



COLORADO

Department of Transportation

Region 2

Traffic & Safety – Permits Unit

Permit No. **226011**

El Paso County

August 24, 2026

Monument Ridge East, LLC
Donald Cannella
6275 Lake Shore Ct.
Colorado Springs, Colorado 80915

Permittee:

1. Please **review** the attached State Highway Access Permit (Form #101) and all attached documents.
2. If you choose **NOT** to accept the permit, please notify the Colorado Department of Transportation (CDOT) within 60 days of the date of this transmittal letter. If you have not contacted CDOT, and the permit offer has not been accepted within 60 days, CDOT will consider this permit withdrawn and reapplication will be required.
3. If you wish to **APPEAL** the Terms and Conditions of the permit, please refer to the attached Form 101, Pages 2 and 3 for an explanation of the appeal procedures.
4. **If you ACCEPT** the Permit and its Terms and Conditions and are authorized to sign as legal owner of the property or as an authorized representative, please sign and date the DocuSign Access Permit form #101 on the line marked "PERMITTEE". Your signature confirms your agreement to all the listed Terms and Conditions. **The file will be returned electronically to the permit Author for final signatures and completion. The executed DocuSign envelope will be returned to you electronically through email once the CDOT permit author has signed, executing the permit.** This states that we have an agreement to grant access at the given location to you. Keep in mind that a permit does not grant access, permission to construct or perform any work in the CDOT right-of-way. Access and permission to construct will be granted with a Notice to Proceed to construct.
5. **Once the digital signature is complete** you will receive a link to pay the permit fee through PayPal. The link is to pay the permit fee of \$100.00. If the Permittee is not paying the fee and the fee is being paid by third party, a PayPal link can be requested through your permit author. **If the link is missing contact the permit author and they will send the link via email.**
6. As described in the attached Terms and Conditions, you must make a written request to obtain a Notice to Proceed. **DO NOT** begin any work within the State Highway Right-of-Way without a validated Access Permit and Notice to Proceed. Use of this permit without the Colorado Department of Transportation's validation shall be considered a violation of State Law and the permit will be revoked.

If you have any questions or if you require any additional information, please contact:

Teresa Guagliardo
Region 2 Access Manager
5615 Wills Boulevard, Suite A
Pueblo, CO 81004
719-248-0318
teresa.guagliardo@state.co.us



COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT			CDOT Permit No. 226011
			State Highway No / MP / Side 025A / 163.32 / Right
Permit Fee \$100.00	Date of Transmittal 08/24/2026	Region / Section / Patrol / Name 2 / 04 / 8 / Meyers	Local Jurisdiction El Paso County

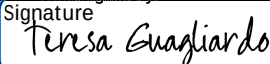
The Permittee(s): Monument Ridge East, LLC Donald Cannella 6275 Lake Shore Ct. Colorado Springs, Colorado 80915 P 719-491-4442 E donald.cannella@gmail.com	The Applicant(s): LSC Transportation Consultants, Inc. Jeff Hodsdon 102 S. Tejon Street, Suite 1100 Colorado Springs, Colorado 80903 P 719-633-2868 E jeff@lsctrans.com
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is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the Issuing Authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

Location:
 I-25 South ±1,685 feet north from MP163 (MP163.32), Right Side
 Misty Acres Blvd, Colorado Springs, EPC

Access to Provide Service to:
 This is a benchmark permit to document the required escrow and improvements for Monument Ridge East Subdivision Filings. Refer to the attached sheet for the trip generation and traffic volumes associated with Monument Ridge East Subdivision.

Additional Information:
 Please see Additional Terms & Conditions

MUNICIPALITY OR COUNTY APPROVAL Required only when the appropriate local authority retains issuing authority.			
Signature	Print Name	Date	Title
Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from Initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used. The permittee shall notify Justin Rodriguez, with the Colorado Department of Transportation, at 719-251-0613 at least 48 hours prior to commencing construction within the State Highway right-of-way. The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.			
DocuSigned by: Permittee Signature: 	Print Name Donald Cannella	Date 9/23/2026 2:12 PM MDT	
DocuSigned by: Co-Permittee Signature: (if applicable)	Print Name	Date	
This permit is not valid until signed by a duly authorized representative of the Department.			
COLORADO DEPARTMENT OF TRANSPORTATION DocuSigned by:			
Signature 	Print Name Teresa Guagliardo	Title Access Manager	Date (of issue) 9/28/2026 2:03 PM MDT

Copy Distribution:**Required:**

- 1.Region
- 2.Applicant
- 3.Staff Access Section
- 4.Central Files

Make copies as necessary for:

- Local Authority
- Inspector
- MTCE Patrol
- Traffic Engineer

Previous editions are obsolete and may not be used**Page 1 of 3 CDOT Form #101 5/07**

Monument Ridge East Subdivision

Trip Generation & Traffic Volumes

Benchmark Permit #226011

<i>Development Trip Generation</i>					
<i>Land Use Code</i>	<i>Land Use</i>	<i>Dwelling Units</i>	<i>AADT</i>	<i>PHV_AM</i>	<i>PHV_PM</i>
210	Single-Family Detached	37	338	26	35
215	Single-Family Attached	261	1950	132	155
221	Multi-Family	44	292	17	22
Total - All Subdivision Filings		342	2580	175	212

Traffic Volumes - County Line Rd at I25 Interchange - East Leg			
Land Use	AADT	PHV_AM	PHV_PM
Monument Ridge East Subdivision	1832	125	159
Background Traffic	9040	1038	925
Total	10872	1163	1084

Traffic Volumes - Misty Acres Blvd at County Line Rd - South Leg			
Land Use	AADT	PHV_AM	PHV_PM
Monument Ridge East Subdivision	1997	93	66
Background Traffic	2750	167	90
Total	4747	260	156

State Highway Access Permit Form 101, Page 2

The following paragraphs are excerpts of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

APPEALS

1. Should the permittee or applicant object to the denial of a permit application by the Department or object to any of the terms or conditions of a permit placed there by the Department, the applicant and permittee (appellant) have a right to appeal the decision to the [Transportation] Commission [of Colorado]. To appeal a decision, submit a request for administrative hearing to the Transportation Commission of Colorado within 60 days of transmittal of notice of denial or transmittal of the permit for signature. Submit the request to the Transportation Commission of Colorado, 4201 East Arkansas Avenue, Denver, Colorado 80222-3400. The request shall include reasons for the appeal and may include changes, revisions, or conditions that would be acceptable to the permittee or applicant.

2. Any appeal by the applicant or permittee of action by a local issuing authority shall be filed with the local authority and be consistent with the appeal procedures of the local authority.

3. In submitting the request for administrative hearing, the appellant has the option of including within the appeal a request for a review by the Department's internal administrative review committee pursuant to [Code] subsection 2.10. When such committee review is requested, processing of the appeal for formal administrative hearing, 2.9(5) and (6), shall be suspended until the appellant notifies the Commission to proceed with the administrative hearing, or the appellant submits a request to the Commission or the administrative law judge to withdraw the appeal. The two administrative processes, the internal administrative review committee, and the administrative hearing, may not run concurrently.

4. Regardless of any communications, meetings, administrative reviews or negotiations with the Department or the internal administrative review Committee regarding revisions or objections to the permit or a denial, if the permittee or applicant wishes to appeal the Department's decision to the Commission for a hearing, the appeal must be brought to the Commission within 60 days of transmittal of notice of denial or transmittal of the permit.

PERMIT EXPIRATION

1. A permit shall be considered expired if the access is not under construction within one year of the permit issue date or before the expiration of any authorized extension. When the permittee is unable to commence construction within one year after the permit issue date, the permittee may request a one-year extension from the issuing authority. No more than two one-year extensions may be granted under any circumstances. If the access is not under construction within three years from date of issue the permit will be considered expired. Any request for an extension must be in writing and submitted to the issuing authority before the permit expires. The request should state the reasons why the extension is necessary, when construction is anticipated, and include a copy of page 1 (face of permit) of the access permit. Extension approvals shall be in writing. The local issuing authority shall obtain the concurrence of the Department prior to the approval of an extension and shall notify the Department of all denied extensions within ten days. Any person wishing to reestablish an access permit that has expired may begin again with the application procedures. An approved Notice to Proceed, automatically renews the access permit for the period of the Notice to Proceed.

CONSTRUCTION

1. Construction may not begin until a Notice to Proceed is approved. (Code subsection 2.4)

2. The construction of the access and its appurtenances as required by the terms and conditions of the permit shall be completed at the expense of the permittee except as provided in subsection 2.14. All materials used in the construction of the access within the highway right-of-way or on permanent easements, become public property. Any materials removed from the highway right-of-way will be disposed of only as directed by the Department. All fencing, guard rail, traffic control devices and other equipment and materials removed in the course of access construction shall be given to the Department unless otherwise instructed by the permit or the Department inspector.

3. The permittee shall notify the individual or the office specified on the permit or Notice to Proceed at least two working days prior to any construction within state highway right-of-way. Construction of the access shall not proceed until both the access permit and the Notice to Proceed are issued. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within the highway right-of-way. A construction time extension not to exceed 30 working days may be requested from the individual or office specified on the permit.

4. The issuing authority and the Department may inspect the access during construction and upon completion of the access to ensure that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.

5. Prior to using the access, the permittee is required to complete the construction according to the terms and conditions of the permit. Failure by the permittee to abide by all permit terms and conditions shall be sufficient cause for the Department or issuing authority to initiate action to suspend or revoke the permit and close the access. If in the determination of the Department or issuing authority the failure to comply with or complete the construction requirements of the permit creates a highway safety hazard, such shall be sufficient cause for the summary suspension of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included in the permit. The Department or issuing authority may order a halt to any unauthorized use of the access pursuant to statutory and regulatory powers. Reconstruction or improvement of the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit and closure of the access.

6. The permittee shall provide construction traffic control devices at all times during access construction, in conformance with the M.U.T.C.D. as required by section 42-4-104, C.R.S., as amended.

7. A utility permit shall be obtained for any utility work within highway right-of-way. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the relocation, removal or repair shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately. The permittee is responsible for the repair of any utility damaged in the course of access construction, reconstruction or repair.

8. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.

9. The permittee shall ensure that a copy of the permit is available for review at the construction site at all times. The permit may require the contractor to notify the individual or office specified on the permit at any specified phases in construction to allow the field inspector to inspect various aspects of construction such as concrete forms, subbase, base course compaction, and materials specifications. Minor changes and additions may be ordered by the Department or local authority field inspector to meet unanticipated site conditions.

10. Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder and shall not interfere with the existing drainage system on the right-of-way or any adopted municipal system and drainage plan.

11. By accepting the permit, permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the permittee's use of the access permit during the construction of the access.

CHANGES IN ACCESS USE AND PERMIT VIOLATIONS

1. It is the responsibility of the property owner and permittee to ensure that the use of the access to the property is not in violation of the Code, permit terms and conditions or the Act. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants. If any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume and or vehicle type, the permittee or property owner shall contact the local issuing authority or the Department to determine if a new access permit and modifications to the access are required.

2. When an access is constructed or used in violation of the Code, section 43-2-147(5)(c), C.R.S., of the Act applies. The Department or issuing authority may summarily suspend an access permit and immediately order closure of the access when its continued use presents an immediate threat to public health, welfare or safety. Summary suspension shall comply with article 4 of title 24, C.R.S.

MAINTENANCE

1. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. Within unincorporated areas the Department will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. The Department will maintain the roadway including auxiliary lanes and shoulders, except in those cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications in which case the permittee shall be responsible for such repair. Any significant repairs such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from the Department.

ADDITIONAL TERMS & CONDITIONS

Access Permit No: 226011 _ Monument Ridge East - Benchmark
Permittee: Monument Ridge East, LLC / Donald Cannella
Applicant: LSC Transportation Consultants, LLC / Jeff Hodsdon

August 24, 2026
I-25A, MP 163.32, Right Side
El Paso County

1. A NOTICE TO PROCEED, CDOT Form 1265, is required to complete the access permitting process, even when construction is not required. The Notice to Proceed will be issued upon receipt of this signed permit.
2. This Access Permit is issued to document the changes in land use and the required improvements for the access to the state highway system for Monument Ridge East (development). Access for the development will be gained from County Line Road to I-25A at MP163.32.
3. Under this Permit, the county road connection to Interstate 025A will continue to provide regional access.
4. This Permit shall serve as a benchmark permit providing a framework to guide the implementation of future improvements as additional development occurs and traffic volumes increase. Monument Ridge East, Filing 1 is planned to contain 35 single-family residences. Two additional filings for the development are anticipated to be submitted within the next two years. This permit is a NO NEW CONSTRUCTION permit, but it does establish traffic volume benchmarks at which significant roadway improvements will need to be designed and constructed. Additional reviews and, if required, updates to this and future permits are required with each subdivision filing or site development plan.
5. Highway access for this development, some of which is indirect via local roads, is located in the southeast quadrant of the intersection of I-25A, Exit 163 (MP163.32) and County Line Road in El Paso County.
6. This section of I-25A is a Category F-W (Interstate System, Freeway Facilities) highway with a posted speed limit of 75 MPH. The section of County Line Road is classified by El Paso County as Rural - Major Collector with a posted speed limit of 45 MPH.

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August 24, 2026
 I-25A, MP 163.32, Right Side
 El Paso County

7. The traffic volumes for this BENCHMARK PERMIT shall not exceed the following:

Development Trip Generation					
<i>Land Use Code</i>	<i>Land Use</i>	<i>Dwelling Units</i>	<i>AADT</i>	<i>PHV_AM</i>	<i>PHV_PM</i>
210	Single-Family Detached	37	338	26	35
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221	Multi-Family	44	292	17	22
Total - All Subdivision Filings		342	2580	175	212

Traffic Volumes - County Line Rd at I25 Interchange - East Leg				
<i>Land Use</i>		<i>AADT</i>	<i>PHV_AM</i>	<i>PHV_PM</i>
Monument Ridge East Subdivision		1832	125	159
Background Traffic		9040	1038	925
Total		10872	1163	1084

Traffic Volumes - Misty Acres Blvd at County Line Rd - South Leg				
<i>Land Use</i>		<i>AADT</i>	<i>PHV_AM</i>	<i>PHV_PM</i>
Monument Ridge East Subdivision		1997	93	66
Background Traffic		2750	167	90
Total		4747	260	156

8. As new subdivisions and filings are added within the area south of the intersection of State Highway 025A and County Line Road, or as actual traffic volumes are observed, requirements for additional improvements to facilitate safe and efficient traffic operations may be identified or required per the State Highway Access Code (SHAC).

ADDITIONAL TERMS & CONDITIONS

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August 24, 2026
 I-25A, MP 163.32, Right Side
 El Paso County

9. As of the date of this Permit, many of the properties served by this highway access have not been annexed into a local jurisdiction, nor previously subdivided. As properties within the area served by this access are annexed and/or subdivided, additional improvements will be needed to facilitate increased traffic volumes generated by those respective developments. Required improvements shall be designed, assured by bond, and constructed to accommodate the traffic volumes counted at the point of access at the benchmarks specified below:

<i>Description of Required Improvements</i>	<i>Benchmark</i>	<i>Responsible Party</i>
Northbound right-turn lane on the northbound off-ramp at I-25A and County Line Road, including a median corner island	29 added PHV (184 total PHV) to turn movement	Permittee/Developer
Eastbound right-turn deceleration lane on County Line Road at Misty Acres Boulevard	Monument Ridge East, Filing 1	Permittee/Developer
Eastbound left-turn pocket on County Line Road at Mist Acres Boulevard	Monument Ridge East, Filing 1	Permittee/Developer
Westbound left-turn deceleration lane on County Line Road at Misty Acres Boulevard	Monument Ridge East, Filing 1	Permittee/Developer
Northbound right-turn deceleration lane on Misty Acres Boulevard at County Line Road	Monument Ridge East, Filing 1	Permittee/Developer
Escrow payment for the future traffic signal at County Line Road and Misty Acres Boulevard for the proportional amount of volume contributing to the signal warrant.	Prior to recordation of final plats for each filing	Permittee/Developer

10. The Permittee shall provide escrow funds for the development's pro-rata fair share of future traffic signal at County Line Road and Misty Acres Boulevard for the proportional amount of volume contributing to the signal warrant and as shown below:

<i>Monument Ridge East Filing</i>	<i>Escrow Required</i>	<i>Responsible Party</i>
Filing 1	\$72,730.00	Permittee/Developer
Filing 2 and 3 (amount for individual filings TBD)	\$412,136.00	Permittee/Developer
Total for Monument Ridge East Development	\$484,866.00	

11. The benchmark information submitted with the application requires the following for each land use application generating traffic for which the access is used:
- a. Where proposed land uses are consistent with the Monument Ridge East Development and any amendments as of the date of this permit and the projected traffic volume increases, future land use developers shall be required to provide updated or additional traffic impact analysis

ADDITIONAL TERMS & CONDITIONS

Access Permit No: 226011 _ Monument Ridge East – Benchmark
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August 24, 2026
I-25A, MP 163.32, Right Side
El Paso County

to identify traffic volumes generated by the development remain within the limits established by this permit.

- b. Where proposed land uses differ from those considered by the Monument Ridge East Development and any amendments as of the date of this permit, future land use developers shall be required to provide updated Traffic Impact Studies to quantify traffic volumes expected to be generated by that development and to identify what different or additional improvements not listed in this permit, if any, may be necessary to accommodate the additional traffic volume.

12. The following criteria and references were utilized in the development of this Access Permit:

- a. The Application for Access Permit (CDOT Form 137) signed by the permittee on 1/30/2026 and accepted by the regional office on 7/13/2026
- b. All attachments included with the application
- c. State Highway Access Code, Volume 2, CCR-601-1; Effective date March 2002
- d. The State Highway Access Category Assignment Schedule, as revised
- e. The Colorado Department of Transportation (CDOT) M&S Standard Plans
- f. Vicinity Map
- g. Monument Ridge East Site Development Plan
- h. Preliminary Monument Ridge East Filing No. 1 Construction Drawings
- i. Monument Ridge East Traffic Impact Study, dated November 8, 2024, by LSC Transportation Consultants, Inc.
- j. Monument Ridge East Filing No. 1 Trip Generation Addendum, dated December 8, 2025, by LSC Transportation Consultants, Inc.

13. This Access Permit is issued in accordance with the 2002 State Highway Access Code (2 CCR 601-1) and is based, in part, upon the information submitted by the Permittee. This Access Permit is only for the use and purpose stated in the Application and on the Permit. Any changes, based upon existing and/or anticipated future conditions in traffic volumes, drainage, types of traffic, or other operational aspects not previously contemplated by the underlying master traffic impact study and other traffic and drainage reports may render this permit void, requiring a new Application for Access Permit to be submitted for review by the Department and/or Issuing Authority.

14. Installation of future auxiliary lane(s) (i.e., right/left acceleration lanes, right/left deceleration lanes) and/or a new traffic signal(s) may be required as determined by the Department. These improvements will be determined based on safety and traffic operation impacts created by the access and future traffic trips expected with additional filings. If the vehicular volume of the access meets warrants as required by Section 3 of the State Highway Access Code, meets warrants for a signal in accordance with the Manual on Uniform Traffic Control Devices (M.U.T.C.D.), or if there are modifications to existing roadway conditions, a new access permit may be required.

15. This Access Permit is issued in accordance with the 2002 State Highway Access Code (2 CCR 601-1) and is based, in part, upon the information submitted by the Permittee. This Access Permit is only for the use and purpose stated in the Application and on the Permit. Any changes, based upon existing and/or anticipated future conditions in traffic volumes, drainage, types of traffic, or other operational aspects not previously contemplated by the underlying master traffic impact study and other traffic and drainage reports may render this permit void, requiring a new Application for Access Permit to be submitted for review by the Department and/or Issuing Authority.

16. Installation of future auxiliary lane(s) (i.e., right/left acceleration lanes, right/left deceleration lanes) and/or a new traffic signal(s) may be required as determined by the Department. These improvements will be determined based on safety and traffic operation impacts created by the access and future traffic trips expected with additional filings. If the vehicular volume of the

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I-25A, MP 163.32, Right Side
El Paso County

access meets warrants as required by Section 3 of the State Highway Access Code, meets warrants for a signal in accordance with the Manual on Uniform Traffic Control Devices (M.U.T.C.D.), or if there are modifications to existing roadway conditions, a new access permit may be required.

17. No access shall be granted within 550 feet of interchange ramps measured from the radius point of any ramp touch down curve.
18. The highway drainage system is for the protection of the state highway right-of-way, structures, and appurtenances. It is not designed nor intended to serve the drainage requirement of abutting or other properties beyond undeveloped historical flow. Drainage to the state highway right-of-way shall not exceed the undeveloped historical rate of flow.
19. CDOT retains the right to perform any necessary maintenance work within CDOT right-of-way.

MapViewLayout_letter



Vantor, Esst, HERE, Garmin, IPC



1:17,924

Created:

Date: 2/6/2026

Time: 2:24 PM



Legend



Find Route Line

Highways: Access C

FW: Interstate System, Freeway

EX: Expressway, Major

RA: Regional Highway

RB: Rural Highway

NRA: Non-Rural Principal

NRB: Non Rural Arterial

NRC: Non Rural Arterial

Highways: Maintenance

1, 1

1, 2

1, 3

1, 4

1, 5

1, 7

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10, 2

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10, 7

11, 1

11, 2