



COLORADO

Department of Transportation

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

April 19, 2021

SH24G
El Paso County

Ryan Howser (ryanhowser@elpasoco.com)
E.P.C. Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Meadow Lake Industrial & Commercial Park | SH24G
GA-O | General Aviation Overlay

Dear Ryan,

I am in receipt of a referral request for comments pertaining to the Meadow Lake Industrial & Commercial Park GA-O on Highway 24G. Meadow Lake Industrial & Commercial Park GA-O proposes to add a General Aviation Overlay Zone over the entire site to allow development of mixed-use commercial, industrial, and open space. There are no proposed residential units. The site is currently vacant land located east of Highway 24G, bounded by Curtis Road to the east, Falcon Highway to the south, and The Meadow Lake Airport to the north and west in El Paso County, Colorado. The property. The property has the tax schedule No. 4300000548, 4300000551, 4300000552, and 4300000553 in El Paso County. It is currently zoned Commercial Services (CS) and Limited Industrial (I-2).

Traffic

A CDOT Traffic Engineer has reviewed the Traffic Impact Study for Meadow Lake Industrial & Commercial Park dated March 26, 2021. Their comments follow:

- The comments listed on the letter dated February 19, 2021 are rescinded.
- The development will be required to provide escrow as Table 7 of the Traffic Impact Study indicates for Highway 24G and Stapleton Road.

Access

Approval to allow Meadow Lake Industrial & Commercial Park will impact CDOT infrastructure along SH24G at Stapleton Road, Judge Orr Road, and Falcon Highway. My comments are as follows:

- A State Highway Access Permit is required by El Paso County or the Development for Falcon Highway with connection to SH24G as it pertains to this and additional development along this roadway.
- A State Highway Access Permit is required by El Paso County or the Development for Judge Orr Road with connection to SH24G as it pertains to this and additional development along this roadway.
- A State Highway Access Permit is required by El Paso County or the Development for Stapleton Road with connection to SH24G as it pertains to this and additional development along this roadway.
- A State Highway Access Permits are required by El Paso County or the Development for escrows to for the equal fair share amount of the intersection signal at these intersections.



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
CDOT R2 Access Manager

Xc: Jennifer Irvine/Chavez/Jeff Rice - El Paso County
Ferguson
Bauer
Whittlef/Biren
Ausbun
Vigil/Regalado/file

