



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Access Permits

SH-083A /MA Subdivision Tract A Rezone to RM-12 & RM 30
El Paso County

May 21, 2026

Kari Parsons-Senior Planner
El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: MA Subdivision Tract A-SH083A Rezone to RM-12 & RM 30

Kari,

I am in receipt of a referral request for comments for MA Subdivision Tract A Rezone to RM-12 located west of Jane Lundeen Drive, south of Walker Road, and east of State Highway 83 El Paso County, State of Colorado, (Parcel #6115011001) The submittals have been reviewed by CDOT. After review of all submitted documents, we have the following comments:

Traffic

- This development request requires intersection improvements at CO 83 and Walker/Highway 105, triggering either the construction of a roundabout or the addition of a second through lane for the eastbound/westbound movements. The intersection improvements should be completed with Tract A.

Access

- No direct access will be granted from State Highway 83. Access will be gained via the local road way system from Pinehurst Circle and Jane Lundeen Drive.
- 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.
- State Highway improvements are required.
- A CDOT Access Permit will be required for each phase of development.

CDOT respectfully requests that El Paso County holds the approval and recordation of any Final Plats until such time CDOT has an executed Access Permit and Notice to Proceed, in accordance with the State Highway Access Code.

Please contact me at 719-924-2930 or kimberly.blanchard@state.co.us with any questions.

Sincerely,

Kimberly Blanchard
Kimberly Blanchard
CDOT R2 Access Management Trainee

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Lancaster / file

