



**COLORADO**  
**Department of Transportation**  
Region 2 Permits

5615 Wills Blvd.  
Pueblo, CO 81008-2349

March 11, 2020

Kari Parsons, Project Manager  
El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

RE: Man Cave at Bent Grass Meadows Drive - Commercial-Industrial Plat

Dear Kari,

I am in receipt of a referral request for comment on a Commercial-Industrial Plat Permit to allow platting land to make a legal parcel for the purposed use for Man Cave Storage includes 104 mini storage units (ranging from 400 square feet to 1,400 square feet) and 65 individual RV/boat storage parking spaces (each 34.5 feet x 15 feet). The site location is in El Paso County, parcel ID 5301000016, the 17.35-acre site is located approximately one-quarter mile north of the intersection of Bent Grass Meadows Drive/Woodman North Frontage Road. Access to the site is to Bent Grass Meadow Drive. I have the following comments;

- Approval to allow the platting to make a legal parcel for Man Cave Storage facility will not impact CDOT infrastructure.

However,

- 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/Patrol 9  
Ausbun  
Sword/Gonzales/file

