



**COLORADO**  
**Department of Transportation**

Region 2 Permits  
5615 Wills Blvd, Suite A  
Pueblo, CO 81008-2349

January 4, 2024

I-25 / County Line Rd.-Palmer Divide Rd.  
El Paso County / Town of Palmer Lake

**Kari Parsons**, Project Manager/Planner  
E. P. C. Planning & Community Development 2880  
International Circle  
Colorado Springs, CO 80910

RE: ANX241 - Ben Lomand Mountain Village - Annex and Rezone

Dear Kari,

I am in receipt of a referral request for comments for the Annexation and Rezone for the Ben Loman Mountain Village (ANX241). The development or proposed annexation consists of +/- 344.50-acers with a Rezone (RE Estate Property) aspect to provide single family dwellings and accessory as permitted on a minimum lot size of 2.5-acers with additional developments under conditional uses for education, foster homes, churches and synagogues, parks private stables, day care, group homes and open spaces. The properties are located approximately 1-mile west of the I-25/Palmer Divide Interchange adjacent to County Line Rd. also known as Palmer Divide Rd. west of Indi Drive and north of Lakeview Heights subdivision east of Oakdale Dr. in portions of Sections 3, 4 & 5, Township 11 South, Range 67 West of the 6th P.M., within El Paso County, Colorado. After review of all documentation, we have the following comments:

**CDOT Staff does not have any comments regarding the Annexation or Rezone of the Lomand Mountain Village. However, preliminary staff comments are provided below.**

**Traffic**

There was not a Traffic Impact Study (TIS) provided for review at this time. CDOT is requesting a Traffic Impact Study to detail the impacts to the I-25/Palmer Divide-County Line Rd Interchange.

**Access**

This development may impact CDOT infrastructure via I-25/County Line Rd.-Palmer Divide Rd. west. My comment follows:

- Section 1.4(1) of the State Highway Access Code, states in part that no person, shall construct any access providing direct vehicular movement to or from any state highway from or to property in close proximity or abutting a state highway without an access permit issued by the designated issuing authority with the written approval of the Department.
- Under Section 2.6 (Change in Land Use and Access Use) of the State Highway Access Code, states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume increases by 20% and or vehicle type, the permittee or property



owner will coordinates with the local authority and the Department to determine if a new access permit and modifications to the access are required.


- A CDOT Access Permit of Palmer Divide/I-25 Interchange may be required for this development. Please provide a Traffic Impact Study to determine if the traffic volume increase is greater than 20% for the defined land uses and densities.
- Interchange roadway improvements or Escrow dollars may be required or collected per the CDOT Access Code requirements and results of the TIS review.

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.

Please contact me in Pueblo at (719) 546-5732 or by email [arthur.gonzales@state.co.us](mailto:arthur.gonzales@state.co.us) with any questions.

Sincerely,

  
Arthur Gonzales  
CDOT R2 - Access Manager

Xc: /file

