



COLORADO

Department of Transportation

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

February 19, 2021

SH 24G
El Paso County

Ryan Howser, Planner I (ryanhowser@elpasoco.com)
El Paso County Planning & Community Development Dept
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: Meadow Lake Industrial & Commercial Park GA-O_GA-O191

Dear Ryan,

I am in receipt of a referral request for comments for 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 has the tax schedule No. 4300000548, 4300000551, 4300000552, and 4300000553 and is currently zoned PUD on 254.50 acres. After review of all documentation, we have the following comments:

Traffic

The Traffic Impact Study for Meadow Lake Industrial & Commercial Park dated December 2020 has been reviewed by a CDOT Traffic Department and their comments are as follows:

- The report indicates an applicable average peak-hour increase of 79 vehicles per hour to the southeast-bound approach of Stapleton Drive at Highway 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 Highway 24 & Stapleton Drive or their fair share portion. Details would be developed in the Terms and Conditions of the Access Permit required.**
- Table 7 in the TIS indicates that CDOT is collecting escrow from area developments impacting this intersection with each subdivision filing. CDOT contends that this development triggers the installation of the signal; therefore, signalization will be included as a condition of the Access Permit.
 - **Table 7 will need to be updated to reflect this.**

Access

Approval to allow Meadow Lake Industrial & Commercial Park will impact CDOT infrastructure along SH24G at Stapleton Dr., Judge Orr Rd. 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 Permit is required by El Paso County or the Development for escrows to build the signals and or improvements 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, Jeff Rice - El Paso County
Ferguson
Bauer
Whittlef/Biren
Ausbun
Vigil/Regalado/file

