



Development Services Department  
 2880 International Circle  
 Colorado Springs, Colorado 80910

Phone: 719.520.6300  
 Fax: 719.520.6695  
 Website www.elpasoco.com

# 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 GRANITE RIDGE DR, 0 MARBLE CANYON WAY

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

Legal Description of Property:

SEE ATTACHED

Subdivision or Project Name: Stonebridge Filing 4 at Meridian Ranch

Section of ECM from which Deviation Is Sought: 2.3.3.F.3, Horizontal Alignment

Specific Criteria from which a Deviation Is Sought: Waiver of the 200' minimum tangent length between broken back curves on a local street.

Proposed Nature and Extent of Deviation: The request for a deviation is to allow the proposed centerline tangent lengths between the broken back curves on Granite Ridge Dr, and Marble Canyon Way – Local streets - south of Londonderry Drive as shown on the attached plan.

**Applicant Information:**

Applicant: GTL Development Inc. Email: raul@techbilt.com  
 Applicant Is:  Owner  Consultant  Contractor  
 Mailing Address: P.O. Box 80036, San Diego State: CA Postal Code: 92138  
 Telephone Number: 619-223-1663 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: 2.3.3.F.3 Horizontal Alignment

Specific Criteria from which a Deviation Is Sought: The minimum tangent length between broken back curves on a local street.

Proposed Nature and Extent of Deviation: The request for a deviation is to allow the proposed centerline tangent lengths between the broken back curves on Granite Ridge Dr, and Marble Canyon Way – Local streets - south of Londonderry Drive as shown on the plan and profile drawings.

Reason for the Requested Deviation: The shape and the topography of the site creates some constraints that cannot be mitigated, given the desire to maximize open space between the several surrounding existing subdivision filings and this project. The vertical and horizontal constraints associated with Rainbow Bridge Dr complicated the lot layout and street alignments to the west of the collector road. An existing Meridian Service Metro District well located to the south of Granite Ridge Dr. within the adjacent open space creates topographic constraints and the desire to maximize the open space between this proposed project and the existing subdivision to the south further constrained the layout. These constraints combined with the topography of the site significantly limit the options for street horizontal alignment. As a result, the 200-foot minimum tangent length is not achievable for these local streets.

Comparison of Proposed Deviation to ECM Standard: The requested tangent length is 145 feet for Granite Ridge Dr, is 55 feet less than the ECM standard and the requested tangent length is 82 feet for Marble Canyon Way, is 118 feet less than the ECM standard of 200 feet.

Applicable Regional or National Standards Used as Basis: N/A

**Application Consideration:**

**CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION**

The ECM standard is inapplicable to a particular situation

N/A

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.

The shape and the topography of the site creates some constraints that cannot be mitigated, given the desire to maximize open space between the several surrounding existing subdivision filings and this project. The existing vertical and horizontal constraints associated with Rainbow Bridge Dr complicated the lot layout and street alignments to the west of the collector road. An existing Meridian Service Metro District well located to the south within the adjacent open space further constrained the layout due to its existing elevation and ease of access.

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

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

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**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 geographic constraints.

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

Given the slower speed on the local street a typical driver will not be adversely impacted or surprised by the successive curves.

The deviation will not adversely affect safety or operations

Driving with limited sight distance conditions or at high rates of speed, drivers normally do not expect successive turns in the same direction. Neither of these two conditions exist, therefore the design will not significantly affect safety or operations in this situation.

The shortened roadway tangent will not be within a high traffic area, nor will it become a through way, as only a handful of homes will be served by these local streets. Both streets will undoubtedly operate similar to a Local Low Volume Street due to the connections at either ends of the streets to roads without significant connectivity. Neither street will operate as a short cut for any nearby residences. These streets are different from the traditional "broken-back" curves, where significantly higher design speed curves on through roadways, arterials, etc. can create safety concerns

Another reason a typical broken-back curve situation should be avoided is because drivers do not expect to encounter such an arrangement with typical roadway geometry. In this particular situation, the vehicles will be traveling sufficiently slow to react to the second curve due to the relatively low-design-speed for a local street. This deviation would not be detrimental to the health, safety, or welfare of the residents.

The deviation will not adversely affect maintenance.

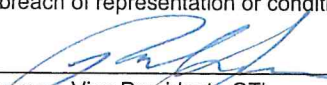
The length of the tangent will not affect the maintenance cost or the ability for maintenance vehicles to work on the street or within the right-of-way.

The deviation will not adversely affect aesthetic appearance.

The length of the tangent will not affect the aesthetic appearance.

**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




**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 1:14:18 PM**



This request has been determined to have met the criteria for approval. A deviation from Section 2.3.3.F3 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:

\_\_\_\_\_

\_\_\_\_\_

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;
35. THENCE N47°54'59"W A DISTANCE OF 105.00 FEET;

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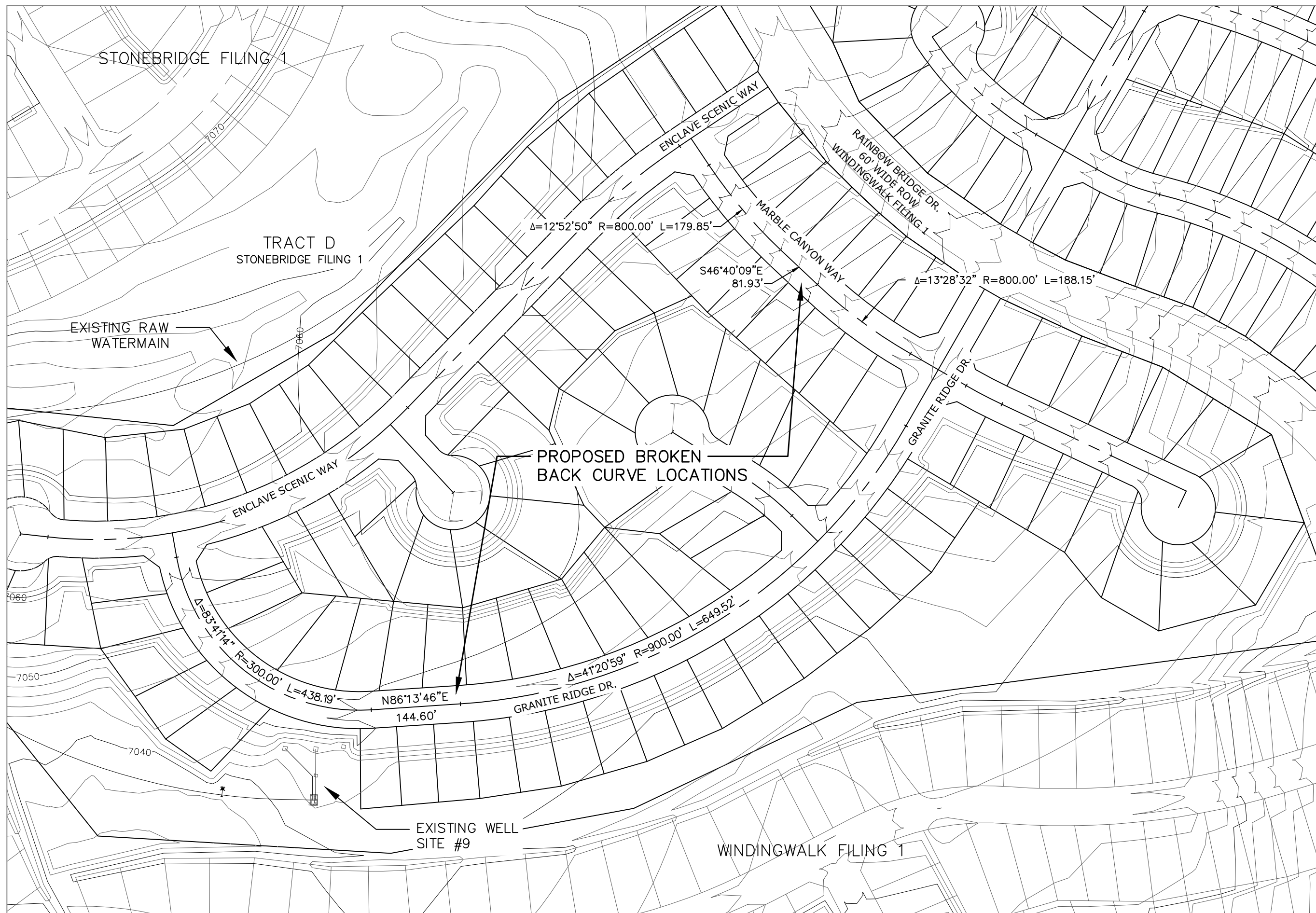
34. THENCE N54°18'56"W A DISTANCE OF 97.00 FEET;
33. THENCE N61°13'42"W A DISTANCE OF 97.00 FEET;
32. THENCE N69°58'55"W A DISTANCE OF 100.00 FEET;
31. THENCE N69°16'10"W A DISTANCE OF 120.43 FEET;
30. THENCE N61°52'11"W A DISTANCE OF 60.00 FEET;
29. THENCE N60°08'41"W A DISTANCE OF 60.00 FEET;
28. THENCE 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).

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Scale  
**AS SHOWN**

Sheet Number  
**A**

Drawn by  
**TAK**

Checked by  
**FG**

Date  
**AUG 2018**

**BROKEN BACK CURVE DEVIATION**

GRANITE RIDGE/MARBLE CANYON

STONEBRIDGE FILING 4

TECH CONTRACTORS

11886 STAPLETON DRIVE

FALCON, CO 80831

TELEPHONE: 719.495.7444

FAX: 719.495.3349