



**COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT APPLICATION**

Issuing authority application
acceptance date:

Instructions:

*Please print or
type*

**Indicates
required field*

- Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.
- Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
- Complete this form (some questions may not apply to you) and attach all necessary documents and submit it to the issuing authority.
- Submit a separate application for each access affected.
- If you have any questions, contact the issuing authority.
- For additional information, see CDOT's Access Management website at <http://www.codot.gov/business/permits/accesspermits>.

1) Property Owner (Permittee)*

Platte Ave Storage LLC

2) Applicant for Permittee (if different from property owner)

Colorado Commercial Construction

Mailing Address*

12325 Oracle Blvd.

Mailing Address

12325 Oracle Blvd

City, State & Zip*

COLORADO
SPRINGS, Colorado
80921

Phone #*

7192646955
Ext:

City, State & Zip

COLORADO SPRINGS, Colorado
80921

Phone #

7192646955
Ext:

E-mail Address*

jbeeggs@cocommercial.net

E-mail Address (if available)

jbeeggs@cocommercial.net

3) Address of property to be served by permit :

6001 E Platte Ave

4) Legal description of property:

County *

City or Municipality

Parcel # or Tax Schedule #

Latitude

Longitude

El Paso County

Colorado Springs

5418000075

38.838265

104.715468

5) What State Highway are you requesting access from? *

Highway: 024G

Milepoint/Milepost: 311.000

6) What side of the highway? *

South

7) How many feet is the proposed access from the nearest milepost (or cross street if mile post unknown)? *

500

8) What is the approximate date you intend to begin construction?

Jul 6, 2026

9) Check here if you are requesting a: *

New Access: ☐

Temporary Access (duration anticipated): ☐

Improvement to Existing Access: ☐

Change in Access Use: ☒

Removal of Access: ☐

Access Via a local public road: ☐

Relocation of an Existing Access: ☐



10) Provide existing property use:

Vacant: ☐ Single Family Residence: ☐ Multi-Family: ☐
Mixed Use: ☐ City Street/County Road: ☐ Commercial: ☒
Industrial: ☐ Other: ☐ Agricultural/Grassing: ☐

11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest? *

No

12) Does the property owner own or have any interests in any adjacent property? *

No

13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property? *

Yes existing frontage road (Motel Road) currently serves the site

14) If you are requesting agriculture field access – how many acres will the access serve?

15) If you are requesting commercial or industrial access, please indicate the types and number of businesses and provide the floor area square footage of each.

9 self-storage buildings range from 1,400 SF to 9,000 SF

16) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units?

17) Provide the following vehicle count estimates for vehicles that will use the access. *

Total peak hour volumes for all vehicles *	# of passenger cars and light trucks in peak hour	# of multi-unit trucks in peak hour
275	200	0
# of single unit vehicles in excess of 30 ft.	# of farm vehicles (field equipment)	
75	0	

18) Check with the issuing authority to determine which of the following documents are required to complete the review of your application.

- | | |
|--|---|
| a) Property map indicating other access, bordering roads and streets. | e) Subdivision, zoning, or development plan. |
| b) Highway and driveway plan profile. | f) Proposed access design. |
| c) Drainage plan showing impact to the highway right-of-way. | g) Parcel and ownership maps including easements. |
| d) Map and letters detailing utility locations before and after development in and along the right-of-way. | h) Traffic studies. |
| | i) Proof of ownership. |



1- It is the permittee's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The COOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional COOT Utility/Special Use Permit offices or accessed via the COOT Planning/Construction-Environmental-Guidance webpage: <https://www.codot.gov/programs/environmental/resources/guidance-standards/environmental-clearances-info-summary-august-2017/view>.

2- All workers within the State Highway right of way shall comply with their employer's safety and health policies/ procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations -including, but not limited to the applicable sections of 29 CFR Part 1910 -Occupational Safety and Health Standards and 29 CFR Part 1926

- Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/ISEA 107-1999, class 2); head protection that complies with the ANSI 289.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI 241-1999.

Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

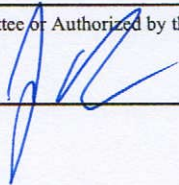
3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: <https://www.codot.gov/business/civilrights/ada/resources-engineers>.

If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

The permittee declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

I understand receipt of an access permit does not constitute permission to start access construction work.

By signing this application I am confirming that I am the Permittee (landowner) OR an authorized representative. This signature shall constitute agreement with this application by all owners -of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the Permittee and will be required to sign the permit.

Permittee or Authorized by the Owner Digital Signature 	Print Name JOSH BEGGS	Date 6/18/26
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