



COLORADO

Department of Transportation

Region 2

Traffic & Safety – Permits Unit

SH021A/Bradley Road
City of Colorado Springs

March 17, 2026

Drew Foxx, Planner II (drew.foxx@coloradosprings.gov)
City of Colorado Springs Planning and Community Development
30 South Nevada Avenue, Ste 701
Colorado Springs, CO 80903

RE: Ray Charles Commercial Centre (SUBD-26-0005)

Drew,

I am in receipt of a referral request for comments for Ray Charles Commercial Centre (a part of Villages at Waterview North). The subdivision is located at the north-east quadrant of the intersection of State Highway 21A (Powers Boulevard) and Bradley Road in El Paso County. The submittals for Ray Charles Commercial Centre have been reviewed by CDOT. After review of all submitted documents, our comments are as follows:

- The State Highway Access Code requires an access permit if the proposed vehicle volumes increase by 20 percent or more, the development is adjacent to the state highway, and/or significant changes in the use of the property are made which will affect access operation, traffic volume and/or vehicle type.
- A CDOT Access Permit is required for the developments occurring along Bradley Road, east of Powers Boulevard.

CDOT respectfully requests the City of Colorado Springs hold the approval and recordation of any Final Plats for this development until such time CDOT has an executed Access Permit in place for Villages, in accordance with the state statute.

Please contact me at (719) 248-0318 or teresa.guagliardo@state.co.us with any questions.

Sincerely,

Teresa Guagliardo

Teresa Guagliardo
CDOT R2 Access Manager

Cc: R. Case, Queen Bee Investments, LLC (rwcase@crlr.net)
Ray O'Sullivan, RJ Land Development Corporation (rayosulli@gmail.com)
Kevin Walker, City of Colorado Springs (kevin.walker@coloradosprings.gov)
Lancaster / file

