



COLORADO

Department of Transportation

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

October 7, 2020

SH 21
El Paso County

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

RE: Security Fire Station 4 Site Development Plan | Security Fire Protection District
EA18135 | Site Development Plan

Dear Ryan,

I am in receipt of a referral request for comment on a Site Development Plan for a new fire station. The proposed project will consist of one (1) fire station building having two stories and an 8,100 sq ft footprint, paved access driveways, paved parking area, landscaping and storm water treatment BMP. The site is located on the south side of Wayfarer Drive and the north side of Mesa Ridge Parkway. The proposed fire station site is approximately 1.2 acres and part of a larger 18.52 acre unplatted parcel zoned CS CAD-O (Commercial Service with Commercial Airport District Overlay). The property is a tract of land located in the NW 1/4 of Sec 28, T 15 S, R 65 W of the 6th PM in El Paso County. The property has the tax schedule No. 5528200005 and is currently owned by the Glen Investment Group No II, LLC. After review of all 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 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.

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/Guagliardo/file

