



COLORADO

Department of Transportation

Region 2 Permits

5615 Wills Blvd.

Pueblo, CO 81008-2349

June 18, 2020

Rad Dickson, Project Manager
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Falcon Fire Protection District - 7020 Old Meridian Road, Falcon, CO 80831
Subdivision Exemption for Falcon Fire Department

Dear Rad,

I am in receipt of a referral request for comment on an Exemption Plat for Falcon Fire Protection District for their property at 7320 Old Meridian Road to be in conformance with the subdivision regulations for a proposed new station which is forthcoming. Property will continue to be a 24/7 manned station, the Fire District will retain the existing station and remodel it to be an administration building for the District. The District is in the pre-bidding process now and would like to begin building construction within the next 60 days and would like to have the station finished by the end of 2020. The property is a 5.423 acre site located in the East Half of Sec10, TS 13 S, R 65 W of the 6th PM, El Paso County, located in a commercial area and zoned PUD. The current property owner is Falcon Fire Protection District. Access to the site is Old Meridian Road (currently undergoing improvements). I have the following comments;

- Subdivision Exemption to allow Falcon Fire #3 to perpetuate will not impact CDOT infrastructure.
- Exceptions were made in the improvements to Old Meridian to allow a mountable curb for the fire station's use. If this property is ever used for anything other than for emergency services, use of the mountable curb will be illegal.
- Right of Way donation/dedication may be required in the future for widening of HWY 24

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

Michelle Regalado

CDOT R2 Access Management Trainee



Xc: Ferguson
Bauer/Patrol 9
Ausburn
Sword/Gonzales/file

