



COLORADO

Department of Transportation

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

June 22, 2023

SH 24G
El Paso County

Ryan Howser, Project Manager
E. P. C. Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Eastwood Village - A replat of Tract F Claremont Ranch Filing No. 7 - SP233

Dear Ryan,

I am in receipt of a referral request for comments for Eastwood Village previously known as Claremont Ranch Tract F located at the northeast corner of Marksheffel Road and Highway 24G. This submittal is a replat of Tract F Claremont Ranch Filing No. 7. The Claremont Ranch Sketch Plan (396.32 acres) is bound by Constitution Avenue on the north and east, Highway 24 on the south, and Marksheffel Road on the west. The proposed replat includes an approximately 9.8-acre parcel located at the southwest corner of the Claremont Ranch subdivision, specifically the northeast corner of Marksheffel and Highway 24. The 9.8-acre parcel is legally described as Tract F Claremont Ranch Subdivision, Filing No. 7. This site proposes development of 32 three story multifamily townhome buildings totaling 107-units with uncovered parking, landscaping, and open spaces on the ±9.8-acre site. The property has a tax schedule No. 5404304013 and is currently in the PUD Zone district with Commercial Aviation Development-Overlay (CAD-O). The rezone proposal is to rezone from CAD-O to RM-30. The development is located in the Sec 4, T 14S, R 65W, of the 6th PM in El Paso County, Colorado. After review of all documentation, we have the following comments:

Traffic

The submitted documents have been reviewed by a CDOT Traffic Engineer. Their comments follow:

- The original use was multifamily low-rise apartments generating 1,038 trips. The newly proposed multifamily townhomes will be generating 766 trips. While an access permit is required no improvements to the state highway system are warranted.

Access

The replat of Tract F will impact CDOT infrastructure. My comments follow:

- A CDOT Access Permit will be required for this development.
- SH24G is categorized as E-X (Expressway). No direct access to Highway 24 will be allowed.
- Please coordinate with CDOT Access Manger Arthur Gonzales for CDOT Access Permitting. Contact information is below.

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. Adam Lancaster at (719) 562-5540 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. Lancaster.

Please contact me in Pueblo at (719) 546-5732 or by email arthur.gonzales@state.co.us with any questions.

Sincerely,



Arthur Gonzales
CDOT R2 - Access Manager

Xc: e-file

