



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Access Permits

SH 094A/Franceville Coal Mine Road
El Paso County

October 6, 2026

El Paso County Planning and Community Development
Miranda Benson, Project Manager
(719) 520-7940 E mirandabenson2@elpasoco.com

RE: VA256 - Gateway Trucking - Revised Variance of Use

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. Expansion 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. Two 10,000 gallon diesel fuel tanks are on site. Ten employees. 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 owned by Perry E Hastings and 4400000529 owned by Perry Hastings & Christine Wilson After review of submittals we have the following comments:

TRAFFIC

The Gateway Trucking Transportation Memorandum and Road Condition Report dated September 21, 2026 and CDOT - Comments Response dated September 21, 2026 have been reviewed by a CDOT Traffic Manager for review, 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%.
- The above comments regarding auxiliary lanes, EB right turn decel and NB to WB left turn accel, still apply. The suggested alternatives are not enforceable. The applicant should be aware that full movement access at Franceville Coal Mine Rd and CO 94 may be restricted in the future, should safety concern arise.



ACCESS

The submittals for Gateway Trucking received September 24, 2026 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.
 - As per the Gateway Trucking Transportation Memorandum and Road Condition Report dated September 21, 2026 a State Highway Access Permit Application will be submitted, it is anticipated that El Paso County will be the Permittee.
- 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
 - 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 all approvals for this development until the above-requested documents have been received and approved by CDOT.

If you have questions, please contact me at (719) 251-7804 or michelle.regalado@state.co.us.

Sincerely,

Michelle Regalado

Michelle Regalado
CDOT R2 Assistant Access Manager

xc: Lancaster/file

