



**COLORADO**

Department of Transportation

Region 2

Traffic, Safety & Permits  
5615 Wills Blvd.  
Pueblo, CO 81008



August 24, 2018

SH 24G  
El Paso County

Attn: Gabe Sevigny  
El Paso County Development Services Division  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

RE: Rocky Top Rezone, I181, EA-16-137, Rezone property to I-3 zoning district

Dear Gabe,

I am in receipt of the subject property referral with the intent to rezone the property from Residential to I-3 Heavy Industrial for a planned use of Recycling Facility. The 44.8 +/- acre site is generally located off of E. Las Vegas with a primary 30' Private Easement Access. The property is located in El Paso County, Colorado. Comments from CDOT staff are as follows;

- We request that the development submits to CDOT a Hydraulics review to include a Drainage Study, Storm Water Management Plan and a Grading Erosion Plan.
- The development will need to take into account for the Spring Creek at Las Vegas Maintenance and Access Facilities project.
- This development will gain access from the existing roadway system from East Las Vegas Street. Access will and may be adjusted with reference to the above mentioned connection with the Spring Creek project.

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.

If you have any questions regarding access, please contact me in Pueblo at 719-546-5732.

Sincerely,

Arthur Gonzales  
R2 - Access Manager

Xc: Andrew/Stecklein  
Bauer  
Nelson/Sword/Ausbun/file

