



COLORADO

Department of Transportation

Region 2 Permits

5615 Wills Blvd, Suite A
Pueblo, CO 81008-2349

US024G/MP 323.06 (E-X)
El Paso County

September 26, 2024

Ashlyn Mathy, Planner (ashlynmathy2@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Arrowhead Trailer Rural Home Occupation Expansion
AL2329

Ashlyn Mathy,

I am in receipt of a referral request for comments regarding Arrowhead Trailer Rural Home Occupation Expansion located at 13925 East US 24, Peyton, El Paso County. The project proposes to convert an agricultural structure to an office space and construct a new 64' x 64' building for storage. The property has the tax schedule No. 4233001001, currently owned by Aaron & Tanisha Smith. After review of all submitted documentation, we have the following comments:

- An updated access permit will be required to document the change in use from the permitted use of a single-family residence to commercial. The existing access permit for this location (CDOT Access Permit #204114) is for a single-family residence with 12 horse stables.
- A Traffic Analysis, prepared by a Colorado registered professional engineer, is required to assess impacts at US Highway 024G.
 - The following traffic analysis elements for the intersection are required:
 - Existing traffic counts
 - Projected development trip generation using proposed development operation, ITE trip generation, and other site operations.
 - Daily Total and Peak AM and PM traffic volumes for existing, buildout, and 20yr projection
 - Trip Distribution and turning movements
 - Evaluation of Level of Service (LOS)
 - Evaluation of sight distances, horizontal and vertical
 - Conversion of Passenger Car Equivalents (PCE) where appropriate. A passenger car equivalent of 3 for each bus and all trucks and combinations of 40 feet in length or longer, or a passenger car equivalent of 2 for each vehicle or combination at or over 20 feet in length but less than 40 feet shall be used for these purposes.
 - Engineer's recommended improvements, if any.
- An Access Control Plan (ACP) for US 24 was approved by affidavit on June 1, 2006.
 - Per the ACP Term #57: Access 57 (Exhibit B, Figure 7/8, MP323.06): Existing private road with full movement access on the southeast side of US HWY 24. Access will be closed. Access will be shared using a frontage road routed to Judge Orr Road and Future Stapleton Road.

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 Gabe Martinez at (719) 251-7830 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. Martinez.

Please contact me at (719) 546-5440 or teresa.guagliardo@state.co.us with any questions.

Sincerely,

Teresa Guagliardo

Teresa Guagliardo
CDOT R2 Access Management

Xc: Meyers, Patrol 10
Lancaster/file

