



COLORADO

Department of Transportation

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

September 23, 2020

SH 24
El Paso County

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

RE: 11955 Falcon HWY Event Center | Business event center on residential property.
VA203 | Variance of Use

Dear Ryan,

I am in receipt of a referral request for comment on a variance of use for a business event center on residential property which will include construction of a new building. Currently the RR-5 zoned 41.92 acre site is home to one (1) single family residence, one (1) Agricultural Barn and a horse area as well as a dirt/gravel driveway providing access from Falcon HWY. Proposed on .75 acres of the NE side of the parcel is a gambrel style wedding venue consisting of; construction of a 40'x60', 2400 sq ft, metal building to be used as the event center; with the existing well to supply water for 2 bathrooms and a hand washing sink; a separate septic system will be installed. The event center will be for 75 people with access to 24 parking spaces. Property is a tract of land located in the NE ¼ of the NW ¼ of Sec 18, T 13S, R 64W, of the 6th PM in El Paso County, Colorado. The property has the tax schedule No. 4318000028 with a known address of 6275 N Meridian Road, Peyton and is currently owned by David & Cynthia Smallidge. After review of all documentation I have the following comments:

Access

Approval to allow the variance and construction of a new building will not impact CDOT infrastructure at this time. My comment follows:

- If traffic at the intersection of State Highway 24 and Falcon HWY becomes a safety or operational problem after construction of venue and during events CDOT may require signing be placed on HWY 24 during events. The developer will be required to contact CDOT for guidance on number and sign criteria and placement within CDOT ROW.

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
Vigil/Gonzales/file

