



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Permits
5615 Wills Blvd.
Pueblo, CO 81008

January 27, 2020

SH24G
El Paso County

Lindsay Darden, Planner II
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: The Sod Guy - AL1914

Dear Lindsay,

The Colorado Department of Transportation departments has reviewed for the development of a 1.003-acre site, zoned I-2, located north east of the Intersection of Amelia St. and SH24 (Platte Ave.) in El Paso County. The current land is vacant and the proposed development is a grass/sod sales site with sales office building, gravel surfacing and final landscaping with site grading. Comments are as follows: All comments are subject to change with the various revisions and updates submitted for review.

- **Access comments:**

- a. A State Highway Access Permit will be required for the connection of Amelia St. to the State Highway 24/Platte Ave.
- b. The Permittee for this application will be El Paso County and the Applicant or Agent will be the developer The Sod Guy
- c. Additional submittals are required prior to the application for the Colorado Dept. of Transportation.
 - i. Drainage Memo to include flows to the state highway and potential onsite storage
 - ii. Traffic Impact Memo or Study to include traffic from surrounding businesses, potential users of the connection of Amelia St. and SH24/Platte Ave. and queueing from the signalized intersection on SH24/Platte Ave.
- d. Previous comments have been that at some time the access of Amelia St. to SH24/Platte Ave. may be closed due to new construction, change in land uses to the vacant lots, traffic impacts due to developmental growth and or the allowable access distance to the interchange being substandard.

Additionally,

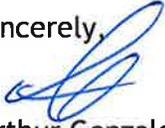
- a. On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Mr. Todd Ausbun at 719-696-1403 for any questions regarding advertising devices.



- b. 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 with any questions.

Sincerely,



Arthur Gonzales - Access Manager

Xc: Darden - El Paso County
Ferguson/Stecklein
Bauer
Nelson/Whittlef/Biren
Sword/Regalado/Ausbun - file

