



COLORADO

Department of Transportation

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

December 14, 2021

SH 85/87
El Paso County

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

RE: Araco Enterprises - PPR1950

Dear Mercedes,

I am in receipt of a request for comments pertaining to the Araco Enterprises, LLC for a multi-use site. The previous land use determination was to be an 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) Section 2.6 of the State Highway Access Code states in part *...If modifications to the existing parcel adjacent to Stat Highway Facilities is proposed and traffic volumes increase more than 20% a CDOT Access Permit will be required...* The site development is expected to generate 105 weekday trips; therefore, a CDOT access permit is required.
 - b) No roadway improvements are expected as part of this permit for connection to SH8/87 from Southmoor Dr.
 - a) To make application for a CDOT Access Permit please contact Arthur Gonzales with CDOT, contact info is listed below.
- CDOT Traffic Operations Engineer has reviewed the Traffic Memo dated September 17, 2021 by LSC Transportation Consultant, Inc. Their comments are as follows:
 - c) The intersection of SH85/Southmoor Dr. is an unsignalized T interaction with SB right turn decel/accel lanes and a NB left turn decel lane. This NE bound left turn from Southmoor to SH85 operates at a LOS F in the PM peak hour time. The intersection is too close to the 85/16 signalized ramp for future signalization. In the future, should signal warrants (volume or crashes) ever be met the intersection will be converted to a Right In / Right Out.
- CDOT Hydraulics expects no drainage impacts to CDOT infrastructure 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 Arthur Gonzales in Pueblo at (719)546-5732 or Arthur.gonzales@state.co.us with any questions.

Sincerely,



Arthur Gonzales - Access Manager

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

