



**Planning and Community
Development Department**
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DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name :	Joyful View Subdivision
Schedule No.(s) :	3300000466, 330000047
Legal Description :	TR IN SW4 SEC 33-13-63 DESC AS FOLS: COM AT THE SW COR OF SD SEC 33, TH S 89<29'18" E 1167.44 FT FOR POB, TH N 00<43'29" E 2633.72 FT, S 89<29'18" E 577.00 FT, S 00<34'42" W 2633.71 FT, TH N 89<29'18" W 583.72 FT TO POB AKA TRACT 3
	TR IN SW4 SEC 33-13-63 DESC AS FOLS: COM AT THE SW COR OF SD SEC 33, TH S 89<29'18" E 1167.44 FT FOR POB, TH N 00<43'29" E 2633.72 FT, S 89<29'18" E 577.00 FT, S 00<34'42" W 2633.71 FT, TH N 89<29'18" W 583.72 FT TO POB AKA TRACT 3

APPLICANT INFORMATION

Company :	Vertex Consulting Services
Name :	Nina Ruiz
	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Contractor
Mailing Address :	455 E Pikes Peak Ave Suite 101 Colorado Springs, CO 80903
Phone Number :	719-733-8605
FAX Number :	N/A
Email Address :	Nina.ruiz@vertexc.com

ENGINEER INFORMATION

Company :	LSC Transportation Consultants, Inc.	Colorado P.E. Number :	31684
Name :	Jeffrey C. Hodsdon		
Mailing Address :	2504 E Pikes Peak Ave Suite 304 Colorado Springs, CO 80909		
Phone Number :	719-633-2868		
FAX Number :	719-633-5430		
Email Address :	jeff@LSCtrans.com		

Comments from V2 were not addressed with justification based on added turn around points. Also need FD concurrence letter to be attached to the deviation.

Provide justification in terms of on how risk will be mitigated or reduced with FD directives for additional turnaround points which has been provided for on the plat. This was mentioned in the deviation.

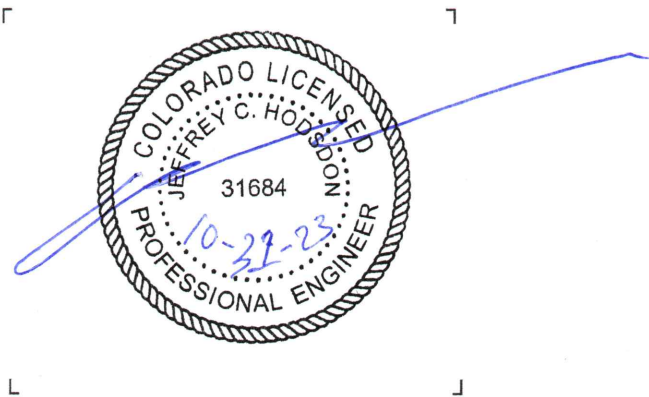
OWNER, APPLICANT, AND ENGINEER DECLARATION

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

Engineer's Seal, Signature
And Date of Signature



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

A deviation from the standards of or in Section **2.3.8.A** of the Engineering Criteria Manual (ECM) is requested. Cul-de-sacs shall have a maximum length of 1,600 feet for rural condition. The request is to allow a private, non-through street, with a length of 2,790 feet. Please refer to the attached Deviation Exhibit. The 2,790 feet would be combined length Joyful View (1,175) and the proposed Ellas Way (1,615 feet).

Identify the specific ECM standard which a deviation is requested:

2.3.8.A Roadway Terminations - Cul-de-Sacs

State the reason for the requested deviation:

- No adjacent or connecting public ROW is available. Joyful View is being added as a private road easement and will be the only available connection to the public ROW.
- The layout of 5-acre lots (which are significantly greater than suburban or urban lots), the shape of the parcel, and the developable area force the proposed road layout.

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

- The length of cul-de-sac on Ellas Way (located 2,790 feet from the Peyton Highway/Joyful View intersection) would exceed the ECM standard of 1,600 feet by 1,190 feet.
- The proposed cul-de-sac length on Ellas Way is shown on the attached Deviation Exhibit and plat.

Please provide endorsement email from the FD per 2.3.8 and attach to the deviation.

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:

- No adjacent or connecting public ROW is available. Joyful View is being added as a private road easement and will be the only available connection to the public ROW.
- The layout of 5-acre lots (which are significantly greater than suburban or urban lots), the shape of the parcel, and the developable area force the proposed road layout.

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 proposed Joyful View and Ellas Way private roadways will be built to a 30-foot roadway cross-section with a 26-foot travel surface. The roadways will have an all-weather gravel surface.

The deviation will not adversely affect safety or operations.

- The projected short-term ADT of 110 vehicles/day (vpd) would be lower than the design ADT for a Rural Local gravel roadway (200 vpd).
- The proposed Joyful View and Ellas Way private roadways will be built to a 30-foot roadway cross-section with a 26-foot travel surface.
- The proposed number of dwelling units (9 units) on a non-through street would not exceed the limit (25 units) established by the Land Development Code.

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

- The deviation will not adversely affect maintenance cost, as an HOA will maintain the roadway.

The deviation will not adversely affect aesthetic appearance.

- The roadways will have a 30-foot roadway cross-section with a 26-foot travel surface and will have an appearance similar to other roadways in rural El Paso County.

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

- The intent can be met, given the relatively low traffic volume.
- The number of lots does not exceed the threshold number requiring a waiver of the Land Development Code.

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 proposed deviation requests have no impact on control measure requirements specified by the County’s MS4 Permit.
- Appropriate stormwater control measures will be implemented by the project in accordance with the approved Drainage Report and Drainage Plans.

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

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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.

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L

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ECM ADMINISTRATOR COMMENTS/CONDITIONS:

Deviation Exhibit



Deviation Request 2

2.3.2 Design Standards by Functional Classification - Rural Local Gravel Roadway



Approximate Scale
1" = 350'

Peyton Highway (Public)

Joyful View
(Private Local -
Gravel)






Ellas Way (Private Local
- Gravel)

1,732'

NO PARCEL INFO FOUND ON EL PASO
COUNTY ASSESSOR GIS

GARRETT & ELIZABETH J GIBSON
SCH. NO. 330000468

30.00' RECORDED AT BOOK A, PAGE 78 AND
BOOK 571, PAGE 55

-  Existing roadway
-  Proposed roadway
-  Combination of roadway segments for which deviation is requested
-  Site property boundary
-  Proposed length of non-through street

x,xxx'



Deviation Exhibit
Length of Cul-de-Sac

Joyful View (LSC# S214051)