



COLORADO

Department of Transportation

Region 2

Traffic & Safety – Permits Unit

US-024G and Stapleton Road
El Paso County

August 11, 2026

Edward Schoenheit, Engineer (edwardschoenheit@elpasoco.com)
El Paso County Department of Public Works
2880 International Circle
Colorado Springs, CO 80910

RE: Waterbury Filing No. 1
Final Plat (SF237)

Ed,

The proposed Waterbury Filing No. 1 subdivision is located approximately 2,000 feet west of the intersection of US Highway 24 and Stapleton Road in El Paso County, Colorado. The subdivision is bordered on the west by single-family residential sites and Eastonville Road. Adjacent parcels to the southwest and east of this project are also large residential lots. The proposed subdivision of land has the Tax Schedule No. 4200000148, 4200000366, 4200000368, and 4200000417 on ±418 acres. Our comments regarding state highway access and highway improvement escrow for this development are as follows:

- Section 2.6 (Change in Land Use and Access Use) of the State Highway Access Code states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume increases by 20% and or vehicle type, the permittee or property owner will coordinate with the local authority and the Department to determine if a new access permit and modifications to the access are required.
- The Colorado Department of Transportation (CDOT) is currently constructing a traffic signal at the intersection of Stapleton Road and US 24G (CDOT Project #26947). This initial signal configuration will not accommodate traffic from the proposed development at full buildout and will ultimately require replacement for expansion and addition of lanes.
- An Access Permit is required for this development. As a condition of the permit, an escrow payment of \$40,430 will be collected to fund future intersection improvements. The access permit application has been received and is currently under review.

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

Cc: Jeff Hodsdon, LSC Transportation Consultants, Inc. (jeff@lsctrans.com)
Ryan Howser, El Paso County (ryanhowsen@elpasoco.com)
Lancaster / file

