



# COLORADO

## Department of Transportation

Region 2 - Permits  
5615 Wills Blvd.  
Pueblo CO 81008

August 24, 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 - Second Round of Comments

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:
  - Previous comment have been fulfilled and no other comments are needed.
- CDOT Access Dept. comments are as follows:
  - The Developer will enter into a CDOT Access Permit for the severing of access to SH24 at Brookings Dr. Details to the closure have been discussed between Jeff Chamberlain and CDOT Access Manager Arthur Gonzales. CDOT is still awaiting application submittal from the developer.
  - The work for the Closure Access Permit was discussed to be from Nov1, 2020 to Jan 1, 2021.
  - The development will be sole responsible party for the construction work for the closure of access to Brookings Dr.
  - Scope of the access closure will include items listed below along with more general terms and conditions in the access permit. (Scope will be to remove the hardsurfacing access and all its pertinances from the existing edge of asphalt along SH24 to the west CDOT ROW boundary at Brookings Dr., grading of the right of way slope will be restored, fencing will be restored at the ROW line. signage will be removed for the right in/right out access, dead end signs will be installed with a class three barricade, pavement marking will also be required along SH24 south bound.) All work will meet to the satisfaction of the CDOT Access Construction Coordinator and CDOT Maintenance's criteria prior to final acceptance.

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  
R2 - Access Manager

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

