



# COLORADO

## Department of Transportation

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

October 31, 2023

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 | Preliminary Plan - SP236

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 entire Meadowlake Industrial and Commercial Park site area is comprised of 254.7 acres whereas the preliminary plan is 51.3 acres. The 51.3-acre area is zoned I-2 (limited industrial). The site is currently vacant. Surrounding land uses include vacant land within the Meadowlake Industrial development to the south and west and rural residential and agricultural (35+ acres) to the east 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 September 24, 2023. Their comments follow:

- US24 & Stapleton: Based on the average AM & PM site-generated passenger cars directly impacting the 4-hour signal warrant, the Meadowlake Industrial Park Filing No. 1 development is required to escrow \$92,000 (8.5 new vehicles / 60 vehicles-to-warrant x \$650K/signal cost) to CDOT for the construction of the traffic signal. The TIS suggest the amount is \$75,000 and is the incorrect amount. Please revise and resubmit.

### 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. Adam Lancaster 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. Lancaster.

Please contact me in Pueblo at (719)546-5732 or [Arthur.gonzales@state.co.us](mailto:Arthur.gonzales@state.co.us) with any questions.

Sincerely,



Arthur Gonzales  
CDOT R2 Access Manager

Xc: /file

