



COLORADO

Department of Transportation

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

October 10, 2023

SH 94A
El Paso County

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

RE: CMD Ellicott Pump Station - Development Plan - PPR2334

Dear Joe,

I am in receipt of a referral request for comments for the Cherokee Metropolitan District (District) proposes to build a new process building to house new disinfection equipment and chemical storage tanks. The proposed building is located on their property at 21388 Highway 94, Ellicott, 80808. This project also includes modifications to their existing water storage tank, as well as improvements to the existing water storage tank and construction of a new, 500,000-gallon water storage tank. The new tank will be on property acquired through a land swap agreement with the adjacent Mayberry development, for which negotiations are in progress. A driveway access easement from Cattlemen Run via Springs Road will be included in the agreement. The property has the tax schedule No. 3414201027 on approximately 1-acre at the north central quarter of Section 14, Township south, Range 63 west of the 6th P.M., County of El Paso, State of Colorado. After review of all documentation, we have the following comments:

Access

- **A CDOT Access Permit will be required for this development to close the access along SH94 since access is to be gained from Business Park Ave.**
- **A Secondary access permit is required to document the relocation of access to Business Park Ave cul-de-sac.**
- Roadway improvements will be required and detailed in the terms and conditions of the access permit for the closure of access.
- Section 1.4(1) of the State Highway Access Code, states in part that no person, shall construct any access providing direct vehicular movement to or from any state highway from or to property in close proximity or abutting a state highway without an access permit issued by the designated issuing authority with the written approval of the Department.
- Under Section 2.6 (Change in Land Use and Access Use) of the State Highway Access Code, states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume increases by 20% and or vehicle type, the permittee or property owner will coordinates with the local authority and the Department to determine if a new access permit and modifications to the access are 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. 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: /file

