



COLORADO
Department of
Transportation

Region 2 Traffic Section
5615 Wills Blvd.
Pueblo, Colorado 81008
(719) 546-5407 Fax: (719) 546-5414

Permit No. **222175**

September 21, 2022

J. Ryan Watson
Widefield Investment Group
3 Widefield Blvd.
Colorado Springs, CO 80911

Dear Ryan:

1. Please **review** the attached State Highway Access Permit (Form #101) and all enclosed attachments.
2. If you choose **NOT** to act on the permit, please notify the Colorado Department of Transportation (CDOT) within 60 days of the date of this transmittal letter, CDOT will consider this permit withdrawn and reapplication will be required.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 permit author has signed, executing the permit. This by no means grants access, permission to construct, or perform any work in the CDOT right-of-way. This will come with a Notice to Proceed to construct.** This agreement step merely states that we have an agreement to grant access at the given location to you.
5. **Upon affixing** the Permittee's or authorized agent's signature, a link to pay the permit fee will be provided through PayPal. The link is to pay the permit fee of \$300.00. 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 please call Valerie F Vigil, Permits Program Manager at (719) 251-7803.

Please return Access Permit and attachments to: Valerie F Vigil
Region 2 Traffic Section
5615 Wills Blvd.
Pueblo, Colorado 81008

COLORADO DEPARTMENT OF TRANSPORTATION			CDOT Permit No.
STATE HIGHWAY ACCESS PERMIT			222175
			State Highway No / Mp / Side 021A / 131.813 / Right
Permit Fee \$300.00	Date of Transmittal 09/21/2022	Region / Section / Patrol / Name 2 / 04 / 53 Bradley Bauer	Local Jurisdiction El Paso County

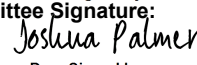

The Permittee(s): Joshua Palmer El Paso County Engineer 3275 Akers Dr. Colorado Springs, CO 80922 (719) 520-6900	The Applicant(s): Ryan Watson Widefield Investment Group 3 Widefield Blvd. Colorado Springs, CO 80911 719-392-0194
is hereby granted permission to have an access to the state highway at the 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: Intersection of Mesa Ridge Parkway - Powers Blvd/ SH 21 MP 131.813 SH 021A Right	
Access to Provide Service to: (Land Use Code) 210 - Single-Family Detached Housing Glen at Widefield – Filing 10	(Size) 40 (Units) Each
Additional Information: Please see attached terms and 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 Ron Young with the Colorado Department of Transportation, at (719) 289-8718 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 Joshua Palmer	Date 9/30/2022 9:55 AM MDT
DocuSigned by: Co-Permittee Signature: (if applicable) 	Print Name J Ryan Watson	Date 9/30/2022 12:10 PM MDT

This permit is not valid until signed by a duly authorized representative of the Department.

COLORADO DEPARTMENT OF TRANSPORTATION			
DocuSigned by: Signature 	Print Name Valerie F Vigil	Title Permits Manager	Date (of issue) 10/21/2022 9:30 AM 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

**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.

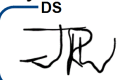
CONSTRUCTION

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.

^{DS}


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 create 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.



September 21, 2022
Access Permit No. 222175
J. Ryan Watson - Glen at Widefield 10 for
Joshua Palmer - El Paso County

Sheet - 1 -

1. A NOTICE TO PROCEED TO CONSTRUCTION, CDOT Form 1265, is required before beginning the construction of the access or any activity in the highway right-of-way. All submittals, documents, plans, and other items that must be completed shall be submitted and approved by the Department before a NOTICE TO PROCEED to construction will be issued.
2. The access is located on the east side of State Highway 21A, at Mesa Ridge Pkwy or approximately milepost 131.813.
3. This section of highway is a Category FW highway.
4. The Permittee/Applicant shall provide the Department with the following submittals, documents, plans and other items for review prior to the issuance of a NOTICE TO PROCEED to construction:
 - a. A written request for a NOTICE TO PROCEED including the access permit number listed above.
 - b. The Permittee/Applicant shall provide the Department with \$7,222 escrow with for the development's pro-rata share of the traffic signal at Powers/Mesa Ridge Pkwy.
 - c. Current title policy or warranty deed.
 - d. A copy of the final recorded plat.
5. This Access Permit is issued to allow access to State Highway 21A for a change in use of the property. The previous use of the access was to serve the County Road Mesa Ridge Pkwy and previously permitted filings of the Glen at Widefield. The access will now serve Mesa Ridge Pkwy and the Glen at Widefield including Filing 10; 40 single-family residential lots.
6. The Permittee is responsible for wind and air borne erosion control measures during the construction phase. The developer is responsible for MS4 compliance; best management practice during construction should include clean project entry. The project landfall must be shaped and armored in such a way that no head-cutting will occur. No construction traffic is allowed to enter the highway along pioneered pathways through the ditches.
7. No new construction or improvements are required by the issuance of this Access Permit.
8. The Permittee shall refer to all additional standard requirements attached to this permit. This includes CDOT Form 101b, enclosed additional terms, conditions, exhibits, and noted attachments.
9. The following criteria were used to establish this Access Permit:
 - a. The Application for Access Permit (CDOT Form 137) dated July 22, 2021 and received in the regional office on July 22, 2021 and all attachments.
 - b. State Highway Access Code, Volume 2, CCR-601-1; Effective date August 31, 1998
 - c. The State Highway Access Category Assignment Schedule, as revised.
 - d. The Colorado Department of Transportation (CDOT) M&S Standard Plans
 - e. Vicinity Map
 - f. Approved Traffic Report, signed and sealed by Jeff Hodsdon, PE # 31684, dated June 10, 2020.
10. Any other discharges may require Colorado Discharge Permit(s) or separate permits from CDPHE or the appropriate agency before work begins. For additional information and forms, go to the CDPHE website at: <http://www.cdphe.state.co.us/wq/PermitsUnits/wqcdpmt.html>.
11. This Access Permit is issued in accordance with the 1998 State Highway Access Code (2CCR 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 may render this permit void, requiring a new Application for Access Permit to be submitted for review by the Department and/or Issuing Authority.

September 21, 2022
Access Permit No. 222175
J. Ryan Watson - Glen at Widefield 10 for
Joshua Palmer - El Paso County

Sheet - 2 -

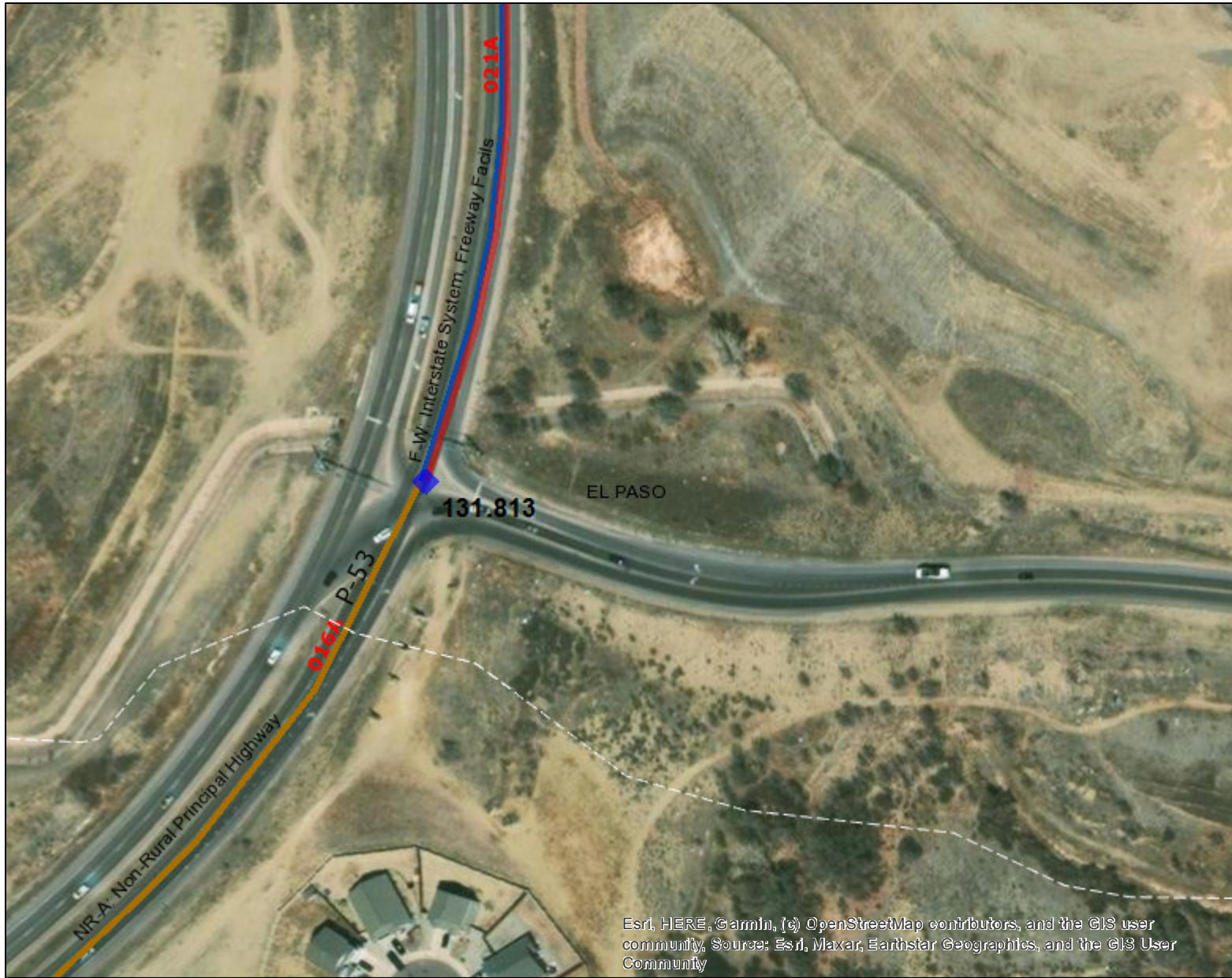
12. If necessary, minor changes, corrections and/or additions to the Permit may be ordered by the Department Inspector, other Department representative, or the local authority, to meet unanticipated site conditions. Changes may not be in violation of the State Highway Access Code. All major changes to the permit must be approved in writing by the Department prior to commencement of any work on or within the State Highway right-of-way.
13. Backing maneuvers within and into the State Highway right-of-way are strictly prohibited. All vehicles shall enter and exit the highway right-of-way in a forward movement. Backing into the right-of-way shall be considered a violation of the Terms and Conditions of the Access Permit and may result in the revocation of the Permit by the Department and/or Issuing Authority.
14. This access will be allowed a full movement. However, left turn movements in and out of this access may be prohibited at some future date.
15. Any additional permits and clearances required by other Federal, State, Local Government Agencies or Ditch Companies is the responsibility of the Permittee and/or Applicant.
16. The PM Peak Hour Volumes (PHV) volumes associated with this filing shall not exceed 40 additional trips.
17. If the vehicular volumes exceed the stated Peak Hour volumes, as determined by the Department, the appropriate warranted highway improvements shall be designed and installed within the earliest construction season unless specifically allowed otherwise, in writing by the Department. The highway improvements shall be designed and constructed by the Permittee at no cost to the Department. Failure by the Permittee to provide such warranted improvements may result in the revoking of the Access Permit and closure of the access approach.
18. The Permittee is responsible for any utilities and/or traffic control devices disrupted by the construction of this access and all expense incurred for repair. There are existing utilities on the highway right-of-way by permit. Owners of those utilities must be contacted. Any work necessary to protect existing permitted utilities, such as encasements, bulwarks, etc. will be the responsibility of the Permittee.
 - a. The Permittee is hereby advised that other utilities may exist within the proposed permit area. Permittee shall implement any and all measures to protect any existing utilities from damage.
 - b. Non-Destructive Air-vacuum Excavation (potholing) to expose the utilities being surveyed to determine their exact depth and location maybe necessary before any work commences. A core hole saw cut is the recommended method of entry through pavement for potholing. Flowfill is required for backfill of the core hole under the pavement or on the roadway.
 - c. The vacuum excavation technique is used not only to expose utilities but also for other uses that are benefited by the non-invasive/non-destructive, environmentally friendly technology such as dewatering or drill fluid/saw cutting fluid removal.
 - d. The Contractor shall utilize a spotter to assist in the visual inspection of all excavation work as it progresses near existing CDOT Intelligent Transportation Systems fiber optic line conduits, pull boxes and manholes. The Contractor shall provide a spotter to aid equipment operators when construction activities are near marked or unmarked fiber lines.
 - e. The spotter shall observe all excavation work as it progresses to ensure that no damage occurs to existing underground fiber lines. When the spotter has visual sight of the underground conduit, the spotter shall notify the equipment operator of the proximity to the conduit and begin to guide the excavation work. The spotter shall guide all excavation work around the conduit to ensure no damage occurs.

September 21, 2022
Access Permit No. 222175
J. Ryan Watson - Glen at Widefield 10 for
Joshua Palmer - El Paso County

Sheet - 3 -

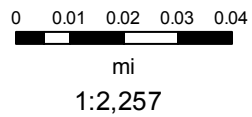
19. The Permittee is hereby advised that other utilities may exist within the proposed permit area. Permittee shall implement any and all measures to protect any existing utilities from damage.
20. Additional CDOT permits are required for work involving water, sanitary sewer, gas, electrical, telephone and landscaping within the right-of-way.
21. The Permittee shall maintain adequate, unobstructed sight distance in both directions from the access. When determining the distance between accesses, the point of tangent shall be used where a radius is present, or the beginning of the curb cut. The minimum sight distance that shall be maintained along the highway for the access shall be 450 feet. The minimum sight distance that shall be maintained for the vehicle entering the highway shall be 660 feet.
22. Any landscaping or potentially obstructing objects such as but not limited to advertising signs, structures, trees, and bushes, shall be designed, placed, and maintained at a height not to interfere with the sight distance needed by any vehicle using the access. Planting of tree(s), which will be over 4 inches in caliper at maturity, will not be allowed within 30 feet of the edge of the traveled way. All other objects shall not exceed a total height of thirty inches from the top of final grade. The Department will require any object or landscaping that becomes unsightly or is considered to be a traffic hazard to be removed by the Permittee at no cost to the Department.
23. This Permit hereby replaces all previous access permit(s) for this ownership, which now become null and void.
24. A "Notice to Proceed" (CDOT Form 1265) is required to complete the access permitting process, even when construction is not required.

222175



- RA: Regional Highway
- RB: Rural Highway
- NRA: Non-Rural Principal Highway
- NRB: Non Rural Arterial
- NRC: Non Rural Arterial
- Highways
- Counties

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Created:
Date: 9/7/2022
Time: 3:20:50 PM



STATE OF COLORADO

Vigil - CDOT, Valerie <valerie.vigil@state.co.us>

Re: Glen at Widefield Filing 10 - Access Application

1 message

Vigil - CDOT, Valerie <valerie.vigil@state.co.us>
To: Joshua Palmer <JoshuaPalmer@elpasoco.com>

Wed, Sep 21, 2022 at 3:42 PM

Thanks Josh!

Valerie F Vigil

Permits Program Manager
Traffic and Safety



D 719.546.5407 | C 719.251.7803 | F 719.546.5414

valerie.vigil@state.co.us | <http://www.codot.gov> | www.cotrip.org

5615 Wills Blvd., Pueblo, CO 81008

On Wed, Sep 21, 2022 at 3:25 PM Joshua Palmer <JoshuaPalmer@elpasoco.com> wrote:

Valerie,

I concur with all things implied by Jennifer Irvine's signature and I approve replacing hers with mine.



Joshua J. Palmer, P.E.

County Engineer

Department of Public Works

719-520-6806

<https://publicworks.elpasoco.com>

From: Vigil - CDOT, Valerie <valerie.vigil@state.co.us>
Sent: Wednesday, September 21, 2022 3:07 PM
To: Joshua Palmer <JoshuaPalmer@elpasoco.com>
Subject: Glen at Widefield Filing 10 - Access Application

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Hi Josh,

As we discussed today by phone, I have an application for the Glen at Widefield Filing 10 which impacts the intersection of Mesa Ridge Blvd and Powers Blvd (SH 21). The application requires an El Paso County signature. The application has Jennifer Irvine's signature but if I can get your concurrence through this email that I can replace her name with yours as the County Engineer, it should suffice legally.

Thanks in advance,

Valerie F Vigil

Permits Program Manager
Traffic and Safety



D 719.546.5407 | C 719.251.7803 | F 719.546.5414

valerie.vigil@state.co.us | <http://www.codot.gov> | www.cotrip.org

5615 Wills Blvd., Pueblo, CO 81008

COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT APPLICATION

Issuing authority application
acceptance date:

Instructions:

**Please print
or type**

- Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.
- Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
- Complete this form (some questions may not apply to you) and attach all necessary documents and Submit it to the issuing authority.
- Submit an application for each access affected.
- If you have any questions contact the issuing authority.
- For additional information see CDOT's Access Management website at <http://www.dot.state.co.us/AccessPermits/index.htm>

1) Property owner (Permittee) El Paso County, CO ATTN: Jennifer Irvine		2) Agent for permittee (if different from property owner) Widefield Investment Group - J. Ryan Watson															
Street address 3275 Akers Drive		Mailing address 3 Widefield Blvd.															
City, state & zip Colo Sprgs, CO 80922	Phone # 719-520-6460	City, state & zip Colo Springs, CO 80911	Phone # (required) 719-392-0194														
E-mail address jenniferirvine@elpasoco.com		E-mail address if available ryan@widefieldinvestmentgroup.com															
3) Address of property to be served by permit (required) Mesa Ridge Parkway - County Road Connection to Powers Blvd./State Highway 21																	
4) Legal description of property: If within jurisdictional limits of Municipality, city and/or County, which one? <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 12.5%;"><small>county</small></td> <td style="width: 12.5%;"><small>subdivision</small></td> <td style="width: 12.5%;"><small>block</small></td> <td style="width: 12.5%;"><small>lot</small></td> <td style="width: 12.5%;"><small>section</small></td> <td style="width: 12.5%;"><small>township</small></td> <td style="width: 12.5%;"><small>range</small></td> </tr> <tr> <td>El Paso</td> <td>The Glen- Fil 10</td> <td>See Plat</td> <td>See Plat</td> <td>See Plat</td> <td>See Plat</td> <td>See Plat</td> </tr> </table>				<small>county</small>	<small>subdivision</small>	<small>block</small>	<small>lot</small>	<small>section</small>	<small>township</small>	<small>range</small>	El Paso	The Glen- Fil 10	See Plat	See Plat	See Plat	See Plat	See Plat
<small>county</small>	<small>subdivision</small>	<small>block</small>	<small>lot</small>	<small>section</small>	<small>township</small>	<small>range</small>											
El Paso	The Glen- Fil 10	See Plat	See Plat	See Plat	See Plat	See Plat											
5) What State Highway are you requesting access from? 21A		6) What side of the highway? <input type="checkbox"/> N <input type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W															
7) How many feet is the proposed access from the nearest mile post? 0 feet <input checked="" type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W from: 131.81		How many feet is the proposed access from the nearest cross street? 0 feet <input checked="" type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W from: Mesa Ridge Parkway															
8) What is the approximate date you intend to begin construction? 2/1/2020																	
9) Check here if you are requesting a: <input type="checkbox"/> new access <input type="checkbox"/> temporary access (duration anticipated:) <input type="checkbox"/> improvement to existing access <input checked="" type="checkbox"/> change in access use <input type="checkbox"/> removal of access <input type="checkbox"/> relocation of an existing access (provide detail)																	
10) Provide existing property use Public County Road (Mesa Ridge Parkway)																	
11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest? <input type="checkbox"/> no <input checked="" type="checkbox"/> yes, if yes - what are the permit number(s) and provide copies: 216057/218055/218056 and/or, permit date: 1/25/2017 1/14/19, 5/24/19																	
12) Does the property owner own or have any interests in any adjacent property? <input type="checkbox"/> no <input checked="" type="checkbox"/> yes, if yes - please describe: Adjacent future Glen East filings.																	
13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property? <input type="checkbox"/> no <input checked="" type="checkbox"/> yes, if yes - list them on your plans and indicate the proposed and existing access points.																	
14) If you are requesting agricultural field access - how many acres will the access serve? N/A																	
15) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each.																	
<small>business/land use</small>	<small>square footage</small>	<small>business</small>	<small>square footage</small>														
16) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units?																	
<small>type</small>	<small>number of units</small>	<small>type</small>	<small>number of units</small>														
Single-Family Residential	40 DU																
County Road - Mesa Ridge Parkway	1 EA																
17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.																	
Indicate if your counts are <input checked="" type="checkbox"/> peak hour volumes or <input type="checkbox"/> average daily volumes.	# of passenger cars and light trucks at peak hour volumes 32	# of multi unit trucks at peak hour volumes 0															
# of single unit vehicles in excess of 30 ft. 1	# of farm vehicles (field equipment) 0	Total count of all vehicles 33															

18) Check with the issuing authority to determine which of the following documents are required to complete the review of your application,

- a) Property map indicating other access, bordering roads and streets.
- b) Highway and driveway plan profile.
- c) Drainage plan showing impact to the highway right-of-way.
- d) Map and letters detailing utility locations before and after development in and along the right-of-way.
- e) Subdivision, zoning, or development plan.
- f) Proposed access design.
- g) Parcel and ownership maps including easements.
- h) Traffic studies.
- i) Proof of ownership.

1- It is the applicant's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional CDOT Utility/Special Use Permit offices or accessed via the CDOT Planning/Construction-Environmental-Guidance webpage <http://www.dot.state.co.us/environmental/Forms.asp>.

2- All workers within the State Highway right of way shall comply with their employer's safety and health policies/ procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/ISEA 107-1999, class 2); head protection that complies with the ANSI Z89.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI Z41-1999.

Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: <http://www.dot.state.co.us/DesignSupport/>, then click on *Design Bulletins*.

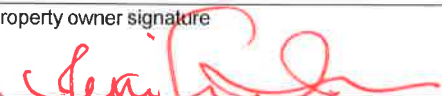
If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

I understand receipt of an access permit does not constitute permission to start access construction work.

Applicant's signature 	Print name J Ryan Watson	Date July 16th 2021
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If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.

Property owner signature 	Print name JENNIFER E. IRVINE	Date 22 JULY 2021
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**COUNTY ENGINEER
EL PASO COUNTY**

Table 5
Glen East Preliminar Plan CDOT Access Permit and Escrow Analysis
Mesa Ridge & Powers (SH 21)
The Glen at Widefield Filing 10

Subdivisions Currently Proposed			Currently Proposed Separate Access Permits and Escrow Amounts per Access Permit			
Subdivision Name	Number of Lots	Status	Portion of total Escrow of \$103,960	Access Permits	Access Permit Escrow Amt.	Escrow to be deposited in Account with CDOT
Filing 7	148	Recorded	\$26,648	Permit No. 216057	\$26,648	Completed
Filing 8	101	Recorded	\$18,166	Permit No. 218055	\$18,166	Completed
Filing 9	107	Plat Approved - not recorded	\$19,065	Permit No. 218056	\$19,065	Completed
Filing 10	40	Pending	\$7,222	Application to be submitted soon	\$7,222	Prior to issuance of NTP
Filing 11	103	Future	\$18,596	Application to be submitted soon	\$18,596	Prior to issuance of NTP
Remaining Filings	79	Future	\$14,263	Application(s) not submitted	TBD	

Source: LSC Transportation Consultants, Inc.