



COLORADO

Department of Transportation

Region 2

Traffic & Safety – Permits Unit

I-25 / Palmer Ridge Road
El Paso County

August 4, 2026

Kylie Bagley, Planner (kyliebagley@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Monument Ridge East Filing No. 1 (SF2514)

Kylie,

I am in receipt of a referral request for comments for Monument Ridge East Filing No. 1 (a residential development). The property for both the subdivision has the tax schedule Nos. 7102200006, 7102200008, 7102200010, 7102200013, 7102201001, and 7102201014.

The Final Plat is for the six parcels listed above, which comprise a total of 59.48 acres. The plat depicts 37 lots (Monument Ridge East Filing No. 1) and 13 tracts for open space, detention, and future developments. The property is located on the east side of Interstate 25, south of County Line Road and is bisected by the planned extension of Misty Acres Boulevard. Additionally, the northern portion of Monument Hill Road is planned to be removed and diverted through the development. The existing connection of Monument Hill Road with Palmer Divide (County Line) Road will now be Misty Acres Blvd.

The traffic comments from previous letters remain the same. They are as follows:

Traffic

- Highway improvements are required of this development and will be outlined in the CDOT Access Permit. They are:
 - o A northbound right-turn lane on the northbound off-ramp at I25 and County Line Rd, including a median corner island.
 - o An eastbound right-turn deceleration lane on County Line Rd at Misty Acres Blvd.
 - o An eastbound left-turn pocket on County Line Rd at Misty Acres Blvd.
 - o A westbound left-turn deceleration lane on County Line Rd at Misty Acres Blvd.
 - o A northbound right-turn deceleration lane on Misty Acres Blvd at County Line Rd.
 - o An escrow payment for the future traffic signal at County Line Rd and Misty Acres Blvd for the proportional amount of volume contributing to the signal warrant.

A CDOT Access Permit application has been received for this development; the requirements above will be outlined in the permit terms & conditions.

The environmental and access comments from previous letters have been revised. The revised comments are as follows:

Environmental

- The Development Plans have a new access from the I-25 Frontage Road. This access is north of the existing deer guard (labeled as a "Cattle Guard" in the plans). If the access (labeled as "Catch slope") is to be constructed, the new driveway will require a new deer guard (similar to the deer guard present) to prevent animals from entering the I-25 corridor. A new deer guard would need to be adequately sized in accordance to the new driveway width. Also, the current placement of the deer guard was solely placed to access this property.



- Will the proposed development have the perimeter fenced? CDOT's I-25 / Frontage Road Escape Ramps allow animals to escape the transportation corridor. When Animals use the ramps and exit the interstate corridor, they could be trapping in the development.
- CDOT has a substantial wildlife underpass less than ½ mile south of the development. Perimeter fencing would restrict elk, deer, and bear movement in the area. If perimeter fencing is included in the development, there should be strategic openings or escape ramps included to maintain animal passage.
 - o If there is fencing on the east side of the development area, animals will be trapped in the development.
- Dark Skies compliant lighting shall be part of the development. This would reduce impacts to migrating deer and elk and maintain their extensive usage of a wildlife underpass ½ mile south of County Line Road. Any development north of the wildlife crossing should look to incorporate dark sky compliant lighting and also minimize or avoid any break or gaps in the wildlife fence (deer guards may be required to control gaps in the wildlife fencing).
- The Development's connection to East Palmer Divide Ave (not the frontage road) appears to be directly on the existing Deer Guard. This is not shown in the plans. The double CMP are shown, but not the deer guard. The deer guard shall remain in place. A new deer guard is suggested since the driveway will create a new access point for deer and elk to enter the highway corridor. This Deer Guard is owned by El Paso County.
- There are no details of how the new proposed access points will connect to the existing wildlife fence.
- Cannot see details or how the new driveway on the north end of the property will accommodate the Monument Hill Road Frontage Road. Looks to be a traffic conflict with driveways being very close.

On May 21, 2026, CDOT Environmental and Access teams met with the developer regarding the outstanding environmental concerns. It was determined that the environmental concerns will be addressed with CDOT Access Permit application submittals and/or prior to the Notice to Proceed for this development.

Access

- CDOT Access Permits have been received for this development and are currently being processed.
- The required traffic improvements noted above will be detailed in the terms and conditions of the access permit.
- The CDOT access permits shall be issued prior to the recordation of the final plat.

CDOT respectfully requests that El Paso County hold approval and recordation of the Final Plat of Monument Ridge East Filing No. 1 until an executed Access Permit is in place, in accordance with the State Highway Access Code.

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: Kari Parsons, El Paso County Planning (kariparsons@elpasoco.com)
Maria Larsen, Monument Ridge East, LLC (nbt.nml@gmail.com)
Craig Dossey, Vertex Consulting Services (craig.dossey@vertexcoss.com)
Nina Ruiz, Vertex Consulting Services (nina.ruiz@vertexcoss.com)
Lancaster / file

