



**COLORADO**  
**Department of Transportation**

Region 2 Permits  
5615 Wills Blvd.  
Pueblo, CO 81008-2349

September 23, 2020

HWY 83  
EPC

Lindsay Darden, Project Manager  
El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910  
P 719.520.6302 | lindsaydarden@elpasoco.com

RE: D Johnson Subdivision Waiver  
EA2075 | Waiver 8.4.4(E)(2), Waiver 8.4.4(E)(3) and Waiver 8.4.3 (C)(5)

Dear Lindsay,

I am in receipt of a referral request for comment regarding three waiver requests. Waiver 1: Waiver for private road (per definition, a driveway cannot serve more than 3 lots) 8.4.4(E)(2) Proposing 4 lots, Waiver 2: Waiver for private roads to meet county standards 8.4.4. (E)(3) Proposing private road design criteria similar to driveway criteria and Waiver 3: Minimum Lot Frontage 8.4.3(C)(5) Not all lots will have direct frontage to Highway 83. The 28.62 acre parcel (6100000157) is located in a portion of SEC 34, TS 11S, R 66W, of the 6<sup>th</sup> PM in El Paso County. The property address is 14502 HWY 83, Colorado Springs 80921, the current owner is Delroy L Johnson. I have the following comments;

- Approval of any or all three waiver requests will not impact CDOT infrastructure at this time.

However,

- 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.
- 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.

Please contact me in Pueblo at (719) 562.5537 with any questions.

Sincerely,

Michelle Regalado  
CDOT R2 Access Management Trainee

Xc: Ferguson  
Bauer  
Ausbun  
Vigil/Gonzales/Guagliardo/file

