



# COLORADO

## Department of Transportation

Region 2 Permits

5615 Wills Blvd.  
Pueblo, CO 81008-2349

August 11, 2020

Nina Ruiz, Project Manager (NinaRuiz@elpasoco.com)  
El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

RE: Eldorado Springs Apartments | Off Venetucci Blvd NW of the 87 and 25 intersection  
PPR 1932 | Plot Plan Review

Dear Nina,

I am in receipt of a referral request for comment on a Plot Plan Review: the site of the proposed multi-family project with 236 units with clubhouse and swimming pool. Single access point from Venetucci Blvd with an emergency access. A tract of land located in the SW ¼ of Sec 33, T 14S, R 66W, and the NW ¼ Sec 4 in T 15S, R 66W of the 6<sup>th</sup> PM in El Paso County, Colorado. The property has the tax schedule No. 6433300012 and is currently undeveloped 15.55 acres. After review of all documentation we have the following comments:

### Access

- Approval to allow the multi-family project will not impact CDOT infrastructure.

The Eldorado Springs Traffic Impact Report dated October 30, 2019 has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- No Comment

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  
          Ausbun  
          Sword/Gonzales/file

