



RESOLUTION NO. 18-098

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF EL PASO, STATE OF COLORADO

APPROVE EARLY GRADING PERMIT REQUEST BY GTL DEVELOPMENT INC.,  
(EGP-17-001)

WHEREAS, GTL Development, Inc., did file an application with the Planning and Community Development Department of El Paso County to authorize the County Engineer to issue a construction permit for pre-development site grading associated with the 207.351 acre proposed Winding Walk at Meridian PUD (Planned Unit Development) Development Plan in advance of the approval of a preliminary plan. (SP-15-003), for the herein described property in the unincorporated area of El Paso County; and

WHEREAS, a public hearing was held by this Board on March 13, 2018; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the county, comments of the El Paso County Development Services Department, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. That proper posting, publication and public notice were provided as required by law for the hearing before the Board of County Commissioners of El Paso County.
2. That the hearing before the Board of County Commissioners was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at the hearing.
3. That adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.
4. That all data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.
5. That for the above-stated and other reasons, the proposed plan is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED THAT THE Board of County Commissioners of the El Paso County, Colorado, hereby approves the request by GTL Development, Inc., for Winding Walk at Meridian PUD (Planned Unit Development) to authorize the County Engineer to issue a construction permit for pre-development site grading associated with the 207.351 acre proposed the area more particularly described in the attached exhibit A, reference.

BE IT FURTHER RESOLVED that the following conditions shall be placed upon this approval:

**CONDITIONS OF APPROVAL**

1. Grading and erosion control collateral shall be posted prior to issuance of the construction permit.
2. Grading activities shall not occur until the applicant has secured all applicable federal, state and county permits.
3. The MDDP Memo shall be amended to provide clarification, as required by the County Engineer, prior to the issuance of the construction permit.

DONE THIS 13<sup>th</sup> day of March, 2018 at Colorado Springs, Colorado.

SEAL EL PASO  
ATTEST:  
By: Cheryl Broerman  
County Clerk & Recorder

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

By: [Signature]  
~~Chair~~  
President

Exhibit

KNOW ALL MEN BY THESE PRESENTS:

THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG,  
PRESIDENT AND MERIDIAN SERVICE METROPOLITAN DISTRICT BEING THE  
OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN A PORTIONS OF SECTION 29, 30, AND 32,  
IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, INCLUDING ALL OF TRACT F OF THE METROPOLITAN CLUB  
RECORDED WITH RECEPTION NO. 208712913 IN THE RECORDS OF EL PASO  
COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN MOST CORNER OF TRACT D  
OF STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH  
RECEPTION NO. 215713582 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING COURSE IS ON SAID SOUTHERLY LINE OF TRACT D:

1. THENCE N76°25'11"E A DISTANCE OF 375.00 FEET;
2. THENCE S78°55'18"E A DISTANCE OF 200.00 FEET;
3. THENCE S38°44'01"E A DISTANCE OF 300.00 FEET;
4. THENCE S86°37'24"E A DISTANCE OF 475.00 FEET;
5. THENCE N79°31'13"E A DISTANCE OF 400.00 FEET;
6. THENCE N64°36'19"E A DISTANCE OF 400.00 FEET;
7. THENCE N82°25'21"E A DISTANCE OF 800.00 FEET;
8. THENCE N20°23'46"W A DISTANCE OF 350.00 FEET;
9. THENCE N58°13'49"W A DISTANCE OF 206.93 FEET;
10. THENCE N68°53'37"W A DISTANCE OF 140.36 FEET;
11. THENCE N65°03'17"W A DISTANCE OF 145.00 FEET;
12. THENCE N60°08'41"W A DISTANCE OF 60.00 FEET;
13. THENCE N54°59'06"W A DISTANCE OF 123.00 FEET;
14. THENCE N49°16'15"W A DISTANCE OF 58.53 FEET;
15. THENCE N46°40'09"W A DISTANCE OF 60.00 FEET;
16. THENCE N44°59'01"W A DISTANCE OF 59.00 FEET;
17. THENCE N38°56'54"W A DISTANCE OF 123.00 FEET;
18. THENCE N33°47'19"W A DISTANCE OF 60.00 FEET;
19. THENCE N12°21'07"E A DISTANCE OF 8.00 FEET;
20. THENCE N31°45'35"W A DISTANCE OF 134.54 FEET TO A POINT ON  
THE BOUNDARY OF SAID STONEBRIDGE FILING NO. 1 AT MERIDIAN  
RANCH;

THE FOLLOWING THREE(3) COURSES ARE ON SAID BOUNDARY LINE:

21. THENCE N56°12'41"E A DISTANCE OF 25.16' TO A NON-TANGENT

CURVE TO THE RIGHT;

22. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1030.00 FEET, A DELTA ANGLE OF 14°43'10", AN ARC LENGTH OF 264.61 FEET, WHOSE LONG CHORD BEARS N16°55'44"W A DISTANCE OF 263.88 FEET;
23. THENCE N80°25'51"E A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY STONEBRIDGE FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 217714053 IN THE RECORDS OF EL PASO COUNTY AND A NON-TANGENT CURVE TO THE LEFT;

THE FOLLOWING TW0(2) COURSES ARE ON SAID BOUNDARY LINE:

24. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 970.00 FEET, A DELTA ANGLE OF 11°31'45", AN ARC LENGTH OF 195.19 FEET, WHOSE LONG CHORD BEARS S15°20'02"E A DISTANCE OF 194.86 FEET;
25. THENCE S66°06'02"W A DISTANCE OF 30.00 FEET;
26. THENCE S31°38'39"E A DISTANCE OF 206.41 FEET;
27. THENCE S23°57'47"E A DISTANCE OF 105.00 FEET;
28. THENCE S43°46'04"E A DISTANCE OF 160.00 FEET;
29. THENCE S55°03'09"E A DISTANCE OF 144.23 FEET;
30. THENCE S60°08'41"E A DISTANCE OF 60.00 FEET;
31. THENCE S61°52'11"E A DISTANCE OF 60.00 FEET;
32. THENCE S69°16'10"E A DISTANCE OF 120.43 FEET;
33. THENCE S69°58'55"E A DISTANCE OF 100.00 FEET;
34. THENCE S61°13'42"E A DISTANCE OF 97.00 FEET;
35. THENCE S54°18'56"E A DISTANCE OF 97.00 FEET;
36. THENCE S47°54'59"E A DISTANCE OF 105.00 FEET;
37. THENCE S42°33'34"E A DISTANCE OF 60.00 FEET;
38. THENCE S42°50'23"E A DISTANCE OF 125.00 FEET;
39. THENCE N47°26'26"E A DISTANCE OF 115.00 FEET;
40. THENCE N49°10'35"E A DISTANCE OF 165.08 FEET;
41. THENCE S51°49'02"E A DISTANCE OF 111.67 FEET;
42. THENCE N77°17'41"E A DISTANCE OF 109.21 FEET;
43. THENCE N48°27'37"E A DISTANCE OF 122.15 FEET;
44. THENCE N32°40'27"E A DISTANCE OF 349.31 FEET;
45. THENCE S55°38'05"E A DISTANCE OF 290.90 FEET;
46. THENCE S28°43'28"E A DISTANCE OF 308.38 FEET;
47. THENCE S64°52'09"E A DISTANCE OF 294.58 FEET TO A NON-TANGENT CURVE TO THE LEFT;
48. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1460.00 FEET, A DELTA ANGLE OF 08°03'03", AN ARC LENGTH OF 205.15 FEET, WHOSE LONG CHORD BEARS N21°06'20"E A DISTANCE OF 204.98 FEET;
49. THENCE N17°04'48"E A DISTANCE OF 421.16 FEET TO A POINT ON

THE WESTERN BOUNDARY OF THE VISTAS FILING NO. 1 AT  
MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 217713953 IN  
THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING SIXTEEN(16) COURSES ARE ON SAID BOUNDARY  
LINE:

50. THENCE S17°04'48"W A DISTANCE OF 421.16 FEET TO A CURVE TO  
THE RIGHT;
51. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00  
FEET, A DELTA ANGLE OF 32°34'11", AN ARC LENGTH OF 875.41  
FEET, WHOSE LONG CHORD BEARS S33°21'53"W A DISTANCE OF  
863.67 FEET;
52. THENCE S05°49'18"W A DISTANCE OF 31.52 FEET;
53. THENCE S51°35'04"W A DISTANCE OF 60.00 FEET;
54. THENCE N82°39'10"W A DISTANCE OF 31.52 FEET TO A NON-  
TANGENT CURVE TO THE RIGHT;
55. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00  
FEET, A DELTA ANGLE OF 03°34'52", AN ARC LENGTH OF 96.25 FEET,  
WHOSE LONG CHORD BEARS S55°18'35"W A DISTANCE OF 96.24  
FEET;
56. THENCE S32°53'59"E A DISTANCE OF 20.55 FEET;
57. THENCE S35°51'09"E A DISTANCE OF 223.61 FEET;
58. THENCE S39°48'46"E A DISTANCE OF 205.06 FEET;
59. THENCE S41°08'31"E A DISTANCE OF 105.12 FEET;
60. THENCE S35°41'22"E A DISTANCE OF 105.12 FEET;
61. THENCE S35°16'51"E A DISTANCE OF 70.00 FEET;
62. THENCE S41°20'14"E A DISTANCE OF 75.00 FEET;
63. THENCE S63°46'18"E A DISTANCE OF 75.00 FEET;
64. THENCE S51°15'18"E A DISTANCE OF 210.10 FEET TO A POINT ON  
THE SOUTHEASTERN CORNER OF SAID VISTAS FILING NO. 1 AT  
MERIDIAN RANCH AND THE WESTERLY RIGHT-OF-WAY LINE OF  
EASTONVILLE ROAD;
65. THENCE S38°44'41"W ALONG SAID EASTONVILLE RIGHT-OF-WAY A  
DISTANCE OF 408.79 FEET;
66. THENCE N89°23'27"W A DISTANCE OF 12.73 FEET TO THE  
NORTHEAST CORNER OF SAID TRACT F;

THE FOLLOWING SIX(6) COURSES ARE ON SAID TRACT LINE:

67. THENCE S38°47'27"W A DISTANCE OF 315.49 FEET;
68. THENCE N51°12'33"W A DISTANCE OF 21.28 FEET;
69. THENCE S38°47'27"W A DISTANCE OF 1.03 FEET;
70. THENCE S80°17'18"W A DISTANCE OF 55.16 FEET TO A POINT ON THE  
NORTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE;

THE FOLLOWING NINE(9) COURSES ARE ON SAID NORTHERLY RIGHT-OF-WAY LINE:

71. THENCE N54°42'42"W ON SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 113.89 FEET TO A CURVE TO THE LEFT;
72. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1415.00 FEET, A DELTA ANGLE OF 16°26'49", AN ARC LENGTH OF 406.18 FEET, WHOSE LONG CHORD BEARS N62°55'59"W A DISTANCE OF 404.78 FEET;
73. THENCE N89°25'42"W A DISTANCE OF 16.24 FEET TO A NON-TANGENT CURVE TO THE LEFT;
74. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1410.00 FEET, A DELTA ANGLE OF 17°51'47", AN ARC LENGTH OF 439.60 FEET, WHOSE LONG CHORD BEARS N80°43'00"W A DISTANCE OF 437.82 FEET;
75. THENCE N89°38'53"W A DISTANCE OF 835.50 FEET;
76. THENCE N46°47'48"W A DISTANCE OF 64.84 FEET;
77. THENCE N87°58'53"W A DISTANCE OF 120.05 FEET;
78. THENCE S43°01'13"W A DISTANCE OF 64.72 FEET;
79. THENCE N89°38'53"W A DISTANCE OF 963.75 FEET TO A POINT ON THE SOUTHEAST CORNER OF TRACT F, MERIDIAN RANCH FILING NO. 1 RECORDED WITH RECEPTION NO. 203036466 IN THE RECORDS OF EL PASO COUNTY;
80. THENCE N36°20'59"W ON SAID TRACT LINE A DISTANCE OF 24.74 FEET TO A POINT ON THE SOUTHEAST CORNER OF TRACT G, OF SAID STONEBRIDGE FILING NO. 1;
81. THENCE N36°20'59"W ON SAID TRACT LINE A DISTANCE OF 1691.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 139.003 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).