	Lions Den Trust
Name :	Eileen Marx
	☒ Owner ☐ Consultant ☐ Contractor
Mailing Address :	1339 S Voyager Pkwy, #130 Colorado Springs, CO 80921
Phone Number :	(719)
FAX Number :	
Email Address :	emx7dw@gmail.com

ENGINEER INFORMATION

Company :	Whitehead Engineering, LLC
Name :	David J Whitehead Colorado P.E. Number : 25118
Mailing Address :	18 Pacifica Cir, Hot Springs Village, AR 71909
Phone Number :	(719) 237 4411
FAX Number :	
Email Address :	david@whiteheadengineering.com

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 of owner (or authorized representative) — Date: 10/19/2026

Engineer's Seal, Signature And Date of Signature



PCD File No. SF2525

DEVIATION REQUEST (Attach diagrams, figures, and other documentation to clarify request)

A deviation from the standards of or in Section **2.3.8 Roadway Terminations** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

Section 2.3.8 A Cul-de-sacs. This section of the current code, for a rural road, specifies a minimum radius for the cul-de-sac of 50 feet and a maximum length of 1,600 feet.

The Black Forest Fire Rescue Protection District (BFFR) supports this deviation request.
Letter from district attached.

State the reason for the requested deviation:

This deviation is requested because it is an existing non-conforming public road in a public right of way according to current criteria. Casey Lane has been in the County inventory since 1981 as a public roadway. During this time the County has maintained the roadway and has provided snow removal when necessary. Emergency and Fire response to homes on this road has been provided by the local Black Forest Fire Protection District and EMT services.

The Cul-de-sac at the south end of Casey Lane is being improved (to current criteria) as a part of this land use request to bring it into current County and Black Forest Fire Protection District Standards for a rural cul-de-sac.

The cul-de-sac length is 2,245 feet. This length is 645 feet longer than set forth in the current code for a rural roadway. The road meets the current longitudinal grade criteria per Table 2-15 Minimum and Maximum Roadway Grades of the current code for a local Rural Rd.

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

No alternative is proposed. This an existing condition.

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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:

This is an existing County Road, in a public right of way.
The design for this roadway was approved as a part of the Pine Mountain Estates subdivision in November of 1981.
Pine Mountain Estates County File # SP81011 & SF81015

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.

This is an existing condition. The road has functioned well and provided access to all adjacent properties without issue.

The deviation will not adversely affect safety or operations.

This roadway in its existing alignment (vertical & horizontal) will not adversely affect safety or operations.

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

This roadway has been under county maintenance since 1981. This request will not change the maintenance or its associated cost.

The deviation will not adversely affect aesthetic appearance.

No change to aesthetic appearance will occur, it is an existing road.

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

This deviation is to document the existing road per the EA meeting notes. The road was designed, constructed and accepted by the county in 1981 in conformance with the standards and specifications in effect at that time.

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.

This deviation does not impact the MS4 permit requirements. It is a county owned and operated roadway.

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.

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.

ECM ADMINISTRATOR COMMENTS/CONDITIONS:

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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.

Black Forest Fire Rescue Protection District

11445 Teachout Rd. Colorado Springs, CO 80908

719-495-4300

October 7, 2026

El Paso County
Planning and Community Development Department

Lion's Den Project
Casey Lane Roadway Length Deviation

To Whom It May Concern:

Black Forest Fire Rescue Protection District (BFFR) supports the request by Lion's Den Trust for a deviation from the maximum roadway length requirement for Casey Lane. Casey Lane is an existing public roadway approximately 2,245 feet in length, exceeding the 1,600-foot maximum identified in the deviation request.

BFFR's acceptance of the roadway length deviation is conditioned upon reconstruction of the existing cul-de-sac to a minimum diameter of 96 feet. Whitehead Engineering has identified a proposed cul-de-sac diameter of 100 feet on Sheet RD01 of the project plan set. Construction of the proposed 100-foot-diameter cul-de-sac would satisfy this diameter condition.

No other roadway improvements are proposed. Whitehead Engineering has represented that Casey Lane is an existing all-weather roadway capable of supporting BFFR fire apparatus.

This acceptance is limited to the roadway length deviation and does not constitute acceptance or approval of the subdivision's water supply. Applicable fire protection water supply requirements must be addressed separately with BFFR.

Sincerely,

Rocco

Fire Chief David Rocco
Black Forest Fire Rescue Protection District