



Development Services Department
2880 International Circle
Colorado Springs, Colorado 80910

DEVIATION REVIEW AND DECISION FORM

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

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) #: 4200000413

Legal Description of Property:

SEE ATTACHED

Subdivision or Project Name: WindingWalk Filing No 1 & 2 at Meridian Ranch PUD

Section of ECM from which Deviation Is Sought: 2.2.5.D

Specific Criteria from which a Deviation Is Sought: 2.2.5.D Roadway Access Criteria-Collector Access Standards. The standard requires intersection spacing of 330 feet back from the centerline of a collector to a local street. This standard also is reflected in the section Intersection Spacing on an Urban Non-Residential Collector and reflected in Table 2-7 Roadway Design Standards for Urban Collectors and Locals.

Proposed Nature and Extent of Deviation: The standard requires intersection spacing of 330 feet back from the right-of-way line of a residential collector with a local street. The centerline of the future south access intersection to WindingWalk Filing 2 would be 211 feet north of the centerline of proposed Lambert Rd and 363 feet south of the proposed WindingWalk Dr - which meets criteria.

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

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

Section of ECM from which Deviation Is Sought: 2.2.5.D

Specific Criteria from which a Deviation Is Sought: 2.2.5.D Roadway Access Criteria-Collector Access Standards. The standard requires intersection spacing of 330 feet back from the centerline of a collector to a local street. This standard also is reflected in the section Intersection Spacing on an Urban Non-Residential Collector and reflected in Table 2-7 Roadway Design Standards for Urban Collectors and Locals.

Proposed Nature and Extent of Deviation: The standard requires intersection spacing of 330 feet back from the right-of-way line of a residential collector with a local street. The centerline of the future south access intersection to WindingWalk Filing 2 would be 211 feet north of the centerline of proposed Lambert Rd and 363 feet south of the proposed WindingWalk Dr - which meets criteria.

Reason for the Requested Deviation: Two access points are required for the proposed WindingWalk Filing 2 residential development on the east side of Rainbow Bridge Drive. The site is bordered by the future extension of Lambert Road on the south and east, Rainbow Bridge Drive to the west and the proposed park-open space trail connection to the north. Access to Lambert Road is recommended due to the spacing of the existing intersections. The site frontage on Rainbow Bridge Drive is about 675 feet, which does not allow for two access points with the required 330-foot spacing. Access across the trail open space is not recommended in an effort to limit mid-block pedestrian crossings.

Comparison of Proposed Deviation to ECM Standard: The requested location is 211 feet north of the proposed extension of Lambert Rd (centerline) This is 120 feet less than the required spacing of 330 feet from Lambert Rd. The spacing from Windingwalk Dr would meet criteria as the ECM Standard allows for spacing of 330 feet when intersecting local roadways.

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.

Two access points are required for the proposed WindingWalk Filing 2 residential development on the east side of Rainbow Bridge Drive. The site is bordered by the future extension of Lambert Road on the south and east, Rainbow Bridge Drive to the west and the proposed park-open space trail connection to the north. Access to Lambert Road is recommended due to the spacing of the existing intersections and avoiding the creation of other short/unacceptable offset alignments on a non-residential collector. The site frontage on Rainbow Bridge Drive is about 675 feet, which does not allow for two access points with the required 330-foot spacing. Access across the trail open space is not recommended in an effort to limit mid-block pedestrian crossings.

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- 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.

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.

The deviation will allow for the required two subdivision access points without requiring access to the adjacent non-residential collector (future extension of Lambert Rd). The proposed south access location, although short of the ECM 330-foot spacing criteria, would maximize the distance possible from Lambert Rd while maintaining the ECM standard spacing of 330 feet to the proposed north access/WindingWalk Dr intersection.

Also, this deviation considers future access to the currently vacant parcel to the north (The Enclaves). That property also needs access to Rainbow Bridge because access was not anticipated to the existing surrounding subdivisions. Provided this deviation is approved, the property the north will have an exclusive feel due to the proposed layout which includes several knuckles and cul-de-sacs.

The deviation will not adversely affect safety or operations

The designed layout of the entire area maintain clear lines of sight for intersection sight distances. The southbound left-turn volume into the south site access would be minimal, leaving the majority of the back-to-back left-turn vehicle stacking distance for the left turn at the Lambert/ Rainbow Bridge intersection.

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.

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.

Signature of owner (or authorized representative) _____ Date

Signature of applicant (if different from owner) _____ Date

Signature of Engineer _____ Date

Engineer's Seal

Review and Recommendation:

APPROVED by the ECM Administrator

Date _____

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

WindingWalk Filing 1 at Meridian Ranch

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:

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 TWO(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;

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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 S48°41'56"E A DISTANCE OF 92.55 FEET;
44. THENCE S50°54'07"W A DISTANCE OF 125.10 FEET;
45. THENCE S46°39'10"W A DISTANCE OF 120.00 FEET;
46. THENCE S59°22'06"W A DISTANCE OF 120.00 FEET;
47. THENCE S67°43'26"W A DISTANCE OF 120.00 FEET;
48. THENCE S16°53'48"E A DISTANCE OF 130.00 FEET;
49. THENCE S16°53'48"E A DISTANCE OF 60.00 FEET;
50. THENCE S19°52'23"E A DISTANCE OF 124.00 FEET;
51. THENCE S13°41'16"E A DISTANCE OF 184.00 FEET;
52. THENCE S12°32'41"E A DISTANCE OF 60.00 FEET;
53. THENCE S12°32'41"E A DISTANCE OF 116.37 FEET;
54. THENCE S02°35'36"E A DISTANCE OF 27.08 FEET;
55. THENCE S10°28'55"E A DISTANCE OF 80.00 FEET;
56. THENCE N79°31'05"E A DISTANCE OF 28.00 FEET TO A CURVE TO THE LEFT;
57. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 22°25'04", AN ARC LENGTH OF 602.55 FEET, WHOSE LONG CHORD BEARS N68°18'33"E A DISTANCE OF 598.71 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF THE VISTAS FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 217713953 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING NINE(9) COURSES ARE ON SAID BOUNDARY LINE:

58. THENCE S32°53'59"E A DISTANCE OF 20.55 FEET;
59. THENCE S35°51'09"E A DISTANCE OF 223.61 FEET;
60. THENCE S39°48'46"E A DISTANCE OF 205.06 FEET;
61. THENCE S41°08'31"E A DISTANCE OF 105.12 FEET;
62. THENCE S35°41'22"E A DISTANCE OF 105.12 FEET;
63. THENCE S35°16'51"E A DISTANCE OF 70.00 FEET;
64. THENCE S41°20'14"E A DISTANCE OF 75.00 FEET;
65. THENCE S63°46'18"E A DISTANCE OF 75.00 FEET;
66. 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;
67. THENCE S38°44'41"W ALONG SAID EASTONVILLE RIGHT-OF-WAY A DISTANCE OF 408.79 FEET;
68. 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:

69. THENCE S38°47'27"W A DISTANCE OF 315.49 FEET;
70. THENCE N51°12'33"W A DISTANCE OF 21.28 FEET;
71. THENCE S38°47'27"W A DISTANCE OF 1.03 FEET;
72. 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:

73. THENCE N54°42'42"W ON SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 113.89 FEET TO A CURVE TO THE LEFT;
74. 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;
75. THENCE N89°25'42"W A DISTANCE OF 16.24 FEET TO A NON-TANGENT CURVE TO THE LEFT;
76. 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;
77. THENCE N89°38'53"W A DISTANCE OF 835.50 FEET;
78. THENCE N46°47'48"W A DISTANCE OF 64.84 FEET;
79. THENCE N87°58'53"W A DISTANCE OF 120.05 FEET;
80. THENCE S43°01'13"W A DISTANCE OF 64.72 FEET;
81. 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;
82. 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;
83. 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 113.911 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

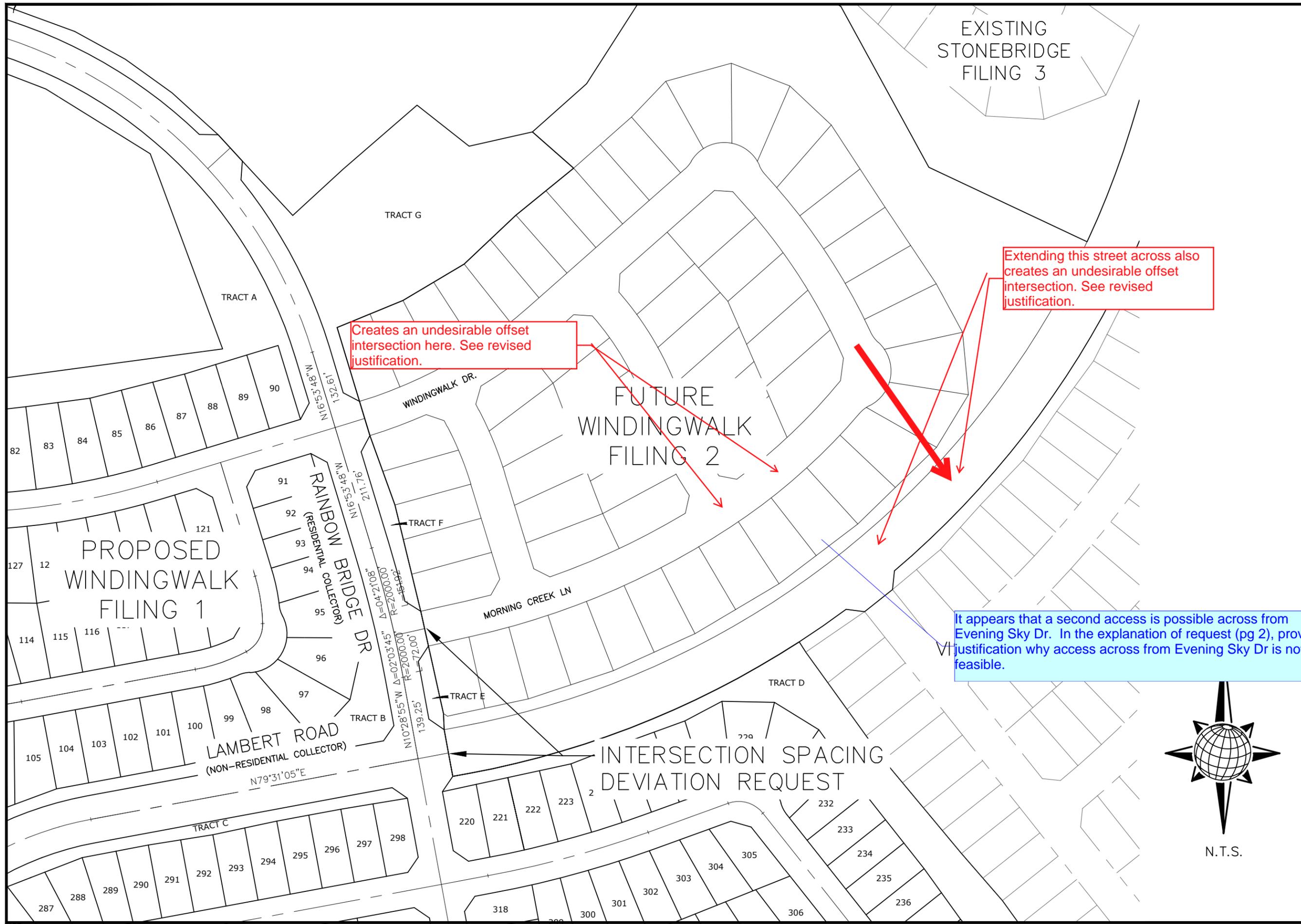
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EXISTING
STONEBRIDGE
FILING 3

Creates an undesirable offset intersection here. See revised justification.

Extending this street across also creates an undesirable offset intersection. See revised justification.

It appears that a second access is possible across from Evening Sky Dr. In the explanation of request (pg 2), provide justification why access across from Evening Sky Dr is not feasible.



N.T.S.

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

BROKEN BACK CURVE DEVIATION
PORCH SWING LANE
WINDINGWALK FILING 1

Scale	N.T.S.	Drawn by	-	Checked by	-	Date	MAR 2018
Sheet Number	EXH A						