



COLORADO

Department of Transportation

Region 2

Traffic, Safety & Permits
5615 Wills Blvd.
Pueblo, CO 81008

May 14, 2019

SH 85
El Paso County

Len Kendall
El Paso County
Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: South Academy Business Center - Barry Helton
Board of Adjustment- Setback Variance

Dear Len,

I am in receipt of a referral request for comment for a proposed setback variance for the purpose of re-grading the site. The creation of an earthen berm is intended allow for proper drainage and full-use of the property. The property is currently zoned M, Industrial Commercial Zone and is located on the east side of SH 85, south of Academy Blvd, and west of the railroad tracks in El Paso County, Colorado. Our comments follow;

- CDOT does not have setbacks. However, the exhibit provided is too convoluted to determine the precise right-of-way alignment which is crucial for public safety. Please resubmit with unnecessary layers removed and at a larger scale.
- Any regrading of property adjacent to or within CDOT ROW will require an engineered grading plan that will be reviewed by a CDOT Hydraulics Engineer. If acceptable, the grading work will require a Special Use Permit obtained through the CDOT Utilities Unit.
- We also inquire as to how the ROW lines were established for the exhibit. Were property pins or ROW markers located? If so, they need to be documented on the exhibit.
- Additional phases of the Load and Lock storage facility will require additional access permit(s), as highway improvements will be 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.



South Academy Bus Ctr - Setback Variance
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- 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.

If you have any questions regarding access, please contact me in Pueblo at 719-546-5407.

Sincerely,



Valerie Sword
R2 - Permits Manager

Xc: Andrew
Bauer
Billings
Ausbun/Young
Gonzales/file

