



COLORADO

Department of Transportation

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

December 22, 2020

SH 21A
El Paso County

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

RE: Waterview East RM-30 - Rezone_P202_PC

Dear Lindsay,

All previous comments are still valid and need to be addressed in regard to the surrounding development which is part of Waterview Sketch Plan, Springs at Waterview East, Trails at Aspen Ridge and Waterview North.

I am in receipt of a request for comments pertaining to the Waterview 2020 Rezone Plan from CS to RM-12. This development is also known as or is in conjunction with Springs at Waterview East, Trails at Aspen Ridge and Waterview North. The rezone consists of modify 5.2-acres of sketch plan to exclusively commercial to multi-family residential. The rezone is located just east of SH21A/Powers Blvd on Bradley Rd. in El Paso County. Comments are as follows;

- CDOT Access Department has reviewed the supplied documentation and my comments are as follows:
 - a. No direct access should be allowed off of Bradley Rd.
 - b. Access should be far enough away from the functional area of the intersection of SH21/Powers Blvd. and Bradley Rd.
 - c. A State Highway Access Permit is still required for this and all the developments in conjunction with this development for Bradley Rd.
- CDOT Traffic Operations Engineer has reviewed the Traffic Memo dated Aug 24, 2018 Revision by Transportation Engineering Solutions, Inc. and their comments are as follows:
 - a. Previous comments still apply.
- CDOT Hydraulics has reviewed the supplied documents and their comments are as follows:
 - a. Previous comments still apply.

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 Gonzalez
Access Manager

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

