



# COLORADO

## Department of Transportation

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

March 26, 2021

SH 85/87  
El Paso County

**Petra Rangel**, Planner  
El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

RE: Helton Amended Site Plan - South Academy Business Park\_ SH85.87

Dear Petra,

I am in receipt of a request for comments pertaining to the South Academy Business Center - Helton Amended Sit Plan. The South Academy Business Park is located on 7.6-acres at the intersection of South Academy Ramps to SH87-87 in El Paso County. There are three applications covered by the Letter of Intent. They are a Preliminary Plan; a Final Plat for the lot within the Preliminary Plan area; and a Site Development Plan for the lot for a temporary storage yard use. The Preliminary Plan proposes one lot on the 7.6 acre site. Access to the site will be from Highway 85/87 at the southern South Academy Blvd. ramp, which is signalized. CDOT issued an access permit on January 29, 2013.

The site is currently zoned M, an industrial commercial zone. The proposed uses are permitted by right in this zone; therefore no zone change is required or requested for the proposed use of the property. Topographically, the site is relatively flat, and drains from the north to the south. There are two Colorado Springs Utilities (CSU) easements that run north/south through the property: a 75 foot electric easement with existing overhead lines, and a 20 foot sludge easement with underground pipes.

The surrounding properties located west of this parcel is zoned A-5 and is owned and used by CSU as a part of their water system. The land to the north is Zoned M and is vacant. The land immediately to the east is a BN&SF RR right-of-way approximately 100 feet in width. The railroad tracks are elevated above the subject site by approximately 5 feet. To the east of the BN&SF right-of-way is land owned by the Security Water District. Beyond these owners are single family residences. A sliver of land that forms the south boundary of this site is owned by the railroad and is vacant.

- CDOT Access Dept. comments are as follows:
  - a. The developer is required to apply for a new Colorado Department of Transportation Access Permit to document the new roadway improvements proposed.
  - b. No additional access from SH85/87 will be permitted to the site.
  - c. Review of the acces permit AP218005 from CDOT mentions that Right In/Right Out traffic movements are the only allowable traffic movements until such a time of expansion or redevelopment which requires a new access permit, roadway improvements to SH85/87 and a centerline non-traversable median was required.
  - d. A more detailed roadway drawing or plan is being requested for review.

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  
Access Manager

Xc: Ferguson  
Bauer  
Stecklein  
Whittlef/Biren  
Sword/Regalado - file

