



COLORADO

Department of Transportation

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

January 5, 2022

SH 24G
El Paso County

Ryan Howser/ryanhowser@elpasoco.com
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: PT Eagleview Subdivision LLC
Preliminary Plan Reconsideration | EA2186

Dear Ryan,

I am in receipt of a referral request for comment for PT Eagleview Subdivision LLC located near S Arroya Lane and Flaming Sun Drive approximately 4.5 miles northeast of State Highway 24G (Cat EX) in El Paso County, Colorado. Preliminary Plan reconsideration for (38) 2.5 acre minimum rural residential lots on 121.21 acres. The preliminary plan was approved in 2007 and has since expired. The current plan is largely the same. Access to the site is proposed by three existing intersections at Raygor Road/Arroya Lane, Raygor Road/Flaming Sun Drive, and Stapleton Drive/Arroya Lane. The property has the tax schedule Nos. 5226000001, 5226000002 and is currently owned by Jerry R Landress. After review of documentation, we have the following comments:

Traffic

The Traffic Impact Study for Eagleview Subdivision dated 12/03/2021 has been reviewed by CDOT Traffic Operations Management. Their comments follow:

- Due to the low number of trips generated and the distance from a State Highway this project is not required a CDOT access permit.

Access

Approval to allow the subdivision will not impact CDOT infrastructure at this time. My comment follows:

- Section 2.6(3) of the State Highway Access Code, states that if the proposed vehicle volumes increase by 20 percent or more an access permit will be required.

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) 562-5537 or (719) 251-7804 with any questions.
Sincerely,

Michelle Regalado

Michelle Regalado
CDOT R2 Access Management Trainee

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

