



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

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

January 22, 2021

I-25 / SH105  
El Paso County

**John Green**, Project Manager  
El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

RE: Grandwood Ranch Final\_SF2026 Final Plat Review

Dear Tasha,

The property is a 151-acre development of forty-eight single family residential lots at a minimum of 2.5 acres each 10.59-acre Tract and a 3.56-acre Tract for drainage and detention, cistern for fire protection, and open space/conservation area (collectively the "Property"). Vehicular Access will be gained from two vehicular access points provided onto Higby Road, a 60' right of way to be County owned and maintained roadway. Applicant proposes to dedicate 30' along Higby Road northward onto the Property as required. The easterly access point from Higby Road onto the Property is a proposed "Rural Local" cul-de-sac serving twenty-one single family residences. The westerly access point from Higby Road onto the Property is proposed to be a continuation of Furrow Road built to "Rural Major Collector" standards northward to the existing southerly terminus of Furrow Road. The proposed subdivision of land is located in the off system east of I-25 and SE from SH105 interchange in El Paso County, Colorado. The property has the tax schedule No. 61190000003. CDOT staff has the following comments:

Traffic Operation has reviewed the Final Plat Drawings dated December 17, 2020 and the Letter of Intent provided and their comments are as follows:

- The development is off system and does not appear to have negative impacts to CDOT infrastructure and has no comments.

CDOT Access Department has reviewed the Final Plat Drawings dated December 17, 2020 and the Letter of Intent provided and their comments are as follows:

- Since access is to be gain off system through internal arterial roadways we have no comments.

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. Todd Ausbun at (719) 696-1403 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. Ausbun.

Please contact me in Pueblo at (719) 546-5732 or (719) 248-0905 with any questions.

Sincerely,



Arthur Gonzales  
CDOT R2 Access Manager

Xc: Ferguson  
Stecklein  
Bauer  
Whitleff/Biren  
Ausbun  
Vigil/Regalado/file

