

Miranda Benson

From: Regalado - CDOT, Michelle <michelle.regalado@state.co.us>
Sent: Thursday, July 23, 2026 11:25 AM
To: Jeff Hodsdon; Karan LaLanne
Cc: Adam - Cdot, Lancaster - CDOT; Justin Rodriquez - CDOT; Teresa Guagliardo - CDOT; DSD-POD
Subject: Re: 225053 Rocky Top RV Park & Campground 10090 W Hwy 24 (024 MP 290.16 R) Green Mtn Falls EPC
Attachments: 225053_NTP_Rockytop RV Park & Campground_7-23-26.pdf

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This message needs your attention

- Some Recipients have never replied to this person.

Mark Safe

Report

El Paso County Digital, Strategy & Technology (DST)

Permittee/Applicant,

Your Notice to Proceed (NTP) to Construct has been issued and is attached. Please ensure you keep a copy for your records and provide one to your contractor for the construction site.

The next step is to contact Justin Rodriquez, CDOT Access Construction Inspection Coordinator, to schedule the required pre-construction meeting, as directed in the NTP. You will also need to provide him with the Insurance Liability Certificate. Justin will now be your primary point of contact for construction oversight. The permanent file is being transferred to him.

Eric, please forward to the appropriate MII

On Mon, Jul 20, 2026 at 2:37 PM Regalado - CDOT, Michelle <michelle.regalado@state.co.us> wrote:
Permittee/Applicant,

State Highway Access Permit 225053 (attached) was issued on 08/26/2025 to allow access to the left side of State Highway 024A, near MP 290.16, Green Mountain Falls, in El Paso County. This access serves a ±9.3 acre Motel, RV Park and Campground dba Rocky Top RV Park & Campground.

The permit is set to expire on August 6, 2026. Pursuant to Section 2.3 (11)(d) of the State Highway Access Code "A permit shall be considered expired if construction has not commenced within one year of the issue date or before the expiration of any authorized extension..."

To date, a Notice to Proceed has not been requested, nor have the permit conditions been met. Specifically, Item number 16 of the Additional Terms and Conditions require the removal of the unauthorized access just east of Luck 4 Rd, the reinstallation of the right-of-way fence and ground stabilization. These actions have not been completed and no extension has been requested.

If you require more time, please submit an extension request in writing before the expiration date.

If you wish to reestablish this access permit after the expiration date, you must submit a new application. The new application will be reviewed under the laws, rules, and regulations in force at the time the new application is received.

Any use of this access without a valid access permit violates state law.

If you have questions, please contact me at (719) 251-7804 or michelle.regalado@state.co.us.

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Michelle Regalado,

CDOT Region 2 - Traffic and Safety - Permit Support Specialist

C 719.251.7804 | 5615 Wills Blvd Suite A Pueblo CO 81008

michelle.regalado@state.co.us | www.codot.gov | www.cotrip.org



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Michelle Regalado,

CDOT Region 2 - Traffic and Safety - Permit Support Specialist

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COLORADO

Department of Transportation

Region 2

Traffic & Safety - Permits Unit

Permit No. **225053**

El Paso County

July 23, 2026

G & D Enterprises Corporation - Karan LaLanne
PO Box 215
Green Mtn Falls, CO 80819

**RE: 024A ±844-feet east from milepost 290 (MP 290.16 L-N)
10090 W Hwy 24, Green Mtn Falls 80819**

Permittee,

Enclosed is your Notice to Proceed (NTP) for the above stated access permit. This NTP is valid only if the referenced access permit has not expired. Access permits expire one year from the date of issue if not under construction or completed. Your permit will expire on **08-06-2027**. Access Permits may be extended twice, for one year at a time, in accordance with Section 2.3(11)(d), of the Access Code. You must obtain a new NTP following the suspension of work through the winter. If the permit has expired and no other extensions are available to you, a new access permit application must be submitted to CDOT.

You shall notify the CDOT Inspector, Justin Rodriguez, at (719) 251-0613 or justin.rodriquez@state.co.us at least 48-hours prior to commencing construction within the State Highway right-of-way. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from the start of construction. You must also contact the CDOT Inspector upon completion of access construction to request a final inspection, prior to any use, as allowed by this permit.

All materials and construction shall be completed in accordance with all applicable Department Standards and Specifications, and constructed in conformance with 2 CCR 601-1, State Highway Access Code, including any additional terms and conditions of the issued access permit. A fully endorsed (signed) copy of the issued access permit and the issued NTP shall be available for review at the construction site during construction.

If you have questions, please contact me at (719) 251-7804 or michelle.regalado@state.co.us.

Respectfully,

Michelle Regalado

Michelle Regalado
R2 Permit Support Specialist

xc: El Paso County
Meyers/Patrol 37
Lancaster/Rodriquez/Guagliardo/file



COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS CODE NOTICE TO PROCEED		CDOT Permit No. 225053		
		State Highway No / MP / Side 024A / 290.16 / L-N		
		Local Jurisdiction El Paso County		
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> Permittee(s): G & D Enterprises Corporation - Karan LaLanne PO Box 215, Green Mtn Falls, CO 80819 P (719) 684-9044 E karan@rockytopco.com </td> <td style="width: 50%; vertical-align: top;"> Applicant: LSC Transportation Consultants, Inc. - Jeff Hodsdon 2504 East Pikes Peak Avenue, Suite 304 Colorado Springs, CO 80909 P 719-633-2868 x1140 E jeff@lsctrans.com </td> </tr> </table>			Permittee(s): G & D Enterprises Corporation - Karan LaLanne PO Box 215, Green Mtn Falls, CO 80819 P (719) 684-9044 E karan@rockytopco.com	Applicant: LSC Transportation Consultants, Inc. - Jeff Hodsdon 2504 East Pikes Peak Avenue, Suite 304 Colorado Springs, CO 80909 P 719-633-2868 x1140 E jeff@lsctrans.com
Permittee(s): G & D Enterprises Corporation - Karan LaLanne PO Box 215, Green Mtn Falls, CO 80819 P (719) 684-9044 E karan@rockytopco.com	Applicant: LSC Transportation Consultants, Inc. - Jeff Hodsdon 2504 East Pikes Peak Avenue, Suite 304 Colorado Springs, CO 80909 P 719-633-2868 x1140 E jeff@lsctrans.com			
The permittee is hereby authorized to proceed with access construction within state highway right-of-way in accordance with the above referenced State Highway Access Permit and this Notice to Proceed. This Notice to Proceed is valid only if the referenced Access Permit has not expired. Access Permits expire one year from date of issue if not under construction or completed. Access Permits may be extended in accordance with Section 2.3(11)(d), of the Access Code. Adequate advance warning is required at all times during access construction, in conformance with the Manual on Uniform Traffic Control Devices for Streets and Highways. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permittee or applicant shall notify the Department prior to commencing construction as indicated on the Access Permit. Both the Access Permit and this Notice to Proceed shall be available for review at the construction site.				
This Notice to Proceed is conditional. The following items shall be addressed prior to or during construction as appropriate. 1. All conditions and terms apply as described in the Access Permit. 2. A traffic control plan must be submitted to Justin Rodriquez five working days prior to beginning work in the highway right-of-way for CDOT approval. 3. Five working days prior to beginning construction within the highway right-of-way, please contact Justin Rodriquez at (719) 251-0613 and/or at justin.rodriquez@state.co.us. 4. Upon completion of the construction of the access, please contact Justin Rodriquez in writing by email at justin.rodriquez@state.co.us for final inspection. 5. The Notice to Proceed to Construction and the Access Permit will expire on 08-06-2027 unless the construction of the access has been completed and accepted by the Department or a request for extension has been approved.				
Municipality or County Approval (When the appropriate local authority retains issuing authority)				
By (X)	Title	Date		
This Notice is not valid until signed by a duly authorized representative of the Department Colorado Department of Transportation				
By (X) Michelle Regalado, Permit Support Specialist	Title Digitally signed by Michelle Regalado, Permit Support Specialist Date: 2026.07.23 10:59:09 -06'00'	Date		

Copy Distribution:
Required:

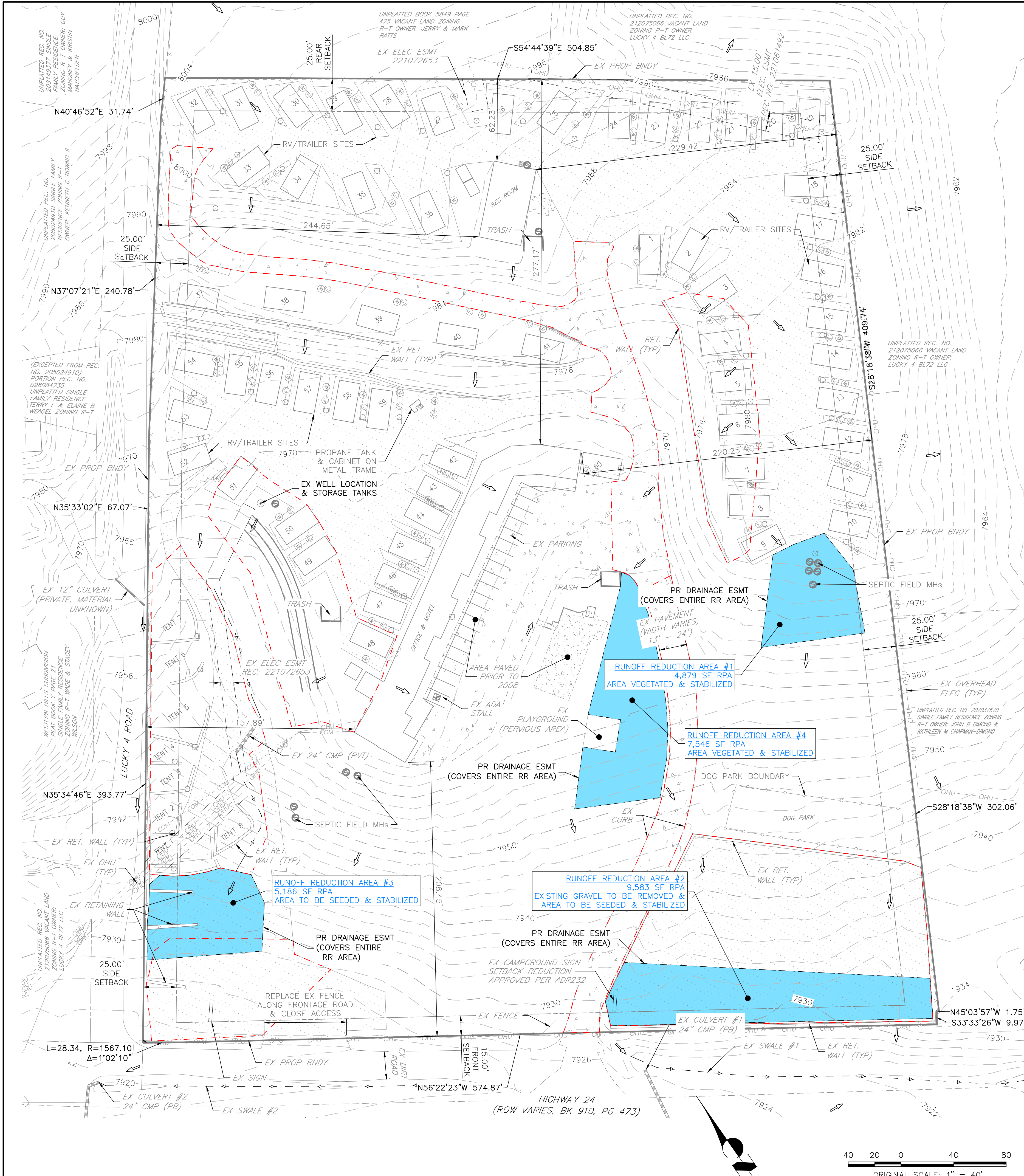
Region (original)
Applicant
Staff Access Section

Local Authority
MTCE Patrol

As Necessary For:

Inspector
Traffic Engineer

Form 1265 8/98, 6/99



- ### SITE PLAN NOTES
1. ALL RETAINING WALLS SHALL BE LESS THAN 4.0' IN HEIGHT.
 2. ALL FENCING SHALL BE LESS THAN 7' TALL.
 3. DRAINAGE WILL CONFORM TO THE COUNTY APPROVED DRAINAGE REPORT.
 4. THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT TRAFFIC IMPACT FEES SHALL BE PAID IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 24-377), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF SITE DEVELOPMENT PLAN APPROVAL.
 5. TRASH DUMPSTERS ARE TO BE SCREENED BY A 6' HIGH, WOODEN FENCED ENCLOSURE WITH OPAQUE SCREENING.
 6. ALL PARKING AND DRIVEWAY AREAS SHALL MEET H-20 LOAD SPECS.
 7. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND SIGNAGE SHALL MEET ALL APPLICABLE COUNTY CODE REQUIREMENTS INCLUDING: PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50, 2%) IN ALL DIRECTIONS. ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR INCH (4") LINES. ACCESSIBLE AISLES SHALL BE OUTLINED AND DIAGONALLY STRIPED AT FORTY FIVE DEGREE (45°) ANGLES IN A CONTRASTING COLOR SUCH AS YELLOW, WHITE OR BLUE. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN CONTAINING THE DESIGNATION "VAN ACCESSIBLE", MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. EACH ACCESSIBLE PARKING SPACE SIGN SHALL BE NO SMALLER THAN EIGHTEEN INCHES (18") TALL BY TWELVE INCHES (12") WIDE. EACH VAN ACCESSIBLE SIGN SHALL BE NO SMALLER THAN SIX INCHES (6") TALL BY TWELVE INCHES (12") WIDE. SIGNS SHALL BE LOCATED AT THE HEAD OF THE SPACE WITH THE BOTTOM OF THE SIGN(S) BETWEEN FIVE FEET (5') AND SEVEN FEET (7') ABOVE THE FINISH FLOOR OR GROUND SURFACE.
 8. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
 9. VA18 CONDITION 2: PRIOR TO SITE PLAN DEVELOPMENT APPROVAL, THE APPLICANT SHALL PROVIDE THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT WITH EVIDENCE THAT AN ACCESS PERMIT FROM THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) HAS BEEN OBTAINED FOR THE EXISTING ACCESS.
 10. VA185 CONDITION 3: NO VEHICULAR TRAFFIC AND/OR PARKING OR STORAGE OF CONSTRUCTION EQUIPMENT, MATERIALS OR SUPPLIES SHALL OCCUR OVER THE EXISTING ONSITE WASTEWATER TREATMENT SYSTEM COMPONENTS.
 11. ALL RV SPOTS AND TENT SITES SHOWN ARE EXISTING.
 12. PROPANE TANK TO BE MOVED TO RV SPOT NEXT TO #59, AS SHOWN.

LEGAL DESCRIPTION:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 24 WHENCE THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 9 BEARS S36°08'W, 635', THENCE S55°22'E ON SAID EASTERLY RIGHT OF WAY LINE 605.3', THENCE N27°31'E, 722', THENCE N55°08'W, 513.8', THENCE S35°18'W, 723', TO THE POINT OF BEGINNING, EXCEPT ANY PORTION CONTAINED WITHIN US HIGHWAY 24, COUNTY OF EL PASO, STATE OF COLORADO.

UNITS OF MEASUREMENT: U.S. SURVEY FEET
ADDRESS: 10090 WEST HIGHWAY 24, GREEN MOUNTAIN FALLS, CO 80819
ZONE: C2 (EXISTING AND PROPOSED)
MAX. BUILDING HEIGHT : 50'
SETBACKS:
FRONT = 15'
SIDE* = 25'
REAR* = 25'

*THE SIDE YARD SETBACK IS SUBJECT TO THE FOLLOWING RESTRICTIONS: 1.) WHERE ADJACENT TO A RESIDENTIAL ZONING DISTRICT, THE SETBACKS OF THE RESIDENTIAL ZONING DISTRICT SHALL APPLY 2.) IF THE SIDE WALL OF THE BUILDING IS CONSTRUCTED OF 4 HOUR FIRE RATED MATERIAL, A SETBACK BETWEEN BUILDINGS OF 3 FEET IS REQUIRED IF THE WALL DOES NOT SERVE AS A COMMON WALL WHERE NO SETBACK IS REQUIRED. 3.) IF THE SIDE WALL IS NOT CONSTRUCTED OF 4 HOUR FIRE RATED MATERIAL, THE SIDE YARD SETBACK AND BUILDING SEPARATION IS 5 FEET.

*WHEN ADJACENT TO A RESIDENTIAL ZONING DISTRICT, THE REAR YARD SETBACK OF THE RESIDENTIAL ZONING DISTRICT SHALL APPLY.

ASSESSORS PARCEL NO: 83092-00-011

FLOODPLAIN: ACCORDING TO THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE BOUNDARY OF THE 100 YEAR FLOODPLAIN, AS IDENTIFIED ON 08041C0952G, DATED DECEMBER 7, 2018. SITE IS ZONE X.

USES: CAMPGROUND AND MOTEL SINCE 1950 AND 1947, RESPECTIVELY. (EXISTING AND PROPOSED)

AREA:
TOTAL SITE: 405,096 SF
BUILDING, EXISTING (MOTEL, SHEDS AND BATH/LAUNDRY): 8,917 SF
ASPHALT PAVING: 35,358 SF
RETAINING WALLS AND CONCRETE: 37,810 SF
TOTAL IMPERVIOUS AREA: 82,085 SF (20.2%)

OPEN SPACE: 119,908 SF (29.7%)

CAMPSITES/RV/TRAILER SITES = 60
TENT SITES = 8
TOTAL CAMPGROUND/TRAILER SITES: 203,103 SF (50.1%)
TOTAL AREA OF DISTURBANCE = 2.25 ACRES

PARKING REQUIREMENTS:
TOTAL BLDG SF = 6,757
OFFICE: 400 SF @ 1 SPACE/400 SF = 1 SPACE
ROOM @ 1 SPACE/ROOM @ 15 ROOMS = 15 SPACES
REQUIRED: 16 SPACES WITH 1 MARKED FOR HANDICAPPED PARKING TO BE VAN ACCESSIBLE
PROVIDED: 20 SPACES WITH 1 MARKED FOR HANDICAPPED PARKING TO BE VAN ACCESSIBLE

LEGEND

BOUNDARY LINE	---
PROPERTY LINE	---
EASEMENT LINE	---
RIGHT OF WAY	---
DOG PARK BOUNDARY	---
EX FENCE (6" OPAQUE)	-X-X-X-X-X-X-
STORM SEWER	---
SWALE/WATERWAY FLOWLINE	---
INDEX CONTOUR	---
INTERMEDIATE CONTOUR	---
FLOW DIRECTION	---
DISTURBED AREA	---
ASPHALT DRIVEWAY	---
DIRT/GRAVEL DRIVEWAY	---
RECEIVING PERVIOUS AREA/ RUNOFF REDUCTION AREA	---
SEPTIC CLEANOUT/MH	---
WATER HOOK UP	---
ELECTRIC HOOK UP	---
LIGHT POLES	---
TRASH ENCLOSURE	---

VICINITY MAP

1"=1000'

TRASH PAD FENCE

SCALE: NTS

APPROVAL BLOCK

COUNTY PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

DATE

COUNTY FILE NO: PPR2140

PREPARED FOR:
OWNER: G & D ENTERPRISES, CORP.
PO BOX 215
GREEN MOUNTAIN, CO 80819
DANIEL NEWMAN
(719) 684-9044
KARAN@ROCKYTOPCO.COM

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, ALL TERRAIN
ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

JOB NO: 24032	LOCATION: EPC	DATE
REV	DESCRIPTION	

ROCKYTOP MOTEL & CAMPGROUND

SITE PLAN

DESIGN: NQJ
REVIEW: REB
05/30/2025
H-SCALE: 1" = 40'
V-SCALE: N/A

SHEET

1 OF 1