



Development Services Department  
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# DEVIATION REVIEW AND DECISION FORM

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

**DSD FILE NO.:**

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**General Property Information**

Address of Subject Property (Street Number/Name): 0 RAINBOW BRIDGE DRIVE

Tax Schedule ID(s) #: 4200000411, 4200000412, 4200000413, 4230400001

Legal Description of Property:

SEE ATTACHED

Subdivision or Project Name: Stonebridge Filing 4 at Meridian Ranch PUD, (PUDSP-18-003)

Section of ECM from which Deviation Is Sought: 2.5.2.C.4, Pedestrian Facilities

Specific Criteria from which a Deviation Is Sought: 2.5.2.C.4 (Pedestrian Facilities) Access ramps on local roadways shall be spaced no greater than 600 feet apart. Where spacing is greater than 600 feet, mid-block access ramps shall be provided at spacings that minimize travel distances between access ramps. Private accesses may be used for these access points where the access is designed to meet access ramp requirements. The pavement markings and signing required by the ECM and MUTCD shall be provided for mid-block access ramps.

Proposed Nature and Extent of Deviation: Section 2.5.2.C.4 (Pedestrian Facilities) of the ECM states that block lengths in excess of 600 feet shall require pedestrian access to be provided approximately midway through the block. The streets that do not meet this requirement are Enclave Scenic Way, Granite Ridge Dr., Hidden Ranch Ct., and Meridian Hills Tr.

**Applicant Information:**

Applicant: GTL Development Inc.  
 Applicant Is:  Owner  Consultant  Contractor  
 Mailing Address: P.O. Box 80036, San Diego  
 Telephone Number: 619-223-1663

Email: raul@techbilt.com  
 State: CA Postal Code: 92138  
 Fax Number: N/A

**Engineer Information:**

Applicant: Thomas A Kerby Email Address: tom@meridianranch.com  
 Company Name: Tech Contractors.  
 Mailing Address: 11886 Stapleton Dr, Falcon State: CO Postal Code: 80831  
 Registration Number: 31429 State of Registration: Colorado  
 Telephone Number: 719-495-7444 Fax Number: N/A

SF 18-023  
 PUDSP 18-003

**Explanation of Request (Attached diagrams, figures, and other documentation to clarify request):**

Section of ECM from which Deviation Is Sought: 2.5.2.C.4, Pedestrian Facilities

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Proposed Nature and Extent of Deviation: The streets that do not meet this requirement are Enclave Scenic Way, Granite Ridge Dr., Hidden Ranch Ct., and Meridian Hills Tr.

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Reason for the Requested Deviation: the PUD modification to remove the need for a midblock crossing is consistent with the following considerations identified in Section 4.2.6.F.2.h of the Land Development Code:

- **Safety Concerns** – the use of mid-block pedestrian crossings can create safety hazards by blocking or hindering sight lines by parked vehicles and create a sense of protection, placing the crossing pedestrians in danger.
  - **Provision of a more efficient pedestrian system** – pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On the streets where mid-block crossings are not provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to connect to amenities.
  - **Provision of additional open space** – by encouraging the residents to use the trail system, the project provides better access to the open space in the development.
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Comparison of Proposed Deviation to ECM Standard: The deviation would eliminate mid-block pedestrian crossings between intersections on the following streets: Enclave Scenic Way, Hidden Ranch Ct., Meridian Hills Tr., and reduce from two locations down to one location on Granite Ridge Dr.

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Applicable Regional or National Standards Used as Basis: There are no Federal ADA required maximum distance allowances between pedestrian crossing along street that would necessitate mid-block pedestrian ramps.

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**Application Consideration:**  
**CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION**

- 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.

N/A \_\_\_\_\_

N/A \_\_\_\_\_

The change is desired to achieve a specific design characteristic within the project. The development has a focus on the trail system that meanders in an out of open space and local park space, the desire is to encourage the use of the trails instead of the interior sidewalks. The design limits the use of mid-block pedestrian crossings that can create safety hazards by blocking or hindering sight lines and placing pedestrians in danger. The design concept also creates an aesthetically pleasing, consistent sidewalk offset from the curb to sidewalk.

The need for two locations on Granite Ridge Dr. will be reduced to one location. This location will coincide with access to the trail system and open space.

Two of the streets are within 10% of the requirement and the third street is a 'dead end' type of loop, not needing to cross in this situation to get access to outside the subdivision or the inner trail system.

Pedestrians will generally cross the street at any location regardless of the presence of a pedestrian ramp due to the typically low traffic volume found on local streets. A suggested revision would be to revise the criteria such that mid-block pedestrian ramps are required as deemed necessary to provide access to schools, shopping, transportation facilities or other community facilities and services similar to the City of Colorado Springs standards.

**If at least one of the criteria is not met, this application for deviation cannot be considered.**

**Criteria for Approval:**

**PLEASE REQUEST 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 not based on financial considerations. The request is based on general development considerations within Meridian Ranch.

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

Provision of a more efficient pedestrian system – pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On Granite Ridge Dr. there is a mid-block crossing to accommodate access to the trail system. On all the streets where mid-block crossings are not provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to connect to amenities.

Provision of additional open space – by encouraging the residents to use the trail system, the project provides better access to the open space in the development.

The deviation will not adversely affect safety or operations

The design enhances safety by eliminating potential dangerous mid-block crossings, where pedestrians enter the roadway from behind parked vehicles where lines of sight are limited or blocked. The deviation will also eliminate mid-block ramps where changes in direction of the sidewalk and/or grade could produce a tripping or stumbling hazard.

The deviation will not adversely affect maintenance.

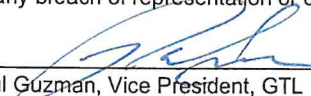
The deviation will not adversely affect the maintenance cost or the ability for maintenance vehicles to work on the street or within the right-of-way. Reducing mid-block pedestrian ramps will reduce the cost of maintenance due to eliminating signage and pavement markings

The deviation will not adversely affect aesthetic appearance.

The deviation will improve the aesthetic appearance by creating unswerving smooth offset line of the sidewalk from curb.

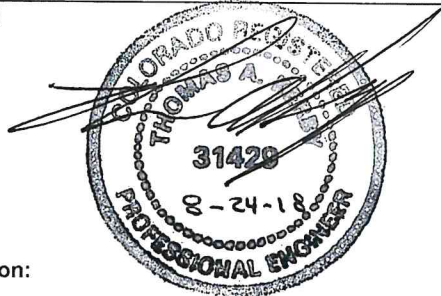
**Owner, Applicant, and Engineer Declaration:**

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.

  
\_\_\_\_\_  
Raul Guzman, Vice President, GTL  
Signature of owner (or authorized representative) \_\_\_\_\_ Date August 23, 2018

\_\_\_\_\_  
Signature of applicant (if different from owner) \_\_\_\_\_ Date \_\_\_\_\_

Thomas A. Kerby, PE 31429  
Signature of Engineer \_\_\_\_\_ Date \_\_\_\_\_  
Engineer's Seal



**Review and Recommendation:**

**APPROVED** by the ECM Administrator

Date \_\_\_\_\_

Approved  
by Elizabeth Nijkamp  
El Paso County Planning and Community Development  
on behalf of Jennifer Irvine, County Engineer, ECM Administrator  
  
09/05/2018 1:04:39 PM

This request has been determined to have met the criteria for approval. A deviation from Section 2.5.2.C4 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 the criteria for approval. A deviation from Section \_\_\_\_\_ of ECM is hereby denied. Comments:

\_\_\_\_\_  
Additional comments or information are attached.

The Enclave PUD

KNOW ALL MEN BY THESE PRESENTS:

THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT; BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

TWO PARCELS OF LAND LOCATED IN A PORTION OF SECTION 29 AND 30, BOTH IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

BEGINNING AT A POINT ON THE SOUTHEASTERN 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 SIX(6) COURSES ARE ON SAID SOUTHERLY LINE OF TRACT D:

1. THENCE N13°42'24"E A DISTANCE OF 350.00 FEET;
2. THENCE N56°18'54"E A DISTANCE OF 150.00 FEET;
3. THENCE S84°02'15"E A DISTANCE OF 300.00 FEET;
4. THENCE N60°01'20"E A DISTANCE OF 300.00 FEET;
5. THENCE N44°00'02"E A DISTANCE OF 520.00 FEET;
6. THENCE N56°12'41"E A DISTANCE OF 308.07 FEET;
7. THENCE S31°45'35"E A DISTANCE OF 134.54 FEET;
8. THENCE S12°21'07"W A DISTANCE OF 8.00 FEET;
9. THENCE S33°47'19"E A DISTANCE OF 60.00 FEET;
10. THENCE S38°56'54"E A DISTANCE OF 123.00 FEET;
11. THENCE S44°59'01"E A DISTANCE OF 59.00 FEET;
12. THENCE S46°40'09"E A DISTANCE OF 60.00 FEET;
13. THENCE S49°16'15"E A DISTANCE OF 58.53 FEET;
14. THENCE S54°59'06"E A DISTANCE OF 123.00 FEET;
15. THENCE S60°08'41"E A DISTANCE OF 60.00 FEET;
16. THENCE S65°03'17"E A DISTANCE OF 145.00 FEET;
17. THENCE S68°53'37"E A DISTANCE OF 140.36 FEET;
18. THENCE S58°13'49"E A DISTANCE OF 206.93 FEET;
19. THENCE S20°23'46"E A DISTANCE OF 350.00 FEET;
20. THENCE S82°25'21"W A DISTANCE OF 800.00 FEET;
21. THENCE S64°36'19"W A DISTANCE OF 400.00 FEET;
22. THENCE S79°31'13"W A DISTANCE OF 400.00 FEET;
23. THENCE N86°37'24"W A DISTANCE OF 475.00 FEET;
24. THENCE N38°44'01"W A DISTANCE OF 300.00 FEET;
25. THENCE N78°55'18"W A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 40.435 ACRES, MORE OR LESS.

PARCEL B:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF TRACT C OF STONEBRIDGE FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 217714053 IN THE RECORDS OF EL PASO COUNTY;

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

1. THENCE N66°06'02"E A DISTANCE OF 570.00 FEET;
2. THENCE S85°52'49"E A DISTANCE OF 400.00 FEET;
3. THENCE S61°19'51"E A DISTANCE OF 500.00 FEET;
4. THENCE S83°50'41"E A DISTANCE OF 410.00 FEET;
5. THENCE S23°25'11"W A DISTANCE OF 140.26 FEET;
6. THENCE S09°37'54"E A DISTANCE OF 190.96 FEET;
7. THENCE S32°40'27"W A DISTANCE OF 349.31 FEET;
8. THENCE S48°27'37"W A DISTANCE OF 122.15 FEET;
9. THENCE S77°17'41"W A DISTANCE OF 109.21 FEET;
10. THENCE N51°49'02"W A DISTANCE OF 111.67 FEET;
11. THENCE S49°10'35"W A DISTANCE OF 165.08 FEET;
12. THENCE S47°26'26"W A DISTANCE OF 115.00 FEET;
13. THENCE N42°50'23"W A DISTANCE OF 125.00 FEET;
36. THENCE N42°33'34"W A DISTANCE OF 60.00 FEET;

El Paso County Procedures Manual

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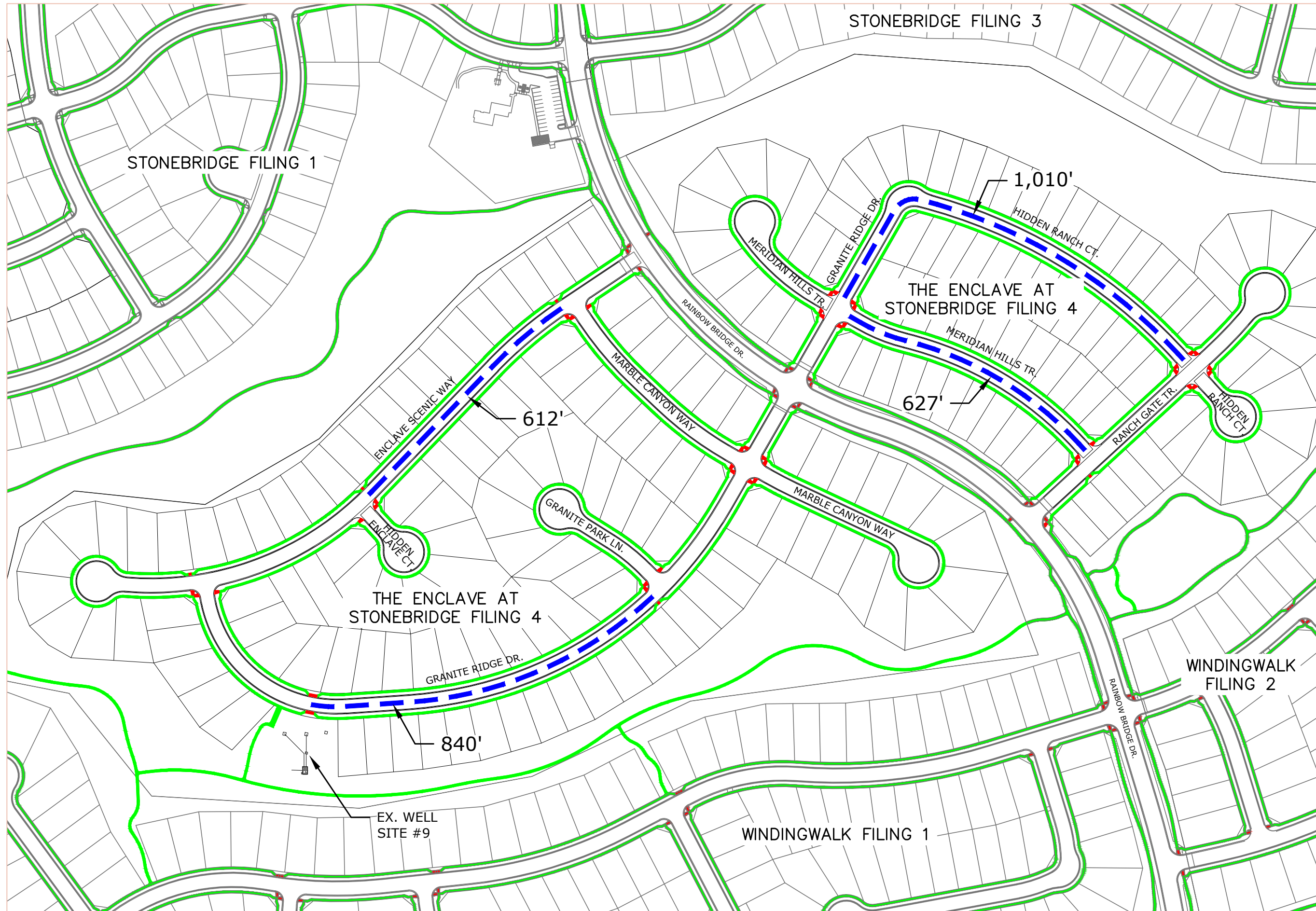
DSD File No. \_\_\_\_\_

35. THENCE N47°54'59"W A DISTANCE OF 105.00 FEET;
34. THENCE N54°18'56"W A DISTANCE OF 97.00 FEET;
33. THENCE N61°13'42"W A DISTANCE OF 97.00 FEET;
32. THENCE N69°58'55"W A DISTANCE OF 100.00 FEET;
31. THENCE N69°16'10"W A DISTANCE OF 120.43 FEET;
30. THENCE N61°52'11"W A DISTANCE OF 60.00 FEET;
29. THENCE N60°08'41"W A DISTANCE OF 60.00 FEET;
28. THENCE N55°03'09"W A DISTANCE OF 144.23 FEET;
27. THENCE N43°46'04"W A DISTANCE OF 160.00 FEET;
26. THENCE N23°57'47"W A DISTANCE OF 105.00 FEET;
25. THENCE N31°38'39"W A DISTANCE OF 206.41 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 27.460 ACRES, MORE OR LESS.

THE FINAL PLAT CONTAINS 67.895 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).



TECH CONTRACTORS  
 11886 STAPLETON DRIVE  
 FALCON, CO 80831  
 TELEPHONE: 719.495.7444  
 FAX: 719.495.3349

**MID-BLOCK PED RAMP DEVIATION**

VARIOUS LOCATIONS  
 THE ENCLAVE PUD

Scale	AS SHOWN	Drawn by	TAK	Checked by	RG	Date	JULY 2018
Sheet Number	A						