



COLORADO

Department of Transportation

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

January 20, 2022

SH 83
El Paso County

Ryan Howser/ryanhowser@elpasoco.com
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Monument Academy Minor Subdivision | Minor Subdivision MS 2110

Dear Ryan,

I am in receipt of a referral request for comment for Monument Academy Minor Subdivision located at the southeast corner of the intersection of Walker Road (HWY 105) and SH 83. Recent upgrades to both roadways occurred during the high school construction process. The submittal proposes dividing the land into three (3) tracts for read ROW dedication. Replat tracts for future development. Vehicular access to the site is currently facilitated from Walter Road to the north and a temporary RI only access onto HWY 83 that will close with phase 2 of the development. The proposed subdivision of land is located in the E ½ of the NW ¼ of Sec 15, TS 11 S, R 66 W, of the 6th PM in El Paso County, Colorado. The property has the tax schedule No. 6100000535 and 6100000536 and is currently owned by Monument Academy Foundation and Walden Corporation. After review of all documentation we have the following comments:

Access

Approval to allow the subdivision will not impact CDOT infrastructure at this time. My comment follows:

- Section 2.6(3) of the State Highway Access Code, states that if the proposed vehicle volumes increase by 20 percent or more an updated access permit will be required.
- Any additional development will require an updated CDOT Access Permit for the additional phases or filings for review. Per the State Highway Access Code, Sec 2 (2.6).
- Language within the Letter of Intent mentions a RI/RO on SH83; this is incorrect and needs to be corrected to reflect existing conditions.
- Plat drawings will need to be updated to reflect the NB right off onto Pinehurst Circle from SH83 or existing conditions.
- CDOT does not have any comments regarding the replat of the internal properties and is agreeable to the replat once the corrections mentioned above are made.

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) 562-5537 or (719) 251-7804 with any questions.

Sincerely,

Michelle Regalado

Michelle Regalado
CDOT R2 Access Management Trainee

Xc: Ferguson
Bauer
Ausbun
Vigil/Gonzales/Guagliardo/file

