



COLORADO
Department of Transportation
Region 2
Traffic & Safety - Access Permits

July 12, 2024

024A/El Paso County

Kari Parsons, Project Manager
El Paso County Planning & Community Development
2880 International Circle, Suite 10
Colorado Springs, CO 80910
P (719) 520-6306 E kariparsons@elpasoco.com

RE: PPR-2424 Foley's Public House Interior Remodel

Dear Kari,

I am in receipt of a referral request for Foley's Public House Interior Remodel located at 8455 Hwy 24, in the community of Cascade-Chipita Park, El Paso County, State of Colorado. The project proposes renovation of an existing building; adding a new restroom, demolishing and installing interior walls and doors to create more open space in the building. **There are two existing access location one for ingress traffic one for egress traffic. The access locations onto state highway 024A near mile post 292.42 and 292.45, are categorized as E-X (Express Way) with a speed limit of 55 mph.** The 2.35 acre property has the tax schedule No. 8322100002, currently owned by Adrian M Foley III Revocable. After review of submittals, we have the following comments:

The submittals for Foley's Public House Interior Remodel (No Expansion) received July 8, 2024 have been reviewed by CDOT Access Management. CDOT Access Permits for the accesses were issued in August of 2020 and expired in 2021. Our comments follow:

- Section 1.4(1) of the State Highway Access Code, states in part that no person, shall construct any access providing direct vehicular movement to or from any state highway from or to property in close proximity or abutting a state highway without an access permit issued by the designated issuing authority with the written approval of the Department.
- Under Section 2.6 (Change in Land Use and Access Use) of the State Highway Access Code, states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume increases by 20% and or vehicle type, the permittee or property owner will coordinate with the local authority and the Department to determine if a new access permit and modifications to the access are required
- **Access Permits are required to document the existing undocumented access locations to avoid closure of the accesses.**
- A CDOT project completed the improvements that Mr. Foley was required to make with the permits.



- Provide a Drainage Letter/Report
 - Drainage to the state highway right-of-way shall not exceed the undeveloped historical rate of flow
 - Provide plans and hydraulic analysis of any drainage facilities
 - Describe hydrology & hydraulics methods, including intensity equations, within the body of the report
- Provide a Traffic Analysis/Trip Generation
 - If DHV is less than 100; provide Trip Generation
 - If DHV is 100 or more; provide a Traffic Impact Study
 - Any LOS worse than LOS D, is unacceptable and must be mitigated.
 - If the existing LOS is unacceptable then no additional traffic should be added regardless of significance.
 - Clearly state proposed mitigations at buildout (2026) and future (2044) conditions.
- CDOT respectfully request the City of Colorado Springs hold all Certificates of Occupancy for this development until such a time CDOT has an executed Access Permit in place for each filing
- Please submit the state highway access permit application to Adam Lancaster, Permits Program Manager, who will assign the application to a permit writer.
 - You can obtain an Application for Access Permit Form (CDOT #0137) here: www.codot.gov/accesspermits
 - Email completed application to: cdot_r2_permits_access@state.co.us

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 Adam Lancaster at 719-562-5540 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. Lancaster.

If you have questions, please contact me at (719) 562-5537 or michelle.regalado@state.co.us.

Sincerely,

Michelle Regalado

Michelle Regalado
Assistant Access Manager

xc: Lancaster/file

