



COLORADO
Department of Transportation

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

September 30, 2020

SH85/87
City of Fountain and El Paso County

Kristy Martinez, Planning Supervisor
City of Fountain
116 S. Main Street
Fountain, CO 80817

Nina Ruiz, Project Manager/ Planner II
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Riverbend Residential & River Bend Crossing Commons_SP187

Dear Nina,

I am in receipt of a request for comments pertaining to the Riverbend Crossing Commons and the River Bend Residential site development for the City of Fountain Planning Dept. and El Paso County. CDOT understands that the developer plans to rezone, annex, subdivide demolish and rebuild the subject property and rebuild a newer shopping center in addition to the El Paso County 225-lot residential development directly adjacent to the west behind the Commons called River Bend Residential. The property will serve retail pads, fast food restaurants, exercise fitness bldg., sit in restaurants, parking and the residential subdivision previously mentioned. Comments are as follows:

Access:

- a. The developer or El Paso County is required to re-apply for a new Colorado Department of Transportation Access Permits. Access Permits are required at two intersection locations (SH85/87 and Main St., SH85/87 and Southmoore Drive) The change in land and access use rules apply as detailed in the State Highway Access Code 2002, Section 2.6, Changes in Land Use and Access Use.
- b. Additional phases of the development are expected. Additional phase will be required to be reviewed as they come in and further traffic operation requirements may be needed if warrants are met.
- c. No additional access will be allowed to the development from SH85/87 according to the unofficial Access Control Plan.
- d. Requirements from the Traffic Impact Study easement requirement to the Alta Conoco outparcel has been fulfilled.
- e. CDOT is in the process to develop the necessary access permit for SH85/87 and Main St.
- f. CDOT Access still need the sign Access Permit Application from El Paso County for Southmoore Dr.

ROW: Easement comments have been fulfilled as of 09/20/19 due to recorded easement agreement. No comments regarding the Final Plat.



Traffic Operations: Comments are fulfilled as of previous comments dated August 31, 2020, items from the TIS will be incorporated into the Access Permit.

CDOT Hydraulics: Comments have been fulfilled as of August 27, 2020 and do not pose any impacts to CDOT facilities.

CDOT Environmental: Residential Comments: Comments have been noted as of September 28, 2020 and no further comments are required.

Additionally,

- a. 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.
- b. 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 with any questions.

Sincerely,



Arthur Gonzales
Access Manager

Xc: Williams - City of Fountain
Irvine - El Paso County
Ferguson
Stecklein
Bauer
Whittlef/Biren
Sword/Regalado - file

