



COLORADO

Department of Transportation

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

September 28, 2021

SH 24
El Paso County

John Green, Project Manager/Planner
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Rocky Top Hotel and RV Campground - EA18250

Dear John,

I am in receipt of a request for comments regarding Rockytop Campground Site Development Plan. The site consists of a small motel, 60 RV sites and 8 tent camp sites. Access is proposed to be gained from SH24 through an existing gravel road on CDOT property. The subject property is located at 10090 West Highway 24, Green Mountain Falls, Colorado. The parcel number is: 8309200011. The property consists of approximately 9.30 acres and is zoned C-2.1 in El Paso County. Comments are as follows:

CDOT Access Department:

- The roadway that fronts the subject parcel is considered E-X (Expressway) Category. This category is considered very restrictive in and access is not typically allowed. However, due to the historic nature of vehicular access, a single point of access will be granted per State Highway Access Code sec.3, (3.7)(par 3). Other SH24 roadway improvements will be required within the Acces Permit.
- Application for access has been submitted to CDOT and is required to document the proposed changes to the parcel and to document the vehicular access point consolidation from SH24 to the Rocky Top Motel and Campground Parcel.
- The access road shown for the historical access (gravel road across CDOT property) along SH24 will need to be relocated to be completely on the Rocky Top Motel and Campground parcel.
- New Deceleration lanes will be required as part of the Access Permit in conjunction with State Highway Access Code.
- New Acceleration lane will be required as part of the Access Permit in conjunction with the State Highway Access Code.
- Special care in design will need to be taken care of in relation to Luck 4 Road and the newly required roadway improvements. Roadway Improvements may be required at his cross over as part of the access permit.
- It is understood that Lucky 4 Road is a private roadway and vehicular access can not be gained from here. In the future this may change and access will need to be relocated and gained from the lesser street of Lucky 4 Road.
- Traffic Study will reflect te roadway improvements needed in conjunction with the State Highway Access Code.

CDOT Right of Way:



- An easement investigation was conducted and we could not find language for an easement within CDOT Rights of Way for the gravel road being used as an access road in CDOT Right of Way.
- We did review the titled "Easement " document provided and found that there are two 30-foot breaks in the Right of Way line for Parcel AC-110 of the CDOT Right of Way Plans.
- With the documents reviewed CDOT staff would like to see the two 30-foot breaks in the Right of Way line drawn on the Plot Plan with dimensions to determine the correct location of breaks.

CDOT Traffic Operations: No Traffic Impacts Study was provided. CDOT request to review the Traffic Impact Study to determine traffic operational safety of the Access to SH24 in conjunction with the State Highway Access Code.


CDOT Hydraulics: No Hydraulic information was supplied for review so no comments were given. CDOT requests Hydraulic Study to be provided for review comments.

CDOT Environmental: Residential Comments: Environmental information was not supplied so no comments were given. CDOT requests Environmental study to be supplied.

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
Bauer
Stecklein
Whittlef/Biren
Vigil/Regalado - file

