

# STATE OF COLORADO

Region 2 Traffic Section  
905 Erie Ave., P.O. Box 536  
Pueblo, Colorado 81002  
(719) 546-5403 Fax: (719) 546-5414



March 13, 2009

ATTN: Eric Watts  
Oliver E. Watts, Consulting Engineer, Inc.  
614 Elkton Drive  
City of Colorado Springs, CO 80907

**RE: State Highway Access Permit No. 209007, Located on Highway 24, Milepost 312.17,  
in El Paso County (Laca-Loja AKA: Eastgate Business Park)**

Dear Permittee or Applicant:

I am returning your application for the following reasons:

Laca-Loja property adjoins the property owned by W.A.C.C. Properties at 7185 East Highway 24, located in El Paso County. The W.A.C.C property does abut to the end of the CDOT Frontage road. However, the Loja-Loja property abuts the W.A.C.C. property to the east. An access permit from the State Department of Transportation is not necessary for the development/property owner Laca-Loja (James Whidden). In short, No connection is being made to the CDOT frontage road and the SH 24 ROW frontage road is sufficient for the future development of Laca-Loja. In addition, CDOT right of way, ownership and maintenance responsibilities stop at the end of the frontage road where it abuts the property owned by W.A.C.C. Property.

If you have any questions or need more information, please contact me at the office listed above.

Respectfully,

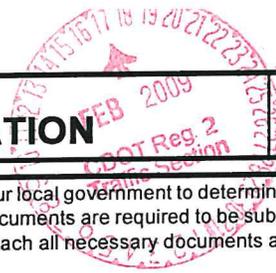
A handwritten signature in blue ink that reads "Carl Buford". The signature is fluid and cursive, with the first name "Carl" being larger and more prominent than the last name "Buford".

Carl Buford  
Region II Assistant Access Manager

XC: Craig Dossey - El Paso County Development Services  
Heller\*  
Delshad\*  
Watt\*  
Hu/Sword/Ausbun/ file w application 209007

# COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT APPLICATION

Issuing authority application acceptance date:



Log # 3381

Instructions: - Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.  
 - Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.  
 - Complete this form (some questions may not apply to you) and attach all necessary documents and Submit it to the issuing authority.  
 - Submit an application for each access affected.  
 - If you have any questions contact the issuing authority.  
 - For additional information see CDOT's Access Management website at <http://www.dot.state.co.us/AccessPermits/index.htm>

1) Property owner (Permittee) <b>Laca-Loja, attn: James Whidden</b>		2) Agent for permittee (if different from property owner) <b>Oliver E. Watts, Consulting Engineer, Inc.</b>	
Street address <b>P.O. Box 75903</b>		Mailing address <b>614 Elkton Drive</b>	
City, state & zip <b>Colorado Springs CO 80970</b>	Phone # <b>(719) 492-5001</b>	City, state & zip <b>Colorado Springs CO 80907</b>	Phone # (required) <b>(719) 593-0173</b>
E-mail address <b>hiddenw4@aol.com</b>		E-mail address if available <b>olliewatts@aol.com</b>	

3) Address of property to be served by permit (required)  
**7205 E Highway 24, Colorado Springs, CO**

4) Legal description of property: If within jurisdictional limits of Municipality, city and/or County, which one?  
 county **El Paso** subdivision **Hillcrest Acres** block **3** lot **3** section **8** township **T14S** range **R65W**

5) What State Highway are you requesting access from?  
**US 24 Frontage Road (Carl Adams Point)**

6) What side of the highway?  
 N  S  E  W

7) How many feet is the proposed access from the nearest mile post?  
**900** feet  N  S  E  W from: **312.000**

How many feet is the proposed access from the nearest cross street?  
**900** feet  N  S  E  W from: **Space Village On-Ramp**

8) What is the approximate date you intend to begin construction?  
**6/1/2009**

9) Check here if you are requesting a:  
 new access  temporary access (duration anticipated: )  improvement to existing access  
 change in access use  removal of access  relocation of an existing access (provide detail)

10) Provide existing property use  
**Approximately 17,250 of warehouse space in 2 buildings.**

11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest?  
 no  yes, if yes - what are the permit number(s) and provide copies: and/or, permit date:

12) Does the property owner own or have any interests in any adjacent property?  
 no  yes, if yes - please describe:

13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property?  
 no  yes, if yes - list them on your plans and indicate the proposed and existing access points.

14) If you are requesting agricultural field access - how many acres will the access serve?  
**N/A**

business/land use	square footage	business	square footage
<b>Industrial Park</b>	<b>64,910 sf</b>		
<b>Retail Space</b>	<b>7,580 sf</b>		

type	number of units	type	number of units
<b>N/A</b>			

17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.

Indicate if your counts are <input checked="" type="checkbox"/> peak hour volumes or <input type="checkbox"/> average daily volumes.	# of passenger cars and light trucks at peak hour volumes <b>84</b>	# of multi unit trucks at peak hour volumes <b>0</b>
# of single unit vehicles in excess of 30 ft. <b>5</b>	# of farm vehicles (field equipment) <b>0</b>	<b>Total count of all vehicles</b> <b>89</b>

18) Check with the issuing authority to determine which of the following documents are required to complete the review of your application.

- a) Property map indicating other access, bordering roads and streets.
- b) Highway and driveway plan profile.
- c) Drainage plan showing impact to the highway right-of-way.
- d) Map and letters detailing utility locations before and after development in and along the right-of-way.
- e) Subdivision, zoning, or development plan.
- f) Proposed access design.
- g) Parcel and ownership maps including easements.
- h) Traffic studies.
- i) Proof of ownership.

1- It is the applicant's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional CDOT Utility/Special Use Permit offices or accessed via the CDOT Planning/Construction-Environmental-Guidance webpage <http://www.dot.state.co.us/environmental/Forms.asp>.

2- All workers within the State Highway right of way shall comply with their employer's safety and health policies/procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/ISEA 107-1999, class 2); head protection that complies with the ANSI Z89.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI Z41-1999.

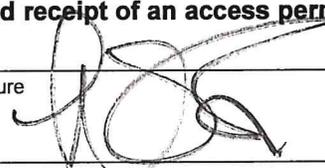
Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: <http://www.dot.state.co.us/DesignSupport/>, then click on *Design Bulletins*.

If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

**The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.**

**I understand receipt of an access permit does not constitute permission to start access construction work.**

Applicant's signature 	Print name ERIK S. WATTS <del>FOR OLIVER E. WATTS CON. ENG. INC.</del>	Date 2/9/09
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If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.

Property owner signature 	Print name JAMES WHIDSON	Date 2/9/09
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