



# COLORADO

## Department of Transportation

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

September 23, 2020

Rad Dickson, Project Manager (raddickson@elpasoco.com)  
El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

RE: Space Village Apartment Variance of Use | 6895 Space Village  
VA201 | Variance of Use

Dear Rad,

I am in receipt of a referral request for comment on a Variance of Use Review: variance of use to permit the continued reuse of a multifamily residential housing within an existing motel structure in the CC zoning district. The structure contains a total of 22 units: 12 one - room (studio) units, & 10 two-room (efficiency) units. Each unit has a small kitchen and individual bathroom. A tract of land located in the NW ¼ of Sec 17, T 14S, R 66W, of the 6<sup>th</sup> PM in El Paso County, Colorado. The property has the tax schedule No. 5417000019 and is currently zoned CC CAD-0 on .63 acres. After review of all documentation we have the following comments:

### Access

Approval to allow the multi-family residential housing within an existing motel structure will not impact CDOT infrastructure. My comment follows:

- No CDOT access permit will be required at this time

### Traffic

The Traffic Memorandum for Space Village Apartments dated July 2, 2020 has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- No Comment

However,

- 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) 562-5537 with any questions.

Sincerely,

Michelle Regalado  
CDOT R2 Access Management Trainee

Xc: Ferguson  
Bauer  
Ausbun  
Vigil/Gonzales/file

