



COLORADO

Department of Transportation

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

August 12, 2022

SH 85/87
El Paso County

John Green | johngreen@elpasoco.com
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Venetucci Farms Business Event Center
Special Use EA 212/AL2115

Dear John,

I am in receipt of a referral request for comment for Venetucci Farms Business Event Center located on the west side of US 85A/State Highway 83A categorized as NR-A. Proposed on the A-5 zoned parcel to allow for smaller seasonal weddings and events. This request will allow for the barn, built in 2013, and adjacent areas to be used for small seasonal weddings (restricted to 150 people) and events. Wedding events will be held both inside the barn for receptions with ceremonies and a small cocktail area outside of the barn near the chicken coup. Weddings will be predominantly seasonal, held from the Spring through the Fall, primarily on Friday, Saturday and Sunday. The foundation may allow for small weddings or events outside of the warmer months on a case-by-case basis. Existing buildings utilized for events will include, the barn, hog barns, and chicken coup with all event activities contained within the event barn and area immediately surrounding it. The proposed subdivision of land is located in a portion of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec 11 and a portion of the new $\frac{1}{4}$ of Sec 14, all being in the TS 15S, R 66 W of the 6th PM in El Paso County, State of Colorado. The property has the tax schedule No. 6511300008 and 6511302001 both currently owned by Pikes Peak Community Foundation. After review of all documentation, we have the following comments:

Traffic

The Traffic Memo for Venetucci Farm/Traffic Generation and Impact Analysis dated May 25, 2022 has been reviewed by a CDOT Traffic Engineer. Their comment follow:

- The Letter of Intent states that the Church Access is used by Venetucci Farms via informal agreement. The Letter of Intent and the Traffic Memo refer to both the church driveway connection to the highway and the farm road connection to the church driveway as Church Access. To clarify, the farm road connection to the church driveway will be gated, NOT the church driveway, as it will remain open as currently permitted. The farm road connection to the church driveway may only be used for emergency access. A formal agreement is needed for the State to shared access to the highway for two adjacent properties if desired in the future.
- As stated in the Traffic Memo, dated May 25, 2022, a right turn acceleration lane is required at the Farm Access overlapping with the right turn deceleration lane for the Church Access making a continuous auxiliary lane between the two accesses.
- As stated in the Traffic Memo, dated May 25, 2022, a right turn deceleration lane is required at the Farm Access.
- As stated in the Traffic Memo, dated May 25, 2022, the TWLTL shall be eliminated and restriped with a left turn deceleration for the Farm Access. Furthermore, the TWLTL shall



be eliminated from the Church Access to east of the Farm Access by striping a double yellow median with left turn acceleration lanes for both the Farm Access and Church Access as well as the left turn deceleration for the Farm Access.

- Plans depicting the appropriate dimensions and pavement markings per CDOT specifications must be provided for review and approval prior to NTP.

Access

Approval to allow the Special Use will impact CDOT infrastructure at this time. My comment follows:

- Section 2.6(3) of the State Highway Access Code, states that if the proposed vehicle volumes increase by 20 percent or more an access permit will be required for State Highway 85.
- A State Highway Access Permit will be required for the change in use per State Highway Access Code §2.6.
- The proposed widening of the existing access from 24 feet to 30 feet will be addressed when application is made. The Letter of Intent does not mention the need for a wider access only the intent to widen. An explanation would need to be provided and reviewed by CDOT.

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

Michelle Regalado
CDOT R2 Assistant Access Manager

Xc: Ferguson
Bauer
Whittlef/Lancaster
Ausbun
Vigil/Gonzales/Guagliardo/file

