



COLORADO
Department of Transportation

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

January 22, 2021

SH 24G
El Paso County

Nina Ruiz, Project Manager, Planner III
El Paso County Development Services Division
2880 International Circle, Suite 210
Colorado Springs, CO 80910-3127

RE: Claremont Business Park 2 - Filing No.1_SF2014

Dear Nina,

I am in receipt of a referral request for comment of the subject preliminary planned subdivision. The planned subdivision is located southwest of the intersection of Marksheffel Road and Meadowbrook Parkway, and bounded to the south by State Highway 24. CDOT understands the approximate 13.72-acre site has been graded for two curb cuts onto Meadowbrook Parkway, and has been planned for 16-mixed industrial/commercial lots in El Paso County. Our comments are as follows:

Traffic:

- Traffic Operations does not have any comments.

Access:

- Previous comments are still valid.
- No access shall be gained from SH24.
- No Access Permit from CDOT will be required.

Hydraulics:

- Site drains away from CDOT infrastructure and no comments are required at this time.

Environmental:

- No comments are required.

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

