



COLORADO

Department of Transportation

Region 2

Traffic & Safety – Permits Unit

US-24G (E-X) | Peterson Rd
El Paso County

September 18, 2026

Jen Uhler, Planner (jenuhler@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Hillpointe Apartments (PPR2613)

Jen,

I am in receipt of a referral request for comments for Hillpointe Apartments Plot Plan Review. The proposed development is a part of Cimarron Hills Southeast Mixed Use Filing No. 1 and is located north of US-24G (E Platte Avenue) and east of Peterson Blvd. The parcels being developed are 5408007001, 5408007004, and 54089007008 in El Paso County. The anticipated unit count for the development is currently 300 dwellings, which would require a minimum lot size of 6.84 acres.

The comments below apply to both Hillpointe Apartments and Cimarron Hills Southeast Mixed Use Filing No. 1. The comments from our letter dated July 28, 2026, for Hillpointe Apartments remain the same. They are as follows:

- Section 2.13(3) of the State Highway Access Code, states in part, “Access rights should be obtained for a distance of 550 feet along the lesser street or crossroad measured from the radius point of any ramp touch down curve. Frontage roads and other accesses which are closer to ramp termini than the spacing standards recommend, should be either relocated, closed, or turning movements restricted as soon as conditions allow.”
- Roundabouts are being constructed at US-24G (E Platte Avenue) and Peterson Blvd which will improve interchange operations. The existing access is ± 275 feet north of the off-ramp terminal from US-24G. The existing cross-over at Panamint Court shall be eliminated and median constructed across.
- The Traffic Impact Study for “Hillpointe Apartments at Peterson” dated September 2025, revised May 2026 states:
“Proposed access to the development is provided via one full-movement access onto the future extension of Meadowbrook Parkway (referred to as Site Access). This access is anticipated to be shared with the future adjacent Cimarron Hills development.
Additionally, it is noted that the existing intersection of Peterson Road with Panamint Court will be converted to a right-in/right-out intersection and serve as an emergency-only access for the proposed development.”
- A CDOT Access Permit will be *required* for this development, prior to the subdivision plat being recorded, to document the median opening closure at the existing cross-over at Panamint Court.
 - o The median closure to convert the existing access to right-in/right out will be a condition of the permit.
 - o A CDOT Access Permit Application has been received for this development but is currently on hold pending receipt of multiple documents to complete the submittal.



CDOT respectfully requests El Paso County hold the recordation of the final plat for Cimmaron Hills Southeast Mixed Use Filing No. 1 until such a time CDOT has an executed Access Permit in place, in accordance with the state statute.

Please contact me at 719-248-0318 or teresa.guagliardo@state.co.us with any questions.

Sincerely,

Teresa Guagliardo

Teresa Guagliardo
CDOT R2 Access Manager

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