



# COLORADO

## Department of Transportation

Region 2 - Permits  
5615 Wills Blvd.  
Pueblo CO 81008

June 3, 2020

SH 24G  
El Paso County

**Lindsay Darden - Planner II**  
El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

RE: Mountain View Academy - PPR208

Dear Lindsay,

I am in receipt of a Development Packet for comments in regard to the Mountain View Academy. The development sites on a 7.68-acres vacant lot and proposes to develop into a K-8<sup>th</sup> grade Charter School for K-5 (approximately 550 students and grow to (772 students) by 2023. The school building would feature a single story 42,375 SF building with playing fields and parking spaces to accommodate 336 vehicles. Access would come from the surrounding city roadways and is in the middle of the Claremont Ranch Filing No. 4 subdivision along Meadowbrook Parkway from Constitution Ave. and Marksheffel Rd. in El Paso County. The site is just west of SH24 between the signalized intersections of Constitution and Marksheffel. Our comments are as follows;

- CDOT Traffic Operations Engineer has reviewed the Traffic Impact Study dated April 16, 2020 by LSC Transportation Consultants, Inc. Their comments are as follows:
  - Due to the generated AM traffic westbound on US 24 at Marksheffel Rd conflicting with the generated eastbound left turn traffic, the Brooking Drive access to US 24 shall be closed prior to school opening.
  - In the event an interchange is not constructed by 2040, it is anticipated that three through lanes will be needed along Marksheffel Rd through the US 24 intersection. The eastbound left turn will require three lanes as well. The study should show these needs.
  - Please provide HCM 6th Edition Signalized Intersection Summaries for the signalized intersections.
- CDOT Access Dept. comments are as follows:
  - A CDOT Form 138 will be issued for the closure of the access to Brookings Drive (Claremont Ranch) at approximate MM313.97. This access closure is necessitated by the proposed negative traffic impacts to the State Highway. The Development will be required to close this access and restore the highway roadway and slopes to original condition as stated in the Access Permit #201050 item #5-7 of the terms and conditions.

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) 546-5732 or (719) 248-0905 with any questions.

Sincerely,

Arthur Gonzales

Arthur Gonzales  
R2 - Access Manager

Xc: Ferguson  
Bauer  
Stecklein/Lyons  
Whittlef/Biren  
Sword/Regalado/file

