



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Access Permits

June 26, 2025

SH 24A, MM290.16
El Paso County

Ashlyn Mathy, Project Manager/Planner
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
Ashlynmathy2@elpasoco.com

RE: PPR2140 - Rocky Top Motel & Campground Site Development Plan

Dear Ashlyn,

I am in receipt of a request for comments regarding Rocky Top Motel & Campground Site Development Plan. The site, located at 10090 West Highway 24, Green Mountain Falls, in El Paso County, consists of a small motel, 60 RV sites and 8 tent camp sites on 9.3 acres. **Access to the site is an undocumented access and an unauthorized access from State Highway 24.** The parcel number is: 8309200011 currently owned by G & D Enterprises Corp. After review of submittals, we have the following comments:

- The roadway that fronts the subject parcel is considered E-X (Expressway) Category. This category is considered very restrictive, and access is not typically allowed. However, due to the historic nature of vehicular access, a single point of access will be granted per State Highway Access Code sec.3, (3.7)(par 3).
- Application for access was submitted to CDOT in 2021 and 2023 however no action was taken on either application.
- A new State Highway Access Permit application was received, a permit offer was made, due back by August 25, 2025. Notice to Proceed has not yet been issued.
- Unauthorized access just east of Lucky 4 Road shall be removed ROW Fence re-installed and ground stabilized and revegetated.

Additionally,

- On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Mr. Gabe Martinez at 719-251-7830 for any questions regarding advertising devices.
- Any utility work within the state highway right of way will require a utility permit from the CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Martinez.

If you have any questions, please call me at (719) 251-7804 or by email Michelle.regalado@state.co.us.

Sincerely,

Michelle Regalado
CDOT R2 Assistant Access Manager

xc: Jeff Rice, EPC/Lancaster/file

