



COLORADO

Department of Transportation

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

August 10, 2022

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

SH 24G
El Paso County

RE: Claremont Ranch West
SKP211 _ Sketch Plan Minor Amendment
P233 _ Rezone

Dear Ryan,

I am in receipt of a referral request for comments for Claremont Ranch located at the northeast corner of Marksheffel Road and Highway 24G. The submittal for Claremont Ranch involves a sketch plan minor amendment and a rezone. 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 sketch plan amendment and rezone 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 ± 150 multi-family units in several buildings 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 request to rezone to allow multi-family development on Tract F will have a lesser impact than the original use of the hotel/commercial.
- Traffic has no concerns with the requested rezone.
- Further submittals review is being requested.

Access

The sketch plan and rezone 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.
- 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 coordinate with the local authority and the Department to determine if a new access permit and modifications to the access are required.
- Further submittal reviews are being requested.

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 by email arthur.gonzales@state.co.us with any questions.

Sincerely,



Arthur Gonzales
CDOT R2 - Access Manager

Xc: Victoria Chavez for Joshua Palmer / Jeff Rice, El Paso
Ferguson
Bauer
Whittlef
Stecklein
Ausbun
Vigil/Regalado/Guagliardo/file

