



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Access
5615 Wills Blvd Suite A
Pueblo, CO 81008-2349

December 27, 2023

Baptist Road/City of Colorado Springs

Kylie Bagley, Planning
City of Colorado Springs, Planning & Community Development
30 South Nevada Avenue, Suite 105, Colorado Springs, CO. 80901-1575
Kyliebagley@elpasoco.com

RE: 16050 Old Denver Road north of Baptist Road

Dear Ms. Bagley,

I am in receipt of a referral request for comment for a rezone to 16050 Old Denver Road in unincorporated El Paso County, Colorado. The site is located on the west side of Old Denver Road about one-half mile north of Baptist Road. The development plan is to possibly build a warehouse on the southern portion and a RV/Boat Storage or Contractor Outdoor Storage on the northern portion of the 8.07 acre parcel. **Two full-movement accesses to the property will be via local road Old Denver Road.** The property has the tax schedule No. 7126004010 and is currently owned All in Investment LLC. After review of all submittals we have the following comments:

Access

- Section 2.6(3) of the State Highway Access Code, states that if the proposed vehicle volumes increase by 20 percent or more an access permit will be required for the intersection of Baptist Road and Old Denver Road.

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 Adam Lancaster at 719-562-5540 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. Lancaster.

Please contact me in Pueblo at (719) 562-5537 or (719) 251-7804 with any questions.

Sincerely,

Michelle Regalado

Michelle Regalado
CDOT R2 Assistant Access Manager

xc: Nina Ruiz, Vertex Consulting Services (nina.ruiz@vertexc.com)
Lancaster/file

