



# COLORADO

## Department of Transportation

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

August 24, 2021

US 24  
EPC

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

RE: Space Village Apartment Variance of Use | 6895 Space Village Ave.  
PPR2129 | Plot Plan Review

Dear Mercedes,

I am in receipt of a referral request for comment for a Plot Plan Review for the continued reuse of a multifamily residential housing within an existing motel structure in the CC zoning district. The structure contains a total of 22 units: 12 one - room (studio) units, & 10 two-room (efficiency) units. Each unit has a small kitchen and individual bathroom. A tract of land located at 6895 Space Village Ave. in El Paso County, Colorado. The property has the tax schedule No. 5417000019 and is currently zoned CC CAD-0 on .63 acres. Existing building is 5,240-SF of multifamily residential units. Vehicular access will be gained via Space Village Ave. and existing parking appears to be adequate. After review of all documentation, we have the following comments:

### Access

I have reviewed the plot plan and letter of intent and my comments are as follows:

- Vehicular Access appears to be through a shared access with the neighboring Hotel and is not being proposed to change. No CDOT access permit will be required at this time.
- If change in land use is determined and if traffic impacts increase to more than 20%, per State highway Access Code, section 2.6 (3) a new Access Permit will be required.

### Traffic

The Traffic Memorandum for Space Village Apartments dated July 2, 2020, has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- No Comment

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) 562-5537 with any questions.

Sincerely,



Arthur Gonzales  
CDOT R2 Access Management

Xc: Ferguson  
Bauer  
Vigil/Regalado/file

