



COLORADO

Department of Transportation

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

March 25, 2021

SH 21A/16A
El Paso County

Ryan Howser, Planner I (ryanhowser@elpasoco.com)
El Paso County Planning & Community Development Dept
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Security Fire Station 4_Subdivision Exemption
EA18135

Dear Ryan,

I am in receipt of a referral request for comments for Security Fire Station 4 Site Development Plan near Highway 21A/16A. The project will consist of one (1) fire station building having two stories of 8,100 sf building footprint, paved access driveways, paved parking area, landscaping, and stormwater treatment BMP. The site will remain 64.8% recreational open space. Access from the site will be via Mesa Ridge Parkway then to the intersection of Highway 21A/16A. The site is comprised of approximately 18.52 acres of unplatted and undeveloped land in Fountain, Colorado. The proposed subdivision of land is located in the SW ¼ of Sec 21 and the NW ¼ of Sec 28, T 15S, R 65W of the 6th PM in El Paso County, Colorado. The property has the tax schedule No. 5528200005 and is currently zoned CS CAD-O (Commercial Service with Commercial Airport District Overlay) owned by Glen Investment Group No. II LLC. After review of documentation, I have the following comments:

Access

The main access to this project is from Wayfarer Drive. The proposed station will have two access driveways on Wayfarer Dr. An emergency only access is proposed for Mesa Ridge Parkway, this access is to be used for emergency response calls only. Approval to allow the site development plan will not impact CDOT infrastructure at this time. My comment follows:

- Based on the location and expected minimal traffic volume CDOT will NOT require an access permit at this time.
- How will you ensure that the traveling public and non-emergency traffic will not make the Mesa Ridge Parkway access a thoroughfare?
- No direct access will be granted along the category F-W (Interstate System, Freeway Facility) State Highway 21 (Powers Blvd) now or in the future for any purposed improvements to the property without Federal Highway Administration approval. .

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 or (719) 251-7804 with any questions.

Sincerely,

Michelle Regalado

Michelle Regalado
CDOT R2 Access Management Trainee

Xc: Jennifer Irvine, El Paso County
Ferguson
Bauer
Ausbun
Gonzales/Regalado/file

