



COLORADO

Department of Transportation

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

November 18, 2021

I-25/County Line Rd.
El Paso County

Kylie Bagley, Planner
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Maverik C-Store and Fueling Station

Dear Kylie,

I am in receipt of a referral request for comments regarding the development of a Maverik C-Store and Fueling Station. The existing land use is open agricultural land and the proposed land use is a gas station with 19 fueling pump stations, 12 automobile pumps and 7 large truck fueling pumps with a 5,951-square foot convenience store with 48 parking stalls. The Maverik is to be constructed south of STR404/County Line Rd. just east of Beacon Lite Rd and I-25, SW of the Interchange with I-25 and SR404/County Line Rd. in Monument, Colorado. CDOT staff has the following comments:

Traffic

The Traffic Impact Study dated November 18, 2020 has been reviewed by a CDOT Traffic and their comments are as follows:

- The proposed access off SR404(Palmer Divide Rd.) is within the area of influence of the I-25 interchange ramps with this roadway; With the proposed ingress/egress access point being located approximately 275' west of the SB off ramp. CDOT recommends the access be eliminated.
- The Trip Generation numbers need to be adjusted for PCE (Passenger Car Equivalents) for the expected number of trucks and figures adjusted appropriately. **Please revise and resubmit.**

Hydraulics

- Hydraulics planning comments are forthcoming.

Access

- The State Highway Access Code states that any development adjacent to highway facilities shall make application or have the development reviewed by CDOT Access Department for impacts to State Highway Infrastructure.
- Section 2.6(3) of the State Highway Access Code, states that if the proposed vehicle volumes increase by 20 percent or more an updated access permit will be required for the Maverik Development.
- The Maverik Development in coordination with El Paso County shall determine Permittee/Applicant requirements for the Access Application to CDOT.




- The proposed/preferred access to SR404(County Line Rd.) shall not be granted. It does not fit within the State highway Access Code requirements. Suggested access shall come from Beacon Lite Rd.

Additionally,

- 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) 546-5732 or (719) 248-0905 with any questions.

Sincerely,


Arthur Gonzales
CDOT R2 - Access Manager

Xc: Jennifer Irvine, Elizabeth Nijkamp, Gilbert LaForce - El Paso County
Ferguson
Stecklein
Bauer
Whittlef/Biren
Ausbun
Vigil/Regalado/file

