January 9, 2018 SH24G

El Paso County

Len Kendall

El Paso County Development Services Dept.

2880 International Circle, Suite 110

Colorado Springs, CO 80910-3127

RE: ADR-17-015 – Guttenberg Kennel; Schedule Number 4233000030

Dear Mr. Kendall:

I am in receipt of a referral request for the subject planned land change-in-use. CDOT understands that the property owner is requesting the approval of a Site Development Plan to build a 60 dog kennel indoor/outdoor facility on the vacant southern portion of a 12.61-acre lot. The existing access to the property is on the northwest side of State Highway 24; approximately 1,524 feet southwest of the intersection of Stapleton Road and SH24. CDOT’s comments are as follows;

* Access is allowed to remain unless and until the land use changes or if alternate access becomes available
* However, the proposed land change in use of the subject property will have an impact on the State Highway System, therefore a CDOT access permit will be required
* Since the existing access crosses El Paso County property prior to connecting with SH24, the State recognizes El Paso County as the Permittee for permitting purposes.

Upon time that the property and surrounding area develops further or occurs a change in use (68.5 acre parcel #4200000399), CDOT may require the developer to close the existing access to State Highway 24 and obtain access through Stapleton Road. The Department requests that El Paso County reference the State Highway Access Code and Access Control Plan established August 30, 2006. Reference; Section 3.7(3) of the State Highway Access Code.

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 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,

Andrew Lewis

Asst. Access Manager

Xc: Paul and Jeleen Guttenberg

Andrew

Bauer

Ausbun

Sword

Gonzales/file