



COLORADO

Department of Transportation

Region 2

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

September 25, 2018

SH 85
El Paso County

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

RE: Smith Farms Agritainment, PPR1818

Dear Leonard,

I am in receipt of a referral request for comments for a Agritainment Facility with farmers' market. The site is generally located south of the intersection formed by the SH24G and Blue Gill Drive east of Colorado Springs in El Paso County, Colorado. Comments from CDOT staff are as follows;

- Due this development originally being a vacant lot and now a proposed Agritainment Facility with farmers' market this development will be required to apply for a Colorado Department of Transportation Access Permit for the access of Blue Gill Dr. and SH24. The change in land use rules apply as spelled out in the State Highway Access Code 2002, Section 2.6, Changes in Land Use and Access Use.
- In accordance with El Paso County 2016 Major Transportation Corridors Plan, CDOT is requesting R.O.W dedication adequate enough to accommodate the future condition of 6 lanes on US24 in accordance with the El Paso County Land Development Code chapter 8.4.4 sect.(b).
- It is also understood that Blue Gill Dr. will be realigned to intersect with Judge Orr Rd. and Judge Orr Rd. will be realigned with SH24 in the future. It is suggested that the access and permanent structures to the subject parcel not be within the proximity of this future realignment. The realignment plan has not, yet been determined and is not mentioned as part of the established Access Control Plan.

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

