



# COLORADO

## Department of Transportation

Region 2

Traffic & Safety - Permits Unit

Hwy 021A/MP 134.55 (F-W)  
El Paso County

May 19, 2026

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

RE: Antelope Ridge and Bull Hill Phase 1 PUDSP (PUDSP255)

Charlene and Kylie,

I am in receipt of a referral request for comments regarding Antelope Ridge - Collector Road Plan (CDR2516) and Antelope Ridge and Bull Hill Phase 1 PUDSP (PUDSP255). The overall development is located east of SH21A (Powers Boulevard), west of Meridian Road, and north and south of Bradley Road in El Paso County.

Antelope Ridge at Bull Hill Filing No. 1 is located east of the East Tributary of Jimmy Camp Creek. The site is located on ±164.6 acres of vacant land. This project is for a single-family residential development with several tracts of land for future development purposes. The land for the project is currently owned by Eagle Development Company and Murray Fountain, LLC.

The comments from our letter dated January 26, 2026, remain the same. They are as follows:

### Traffic

- Antelope Ridge at Bull Hill (Phase 1) includes 472 single-family homes, generating 4,206 daily trips.
- This development contributes to the traffic volumes at the intersection of Powers Blvd (SH021A) and Bradley Road.
- There is the need for immediate improvements at the intersection of Powers Blvd (SH021A) and Bradley Road. Improvements include westbound to northbound right turn accel lane extension, southbound to eastbound double left turn lanes, and extension of right turn deceleration lane for the northbound to eastbound movement.

### Access

- The State Highway Access Code requires an access permit if the proposed vehicle volumes increase by 20 percent or more, the development is adjacent to the state highway, and/or significant changes in the use of the property are made which will affect access operation, traffic volume and/or vehicle type.
- CDOT has been collecting proportional escrow payments from surrounding developments that impact the intersection of Powers Blvd (SH021A) and Bradley Road for construction of the improvements.
- A CDOT Access Permit will be required for this phase of development for the connection of Bradley Road to Powers Blvd (SH021A). As part of the access permit, the escrow in the amount of \$54,505.00 will be collected for the future intersection improvements.
- A CDOT Access Permit will be required for each phase of development of the Bull Hill/Antelope Ridge/Rolling Meadows project to document the collection of the required escrow payments.



CDOT respectfully requests that El Paso County hold the approval and recordation of any Final Plats until such time CDOT has an executed Access Permit, in accordance with the State Highway Access Code, and has received the escrow payment.

Please contact me at 719-248-0318 or [teresa.guagliardo@state.co.us](mailto:teresa.guagliardo@state.co.us) with any questions.

Sincerely,

*Teresa Guagliardo*

Teresa Guagliardo  
CDOT R2 Access Manager

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