



# COLORADO

## Department of Transportation

Region 2

Traffic & Safety - Access Permits

SH 094A/Franceville Coal Mine Road  
El Paso County

December 29, 2025

LSC Responses To CDOT Comments.

El Paso County Planning and Community Development - Miranda Benson, Project Manager  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
(719) 520-7940 E mirandabenson2@elpasoco.com

RE: VA256 - Gateway Trucking - Revised Variance of Use and Site Development Plan

Dear Miranda,

I am in receipt of a referral request for a Variance-of-Use for Gateway Trucking located at 235 S Franceville Coal Mine Road, Colorado Springs south of State Highway 94A. State Highway 94A has a category Non-Rural Principal Highway (NR-A) with a posted speed limit of 65 MPH.

Proposal: The site will consist of two parcels with a combined acreage of ~122.5 located east of Franceville Coal Mine Road about one mile south of SH 94. The site will be used as an overnight parking area for multi-unit aggregate trucks and single-unit trucks. Access is by a paved service road from Franceville Coal Mine Road to the gravel truck parking area. The property has the tax schedule No(s). 4400000531 and 4400000529 currently owned by Hastings Perry E. After review of submittals we have the following comments:

### TRAFFIC

The Gateway Trucking Memorandum dated November 21, 2025 has been reviewed by a CDOT Traffic Manager, their comments are as follows:

- An eastbound right turn deceleration lane and taper is required on SH94 (500 feet long + 300 feet due overlap of the driveway access to the west + a 300 feet transition taper) with a 4 feet wide paved shoulder and appropriate signage and striping. This may trigger additional application to CDOT Access for the impacts to the access of 12655 SH94.
- A westbound left turn acceleration lane is required as the predicted volume of the traffic in the direction of travel on SH94 exceeds 120 DHV.
- Radiuses of the access are required to be designed and built to allow use by multi-unit trucks without encroachment into other lanes of either roadway.
- Paving of the access (Franceville Coal Mine Road) is required at a width of 36 feet south for a distance of 50 feet at a grade not to exceed 8%.

LSC Response: Please refer to the updated TIS dated May 15, 2026.



**ACCESS**

The submittals for Gateway Trucking received December 22, 2025 have been reviewed by CDOT Access Management. Our comments follow:

- A State Highway Access Permit will be required to document a change in use in terms of access operation, traffic volume and or vehicle type per State Highway Access Code §2.6 for any connection to Highway 094A.
- Roadway improvements are required.
- A CDOT Access Permit Application with instructions as well as a copy of the State Highway Access Code (SHAC) can be completed online at: [www.codot.gov/accesspermits](http://www.codot.gov/accesspermits)
  - Upload the following with your application: Letter of Intent, Copy of Recorded Warranty Deed, Site Plan, a property map showing the entire ownership of the property, copy of the recorded subdivision if within a subdivision, copy of any lease agreements, copy of any easements.

CDOT respectfully requests that El Paso County hold a permit until the above-requested documents have been received and reviewed.

If you have questions, please contact me at (719) 251-7800 or [mregalado@cdot.gov](mailto:mregalado@cdot.gov).

Sincerely,

*Michelle Regalado*

Michelle Regalado  
CDOT R2 Assistant Access Manager

xc: Lancaster/file

LSC Response: Comments  
Noted. Please refer to the updated TIS dated May 15, 2026. An application will be submitted via the CDOT online application system.

