



# COLORADO

## Department of Transportation

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

October 31, 2023

SH 21A and Bradley Rd.  
El Paso County

**Kylie Bagley**, Project Manager/Planner  
E. P. C. Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

RE: Villas at Aspen Trails - Preliminary Plan

Dear Kylie,

I am in receipt of a referral request for comments for Villas at Aspen Trails - Preliminary Plan previously known as Waterview North Sketch Plan Amendment and the Waterview North RM-12 Rezone. As shown in Figure 1, the "Site" is located northeast of the intersection of Powers Boulevard and Bradley Road in El Paso County, Colorado. The amendment area also includes the proposed rezone of a site southeast of Bradley Road & Legacy Hill Drive. The proposed site plan for the above-mentioned development is planned to include about 325,000 square feet of industrial floor space, 175,000 square feet of general retail floor space, 425 single-family homes, and 425 multi-family residential dwelling units. The proposed subdivision of land has the tax schedule No. 5509200003 and is currently zoned RM-12 on 4.32-acres. After review of all documentation, we have the following comments:

### Traffic

The Traffic Impact Study for Villas at Aspen Trails dated August 25, 2020 is being reviewed by a CDOT Traffic Engineer. Their comments follow:

- Traffic Planning Comments will be forthcoming.

### Hydraulics

The Preliminary Drainage Report for Villas at Aspen Trails dated November 3, 2022 has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- No impacts to CDOT drainage

### Access

This development impacts CDOT Access at SH21/Powers Blvd and Bradley Road and CDOT infrastructure. My comment follows:

- 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 coordinates with the local authority and the Department to determine if a new access permit and modifications to the access are required.
- A CDOT Access Permit will be required for this development.
- Roadway improvements will be required and detailed in the terms and conditions of the access permits or pro-rata fair share escrow dollar amounts will be collected.

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. 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.

Please contact me in Pueblo at (719) 546-5732 or by email [arthur.gonzales@state.co.us](mailto:arthur.gonzales@state.co.us) with any questions.

Sincerely,



Arthur Gonzales  
CDOT R2 - Access Manager

Xc: /file

