



# COLORADO

## Department of Transportation

Region 2 - Permits  
5615 Wills Blvd.  
Pueblo CO 81008

June 3, 2020

SH 24G  
El Paso County

Kari Parsons, Project Manager/Planner II  
E. P. C. Planning & Community Development  
2880 International Circle  
Colorado Springs, CO. 80910

RE: Update 05/2020 - Grandview Reserve Sketch Plan - SH24G

Dear Kari,

I am in receipt of a referral request for comment of the subject planned development. I understand that the development is currently vacant land with four existing drainage ways that cross the site. The proposed sketch plan calls for mixed use of urban, residential, institutional and commercial land uses. The residential land use would consist of 3,261 single family units on 768.23 acres for a density of 4.24 dwelling units per acre growing to 12 units per acre. 132.50 acres is planned for open space to include parks, drainage ways, detention, buffers and trail corridors. The development is planning to gain the primary access from SH24 on the easterly side and will install a new intersection to extend Rex Rd. to SH24 as prescribed by the Access Control Plan and Eastonville Rd to the west. CDOT's comments are as follows;

- CDOT Access Dept. comments are as follows:
  - A State Highway Access Permit will be required for the proposed intersection of SH24 and Rex Rd. between CDOT and El Paso County (the Permittee) and the Development as the Applicant.
  - The current 2005 Access Control Plan will be require an make an ammedment for the modification to the location of future Rex Rd.
  - The intersection location or the proposed Rex Rd. will be approximately half way between Stapleton Dr. and Elbert Rd. This new connection will be required to follow the State Highway Access Code to develop the necessary auxiliary lanes. The PEL shows a 6 lane roadway with the appopriate accel/decel turn lanes to accommodate traffic flows.
  - Special consideration for connection and safety will need to be addressed when making this connection to the private road on the southeasterly side of SH24 to the 6 lot subdivided area.
- CDOT Traffic Operations Enineer has reviewed the Traffic Impact Study dated April 17, 2020, 2020 by LSC Transportation Consultants, Inc. Their comments are as follows:
  - Traffic volumes in Figure 9 does not equal the combination of traffic volumes shown in Figures 4&7.
  - Traffic volumes in Figure 10 does not equal the combination of traffic volumes shown in Figures 5&8.
  - Neither match the Synchro reports provided.
  - Please correct.



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*

Arthur Gonzales  
R2 - Access Manager

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

