



COLORADO

Department of Transportation

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

January 21, 2021

SH 85A
El Paso County

Ryan Howser, Planner I (ryanhowser@elpasoco.com)
El Paso County Planning and Community Development Dept
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Clearview Industrial Park Vacate and Replat - SF2029

Dear Ryan,

I am in receipt of a referral request for comments for Clearview Industrial Park Vacate and Replat on Highway 85A. The purpose of Clearview Industrial Park Vacate and Replat is to eliminate Lot 4 as a potential developable lot to accommodate a proposed site water quality pond. The submittal is comprised of approximately 2.77 acres located east of Highway 85A near Hancock Expressway and Bradley Road in El Paso County, Colorado. The proposed subdivision of land is located in the E ½ of the E ½ of Sec 2, T 15S, R 66W, of the 6th PM in El Paso County, Colorado. The property has the tax schedule No. 6502-00-2021, 6502-00-2022, 6502-00-2023, and 6502-00-2024. It is currently zoned M on 2.77 acres. After review of all documentation we have the following comments:

Hydraulics

The Preliminary and Final Drainage Report and Stormwater Management Plan for Clearview Industrial Park Vacate and Replat dated October 2020 has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- No drainage impacts to CDOT.

Materials

The Geotech Report/Subsurface Soil Investigation for Clearview Industrial Park Vacate and Replat dated October 1, 2020 has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- No Comments. No apparent adverse effect on CDOT Roadways.

Access

- This development will gain access through Hancock Expressway and Bradley Road and will not significantly impact CDOT infrastructure. These roadways are off system and will not require a CDOT access Permit.

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
CDOT R2 Access Manager

Xc: Ferguson
Bauer
Pieper
Stecklein
Ausbun
Vigil/Regalado/file

