



COLORADO

Department of Transportation

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

August 24, 2020

SH 85/87
El Paso County

Rad Dickson, Project Manager
El Paso Planning & Community Development
2880 Internatial Circle
Colorado Springs, CO 80910

RE: Araco Enterprises, LLC - PPR1950

Dear Rad,

I am in receipt of a request for comments pertaining to the Araco Enterprises, LLC for a multi-use site. The uses of the site are to include for primarilary for the expansion of the existing general office with an accessory structure (extended 1-story with partial mezzanine) commercial vehicle repair garage and warehouse, to replace the existing metal frame poly-vinyl covered Quonset hut with additional uses to be a Vehicle/RV/Boat Parking and Storage; Contractor's Equipment Yard; Heavy Equipment Storage; Light Manufacturing (Pre-Fab Concrete Components); General Office; Outside Storage; Parking Lots; Commercial Vehicle Repair Garage and Warehouse. The parcel for this development is 6524400085 a 4.15-acre lot located at the intersection of Southmore Drive and Southmore Lane just west of SH85/87 at 7470 Southmore Drive. In El Paso County. CDOT staff comments are as follows;

- CDOT Access Dept. comments are as follows:
 - a. CDOT Access Department has no comments.
- CDOT Traffic Operations Enineer has reviewed the Traffic Memo dated July 28, 2020 by LSC Transportation Consultant, Inc. Their comments are as follows:
 - a. CDOT Operations has no commnts.
- CDOT Hydraulics has reviewed the revised Final Drainage Report dated July 22, 2020 and supporting documents, by JPS Engineering and their comments are as follows:
 - a. No drainage impacts to CDOT infrastructure are anticipated and no further comments are needed.

Additionally,

- a. 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.
- b. 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.
- c.

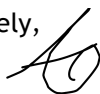
Please contact me in Pueblo at (719)546-5732 or (719)248-0905 with any questions.



August 24, 2020
Araco Enterprises, LLC - PPR1950

SH 87/87
El Paso County

Sincerely,



Arthur Gonzales
Access Manager

Xc: Ferguson
Bauer
Stecklein
Whittlef/Biren
Sword/Regalado - file

