



COLORADO

Department of Transportation

Region 2

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

September 21, 2018

I-25 Future 21
El Paso County

Attn: Kari Parsons
El Paso County Development Services Division
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: Lot 2 Academy Gateway Filing No. 1 at Struthers and Gleneagle Drive_PPR17058

Dear Kari,

I am in receipt of the subject property referral to review a Plot Plan for this development. The plan usage of this 1.31-acre parcel known as Lot 1 is for a 2,940 SF 7-Eleven convenience store with 6 MPD fuel canopy. The site is generally located at the northwest corner of Struthers Road and North Gate Boulevard just east of the Northgate Interchange to Interstate 25 in El Paso County, Colorado. Comments from CDOT staff are as follows;

- Traffic:
 - a. No comments
- Access:
 - a. The CDOT Access Department has been actively involved in this development due to its proximity to the interchange of Northgate Boulevard and the Interstate 25.
 - b. Based on good and best practices we request that vehicular ingress/egress not be allowed to Northgate Boulevard and we understand that the plan sets do not reflect this. However, the comment is primarily for the possibility of future growth.
- Drainage: In regard to the development grading;
 - a. Comments will be forthcoming.

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.

If you have any questions regarding access, please contact me in Pueblo at 719-546-5732.

Sincerely,

Arthur Gonzales
R2 - Access Manager



Xc: Andrew/Stecklein
Bauer
Nelson/Sword/Ausbun/file

