



COLORADO

Department of Transportation

Region 2

Traffic & Safety

I-25A / SH105A / County Line Road
El Paso County

January 27, 2025

Lisa Elgin, Planner (lisaelgin@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Ben Lomand Mountain Village Rezone RR2.5 (P252)

Lisa,

I am in receipt of a referral request for comments for Ben Lomand Mountain Village Rezone RR2.5. The development is ±341.1 acres of undeveloped land (PINs 7103000028, 7104000001, 7104000002, 7104001010, 7104200012, 7104237002, and 7105424044) located east of the Town of Palmer Lake and south of County Line Road in El Paso County. Per the submitted letter of intent, preliminary evaluations of the property suggest that it is suitable for 78 single unit detached residential lots (more or less), with a minimum lot area of 2.5 acres, two (2) facilities for the United Congregational Church, and three (3) large conservation areas that will serve as a sanctuary for wildlife. A subdivision application will follow the rezoning. After review of all submitted documentation, we have the following comments:

CDOT Staff does not have any comments regarding the rezone of the Lomand Mountain Village. However, preliminary staff comments regarding subdivision of the property are provided below.

Traffic

- There was not a Traffic Impact Study (TIS) provided for review at this time. CDOT is requesting to review the traffic impact study when it becomes available; we request that the TIS includes details of the impacts to the SH105/Spruce Mountain Road/County Line Road and SH105/Beacon Lite Road intersections as well as the I-25/ Palmer Divide-County Line Road Interchange.

Access

- Section 1.4(1) of the State Highway Access Code, states in part that no person shall construct any access providing direct vehicular movement to or from any state highway from or to property in close proximity or abutting a state highway without an access permit issued by the designated issuing authority with the written approval of the Department.
- 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.
- CDOT Access Permits for the SH105/Spruce Mountain Road/County Line Road and SH105/Beacon Lite Road intersections and/or Palmer Divide/I-25 Interchange may be required for this development. This will be determined after review of the above-requested TIS.
- Roadway improvements or escrow dollars may be required or collected per the CDOT Access Code requirements and results of the TIS review.



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 Gabe Martinez at (719) 251-7830 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. Martinez.

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

Sincerely,

Teresa Guagliardo

Teresa Guagliardo
CDOT R2 Access Management

Xc: Daniel Madison, Manhard Consulting (dmadison@manhard.com)
Roger & Mary Sung, Property Owners (ptggmountain@gmail.com)
Whittlef / Lancaster / file

