



COLORADO
Department of Transportation
Region 2
Traffic & Safety - Access Permits

November 14, 2024

83A/R-A/MP 27.60
Town of Monument/EPC

Ashlyn Mathy, Project Manager
El Paso County Planning & Community Development
2880 International Circle, Suite 110, Colorado Springs, CO 80910
ashlynmathy2@elpasoco.com

RE: PPR2433 - Monument Glamping 2

Dear Ashlyn,

We are in receipt of a referral request for Monument Glamping 2 Plot Plan Review, the site is located at 14545 CO Hwy 83, in the Town of Monument, El Paso County, State of Colorado. The project's plan is to construct a 12-unit recreation camp on 5.9-acres. Each site will be utilized for temporary accommodations, such as a recreational vehicle, tent, or yurt and will include parking space. **One existing full movement access to State Highway 83A is in the process of being permitted. In preparation of future improvements and in compliance with the Access Control Plan a recorded access easement will be required.** The property tax schedule is 61000001112, currently owned by Randy & Linda Amann. After review of the submittals CDOT has the following comments:

TRAFFIC

The Traffic Generation Analysis for Monument Glamping 2 dated March 7, 2023 has been reviewed by a CDOT Traffic Manager, their comments are as follows:

- Trip generation is acceptable.
- The intended access does not comply with the access control plan for State Highway 83A. The approved plan indicates cross lot access to Walden Way.

HYDRAULICS

Final Drainage Report for Monument Glamping 2 has not been reviewed by a CDOT Hydraulic Engineer. Their comments are as follows:

- Provide a Drainage Letter/Report
 - Drainage to the state highway right-of-way shall not exceed the undeveloped historical rate of flow.
 - Provide plans and hydraulic analysis of existing detention basin.
 - Describe hydrology & hydraulic methods, including intensity equations, within the body of the report.



ACCESS

The Monument Glamping 2 Site Development Plan Letter of Intent received on 11/7/2024 and a Site Development Plan dated 8/14/2024 has been reviewed by CDOT Access Management. Our comments follow:

- A CDOT Access Permit (223018) was issued in May of 2023. The Notice to Proceed has not yet been issued.
- Access to the property is within the CO 83 Access Control Plan Intergovernmental Agreement among the City of Colorado Springs, El Paso County and the State of Colorado Department of Transportation.
- Dedication of a 30-foot access easement parallel with State Highway 83A shall be established and recorded with El Paso County before the Notice to Proceed will be issued
- In the future when an internal connectivity to/from Walden Way is developed the access will be closed.

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: Town of Monument
Nina Ruiz (nina.ruiz@vertexc.com)
Lancaster/file

Electronic Delivery Only

