



COLORADO

Department of Transportation

Region 2 Permits
5615 Wills Blvd.
Pueblo, CO 81008-2349

May 5, 2021

Mercedes Rivas, Project Manager (mercedesrivas@elpasoco.com)
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

HWY 24
El Paso County

RE: A 6809-6829 Space Village Avenue - Shopping Center
B TBD Space Village Avenue | Proposed Sign Location

Dear Mercedes,

I am in receipt of a referral request for comment on a Proposed Sign Location.

1. A 120 SF Sign Area where 40 SF is allowed, setback 25-feet from the adjacent Space Village Roadway as platted in plat no 7777
2. A 32-foot high sign where 30-feet is allowed
3. A request to allow large pad user Kum and Go to have an additional independent free standing sign. (ii)Area of Freestanding Signs.1.General Standards. • Commercial Lot or Parcel Less than 8 Acres in Area: Where the commercial lot or parcel is less than 8 acres in total area, the maximum area of each sign shall be 40 square feet.

The proposed signs are located on a tract of land lying in the NW $\frac{1}{4}$ of Sec 17, T 14S, R 65W, of the 6th PM in El Paso County, Colorado. Property A has the tax schedule 5417001008 on 1.97 acres and Property B has a tax schedule of 5417001001 and is a 20.038 vacant pad. After review of all documentation, we have the following comments:

Access

Approval to allow the proposed changes will not impact CDOT infrastructure. My comment follows:

- No CDOT access permit will be required at this time

Utilities

The Letter of Intent for Shopping Center Signs, Space Village Shopping Center dated March 16, 2021 has been reviewed by a CDOT Utilities Manager. Their comments follow:

- Letter of Intent mentions attachments, YESCO Sign Design - Existing Sign and New Sign Design and Sign Exhibits. These items were not attached. CDOT will need to see these two documents in order to make a final comment.

Please provide missing documents.

Additionally,



- On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Mr. Todd Ausbun at (719) 696-1403 for any questions regarding advertising devices.
- Any utility work within the state highway right of way will require a utility permit from the CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Ausbun.

Please contact me in Pueblo at (719) 562-5537 with any questions.

Sincerely,

Michelle Regalado
CDOT R2 Access Management Trainee

Xc: Ferguson
Bauer
Ausbun
Vigil/Gonzales/file

