



# COLORADO

## Department of Transportation

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

July 5, 2023

US Hwy 24  
Peyton/EPC

Christian Haas, Project Manager (christianhaas@elpasoco.com)  
El Paso County Planning & Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

RE: CS231 - Jubilee Group Rezone 11401 E Highway 24, Peyton

Dear Christian,

I am in receipt of a referral request for Jubilee Group, LLC. The property is located in the southeast corner of US Hwy 24/Falcon highway. The intended use of the currently vacant 14.35-acre site is a mini-warehouse development with 500 storage units for the first phase and an additional 500 units in a future phase. One full-movement access point located 404 feet east of the intersection of US 24/Falcon Hwy in the northeast corner of the property on Falcon Highway is likely and will be determined at the Site Development Plan stage. The property has the tax schedule No. 5313001013 currently owned by Steve Hui Kang and Annie Sungjoo Kwon. After review of submittals we have the following comments:

### TRAFFIC

The Traffic Impact Study for Jubilee Group Rezone dated May 26, 2023 has been reviewed by the CDOT Traffic Unit, their comments are as follows:

- No public improvements are required; trip generation is less than 20%.
- CDOT requests right-of-way donation/dedication/reservation along US24 and Falcon Hwy for future public improvements at the intersection.
- The site access will ultimately be restricted to right in/out sometime in the future.

### ACCESS

The submittals for Jubilee Group Rezone received June 26, 2023 have been reviewed by CDOT Access Management. Our comments follow:

- US Hwy 24 is planned to be widened through the Falcon area.
- State Highway Access Permit may be required for the change in use per State Highway Access Code §2.6 for any connections to Highway 24G.
- SH24G is categorized as E-X (Expressway); no direct access to Highway 24 will be allowed.
- Request review of subdivision plat at Site Development Plan stage

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](mailto:michelle.regalado@state.co.us).

Sincerely,

*Michelle Regalado*

Michelle Regalado  
CDOT R2 Assistant Access Manager

xc: Lancaster/file

