



COLORADO
Department of Transportation

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

August 4, 2020

SH 94A
El Paso County

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

RE: Hwy 94 and Curtis Rd. Map Amendment - CS203

Dear Lindsay,

I am in receipt of a request for comments pertaining to the Rezone of Land View, LLC who owns 96.089-acres and wants to develop 35-acres for a commercial trucking use for their City Link Trucking Company that primarily hauls construction materials across the Pike Peak Region. The location of the development is south of US94 and Curtis Rd. Primary Access will be from Curtis Rd., in El Paso County, CO. Comments are as follows:

- CDOT Access Dept. comments are as follows:
 - Future phases will trigger the need for a new access permit for the intersection of SH94/Curtis Rd. none is needed at this time.
- CDOT Traffic Operations Engineer has reviewed the Traffic Impact Study dated May 27, 2020 by LSC Transportation Consultant, Inc. Their comments are as follows:
 - Growth Factor used to determine background traffic is low for Hwy 94. Recent 2019 CDOT Study of Hwy 94 used 0.62%/yr west of Curtis Rd & 1.51%/yr Curtis Rd to Enoch Rd. It was assumed that Curtis Rd would enable significant traffic from north to the Enoch Rd Gate at Schriever as Falcon grows.
 - Trip distribution for commercial uses underweights traffic generation from North Curtis Rd and over-weights traffic from Colorado Springs on Hwy 94.
 - Double-left turns from Curtis Rd to Hwy 94 are expected by 2040. The El Paso County Major Transportation Corridors' 2060 Corridor Preservation Plan indicated the need for additional thru lanes along Curtis and Hwy 94 after 2040.
 - Please revise and plan accordingly.

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
Stecklein
Whittlef/Biren
Sword/Regalado - file

