



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

Traffic & Safety - Access Permits

July 3, 2024

Access Permit No. **222165/166**  
85-87/El Paso County

Lacey Dean, Project Manager (laceydean2@elpasoco.com)  
El Paso County Planning & Community Development  
2880 International Circle, Suite 10  
Colorado Springs, CO 80910

RE: Bradley Point Site Development Plan

Dear Lacey,

I am in receipt of a referral request for Bradley Point Site Development located The 9.5-acre site is located north of the intersection formed by Highway 85/87 (Category NR-A MP 135.67 R) and South Academy Boulevard, *in the El Paso County, State of Colorado*. The project proposes an outdoor landscaping material storage facility. **One Full Movement access from state highway 85 has been granted.** The property has the tax schedule No. 6503400038 and 6503400040, are currently owned by Bradley Point LLC. After review of submittals, we have the following comments:

**TRAFFIC**

- As a condition of the access permit the permittee will be required to re-stripe a southbound left turn deceleration lane into the site where the existing painted median exists.

**ACCESS**

Permit 222166 to relocate the existing undocumented access was issued on 10/18/2022 to serve one Landscape Material Storage Facility. A request for an extension was granted, it expires on 10/5/2024. The Notice to Proceed to construction has not yet been issued.

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

Sincerely,

Michelle Regalado  
Access Management

xc: Lancaster/file

