

Luke Bonner

From: Danny Mientka <danny@theequitygroup.net>
Sent: Saturday, June 6, 2026 11:27 AM
To: Sturdivant, Gayle G; Corey Petersen
Cc: Kelly Nelson; Luke Bonner; Ben Kaiser; Tyra Sandy; todd.frisbie
Subject: RE: Variance Request Denials

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Gayle:

Thank you for your time on this request. We will move forward accordingly.

 **DANNY MIENTKA**
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From: Gayle G Sturdivant <Gayle.Sturdivant@coloradosprings.gov>
Sent: Friday, June 5, 2026 2:07 PM
To: Corey Petersen <Corey.Petersen@matrixdesigngroup.com>
Cc: Danny Mientka <danny@theequitygroup.net>; Kelly Nelson <kelly@theequitygroup.net>; Luke Bonner <luke_bonner@matrixdesigngroup.com>; Ben Kaiser <Ben.Kaiser@coloradosprings.gov>; Tyra Sandy <Tyra.Sandy@coloradosprings.gov>; Todd Frisbie <Todd.Frisbie@coloradosprings.gov>
Subject: RE: Variance Request Denials

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Corey,
Please see the following responses to the two variance requests noted in your email.

Pawnee Rd

Per City Code, full roadway improvements are required with new development and the existing connectivity/network, or lack thereof, does not change how that code is applied. In the case of Pawnee, the southern adjacent development is in the County and not likely to annex into the City. Given there will likely not be pedestrian access added in the neighborhood to the south, **the City is willing to grant the variance for removing sidewalk on the south side of the road.** It should be noted the removal of the southern walk does not preclude the development team from addressing additional City comments regarding street sections in the DP.

Reagan Ranch

Regarding Reagan Ranch, the City will be upholding the denial of the variance, and the development will be required to provide the planned improvements on Marksheffel. These improvements include the 10' shared use path on the east side of Marksheffel adjacent to the project, and curb and gutter on both

sides of the road. The trail network will be constructed as the developments are built out per the master plan and each development will include the same requirement to build out their portion of the trail. The development's noted assumption regarding the future state of Marksheffel is also not correct and the City is planning for a 4-lane arterial here. We would be happy to discuss more about those assumptions as the development team works towards implementing the required walk.

Best regards,

Gayle Sturdivant, PE, PMP

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From: Corey Petersen <Corey.Petersen@matrixdesigngroup.com>

Sent: Tuesday, June 2, 2026 2:02 PM

To: Gayle G Sturdivant <Gayle.Sturdivant@coloradosprings.gov>

Cc: Danny Mientka <danny@theequitygroup.net>; Kelly Nelson <kelly@theequitygroup.net>; Luke Bonner <luke_bonner@matrixdesigngroup.com>

Subject: Variance Request Denials

You don't often get email from corey.petersen@matrixdesigngroup.com. [Learn why this is important](#)

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Good Afternoon Gayle,

We are working through two development plans that we submitted variance requests for, both of which were denied. Danny Mientka (owner) wanted to further discuss justification behind the variances and options to pursue variance approval.

We want to reiterate for Reagan Ranch Community Park (DEPN-26-0018) that C&G/Sidewalk is not applicable at this time due to future Marksheffel expansion, dead-end pedestrian pathway, and most importantly, would cause drainage issues as the existing stormwater conveyance is roadside ditch which would have to be conveyed into curb & gutter and washing erosion into Marksheffel. The roadside ditch also provides water quality treatment for Marksheffel Road.

For Rock Creek Mesa (DEPN-25-0173) and sidewalk on the south side of Pawnee Road, the major concern is placement of sidewalk within El Paso County residences. Public Improvement Easement would have to be requested from the existing County residents to accommodate the sidewalk. Proposed sidewalk on the north side of Pawnee Road provides connectivity for the entire development and to the proposed public park. In addition, it would cause excessive disturbance on these County residents due to topography and expansion of roadway.

Please find the attached variance requests for reference and let us know when you may be available to discuss the variances, additional background/reasoning, and pursuing approvals. Thanks for your time Gayle.



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