



# COLORADO

## Department of Transportation

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

April 15, 2021

I-25/SH 105  
Town of Monument

Debbie Flynn, Planner II  
Town of Monument Planning Department  
645 Beacon Lite Road  
Monument, CO 80132  
dflynn@tomgov.org/planning@tomgov.org

RE: Lot 2, Wolf Business Park Filing No 2  
2168 Wolf Ct

Dear Debbie,

I am in receipt of a referral request for comments for Wolf Business Park a parcel of land that is located east of Beacon Lite Road approximately 2,750-feet north of State Highway 105. Proposed, a new 12,500 sf office/warehouse building with 20 parking spaces along with an opaque 6' high fenced storage yard to store equipment and material. Proposed access to site is from Beacon Lite Road. The parcel is located in the SE ¼ of Sec 8, NW ¼ of Sec 16, and NE ¼ of Sec 17, T 14S, R 65W, of the 6th PM in El Paso County, Colorado. The property has the tax schedule No. 7111306007 and is currently zoned PD on 1.39 acres of vacant land owned by David J Wolf. After review of all documentation we have the following comments:

### Traffic

The Traffic Impact Study for the David Wolf Development dated August 15, 2017 has reviewed by a CDOT Traffic Operations Engineer. Their comments are follow:

- The accepted TIS from 2017 indicates that a dollar amount was assessed for the future signalization at SH105 & Beacon Lite Rd.
- Additional information is needed:
  - Who collected the escrow?
  - Was the escrow for the subdivision or for a single lot?
  - If escrow was collected as requested, CDOT will need to utilize the funds for signal improvements. If not previously collected, CDOT will require the escrow with this filing.

### Hydraulics

The Preliminary Drainage Report Wolf Business Park Filing No 2 and Final Drainage Report Lot 7, Wolf Business Park Filing No 2 dated April 7, 2017 has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- There are no impacts to CDOT infrastructure, drainage is away from I-25.



Access

Approval to allow the office/warehouse with storage yard will impact CDOT infrastructure.

- A CDOT Access Permit may be required to document if escrow is collected as previously required.

The traffic questions shall be addressed before the TIS can be accepted. Any additional information that the Town of Monument or the applicant can provide is appreciated.

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: Elizabeth Nijkamp, El Paso County  
Ferguson  
Bauer  
Whittlef  
Stecklein  
Ausbun  
Vigil/Gonzales/Guagliardo/file

