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## ACCESS PERMIT APPLICATION COVER LETTER

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DATE: January 9, 2026

TO: **Teresa Guagliardo, CDOT R2 Access Manager**

FROM: Jeffrey C. Hodsdon, P.E. - LSC Transportation Consultants, Inc.

SUBJECT: Monument Ridge East  
Cover Letter for CDOT Access Permit Applications  
I-25 at County Line Road MP 163.32 R  
LSC #S234451

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This cover letter accompanies the online access permit applications (CDOT Form No. 137) for the proposed Filing No. 1 of the Monument Ridge East residential development project in northern El Paso County, Colorado. The site is located south of County Line Road and east of Monument Hill Road (Interstate-25 frontage road). See the attached Figure 1 (vicinity map) for the site location in El Paso County, Colorado. The site's El Paso County parcel IDs are: 7102200006, 7102200008, 7102200013, and 7102201001. Initial phase (Filing No. 1) and "benchmark" permit applications are included with this submittal.

### Development Documents and Submitted TIS Reports:

- The proposed Monument Ridge East Preliminary Plan for the entire development was approved in late 2024 by the El Paso County BOCC. The "Master" TIS report (for the Preliminary Plan) was dated November 8, 2024. A copy is included with this application package.
- The Filing No. 1 subdivision application is currently under review by El Paso County. The Filing No. 1 TIS, dated July 1, 2025, is also included. This TIS was reviewed by CDOT most recently in a comment letter dated November 12, 2025 (also included).
- Also included is a *Trip Generation Addendum* dated December 8, 2025, which documents a reduction in lots for the current plat resubmittal. The updated number of lots is 35 lots

for single-family dwelling units, which is 2 fewer than the 37 lots assumed in the July 1, 2025 Filing No. 1 Transportation Memorandum.

The approved Preliminary Plan and Filing No. 1 plat (under review) show the proposed residential lot layout, on-site circulation, and proposed access points.

Filing No. 1 is planned to contain ~~37~~ [now 35] single-family dwelling units. Please refer to the attached copy of Figure 2 from the July 1, 2025 Filing No. 1 TIS Report. Two additional, future subdivision filings (after Filing No. 1) are anticipated to be submitted within the next two years. The traffic impacts of these future filings are accounted for in the “Master TIS” for the Preliminary Plan, dated November 8, 2024.

The development would extend the existing Misty Acres Boulevard north to intersect County Line Road at the current location of the Monument Hill Road connection to County Line Road. This connecting segment would complete the Misty Acres Boulevard public county road connection, replacing the current, direct Monument Hill Road connection. Realignment of the northernmost approximately 1,900-foot portion of Monument Hill Road to the south of County Line Road would be removed and a new north terminus of Monument Hill Road would be created to tie into the proposed extension of Misty Acres Boulevard. Please refer to attached copy of Figure 3 from the July 1, 2025 Filing No. 1 TIS Report.

The TIS report addresses the traffic impacts and presents recommendations for roadway improvements. The most recent CDOT comment letter also identifies required roadway improvements in the comment letter dated November 12, 2025. Improvements include the following:

*Auxiliary Turn Lanes:*

- *A northbound right-turn lane on the northbound off-ramp at I25 and County Line Road, including a median corner island. Per the traffic comments in the November 13, 2024 CDOT comment letter for the Preliminary Plan (“master” TIS report), the construction of the NBR lane [will be required] **at buildout** by the Monument Ridge East developer. This improvement will be part of the **Benchmark Permit**.*
- [The following auxiliary turn-lane improvements will be completed with Filing No. 1 and will also be documented in the **Benchmark Permit**, but will also be requirements of the **Filing 1 (initial phase) permit**]
  - *An eastbound right-turn deceleration lane on County Line Road at Misty Acres Boulevard.*
  - *An eastbound left-turn pocket on County Line Road at Misty Acres Boulevard.*
  - *A westbound left-turn deceleration lane on County Line Road at Misty Acres Boulevard.*
  - *A northbound right-turn deceleration lane on Misty Acres Blvd at County Line Road.*

**Escrow:**

- An **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. The Filing No. 1 portion of the escrow will be required with the **Filing 1 (initial phase) permit** and the balance of the required future project escrow, for future filings, will be documented in the **Benchmark Permit**.

Timing of Improvements is presented in the attached Table 6 from the July 1, 2025 TIS Report.

Site-generated traffic volumes (access permit trips) at the intersection of County Line Road/Misty Acres Boulevard for Filing No. 1 and future subdivision filings are summarized in the following Access Permit Trips/Volumes Summary Table.

<b>CDOT Access Permit Trips (Volumes)</b> SH 25A at the County Line Road/Misty Acres Boulevard Intersection Monument Ridge East				
Subdivisions Currently Proposed			Permit Trips (from TIS)	
Subdivision Name	Number of Lots	Status	Projected Site-Generated, PM Peak Hour Trips at the "Access"	Source (for reference):
Filing No. 1	35 [previously 37]	Under Review	27 [previously 28]	TIS Figure 10, Intersection No. 3; Trip Generation Addendum Letter
Remaining Filings	305	Future	141	TIS Appendix Figure 1, Int. No. 3
Totals (Benchmark)	340		168	

Source: LSC Transportation Consultants, Inc. 12/30/2025

These trips at the “access”/connection to the State Highway ROW represent a portion of the total development trip generation from the project TIS reports:

Filing No. 1 (first phase of development) total trip generation: see Table 2 of the December 8, 2025 Trip Generation Addendum letter, which presents an update to the number of lots and trip generation presented in Table 3 of the July 1, 2025 Filing No. 1 TIS Report.

Total trip generation for each development phase are documented in the and TIS trip-generation tables for the Benchmark Permit application: Table 2 of the November 2024 “Master” TIS Report.

## **ACCESS PERMIT APPLICATION FORMS**

Two application forms are included with this submittal:

- A **Phase 1** permit application for Monument Ridge East Filing No. 1.
- A **BENCHMARK** Permit application for the overall Monument Ridge East development.

### **Filing No. 1 (first phase of development) Permit Application:**

Access Permit Application (**CDOT Form #137**) – a change-in-use, initial/Phase 1/Filing No. 1 Access Permit Application is also included with this application package. Filing No. 1 is shown in the attached copies of Figures 1 and 2 from the July 1, 2025 Filing No. 1 TIS Report.

### **“Benchmark” Permit Application:**

Access Permit Application (**CDOT Form #137**) – A change-in-use, benchmark access Permit Application is included with this application package. The benchmark permit will be for the entire development. El Paso County is currently listed as the “Permittee” on the application form. However, the County may elect to “defer,” and require the developer (Monument Ridge East, LLC) to apply as the Permitted, per the SHAC provision.

Aside from Traffic Elements:

- **Hydraulics:** Previous CDOT Hydraulics Unit comments have been resolved.
- **Environmental:** The November 12, 2025, CDOT comment letter contains outstanding CDOT Environmental Unit comments. A resubmittal is required and is pending.

Prepared by: J. Hodsdon 1/9/2026

Attachments: Figures 1, 2 and 3 from the July 1, 2025 Filing No. 1 TIS Report  
Table 6 from the July 1, 2025 Filing No. 1 TIS Report



Figure 1

# Vicinity

Monument Ridge East Filing No. 1 (LSC# S234451)



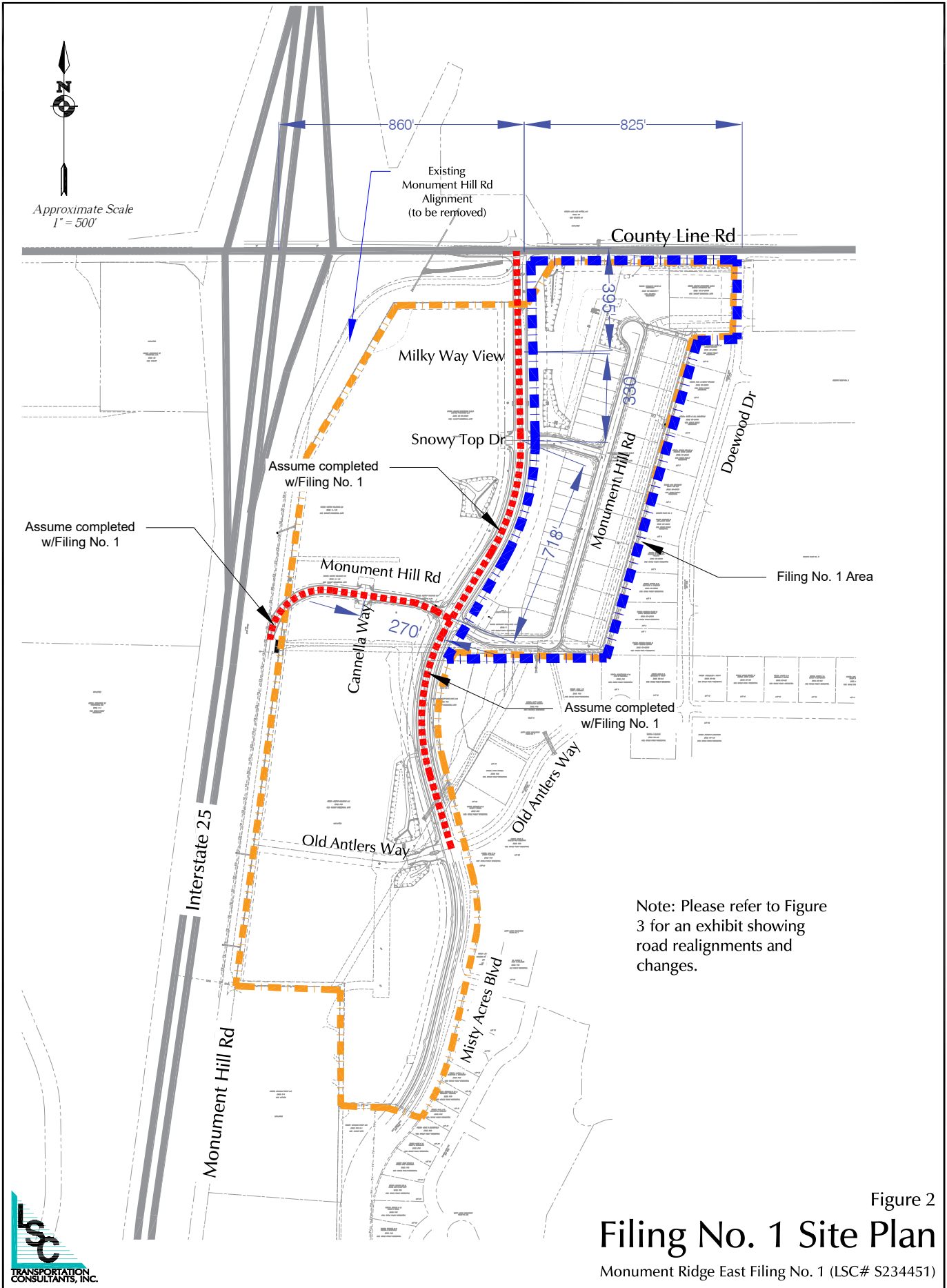


Figure 2  
**Filing No. 1 Site Plan**  
 Monument Ridge East Filing No. 1 (LSC# S234451)



Approximate Scale  
1" = 500'

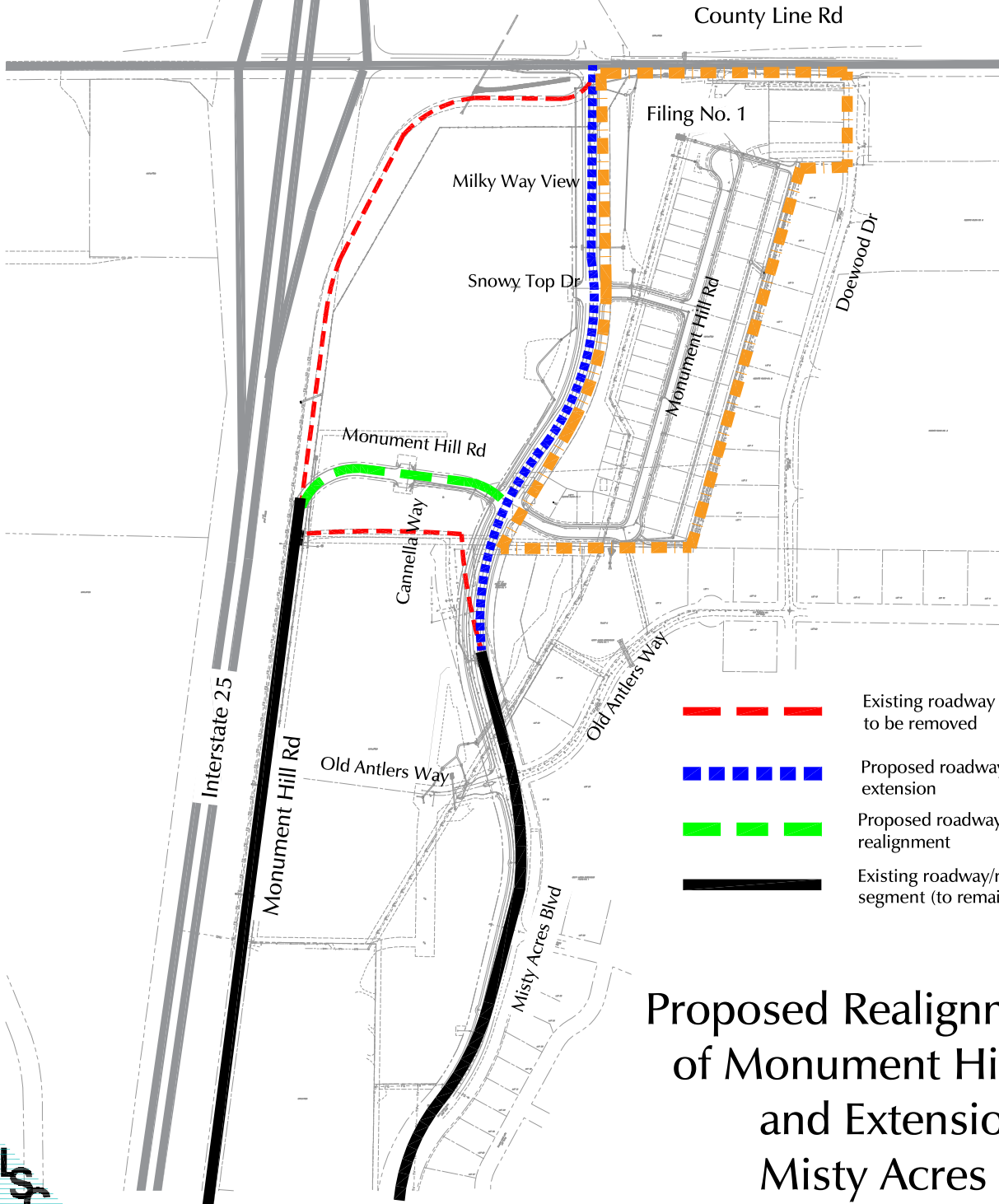


Figure 3

# Proposed Realignment of Monument Hill Rd and Extension of Misty Acres Blvd

Monument Ridge East Filing No. 1 (LSC# S234451)

**Table 6**  
**Roadway Improvements**  
**Monument Ridge East Filing No. 1**

<b>Part A: Roadway Segments</b>			
<b>Item #</b>	<b>Improvement</b>	<b>Timing</b>	<b>Responsibility</b>
A.1	Extend Misty Acres Boulevard north to County Line Road	Proposed for completion as part of Filing No 1 by the applicant.	Applicant
A.2	Realign the north end of Monument Hill Road	Proposed for completion as part of Filing No 1 by the applicant.	Applicant
<b>Part B: Internal Subdivision Roadways</b>			
<b>Item #</b>	<b>Improvement</b>	<b>Timing</b>	<b>Responsibility</b>
B.1	Construct internal Filing No. 1 streets to County Urban Local standards.	With the development of Filing No. 1	Applicant
<b>Part C: CDOT Intersections</b>			
<b>1) I-25 NB Ramp/County Line Road</b>			
<b>Item #</b>	<b>Improvement</b>	<b>Timing</b>	<b>Responsibility</b>
C.1.1	Northbound right-turn deceleration lane	Construct prior to Project Buildout - per CDOT	Applicant
<b>2) County Line Road/County Line Road</b>			
<b>Item #</b>	<b>Improvement</b>	<b>Timing</b>	<b>Responsibility</b>
C.2.1	Construct the intersection with TWSC and Auxiliary Turn Lane Improvements	Proposed for completion as part of Filing No 1 by the applicant.	Applicant
C.2.2	Escrow towards cost of future signalization. CDOT escrow for participation in the cost of future signalization - \$72,730*	The Filing No. 1 escrow amount will be required as part of the Filing No. 1 Access permit process and will be required prior to issuance of a NTP (Notice-to-Proceed).	Applicant Note: Opportunity for County fee Program credit/reimbursement for a portion; also opportunity for cost recovery as other area project are required to escrow funds and if/when this development's overall fair share percentage is reduced accordingly in the future.

Date: 7/2/2025

\* The estimated Filing No. 1-only portion is 15 percent of the total Monument Ridge East buildout amount based on the Filing 1 percentage of AM and PM buildout traffic for the northbound left turning movement volumes. This percentage has been calculated based on Figure 10 of this report and Figure 7 of the Master TIS (dated November 8, 2024). Appendix Figure 1 shows future site-generated traffic from Filing Nos. 2 and 3. Fifteen percent of \$484,866 is \$72,730 for the Filing No. 1 escrow amount.