



## COLORADO

### Department of Transportation

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

March 10, 2021

SH I-25  
El Paso County

Sophie Kiepe, Planner I  
El Paso County Planning & Community Development Dept  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

RE: Struthers Ranch Retail Center - Vacation and Replat VR211

Dear Sophie,

I am in receipt of a referral request for comments for Struthers Ranch Retail Center a planned land use is for 19,740 square feet of retail, 5,200 square feet of office, and 5,200 square feet of restaurant. The request is for a vacation and replat of tract B, planned to be located southeast of the intersection of Struthers Road/Struthers Ranch Road a development in El Paso County, Colorado. After review of all documentation, we have the following comments:

**Traffic;**

The Traffic Impact Study for Struthers Ranch Retail Center dated January 8, 2021 has been reviewed by a CDOT Traffic Operations Department and their comments are as follows:

- No comments are required at this time.

**Hydraulics;**

- Planning comments will be forthcoming.

**Access;**

- A new State Highway Access Permit will not be required and Access Permit #20311 has been fulfilled and accepted.
- It is understood that the roadway north to Baptist Rd. has been constructed and note 2, a condition of approval from the final plat has been satisfied. Struthers Rd is now a median separated NB and SB roadway connecting N.Gate Blvd. and Baptist Rd.
- I have no comments as to the vacation and replat of the development of lots 1-4.

**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, Jeff Rice - El Paso County  
Ferguson  
Bauer  
Whittlef/Biren  
Ausbun  
Vigil/Regalado/file

