



# COLORADO

## Department of Transportation

Region 2 - Permits  
5615 Wills Blvd.  
Pueblo CO 81008

June 24, 2020

SH 24G  
El Paso County

Ryan Howser, Planner  
El Paso County Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

RE: Meadow Lake Industrial Park and Commercial - GA-O191

Dear Ryan,

I am in receipt of a Developmental Packet for comments in regard to the Meadow Lake Industrial Park and Commercial. The development is a 254.50-acres vacante land site that proposes to develop into 6 Industrial Commercial Lots that vary in size with a drainage facility lot. Direct Access would be gained from Cutris Rd. through Falcon Hwy, Judge Orr Rd. and SH24. The site is located east of SH24 just south of JudgeOrr Rd at the corner of Falcone Hwy. in El Paso County. Our comments are as follows;

- CDOT Access Dept. comments are as follows:
  - A State Highway Access Permit is required by El Paso County for Falcon Hwy. with connection to SH24G as it prtains to this and additional development along this roadway.
  - A State Highway Access Permit is required by El Paso County for Judge Orr Rd. with connection to SH24G as it prtains to this and additional development along this roadway.
  - A State Highway Access Permit is required by El Paso County for Stapleton Rd. with connection to SH24G as it prtains to this and additional development along this roadway.
- CDOT Traffic Operations Engineer has reviewed the Traffic Memo dated March 5, 2019 by LSC Transportation Consultant, Inc. Their comments are as follows:
  - The report contents indicate that 1401 vehicles per day will be added to Falcon Hwy east of Hwy 24. The estimated 2019 ADT of Falcon Hwy east of Hwy 24 is 1349. A State Highway Access Permit is required for the change in use per State Highway Access Code §2.6(3).
  - The report contents indicate that 1334 vehicles per day will be added to Judge Orr Rd west of Hwy 24. The estimated 2019 ADT of Judge Orr Rd west of Hwy 24 is 3024. A State Highway Access Permit is required for the change in use per State Highway Access Code §2.6(3).
  - The report contents indicate that 3336 vehicles per day will be added to Stapleton Dr southeast of Hwy 24. The report estimates an ADT of 2550 for Stapleton Dr southeast of Hwy 24. A State Highway Access Permit is required for the change in use per State Highway Access Code §2.6(3).
  - The report indicates an applicable average peak-hour increase of 79 vehicles per hour to the southeast-bound approach of Stapleton Dr at Hwy 24. The four-hour single-lane threshold is 60 vehicles per hour. It is expected that the development will be responsible for installation of traffic signal at the intersection of Hwy 24 & Stapleton Dr.

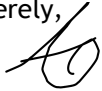


Additionally,

- 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  
R2 - Access Manager

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

