



# COLORADO

## Department of Transportation

Region 2 Permits

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

December 20, 2023

SH 024G/MP 336.11 (R-A)  
El Paso County

Joe Letke, Planner ([joeletke@elpasoco.com](mailto:joeletke@elpasoco.com))  
E. P. C. Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

RE: 13625 Noah Abel Pt - MC3 Business Event Center  
AL2326

Dear Joe Letke,

I am in receipt of a referral request for comments regarding the MC3 Business Event Center proposed to be located at 13625 Noah Abel Pt in El Paso County. The property is zoned A-35, has the tax schedule No. 2200000604, and currently owned by MC3 Investments, LLC. The site is proposed to be used as an event space for up to 120 attendees and up to 10 staff members. The proposed development is located on the north side of State Highway 024G, west of Calhan. After review of all submitted documentation, we have the following comments:

### Traffic

- The Trip Generation Memorandum is acceptable as submitted.
- Project peak hour entering traffic triggers the need for the left turn lane for eastbound entering traffic.
  - The deceleration lane is required to be constructed at 840' (decel length + storage).
- For the project to proceed without constructing the deceleration the number of guest would have to be reduced to **20**.

### Access

- The State Highway Access Code requires an access permit if the proposed vehicle volumes increase by 20 percent or more, the development is adjacent to the state highway, and/or significant changes in the use of the property are made which will affect access operation, traffic volume and/or vehicle type.
- There is a current access permit for this location (AP #217074) for four (4) single-family residences. A new access permit will be required of this development to document the change in use of the access and property as well as document the required left turn lane for eastbound entering traffic.
- CDOT suggests the access for egressing traffic exiting the development onto the private drive be moved further to the west. The access for ingressing traffic can remain where shown on the site plan. Only one access onto SH024 will be allowed.

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](mailto:teresa.guagliardo@state.co.us) with any questions.

Sincerely,

*Teresa Guagliardo*

Teresa Guagliardo  
CDOT R2 Access Management

Xc: Brian Horan, Galloway & Company  
Whittle/Lancaster/File

