



# COLORADO

## Department of Transportation

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

January 5, 2022

SH 94A  
El Paso County

Ryan Howser/ryanhowser@elpasoco.com  
El Paso County Planning & Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

RE: Viewpoint Estates - Preliminary Plan  
Filing No 2 | EA19218

Dear Ryan,

I am in receipt of a referral request for comment for Viewpoint Estates Filing No. 2 located in the city Calhan, the southern boundary is State Highway 94A (Cat NR-A) in El Paso County, Colorado. The area of land under consideration for vacating and replating is ±24.33 acres. Approval will generate the vacating and replating lots 71 & 72, into seven (7) single family rural residential lots. Access to the lots is provided by existing Chesley Dr, a 60' wide public right of way that is constructed with asphalt surface and roadside ditches. Located in a portion of the W ½ of the W ½ of the E ½ of Sec 10, TS 14 S, R 63 W of the 6<sup>th</sup> PM, El Paso County, Colorado. The property has the tax schedule Nos. 3410010001, 3410009001, an address of 21209 & 21307 Chesley Drive. and is currently owned by Viewpoint Estates. After review of documentation, we have the following comments:

### Traffic

The Traffic Memo Letter for Viewpoint Estates, LLC dated 11/10/2021 has been reviewed by CDOT Traffic Operations Management. Their comments follow:

- The project generates 66 vehicle trips per day
- All auxiliary lanes are provided at the intersection of SH94 & Antelope Drive.

### Access

Approval to allow the subdivision will not 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 at the intersection of SH94 & Antelope Drive.
- No direct access to State Highway 94 will be granted.

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 Access Management Trainee

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

