



**COLORADO**  
**Department of Transportation**  
Region 2

Traffic & Safety - Access Permits  
5615 Wills Blvd Suite A  
Pueblo, CO 81008-2349

February 8, 2024

94A/El Paso County

Ryan Howser, AICP - Planner III  
El Paso County Planning & Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
(719) 520-6049 | ryanhowser@elpasoco.com

RE: SP 215 - Viewpoint Estates - Preliminary Plan (Minor)

Dear Ryan,

I am in receipt of a referral request for comment for Viewpoint Estates Filing No 2 Preliminary Plan located at 21209/21307 Chesley Drive, in the Town of Calhan, El Paso County, State of Colorado. State Highway 94A (Category NR-A) is the southern boundary of the site. The area of land under consideration for vacating and replating is  $\pm 24.33$  acres. Approval will generate the vacating and replating lots 71 & 72, into seven (7) single family rural residential lots. **Access to the lots in the subdivision will be from Chelsey Drive connecting to Colorado Highway 94 via existing Antelope Drive which is constructed with asphalt surface and roadside ditches.** The property is Lot 71 and lot 72 of Viewpoint Estates as recorded in El Paso County, under reception number 99189220. After review of documentation, we have the following comments:

#### TRAFFIC

The Traffic Memo Letter for Viewpoint Estates, LLC dated 11/10/2021 has been reviewed by CDOT Traffic Operations Management. Their comments follow:

- The project generates 66 vehicle trips per day
- All auxiliary lanes are provided at the intersection of State Highway 94A and Antelope Drive.

#### HYDRAULICS

The V3\_Final Plat Drawings for Viewpoint Estates Filing No 2 dated 10/20/2023 has been reviewed by a CDOT Hydraulic Engineer. Their comments are as follows:

- Access will remain for CDOT crews to access the culvert under SH 94. Any necessary remaining easement lines will be addressed by others.

#### RIGHT OF WAY

- Long range planning includes widening of State Highway 94 at this location. Additional right-of-way may be necessary, but the extent is unknown. Any right-of-way dedication intended for future CDOT/highway use would have to be acquired by El Paso County and



then passed on to CDOT. The right-of-way dedication would have to be free of any encumbrances such as easements and private drainage improvements.

#### ACCESS

- Section 2.6(3) of the State Highway Access Code, states that if the proposed vehicle volumes increase by 20 percent or more an access permit will be required at the intersection of State Highway 94 and Antelope Drive.
- No direct access to State Highway 94 will be granted.
- Right of Way dedication/reservation may be required in the future for widening of Highway 94A.

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 Adam Lancaster at 719-562-5540 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. Lancaster.

If you have questions, please contact me at (719) 562-5537 or [michelle.regalado@state.co.us](mailto:michelle.regalado@state.co.us).

Sincerely,

*Michelle Regalado*

Michelle Regalado  
Access Management

xc: Lancaster/file

