



# COLORADO

## Department of Transportation

Region 2 Permits  
5615 Wills Blvd.  
Pueblo, CO 81008-2349

December 2, 2021

SH 24G  
EPC

John Green | johngreen@elpasoco.com  
El Paso County Planning & Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

RE: Falcon Karate Studio  
Site Development Plan | PPR 2167

Dear John,

I am in receipt of a referral request for comment for Falcon Karate Studio near Highway 24G. The proposed development will consist of two (2) new  $\pm 4,950$  SF two story commercial buildings, twenty six (26) parking spaces (including 2 ADA accessible) to be utilized as a karate studio and meeting space, the site will include landscaping. The project is located at the southeast corner of Old Meridian Road and Chicago Avenue. There is one (1) proposed access point on Chicago Ave. The property is currently zoned as CC (Commercial Community). The parcel is located in Lot 1 Blk 1 Johnsons Vacation EX in El Paso County, State of Colorado. The property has the tax schedule No. 5312111006, sits on approximately 0.82-acres and is currently owned by Hesed LLC. After review of all documentation we have the following comments:

### Traffic

The Traffic Memorandum for Falcon Kenshin Karate Studio dated October 1, 2021 has been reviewed by CDOT Traffic Management. Their comments follow:

- The trip generation will not interfere with CDOT infrastructure at this time.

### Access

Approval to allow the Falcon Karate Studio will not impact CDOT infrastructure at this time. My comment follows:

- Section 2.6(3) of the State Highway Access Code, states that if the proposed vehicle volumes increase by 20 percent or more an updated access permit will be required for the intersection of Old Meridian Road and State Highway 24G. (024G MP 320.089 Cat. EX)

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) 562-5537 or (719) 251-7804 with any questions.

Sincerely,

Michelle Regalado  
CDOT R2 Access Management Trainee

Xc: Ferguson  
Bauer  
Whittlef  
Ausbun  
Vigil/Gonzales/Guagliardo/file

