



**COLORADO**  
**Department of Transportation**  
Region 2

Traffic & Safety - Access Permits

January 24, 2024

AP 223006  
El Paso County

El Paso County | Joshua Palmer  
3275 Akers Dr.  
Colorado Springs, CO 80922  
[joshuapalmer@elpasoco.com](mailto:joshuapalmer@elpasoco.com)

Widefield Investment Group | Ryan Watson  
3 Widefield Blvd  
Colorado Springs, CO 80911  
[ryan@widefieldinvestmentgroup.com](mailto:ryan@widefieldinvestmentgroup.com)

**RE: Glen at Widefield - Intersection of Mesa Ridge Parkway & Powers Blvd/SH 21 EPC  
SH 21A ± 1,000 feet south from MP 132 (MP 131.81 R)**

Dear Permittee and Applicant,

The Colorado Department of Transportation (CDOT) has received your signed permit offer and application fee. A copy of the issued permit is attached. CDOT has issued a Notice to Proceed for this permit since the permit did not require any additional construction of the access. Please print a copy of the access permit and the notice to proceed for your files.

If you have questions, please contact me at (719) 562-5537 or [michelle.regalado@state.co.us](mailto:michelle.regalado@state.co.us).

Respectfully,

*Michelle Regalado*  
Michelle Regalado  
Region 2 Assistant Access Manager

Xc: Elizabeth Nijcamp, El Paso County  
Balchuck  
Lancaster/file



<b>COLORADO DEPARTMENT OF TRANSPORTATION</b> <b>STATE HIGHWAY ACCESS CODE</b> <b>NOTICE TO PROCEED</b>	CDOT Permit No. <b>223114</b>
	State Highway/Mile Post/Side <b>021A / 131.81 / Right</b>
	Local Jurisdiction <b>El Paso County</b>

Permittee(s): <b>El Paso County - Joshua Palmer</b> <b>3275 Akers Dr.</b> <b>Colorado Springs, CO 80922</b> <b>(719) 520-6900/joshuapalmer@elpasoco.com</b>	Applicant: <b>Widefield Investment Group - J. Ryan Watson</b> <b>3 Widefield Blvd.</b> <b>Colorado Springs, CO 80911</b> <b>(719) 392-0194/ryan@widefieldinvestmentgroup.com</b>
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The permittee is hereby authorized to continue or proceed with access use within state highway right-of-way in accordance with the above referenced State Highway Access Permit and this Notice to Proceed for No New Construction.

This Notice to Proceed is conditional as described to items listed below. If conditions are broken then this permit may be revoked.

1. All permit requirements have been met. **NO NEW CONSTRUCTION REQUIRED.**
2. The Annual Average Daily Traffic (AADT) volumes using this access shall not exceed 3,791 trips. If in the future, the traffic volumes increase by greater than 20% of the permitted number, the permittee (property owner) is required to apply for a new CDOT Access Permit and may be required to construct highway improvements.
3. Peak Hour Volumes (PHV) volumes using this access shall not exceed:
  - a. AM Peak Ingress/Egress = 88
  - b. PM Peak Ingress/Egress = 358

If in the future, the traffic volumes increase by greater than 20% of the permitted number, the permittee (property owner) is required to apply for a new CDOT Access Permit and may be required to construct highway improvements.

**Municipality or County Approval** (When the appropriate local authority retains issuing authority)

By <b>(X)</b>	Title	Date
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This Notice is not valid until signed by a duly authorized representative of the Department

**Colorado Department of Transportation**

By <b>(X)</b> <i>Michelle Regalado</i>	Title Assistant Access Manager	Date 01/24/2024
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Copy distribution: Required: Region (original) Applicant Staff Access Section Make copies as necessary for: Local Authority MTCE Patrol Inspector Traffic Engineer Form 1265 8/98, 6/99



**COLORADO**

**Department of  
Transportation**

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

December 20, 2023

**Access Permit No 223114**  
21A/El Paso County

**El Paso County - Palmer**  
3275 Akers Drive  
Colorado Springs, CO 80922  
(719) 520-6900 [joshuapalmer@elpasoco.com](mailto:joshuapalmer@elpasoco.com)

Glen Investment Group No VIII LLC - Watson  
3 Widefield Blvd  
Colorado Springs, CO 80911  
(719) 392-0194 [ryan@widefieldinvestmentgroup.com](mailto:ryan@widefieldinvestmentgroup.com)

**RE: Intersection of Mesa Ridge Parkway & Powers Blvd (State Highway 21A)**

Dear Permittee/Applicant,

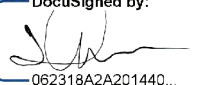
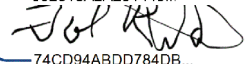

1. Please review the attached State Highway Access Permit (Form #101) and all enclosed attachments.
2. If you choose **NOT** to act on the permit, please notify the Colorado Department of Transportation (CDOT) within 60 days of the date of this transmittal letter, CDOT will consider this permit withdrawn and reapplication will be required.
3. If you wish to **APPEAL** the Terms and Conditions of the permit, please refer to the attached Form 101, Pages 2 and 3 for an explanation of the appeal procedures.
4. **If you ACCEPT** the Permit and its Terms and Conditions and are authorized to sign as legal owner of the property or as an authorized representative, please sign and date the DocuSign Access Permit form #101 on the line marked "PERMITTEE". Your signature confirms your agreement to all the listed Terms and Conditions. **The file will be returned electronically to the permit Author for final signatures and completion. The executed DocuSign envelope will be returned to you electronically through email once the CDOT permit author has signed, executing the permit. Keep in mind that a permit does not grant access, permission to construct or perform any work in the CDOT right-of-way. Access and permission to construct will be granted with a Notice to Proceed to construct.** This states that we have an agreement to grant access at the given location to you.
5. **Once the digital signature is complete** you will receive a link to pay the permit fee through PayPal. The link is to pay the permit fee of \$300.00. If the Permittee is not paying the fee and the fee is being paid by third party, a PayPal link can be requested through your permit author. **If the link is missing contact the permit author and they will send the link via email.**
6. As described in the attached Terms and Conditions, you must make a written request to obtain a Notice to Proceed. **DO NOT** begin any work within the State Highway Right-of-Way without a validated Access Permit and Notice to Proceed. Use of this permit without the Colorado Department of Transportation's validation shall be considered a violation of State Law and the permit will be revoked.

If you have any questions, please contact me in Pueblo at:

R2 Traffic & Safety - Access Unit/Regalado  
5615 Wills Blvd, Suite A  
Pueblo, CO 81008-2349  
(719) 562-5537 / [michelle.regalado@state.co.us](mailto:michelle.regalado@state.co.us)

<b>COLORADO DEPARTMENT OF TRANSPORTATION</b>			CDOT Permit No.
<b>STATE HIGHWAY ACCESS PERMIT</b>			<b>223114</b>
			State Highway No / Mp / Side
			<b>021A / 131.81 / R</b>
Permit Fee	Date of Transmittal	Region / Section / Patrol / Name	Local Jurisdiction
<b>\$300.00</b>	<b>12/20/2023</b>	<b>2 / 04 / 53 / Meyers</b>	<b>El Paso County</b>

The Permittee(s): <b>El Paso County - Palmer</b> <b>3275 Akers Dr.</b> <b>Colorado Springs, CO 80922</b> <b>(719) 520-6900 joshuapalmer@elpasoco.com</b>	The Applicant(s): <b>Glen Investment Group No VIII LLC - Watson</b> <b>3 Widefield Blvd</b> <b>Colorado Springs, CO 80911</b> <b>(719) 392-0194 ryan@widefieldinvestmentgroup.com</b>																				
<p>is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the Issuing Authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.</p>																					
<p>Location:</p> <p><b>Intersection of Mesa Ridge Parkway &amp; Powers Blvd (State Highway 21A)</b></p>																					
<p>Access to Provide Service to:</p> <table border="1"> <thead> <tr> <th>Code</th> <th>Land Use</th> <th>AADT</th> <th>PHV_AM</th> <th>PHV_PM</th> </tr> </thead> <tbody> <tr> <td>210</td> <td>Glen 12 - Single-Family Detached Housing</td> <td>745</td> <td>41</td> <td>47</td> </tr> <tr> <td>210</td> <td>Glen 7-11 - Single-Family Detached Housing</td> <td>3,046</td> <td>167</td> <td>191</td> </tr> <tr> <td>998</td> <td>County Road Mesa Ridge Parkway</td> <td>3,791</td> <td>208</td> <td>238</td> </tr> </tbody> </table>		Code	Land Use	AADT	PHV_AM	PHV_PM	210	Glen 12 - Single-Family Detached Housing	745	41	47	210	Glen 7-11 - Single-Family Detached Housing	3,046	167	191	998	County Road Mesa Ridge Parkway	3,791	208	238
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998	County Road Mesa Ridge Parkway	3,791	208	238																	
<p>Additional Information:</p> <p>Please See Attached Terms and Conditions.</p>																					

<b>MUNICIPALITY OR COUNTY APPROVAL</b>			
Required only when the appropriate local authority retains issuing authority.			
Signature	Print Name	Date	Title
	Joshua Palmer	1/9/2024   12:00 PM MST	
	J. Ryan Watson	12/20/2023   3:30 PM MST	
<p>Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from Initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used.</p> <p><b>The permittee shall notify Ron Young with the Colorado Department of Transportation, at (719) 289-8718 at least 5 days prior to commencing construction within the State Highway right-of-way.</b></p> <p>The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.</p>			
<p>DocuSigned by:</p> <p>062318A2A201440... (Applicable)</p> <p>74CD94ABDD784DB...</p>			
<p>This permit is not valid until signed by a duly authorized representative of the Department.</p> <p><b>COLORADO DEPARTMENT OF TRANSPORTATION</b></p>			
Signature	Print Name	Title	Date (of issue)
	Michelle Regalado	Assistant Access Manager	January 9, 2024

**Copy Distribution:**

Required:  
1.Region  
2.Applicant

3.Staff Access Section  
4.Central Files

Make copies as necessary for:  
Local Authority  
Inspector  
Traffic Engineer  
MTCE Patrol

Previous editions are obsolete and may not be used  
Page 1 of 3 CDOT Form #101 5/07

## State Highway Access Permit Form 101, Page 2

The following paragraphs are excerpts of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

### APPEALS

1. Should the permittee or applicant object to the denial of a permit application by the Department or object to any of the terms or conditions of a permit placed there by the Department, the applicant and permittee (appellant) have a right to appeal the decision to the [Transportation] Commission [of Colorado]. To appeal a decision, submit a request for administrative hearing to the Transportation Commission of Colorado within 60 days of transmittal of notice of denial or transmittal of the permit for signature. Submit the request to the Transportation Commission of Colorado, 4201 East Arkansas Avenue, Denver, Colorado 80222-3400. The request shall include reasons for the appeal and may include changes, revisions, or conditions that would be acceptable to the permittee or applicant.

2. Any appeal by the applicant or permittee of action by a local issuing authority shall be filed with the local authority and be consistent with the appeal procedures of the local authority.

3. In submitting the request for administrative hearing, the appellant has the option of including within the appeal a request for a review by the Department's internal administrative review committee pursuant to [Code] subsection 2.10. When such committee review is requested, processing of the appeal for formal administrative hearing, 2.9(5) and (6), shall be suspended until the appellant notifies the Commission to proceed with the administrative hearing, or the appellant submits a request to the Commission or the administrative law judge to withdraw the appeal. The two administrative processes, the internal administrative review committee, and the administrative hearing, may not run concurrently.

4. Regardless of any communications, meetings, administrative reviews or negotiations with the Department or the internal administrative review Committee regarding revisions or objections to the permit or a denial, if the permittee or applicant wishes to appeal the Department's decision to the Commission for a hearing, the appeal must be brought to the Commission within 60 days of transmittal of notice of denial or transmittal of the permit.

### PERMIT EXPIRATION

1. A permit shall be considered expired if the access is not under construction within one year of the permit issue date or before the expiration of any authorized extension. When the permittee is unable to commence construction within one year after the permit issue date, the permittee may request a one year extension from the issuing authority. No more than two one-year extensions may be granted under any circumstances. If the access is not under construction within three years from date of issue the permit will be considered expired. Any request for an extension must be in writing and submitted to the issuing authority before the permit expires. The request should state the reasons why the extension is necessary, when construction is anticipated, and include a copy of page 1 (face of permit) of the access permit. Extension approvals shall be in writing. The local issuing authority shall obtain the concurrence of the Department prior to the approval of an extension, and shall notify the Department of all denied extensions within ten days. Any person wishing to reestablish an access permit that has expired may begin again with the application procedures. An approved Notice to Proceed, automatically renews the access permit for the period of the Notice to Proceed.

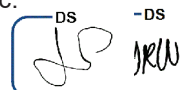
### CONSTRUCTION

1. Construction may not begin until a Notice to Proceed is approved. (Code subsection 2.4)

2. The construction of the access and its appurtenances as required by the terms and conditions of the permit shall be completed at the expense of the permittee except as provided in subsection 2.14. All materials used in the construction of the access within the highway right-of-way or on permanent easements, become public property. Any materials removed from the highway right-of-way will be disposed of only as directed by the Department. All fencing, guard rail, traffic control devices and other equipment and materials removed in the course of access construction shall be given to the Department unless otherwise instructed by the permit or the Department inspector.

3. The permittee shall notify the individual or the office specified on the permit or Notice to Proceed at least two working days prior to any construction within state highway right-of-way. Construction of the access shall not proceed until both the access permit and the Notice to Proceed are issued. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within the highway right-of-way. A construction time extension not to exceed 30 working days may be requested from the individual or office specified on the permit.

4. The issuing authority and the Department may inspect the access during construction and upon completion of the access to ensure that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.

DS -DS  


5. Prior to using the access, the permittee is required to complete the construction according to the terms and conditions of the permit. Failure by the permittee to abide by all permit terms and conditions shall be sufficient cause for the Department or issuing authority to initiate action to suspend or revoke the permit and close the access. If in the determination of the Department or issuing authority the failure to comply with or complete the construction requirements of the permit create a highway safety hazard, such shall be sufficient cause for the summary suspension of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included in the permit. The Department or issuing authority may order a halt to any unauthorized use of the access pursuant to statutory and regulatory powers. Reconstruction or improvement of the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit and closure of the access.

6. The permittee shall provide construction traffic control devices at all times during access construction, in conformance with the M.U.T.C.D. as required by section 42-4-104, C.R.S., as amended.

7. A utility permit shall be obtained for any utility work within highway right-of-way. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the relocation, removal or repair shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately. The permittee is responsible for the repair of any utility damaged in the course of access construction, reconstruction or repair.

8. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.

9. The permittee shall ensure that a copy of the permit is available for review at the construction site at all times. The permit may require the contractor to notify the individual or office specified on the permit at any specified phases in construction to allow the field inspector to inspect various aspects of construction such as concrete forms, subbase, base course compaction, and materials specifications. Minor changes and additions may be ordered by the Department or local authority field inspector to meet unanticipated site conditions.

10. Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder, and shall not interfere with the existing drainage system on the right-of-way or any adopted municipal system and drainage plan.

11. By accepting the permit, permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the permittee's use of the access permit during the construction of the access.

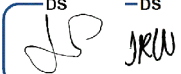
CHANGES IN ACCESS USE AND PERMIT VIOLATIONS

1. It is the responsibility of the property owner and permittee to ensure that the use of the access to the property is not in violation of the Code, permit terms and conditions or the Act. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants. If any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume and or vehicle type, the permittee or property owner shall contact the local issuing authority or the Department to determine if a new access permit and modifications to the access are required.

2. When an access is constructed or used in violation of the Code, section 43-2-147(5)(c), C.R.S., of the Act applies. The Department or issuing authority may summarily suspend an access permit and immediately order closure of the access when its continued use presents an immediate threat to public health, welfare or safety. Summary suspension shall comply with article 4 of title 24, C.R.S.

MAINTENANCE

1. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. Within unincorporated areas the Department will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. The Department will maintain the roadway including auxiliary lanes and shoulders, except in those cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications in which case the permittee shall be responsible for such repair. Any significant repairs such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from the Department.

DS -DS  


## TERMS AND CONDITIONS

El Paso County - Palmer | Glen Investment Group VIII LLC - Watson  
021A Mesa Ridge Pkwy & Powers Blvd, El Paso County

**Glen at Widefield**  
Access Permit No **223114**

1. **READ ALL STANDARD REQUIREMENTS ON THE ATTACHED FORM 101 AND OTHER TERMS AND CONDITIONS ON THESE ATTACHED SHEETS.**
2. This Permit hereby replaces all previous access permit(s) for this ownership, which now become null and void.
3. This Access Permit is issued to allow access to State Highway 021A for a change in use of the property in terms of access operation, traffic volume and/or vehicle type. The previous use of the access was to serve the County Road *Mesa Ridge Pkwy* and previously permitted filings of the Glen at Widefield - 499 Single Family Detached Housing. The access will now serve Mesa Ridge Pkwy and filings for the Glen at Widefield - 578 Single-Family Detached Housing.
  - a. Filings      7-11      Single-Family Detached Housing      499
  - b. Filing        12        Single-Family Detached Housing        79
4. **No new construction or improvements are required by the issuance of this Access Permit.**
5. A NOTICE TO PROCEED (CDOT Form 1265) is required to complete the access permitting process, even when construction is not required. The Notice to Proceed will be issued upon receipt of this signed permit with appropriate fee.
6. The Permittee/Applicant shall provide the Department with the following submittals, documents, plans, and other items for review prior to the issuance of a NOTICE TO PROCEED to construction:
  - a. A written request for a NOTICE TO PROCEED including the access permit number listed above.
  - b. The Permittee/Applicant shall provide the Department with \$ 14,263.00 escrow for the development's pro-rata share of the traffic signal at State Highway 021A - Powers & Mesa Ridge Pkwy.
7. The Annual Average Daily Traffic (AADT) volumes for this access shall not exceed **3,791-trips**.
  - a. The total site-generated external trips for the development is **745** daily weekday trips with **47** of these trips expected to occur during the morning peak hour and **47** trips occurring during the afternoon peak hour.
8. The Peak Hour Volumes (PHV) volumes using this access shall not exceed **208 AM** Peak Hour trips and **238 PM** Peak Hour trips.

Code	Land Use	AADT	PHV_AM	PHV_PM
210	Glen 12 - Single-Family Detached Housing	745	41	47
210	Glen 7-11 - Single-Family Detached Housing	3,046	167	191
998	County Road Mesa Ridge Parkway	3,791	208	238

9. If in the future, the traffic volumes increase by greater than 20% of the permitted number, the permittee (property owner) is required to apply for a new Access Permit and may be required to construct highway improvements.
10. The access is located on the east side of State Highway 021A, a distance of ±1,000 feet south from milepost 132 (MP 131.81) the intersection of State Highway 021A (Powers Blvd) and Mesa Ridge Pkwy, El Paso County.

## TERMS AND CONDITIONS

El Paso County - Palmer | Glen Investment Group VIII LLC - Watson  
021A Mesa Ridge Pkwy & Powers Blvd, El Paso County

**Glen at Widefield**  
Access Permit No **223114**

11. This section of State Highway 016A is a Category **F-W** highway with a posted speed limit of **55 MPH**.
12. This access will be allowed a **full movement**. However, left turn movements in and out of this access may be prohibited at some future date.
13. The following criteria were used to establish this Access Permit:
  - a. The Application for Access Permit (CDOT Form 137) dated **11/28/2023** and accepted by the regional office on **11/29/2023** and all attachments
  - b. State Highway Access Code, Volume 2, CCR-601-1; Effective date March 2002
  - c. The State Highway Access Category Assignment Schedule, as revised
  - d. The Colorado Department of Transportation (CDOT) M&S Standard Plans
  - e. Vicinity Map
  - f. Title Commitment dated 07/01/2021
  - g. Approved Design Plans by **Kiowa Engineering**, signed and sealed by **Andrew W McCord, PE #25057, dated 06/08/2023**
  - h. Approved Traffic Report by **LSC Transportation Consultants, Inc**, signed and sealed by **Jeffrey C Hodsdon, PE # 31684, dated 10/20/2022**.
  - i. Approved Drainage Report by Kiowa Engineering, signed and sealed by **Andrew W McCord, PE #25057, dated 06/08/2023**
14. This Access Permit is issued in accordance with the 2002 State Highway Access Code (2CCR 601-1) and is based in part upon the information submitted by the Permittee. This Access Permit is only for the use and purpose stated in the Application and on the Permit. Any changes, based upon existing and/or anticipated future conditions in traffic volumes, drainage, types of traffic, or other operational aspects may render this permit void, requiring a new Application for Access Permit to be submitted for review by the Department and/or Issuing Authority.
15. By accepting the permit, the Permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the Permittee's use of the access permit during the construction of the access.
16. Additional CDOT permits are required for work involving water, sanitary sewer, gas, electrical, telephone and landscaping within the right-of-way.
17. The Permittee is hereby advised that other utilities may exist within the proposed permit area and shall implement any and all measures to protect any existing utilities from damage.
18. Installation or removal of any right-of-way fence by the Permittee shall be consistent with right-of-way fence law in section 35-46-111 C.R.S. The Permittee is required to obtain a highway right-of-way fence agreement for a special fence if the Permittee desires to remove the existing standard highway fencing in the area. The Permittee shall contact TJ Thiebaut at (719) 546-5413 or [Thomas.Thiebaut@state.co.us](mailto:Thomas.Thiebaut@state.co.us) for information regarding the fence agreement.
19. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the entrance shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. This shall be in conformance with the Department's Standard M-607-1.



**TERMS AND CONDITIONS**

El Paso County - Palmer | Glen Investment Group VIII LLC - Watson  
021A Mesa Ridge Pkwy & Powers Blvd, El Paso County

**Glen at Widefield**  
Access Permit No **223114**

20. All right-of-way fence posts and wire removed are Department property and shall be turned over to a representative of the Department.
21. Any damage to existing highway facilities shall be repaired immediately at no cost to the Department and prior to continuing other work. Any mud or other material tracked or otherwise deposited on the roadway shall be removed daily or as ordered by the Department inspector.
22. The Permittee is required to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) that have been adopted by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board) and incorporated by the U.S. Attorney General as a federal standard. These guidelines are defining traversable slope requirements and prescribing the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: <https://www.codot.gov/business/designsupport/standard-plans>.
23. ALL discharges are subject to the provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations. Prohibited discharges include substances such as: wash water, paint, automotive fluids, solvents, oils, or soaps.
24. The highway drainage system is for the protection of the state highway right-of-way, structures, and appurtenances. It is not designed nor intended to serve the drainage requirement of abutting or other properties beyond undeveloped historical flow. Drainage to the state highway right-of-way shall not exceed the undeveloped historical rate of flow.
25. Backing maneuvers within and into the State Highway right-of-way are strictly prohibited. All vehicles shall enter and exit the highway right-of-way in a forward movement. Backing into the right-of-way shall be considered a violation of the Terms and Conditions of the Access Permit and may result in the revocation of the Permit by the Department and/or Issuing Authority.
26. The Permittee is responsible for obtaining any necessary additional federal, state and/or local government agency permits or clearances required for construction of the access. Approval of this access permit does not constitute verification of this action by the Permittee.
27. The Permittee shall maintain adequate, unobstructed sight distance in both directions from the access. When determining the distance between accesses, the point of tangent shall be used where a radius is present, or the beginning of the curb cut. The minimum sight distance that shall be maintained along the highway for the access shall be **450-feet**. The minimum sight distance that shall be maintained for the vehicle entering the highway shall be **660-feet**.
28. Any landscaping or potentially obstructing objects such as but not limited to advertising signs, structures, trees, and bushes, shall be designed, placed, and maintained at a height not to interfere with the sight distance needed by any vehicle using the access. Planting of tree(s), which will be over 4 inches in caliper at maturity, will not be allowed within 30 feet of the edge of the traveled way. All other objects shall not exceed a total height of thirty inches from the top of final grade. The Department will require any object or landscaping that becomes unsightly or is considered to be a traffic hazard to be removed by the Permittee at no cost to the Department.

**TERMS AND CONDITIONS**

El Paso County - Palmer | Glen Investment Group VIII LLC - Watson  
021A Mesa Ridge Pkwy & Powers Blvd, El Paso County

**Glen at Widefield**  
Access Permit No **223114**

29. If the vehicular volumes exceed the stated Peak Hour volumes, as determined by the Department, the appropriate warranted highway improvements shall be designed and installed within the earliest construction season unless specifically allowed otherwise, in writing by the Department. The highway improvements shall be designed and constructed by the Permittee at no cost to the Department. Failure by the Permittee to provide such warranted improvements may result in the revoking of the Access Permit and closure of the access approach. If in the future, the traffic volumes increase by greater than 20% of the permitted number, the permittee (property owner) is required to apply for a new Access Permit and may be required to construct highway improvements.
30. It is the responsibility of the Permittee to prevent all livestock from entering the State Highway right of way at this access location. Any livestock that does enter the highway right of way shall be the sole responsibility of the Permittee.
31. CDOT retains the right to perform any necessary maintenance work in this area.

# COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT APPLICATION

Issuing authority application  
acceptance date:

- Instructions:
- Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.
  - Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
  - Complete this form (some questions may not apply to you) and attach all necessary documents and Submit it to the issuing authority.
  - Submit an application for each access affected.
  - If you have any questions contact the issuing authority.
  - For additional information see CDOT's Access Management website at <http://www.dot.state.co.us/AccessPermits/index.htm>
- Please print or type**

1) Property owner (Permittee) <b>Glen Investment Group VIII, LLC</b>		2) Applicant or Agent for permittee (if different from property owner) <b>El Paso County, CO</b>															
Street address <b>#3 Widefield Blvd</b>		Mailing address <b>3275 Akers Dr</b>															
City, state & zip <b>Co Springs, CO 80911</b>	Phone # <b>719-392-0194</b>	City, state & zip <b>Co Springs, CO 80922</b>	Phone # (required) <b>719-520-6460</b>														
E-mail address <b>ryan@widefieldinvestmentgroup.com</b>		E-mail address if available <b>Joshua Palmer - JoshuaPalmer@elpasoco.com</b>															
3) Address of property to be served by permit (required) <b>Mesa Ridge Parkway - County Road connection to Powers Blvd/State Highway 21</b>																	
4) Legal description of property: If within jurisdictional limits of Municipality, city and/or County, which one? <table border="1"> <tr> <td>county</td> <td>subdivision</td> <td>block</td> <td>lot</td> <td>section</td> <td>township</td> <td>range</td> </tr> <tr> <td><b>El Paso</b></td> <td><b>The Glen Fil 12</b></td> <td><b>see plat</b></td> <td><b>see plat</b></td> <td><b>see plat</b></td> <td><b>see plat</b></td> <td><b>see plat</b></td> </tr> </table>				county	subdivision	block	lot	section	township	range	<b>El Paso</b>	<b>The Glen Fil 12</b>	<b>see plat</b>	<b>see plat</b>	<b>see plat</b>	<b>see plat</b>	<b>see plat</b>
county	subdivision	block	lot	section	township	range											
<b>El Paso</b>	<b>The Glen Fil 12</b>	<b>see plat</b>	<b>see plat</b>	<b>see plat</b>	<b>see plat</b>	<b>see plat</b>											
5) What State Highway are you requesting access from? <b>21A</b>		6) What side of the highway? <input type="checkbox"/> N <input type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W															
7) How many feet is the proposed access from the nearest mile post? <b>0</b> feet <input checked="" type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W from: <b>131.81</b>		How many feet is the proposed access from the nearest cross street? <b>0</b> feet <input checked="" type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W from: <b>Mesa Ridge Parkway</b>															
8) What is the approximate date you intend to begin construction? <b>12/1/2023</b>																	
9) Check here if you are requesting a: <input type="checkbox"/> new access <input type="checkbox"/> temporary access (duration anticipated: ) <input type="checkbox"/> improvement to existing access <input checked="" type="checkbox"/> change in access use <input type="checkbox"/> removal of access <input type="checkbox"/> relocation of an existing access (provide detail)																	
10) Provide existing property use <b>Public Street (Mesa Ridge Parkway)</b>																	
11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest? <input type="checkbox"/> no <input checked="" type="checkbox"/> yes, if yes - what are the permit number(s) and provide copies: <b>218055, 218056, 223006</b> and/or, permit date: <b>1/14/2019</b> <b>5/24/2019, 1/30/2023</b>																	
12) Does the property owner own or have any interests in any adjacent property? <input type="checkbox"/> no <input checked="" type="checkbox"/> yes, if yes - please describe: <b>Adjacent Glen at Widefield Filings</b>																	
13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property? <input type="checkbox"/> no <input checked="" type="checkbox"/> yes, if yes - list them on your plans and indicate the proposed and existing access points.																	
14) If you are requesting agricultural field access - how many acres will the access serve? <b>N/A</b>																	
15) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each.																	
business/land use	square footage	business	square footage														
<b>N/A</b>																	
<b>N/A</b>																	
16) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units?																	
type	number of units	type	number of units														
<b>Single Family residential</b>	<b>79 DU</b>																
<b>County Road - Mesa Ridge Pkwy</b>	<b>1 EA</b>																
17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.																	
Indicate if your counts are <input checked="" type="checkbox"/> peak hour volumes or <input type="checkbox"/> average daily volumes.	# of passenger cars and light trucks at peak hour volumes <b>46</b>	# of multi unit trucks at peak hour volumes <b>0</b>															
# of single unit vehicles in excess of 30 ft. <b>1</b>	# of farm vehicles (field equipment) <b>0</b>	<b>Total count of all vehicles</b> <b>47</b>															

18) Check with the issuing authority to determine which of the following documents are required to complete the review of your application.

- |  |   |
|--|---|
| a) Property map indicating other access, bordering roads and streets.                                      | e) Subdivision, zoning, or development plan.      |
| b) Highway and driveway plan profile.  | f) Proposed access design.                        |
| c) Drainage plan showing impact to the highway right-of-way.   | g) Parcel and ownership maps including easements. |
| d) Map and letters detailing utility locations before and after development in and along the right-of-way. | h) Traffic studies.                               |
|  | i) Proof of ownership.                            |

1- It is the applicant's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional CDOT Utility/Special Use Permit offices or accessed via the CDOT Planning/Construction-Environmental-Guidance webpage <http://www.dot.state.co.us/environmental/Forms.asp>.

2- All workers within the State Highway right of way shall comply with their employer's safety and health policies/procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/ISEA 107-1999, class 2); head protection that complies with the ANSI Z89.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI Z41-1999.

Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: <http://www.dot.state.co.us/DesignSupport/>, then click on *Design Bulletins*.

If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

**The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.**

**I understand receipt of an access permit does not constitute permission to start access construction work.**

Applicant or Agent for Permittee signature



Print name

Joshua Palmer

Date

11/28/23

If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.

Property owner signature



Print name

J. Ryan Watson

Date

November 28th, 2023

**LETTER OF INTENT  
FINAL PLAT REQUEST – THE GLEN AT WIDFIELD FILING NO. 12**

**OWNER/APPLICANT:**

Ryan Watson  
Glen Investment Group No. VIII, LLC  
3 Widefield Boulevard  
Colorado Springs, CO 80911  
(719) 392-0194

**OWNER:**

Ryan Watson  
Glen Investment Group No. VIII, LLC  
3 Widefield Boulevard  
Colorado Springs, CO 80911  
(719) 392-0194

**PLANNING/PROCESSING CONSULTANT:**

Nina Ruiz  
Vertex Consulting Services, LLC  
455 E Pikes Peak Ave, Sute 101  
Colorado Springs, CO 80903  
(719) 733-8605

**SURVEYING CONSULTANT:**

John Towner  
Pinnacle Land Surveying Co.  
121 County Road 5  
Divide, CO 80814  
(719) 634-0751

**ENGINEERING CONSULTANT:**

Andy McCord  
Kiowa Engineering Corp.  
1604 South 21st Street  
Colorado Springs, CO 80904  
(719) 630-7342

**TRAFFIC ENG. CONSULTANT:**

Jeff Hodsdon  
LSC Transportation Consultants, Inc.  
545 East Pikes Peak Avenue, Suite 210  
Colorado Springs, CO 80903  
(719) 633-2868

**SITE LOCATION AND SIZE:** The site is located west of the intersection of Pennycress Drive and Golden Buffs Drive. The area included within the final plat is 27.229 ac.in size.

**PROPERTY TAX NUMBER:** 5522000010

**PRESENT ZONING:** RS- 6000 (Single Family Residential - Minimum Lot Size 6000sf.), **CAD-O\***

\*Not included within APZ or ADNL, proposed use is allowed

**REQUEST:** Approval of a Final Plat that proposes to subdivide the site into 79 single family residential lots and three tracts.

**WAIVER REQUESTS AND DEVIATIONS:**

No waivers or deviations are being requested with this final plat.

**PLAT JUSTIFICATION AND CRITERIA FOR APPROVAL:**

- *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;*
- *The subdivision is in substantial conformance with the approved preliminary plan;*

**Master Plan Analysis**

We have reviewed the El Paso County Master Plan for compliance. This small final plat is the final parcel to be developed in The Glen at Widefield Sketch Plan. The sketch plan, and the RS-6000 zoning, and numerous subdivision plats, and consequently developed subdivisions, which were nearly all approved prior to the approval of the El Paso County Master Plan, and were used in determining the

Areas of Change, Place Types, and Land Use Types as depicted and described in the El Paso County Master Plan.

The Area of Change for this plat location is Minimal Change:Developed, due to the fact that 90% of the developable land in this Sketch Plan area have already been developed. This is the final residential parcel to be developed in this Sketch Plan area. The plat is not located in a potential area for annexation, and it is not located in a priority development area.

The Place Type approved and depicted for this location on the master plan is Suburban Residential and the single family detached residential land use planned for the final plat is listed as a Primary Land Use in the master plan. The plat filing is located in an area listed as more owner attainable area which will help in providing affordability to the housing market.

Per the approved Sketch Plan and approved preliminary plat for this area; all lot development is being concentrated on the most buildable land with wetland areas and difficult geological areas being preserved in open space tracts to be kept natural and only used for pedestrian trail/ recreational use areas per the Environmental Compatibility goals of the master plan.

The final plat is being developed next to developed infrastructure for transportation and has been analyzed in the accompanying traffic impact study showing that this subdivision can be developed within approved levels of service for the transportation network per the Transportation and Mobility sections of the master plan.

Public facilities such as water/ wastewater provisions, electric and gas, public safety and emergency services are all being met and letters of commitment to serve this parcel are included within this plat submittal package.

This final plat plan is in compliance with the approved El Paso County Master Plan, the approved Glen at Widefield East Preliminary Plan, the approved Glen at Widefield Sketch Plan, and is designed in accordance with the zoning on the property which allows this subdivision as a permitted use. The current existing zoning for this parcel is RS-6000 for single family residential land uses with a minimum lot size of 6000sf. The plat has been prepared in accordance with the guidelines and standards of the El Paso County Land Use Code and Engineering Criteria Manual.

- *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;*

The plat has been prepared in accordance with the guidelines and standards of the El Paso County Land Use Code and Engineering Criteria Manual.

- *Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;*

Water and sewer services will be provided by Widefield Water and Sanitation District. Water and Wastewater Resource Reports are included with this submission as well as a commitment to serve letter for both water and wastewater.

- *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;*

A public sewage disposal system has been designed and established for the property and will be served by Widefield Water and Sanitation District.

- *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];*

A soil and geological study has been prepared for the entire development at the time of the preliminary plat and has been updated based upon comments provided by the Colorado Geologic Survey. The report identifies that there are no hazards or constraints onsite that cannot be addressed by typical construction practices or that would preclude development of single-family dwellings. A soils memo was prepared by J & K Geological Services on October 10, 2022 that identifies a year-long water level monitoring completed 2019, and approved by CGS, determined groundwater is not a concern. The site-specific report required by PPRBD for all foundations within El Paso County will re-verify groundwater is not of concern. The soils memo is included with this submission.

- *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;*

Drainage has been provided for in full spectrum drainage facilities which meet the criteria of the above statutes. A final drainage report is included in this submission detailing the drainage infrastructure proposed and existing, that will serve this platted area.

- *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;*

Legal and physical access is being provided to all of the lots by public street rights-of-way. The plat is the legal document that will dedicate these public legal accesses.

- *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;*

Fire protection will be provided by Security Fire Dept. A letter of commitment to serve this area along with a Fire Protection Report is provided with this submission. Police services will be provided by the El Paso County Sheriffs Dept., Trail and Open Space corridors are to be found throughout The Glen development with one such corridor shown on the plat along the western and northern boundary of this plat. Tracts A, B, and C within this plat will be used for open space, public and private utilities, drainage, trails, and signage. The tracts will be owned and maintained by The Glen Metropolitan District. All tracts are open for the recreational use and enjoyment of the residents of The Glen at Widefield and the general public.

- *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;*



The streets, water lines, and hydrants are designed to provide adequate fire protection and access to all of the lots in the subdivision and comply to Chapter 6 of the code.

- *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;*

There are no off-site impacts associated with this plat filing, other than those that may be required by CDOT during the review of the traffic study that is a part of this submission.

- *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;*

A Subdivision Improvement Agreement is provided with this submission delineating any and all infrastructure related to this subdivision that would need to be financially guaranteed.

- *The subdivision meets other applicable sections of Chapter 6 and 8.*

The subdivision and associated construction documents and reports meet all applicable sections of Chapter 6 and 8.

- *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]*

Mineral Rights Owner notifications are provided for any mineral rights owner that may have rights under this property.

**PHASING:**

The Filing 12 plat area will be constructed in one phase.

**HAZARDS, NATURAL AND OTHER FEATURES:**

Please refer to the subsurface soil investigation prepared for the property by Soil Testing and Engineering, Inc. for the Glen at Widefield East Preliminary Plan for information regarding soils and geologic features. No constraints are depicted for this plat drawing.

A Wildlife report along with a Natural Features report was included with the previous Glen at Widefield East Preliminary Plan. No significant natural features exist on this platted area. The property has recently been over lot graded for development and reseeded for erosion control.

Drainage is being directed to the southeast and will be collected into a full spectrum detention pond facility. The detention pond is located in Tract A of The Glen at Widefield Filing No. 11 Plat, and will be constructed by Glen Development. The detention pond will be owned and maintained by Glen Metropolitan District #3

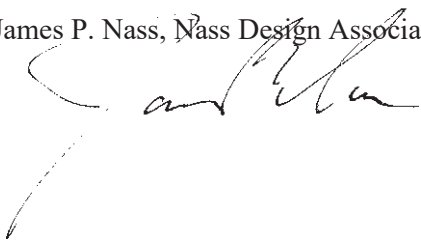
**ROAD IMPACT FEES:**

This project will be required to participate in the El Paso County Road Improvement Fee Program. The Glen Filing No.12 will join the PID.

**EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:**

The site is presently vacant; utilities will be available from street extensions within existing corridors along the east and west boundaries of the subdivision. Water and sewer services will be provided by Widefield Water and Sanitation District, Gas services by Black Hills Energy, and electric services by Mountain View Electric. Fire protection will be provided by Security Fire Protection District. Anticipated facilities include residential lots of varying sizes. Off Site roads will access Filing No. 12 from three locations. A residential street access will be from Golden Buffs Drive along the west plat boundary. A residential access will be from the intersection of Pennycress Drive and Golden Buffs Drive on the east boundary of the subdivision. A residential access will be from the intersection of Pennycress Drive and Lanceleaf Drive along the eastern plat boundary. The eastern Golden Bluffs Drive access and Lanceleaf access will not be available until the construction of The Glen at Widefield Filing No. 11 is complete.

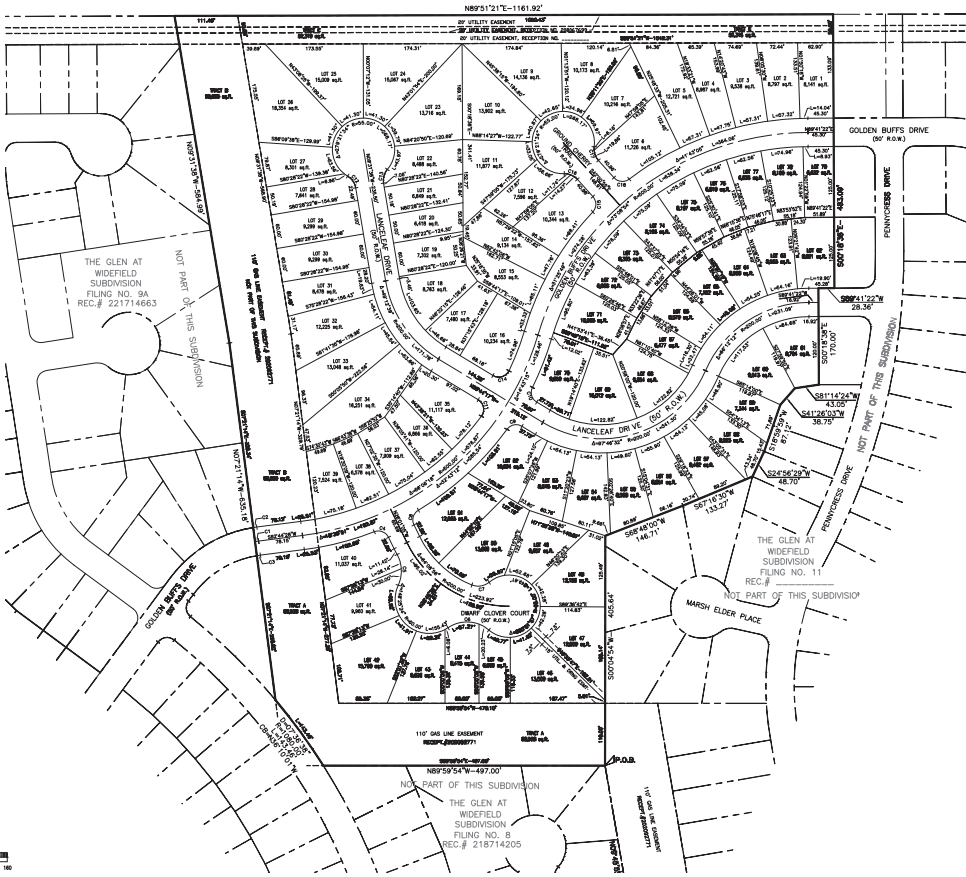
James P. Nass, Nass Design Associates

A handwritten signature in black ink, appearing to read 'James P. Nass', is written over the typed name. The signature is fluid and cursive, with a long horizontal stroke extending to the left.

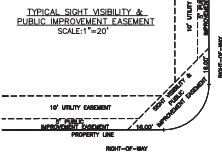
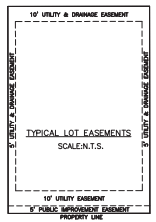


# THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 12

A portion of the South One-half (S1/2) of Section 22  
 Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.  
 County of El Paso, State of Colorado



LOT CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	111.85°	200.00'	6.30'
C2	111.37°	200.00'	6.30'
C3	171.85°	175.00'	6.29'
C4	80.15°	200.00'	29.74'
C5	173.96°	60.00'	18.14'
C6	73.90°	60.00'	17.21'
C7	173.54°	300.00'	32.02'
C8	80.15°	200.00'	29.74'
C9	80.15°	200.00'	29.74'
C10	80.15°	200.00'	29.74'
C11	80.15°	200.00'	29.74'
C12	80.15°	200.00'	29.74'
C13	80.15°	200.00'	29.74'
C14	80.15°	200.00'	29.74'
C15	80.15°	200.00'	29.74'
C16	80.15°	200.00'	29.74'
C17	80.15°	200.00'	29.74'
C18	80.15°	200.00'	29.74'
C19	80.15°	200.00'	29.74'
C20	80.15°	200.00'	29.74'



PINNACLE LAND SURVEYING COMPANY, INC.  
 121 COUNTY ROAD 5, DIVIDE, CO 687-7360

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE CHANGED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

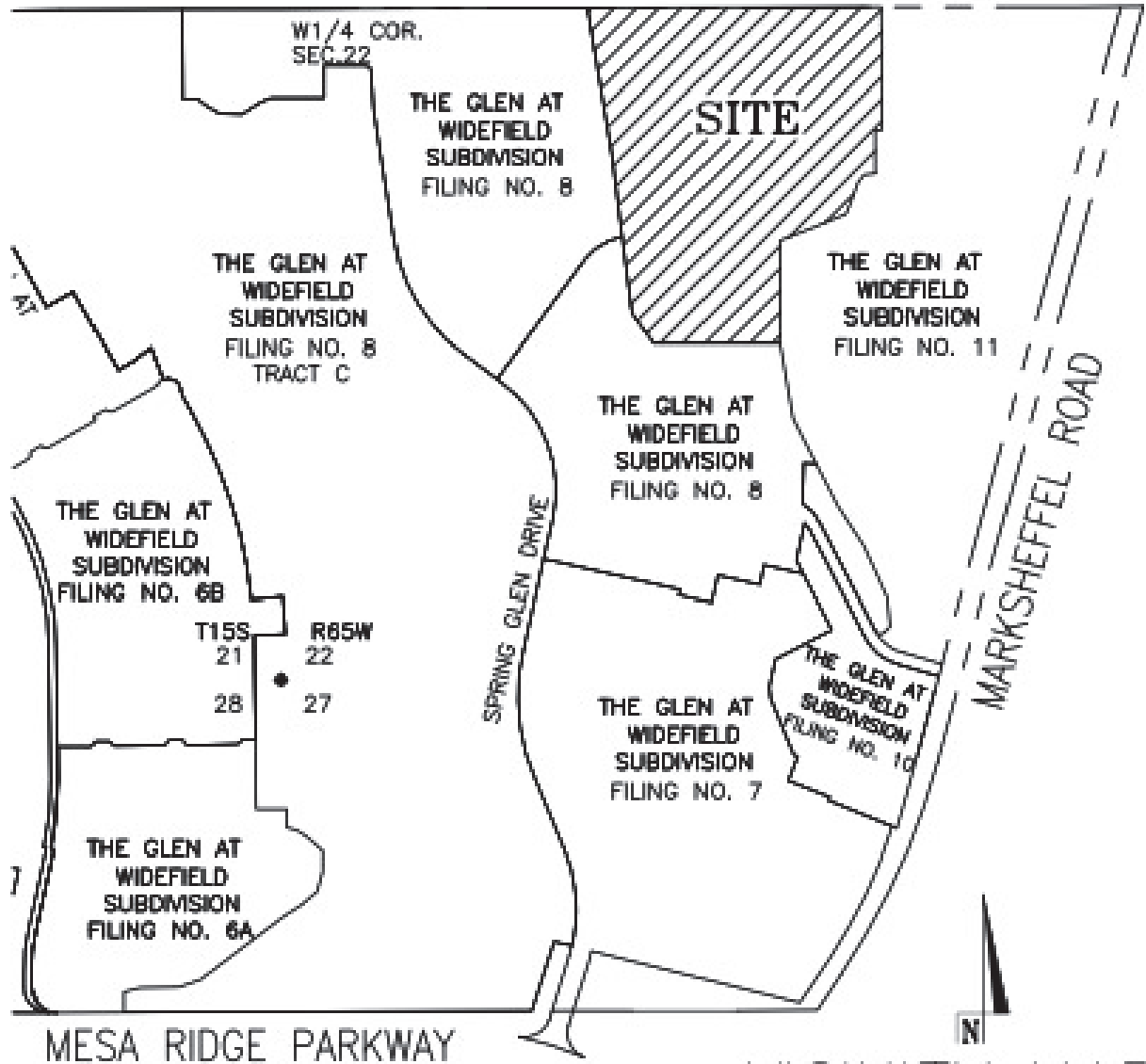
PCD FILE NO. SF-22-024  
 THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.12  
 DRAWN BY: JOB NO.: 19001800  
 CHECKED BY: DMC 1900BOFF-DMS  
 DATE: 12/2/21  
 SHEET 2 OF 2

**Table 7**  
**Glen East Preliminar Plan CDOT Access Permit and Escrow Analysis**  
**Mesa Ridge & Powers (SH 21)**  
**The Glen at Widefield Filings 12**

Subdivisions Currently Proposed			Currently Proposed Separate Access Permits and Escrow Amounts per Access Permit			
Subdivision Name	Number of Lots	Status	Portion of total Escrow of \$103,960	Access Permits	Access Permit Escrow Amt.	Escrow to be deposited in Account with CDOT
Filing 7	148	Recorded	\$26,648	Permit No. 216057	\$26,648	Completed
Filing 8	101	Recorded	\$18,166	Permit No. 218055	\$18,166	Completed
Filing 9	107	Recorded	\$19,065	Permit No. 218056	\$19,065	Completed
Filing 10	40	Recorded	\$7,222	Waiting for final permit (signed 9/30/22)	\$7,222	Waiting On Acceptance by CDOT
Filing 11	103	Pending	\$18,596	Application under review	\$18,596	Prior to issuance of NTP
Filing 12	79	Pending	\$14,263	Application to be submitted soon	\$14,263	Prior to issuance of NTP
					<b>\$103,960.00</b>	

Source: LSC Transportation Consultants, Inc.

Oct-22



VICINITY MAP  
N.T.S.

**Table 2**  
**Trip Generation Estimate**  
**The Glen at Widefield Filing 12**

Filing	Land Use Code	Land Use Description	Trip Generation Units				Trip Generation Rates <sup>(1)</sup>				Future Total Trips Generated					
							Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour		Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour	
			Existing	Future	Total	DU		In	Out	In	Out		In	Out		
<b>Approved Filings/Filings Currently Under Review</b>																
7	210	Single-Family Detached Housing	144	4	148	DU <sup>(2)</sup>	9.43	0.18	0.52	0.59	0.35	38	1	2	2	1
8	210	Single-Family Detached Housing	32	69	101	DU	9.43	0.18	0.52	0.59	0.35	651	13	36	41	24
9	210	Single-Family Detached Housing	0	107	107	DU	9.43	0.18	0.52	0.59	0.35	1,009	19	55	63	37
10	210	Single-Family Detached Housing	0	40	40	DU	9.43	0.18	0.52	0.59	0.35	377	7	21	24	14
11	210	Single-Family Detached Housing	0	103	103	DU	9.43	0.18	0.52	0.59	0.35	971	19	53	61	36
<b>Total Filings 7-11</b>			<b>176</b>	<b>323</b>	<b>499</b>	<b>DU</b>						<b>3,046</b>	<b>59</b>	<b>167</b>	<b>191</b>	<b>112</b>
<b>Currently Proposed Filing</b>																
12	210	Single-Family Detached Housing	0	79	79	DU	9.43	0.18	0.52	0.59	0.35	745	14	41	47	27
<b>Total Filings 7-12</b>			<b>176</b>	<b>402</b>	<b>578</b>	<b>DU</b>						<b>3,791</b>	<b>73</b>	<b>208</b>	<b>238</b>	<b>139</b>
Notes:																
(1) Source: "Trip Generation, 11th Edition, 2021" by the Institute of Transportation Engineers (ITE)																
(2) DU = dwelling unit																
Source: LSC Transportation Consultants, Inc.																
May-22																



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## PP-4072

PayPal Payment	PP-4072	payment_date	14:32:17 Dec 20, 2023 PST
Permit Number	REF-041223-192329	payment_type	instant
Permit Author Email	michelle.regalado@state.co.us	payment_status	Completed
notification sent	<input checked="" type="checkbox"/>		
		mc_gross	\$300.00
first_name	J Ryan	mc_gross_1	\$0.00
last_name	Watson	mc_handling	\$0.00
address_name	J Ryan Watson	mc_handling1	\$0.00
address_street	3 Widefield Boulevard	mc_shipping	\$0.00
address_city	Colorado Springs	mc_shipping1	\$0.00
address_state	CO	mc_fee	\$10.96
address_zip	80911	mc_currency	USD
address_country	United States		
address_country_code	US	tax	\$0.00
address_status	confirmed	txn_id	0A976184PX842393F
business	cdot_hq_extlrr@state.co.us	txn_type	web_accept
payer_email	ryan@widefieldinvestmentgroup.com		
payer_id	N62EELBL4CK8C	item_name1	REF-041223-192329
payer_status	unverified	item_number1	223114
residence_country	US	verify_sign	AI5dr8P1KxjEsPE5jd57dO9GvN3IA8nJsoOsS9oiu63VDL3.hrYhFVDO
custom	223114	notify_version	3.9
receiver_email	cdot_hq_extlrr@state.co.us		
receiver_id	UP6Q8J4XUDDUY		
invoice			
created date/time	12/20/2023 3:32 PM		

### System Information

Created By	Permits Portal Site Guest User, 12/20/2023 3:32 PM	Last Modified By	Permits Portal Site Guest User, 12/20/2023 3:32 PM
		Owner	Pradeep Athelli

### PayPal Payment History

12/20/2023 3:32 PM

User	Permits Portal Site Guest User
Connection	
Action	Changed notification sent from false to true. Changed Permit Author Email to michelle.regalado@state.co.us. Changed item_number1 to 223114. Changed item_name1 to REF-041223-192329. Changed Permit Number to REF-041223-192329. Changed PayPal Payment to PP-4072. Created.



**GLEN DEVELOPMENT CO.**

**21064**

1-10-24 Light Escr

Mesa Rdg & Powers L

14263.00

14263.00

1-11-24

21064

14263.00

14263.00

**GLEN DEVELOPMENT CO.**

3 WIDEFIELD BLVD  
COLORADO SPRINGS, CO 80911

**STBANK**

www.stbank.com  
(800) 864-3444



**21064**

82-504/1070

Pay: \*\*\*\*\*Fourteen thousand two hundred sixty-three dollars and no cents  
DATE AMOUNT

January 11, 2024

21064 \$\*\*\*\*\*14,263.00

PAY  
TO THE  
ORDER  
OF

COLO. DEPT of TRANSPORTATION  
5615 WILLIS BLVD, SUITE A  
PUEBLO, CO 81008

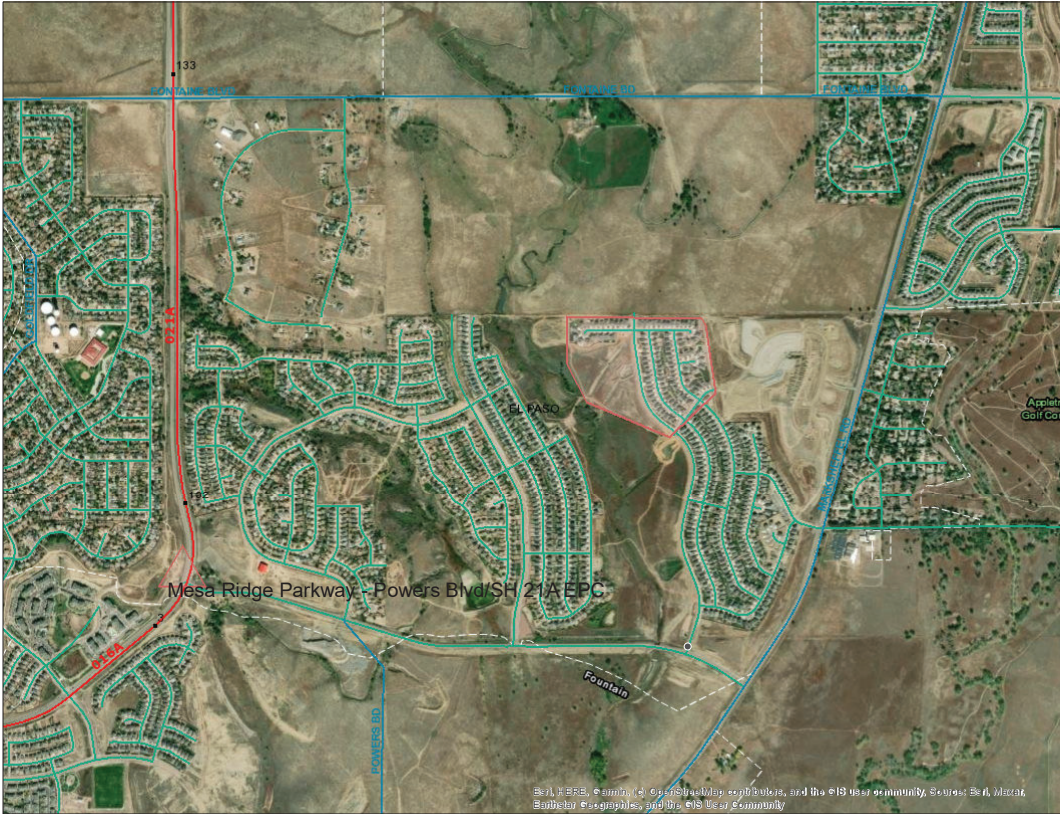


*[Signature]*  
AUTHORIZED SIGNATURE

Security features. Details on back.

⑈021064⑈ ⑆107005047⑆465550505⑈

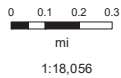
## 223114 Glen-12 Mesa Ridge Parkway - Powers Blvd/SH 21A MP 131.81 EPC



### Legend

- Milepoints
- Highways
- Frontage Roads
- Major Roads
- Local Roads
- Rail Lines
- Counties

Created:  
Date: 12/4/2023  
Time: 1:18:57 PM

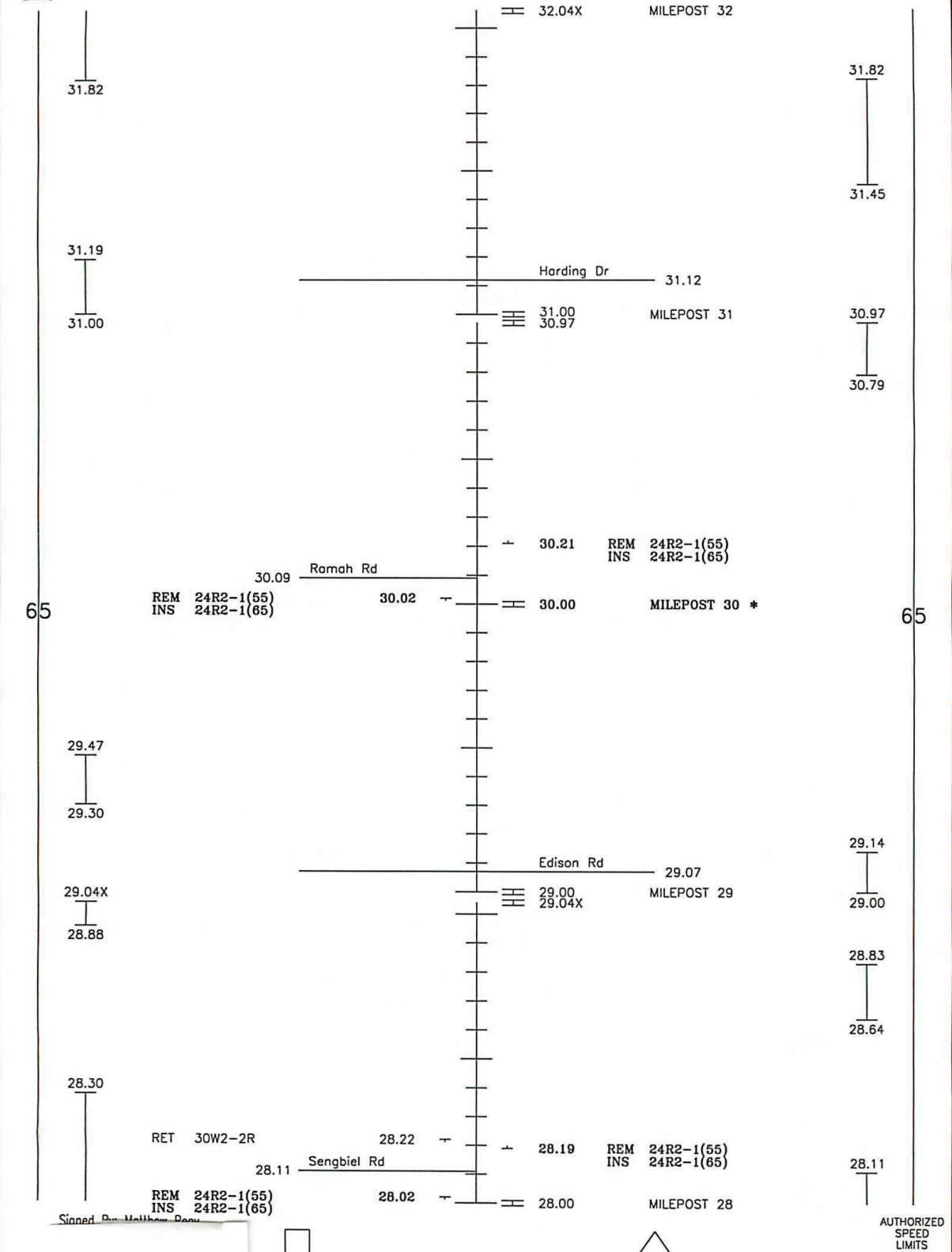


COLORADO DEPARTMENT OF TRANSPORTATION

AUTHORIZED SPEED LIMITS AND RECOMMENDED TRAFFIC CONTROL DEVICES



AUTHORIZED SPEED LIMITS



Signed By: Matthew Peay

Date: 5/1/91



I = EXTG NO-PASSING ZONE



\* MISSING ON 02-05-97  
SIGNLOG ON 02-05-97

	FILE	MEMO	SHEET	Implemented with changes as marked
	880.094.01	5937	8	Date: _____ By: _____

SH 94 FROM SH 24 IN COLO SPGS TO SH 40 SE/O LIMON

SUPERSEDES SHEET 8, MEMO 5855, 01-06-95