



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Access Permits

SH-083A / 4303 Pinehurst Circle Monument
El Paso County

August 14, 2026

Miranda Benson, Planner (mirandabenson2@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Monument Academy site Development Plan Addition

Miranda,

I am in receipt of a referral request for comments for Monument Academy Site Development Plan Addition, located at 4303 Pinehurst Circle Monument Colorado, in El Paso County and State of Colorado, containing ± 19.19 acres, (Parcel #6115009033). The submittals have been reviewed by CDOT. After review of all submitted documents, we have the following comments:

Access

- No direct access will be granted from State Highway 83. Access will be gained via the local roadway system from Pinehurst Circle
- Please provide a Traffic Impact Analysis/Conformance letter for review
- 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
- A State Highway Access Permit will be required

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

xc: Monument Academy Building Corporation - cvinchattle@monumentacademy.net
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