



COLORADO

Department of Transportation

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

October 27, 2023

025A MP 158.18/Baptist Road/EPC

Lekishia Bellamy (lekishiabellamy@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: SF-2324 - Hay Creek Subdivision - Final Plat

Dear Lekishia,

I am in receipt of a referral request for Hay Creek Subdivision located at 2855 Hay Creek Road, in the City of Colorado Springs, County of El Paso, State of Colorado. The subdivision proposes to combine and subdivide six existing parcels into (16) rural large lots approximately 9-10 acres each. **The proposed access will be a private road with a gated entry at Hay Creek and Snow Mountain Hts.** The properties are currently owned by Randall and Andrea Oleary. After review of submittals, we have the following comments:

- CDOT does not anticipate that the development would interfere with or impact CDOT infrastructure or access; therefore, a CDOT Access Permit will not be required at this time.
- CDOT would like to review any new traffic, drainage and improvement related submittals for the development including traffic studies, trip generation, drainage reports or letters.
- Whenever there are significant changes in the use of a property which will affect access operation, traffic volume and or vehicle type, the permittee or property owner shall contact CDOT to determine if an access permit and modifications to the access are required.

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.

Sincerely,

Michelle Regalado

Michelle Regalado
CDOT R2 Assistant Access Manager

xc: Lancaster/file

