



COLORADO
Department of Transportation

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

February 5, 2021

SH 24
El Paso County

Kari Parsons, Project Manager/ Planner II
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: The Villas at Claremont Ranch - PUD and Sketch Plan_SKP211, PUDSP211

Dear Kari,

I am in receipt of a request for comments pertaining to the proposed Villas at Claremont Ranch. The proposed 83-dwelling unit townhome development is located northeast of the intersection of Marksheffel Road/Meadowbrook Parkway in El Paso County, Colorado just west of the intersection of SH24/Marksheffel Rd. Two site access points to Meadowbrook Parkway is proposed at approximately 595 and 890 feet east of the intersection of Marksheffel Road/Meadowbrook Parkway (centerline distance between proposed accesses and Marksheffel Road). CDOT staff comments are as follows:

- CDOT Access Dept. comments are as follows:
 - a. No CDOT Access Permit will be required as the development is off system and has no impacts to State Highway facilities.
- CDOT Traffic Operations Engineer has reviewed the Traffic Impacts Analysis dated November 16, 2020 by LSC Transportation Consultants, Inc. and their comments are as follows:
 - a. No Comments
- CDOT Hydraulics has reviewed the Hydraulics Drainage Report dated November 2020 by Catamount Engineering and their comments are as follows:
 - a. No impacts to CDOT facilities, no comments required.
- CDOT Environmental has reviewed the Noise Study dated November 18, 2020 by LSC Transportation Consultants, Inc. along with the PUD Development Plan and their comments are as follows:
 - a. No impacts to CDOT.
 - b. Please note, for your information, the USGS generally does not adequately evaluate or track vegetation and wildlife resources as stated in the Letter of Intent.

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.

Please contact me in Pueblo at (719)546-5732 or (719)248-0905 with any questions.

Sincerely,



Arthur Gonzales
CDOT R2 - Access Manager

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

