



COLORADO

Department of Transportation

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

February 7, 2022

Jeff Rice, Project Manager
E. P. C. Planning & Community Development
2880 International Circle
Colorado Springs, CO. 80910

I-25
EPC

RE: Western Museum of Mining & Industry (WMMI)
Variance of Use | VA204

Dear Jeff,

I am in receipt of a referral request for comments for Western Museum of Mining & Industry (WMMI). The WMMI submittal involves a Site Development Plan Variance of Use requesting consideration to allow WMMI to hold business center activities on the referenced site. The plan submittal indicates areas commonly used for activities, parking, vendors, etc. Depending on the size and type of event, the general patterns may be adjusted. The property has the tax schedule No. 6207200017, consists of 28.39 acres and is zoned RR-5 (Residential Rural). It is located on the east side of I-25 and south of Northgate Boulevard, in the NE ¼ of the NE ¼ of Sec 7, T 12S, R 66W, of the 6th PM in El Paso County, Colorado. After review of all documentation, we have the following comments:

Traffic

The Traffic Memo dated August 11, 2021 and the Traffic Parking Management Plan have been reviewed by a CDOT Traffic Engineer. Their comments follow:

- CDOT accepts the analysis in the TIS mentioned above.
- Future traffic control concerns to be noted and recorded as part of the permitting process for the City of CS/El Paso County permits should require the following. During large events (1250+ visitors or 401+ cars), the westbound left turn movement shall be restricted with use of temporary traffic control. For all events with 100+ vehicles, the exit movement shall be restricted to right out with the use of temporary traffic control.

Access

Approval to allow the Variance of Use will not impact CDOT infrastructure. My comment follows:

- The Western Museum of Mining & Industry will be required for every special event to get a Colorado State Patrol Special Events Permit and make sure the traffic control concerns above are being addressed as required.



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 by email arthur.gonzales@state.co.us with any questions.

Sincerely,



Arthur Gonzales - Access Manager for Valerie Vigil - CDOT R2 Permits Program Manager

Xc: Todd Frisbie, City of CS
Victoria Chavez for Jennifer Irvine, Jeff Rice, El Paso County
Ferguson
Bauer
Whittlef
Ausbun
Vigil/Regalado/file

