



COLORADO

Department of Transportation

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

September 10, 2021

SH 24G
El Paso County

Ryan Howser, Project Manager
E. P. C. Planning & Community Development
2880 International Circle
Colorado Springs, CO. 80910

RE: HCD Properties |Minor Sub MS218

Dear Ryan,

I am in receipt of a referral request for comments for HCD Drilling Properties to comply with El Paso County Subdivision rules and regulations for a Site Development Plan and Special Use for a Contractors Equipment Yard. Currently the parcel has many land uses for businesses (vehicle repossession storage, nightly storage of construction equipment and vacant lot). The proposed land use is for Full Development Plans and Special Use for Contractors office space of 17,700-Sf of warehouse/maintenance/storage building and 4,779-SF of office space with protective fencing. Access is proposed to be gained from SH24 that is categorized as E-X. The 7.13-acres parcel is located on a tract of land located in the NE 1/4 of the NW 1/4 of section 18, Township 14 south, Range 65 west of the 6th P.M., in El Paso County, State of Colorado at the address of 6201 E Platte Ave or SH24G. CDOT staff comments are as follows:

Traffic Operations:

The Traffic Impact Memo for HCD Drilling dated July 21, 2021 has been reviewed by a CDOT Traffic Engineer and their comments are as follows;

- Traffic Study (LSC#S214660) states that only one access is proposed for the property; however, the site plan depicts two. The property shall be limited to one single point of access at the eastern most proposed access intersection.
- US24/Hathaway Drive 3/4 movement: The Traffic Study states that the EB left-turn lane should be lengthened 262 feet (from existing 660 feet length).
- US24/Hathaway Drive 3/4 movement: The Traffic Study states that the WB left-turn lane shall be lengthened 262 feet (from existing 600 feet length).
- US24/Motel Road: The Traffic Study states EB deceleration lane to Motel Rd. is too short (lacking 432 feet).
- In lieu of problematic lengthening of the turn-lanes as indicated above in the traffic impact study, **the US24/Motel Road cross-over shall be closed in accordance with CDOT SHAC specifications and the acceleration lane from the Powers Blvd ramp EB shall be extended to connect with the right-turn lane making a continuous lane to Hathaway Drive (see attached sketch).**



Hydraulics:

- No Hydraulic study was provided for review.


Access:

- Section 3.7 of the State Highway Access Code, states under Category of E-X Access may be granted if appropriate access spacing can be achieved. The right turn access to the Hathaway Dr./Access Road 34 shall be closed and restored to natural conditions. As part of this closure all access is to be gained from the intersection at Hathaway Dr/Access Road 34 and SH24/E Platte Ave. to achieve the correct access spacing stated in the State highway Access Code.
- The modification/closure roadway safety improvements will require a new access permit to be submitted to CDOT Permits Department.
- The acceleration lane from the onramp off SH21/Powers Blvd. to eastbound SH24/E Platte Ave. shall be extended creating a longer acceleration lane/combo right turn lane to the Intersection access point.
- Access to the HCD Drilling Development shall be gained from the Access Road 34.

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: Victoria Chavez for Jennifer Irvine, El Paso County Engineering
Ferguson
Stecklein
Bauer
Whittlef/Lancaster
Ausbun
Vigil/Regalado/file



6201 E. Platte

Legend

CREATE CONTINUOUS FULL WIDTH LANE AND SHOULDER

CLOSE ACCESS



Don's Garden Shop & Landscape Materials

Wrangler RV & Boat S

Google Earth

400 ft

