



# COLORADO

## Department of Transportation

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

February 18, 2021  
SH 105A/I25

El Paso County

Nina Ruiz, Project Manager (ninaruiz@elpasoco.com)  
El Paso County Planning & Community Development Dept  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

RE: Cloverleaf Preliminary Plan and Rezone\_SP202

Dear Nina,

I am in receipt of a referral request for comments for Cloverleaf Preliminary Plan and Rezone on Highway 105A/I25. Cloverleaf Preliminary Plan and Rezone involves a rezone of 37.22 acres from RS-20000 (Residential Suburban District; 20,000 s.f.) to RS-5000 (Residential Suburban District; 5,000 s.f.) and a preliminary plan consisting of 3 lots under the existing RS-20000 zoning, and 141 lots under the proposed RS-5000 zoning, on approximately 38.73 acres. The submittal is located south of Highway 105A and east of I-25 in El Paso County, Colorado. This site is currently undeveloped vacant land and proposes residential and open space use. The proposed subdivision of land is located in the NE ¼ of Sec 23, T 11S, R 67W, of the 6th PM in El Paso County, Colorado. The property has the tax schedule No. 7123102047, 7123102048, 7123102050, 7123103007, 7124202236, 7124202237, 7124202239, and 7124202240 currently zoned RS-2000 and RS-5000 on 50.22 acres. After review of all documentation, we have the following comments:

### Access;

I have reviewed the submittal for comment and on behalf of CDOT my comments are as follows:

- It is understood that the development will not be gaining vehicular access to State Highway facilities therefore no comments are required for the rezone and the Preliminary Plan review.

### Traffic;

A CDOT Traffic Engineer has reviewed the Traffic Impact Study for Cloverleaf dated November 2020. Their comments follow:

- No comments

### Hydraulics;

A CDOT Hydraulics Engineer has reviewed the Preliminary Drainage Report and Grading & Erosion Control Plan for Cloverleaf dated November 2020. Their comments follow:

- No comments required at this time.



- Provide to USAFA for comments.

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) 546-5732 or (719) 248-0905 with any questions.

Sincerely,



Arthur Gonzales  
CDOT R2 Access Manager

Xc: Ferguson  
Stecklein  
Bauer  
Whitleff/Biren  
Ausbun  
Vigil/Regalado/file

