



COLORADO

Department of Transportation

Region 2

Traffic & Safety

US-24G (E-X) / Newt Drive
El Paso County

January 3, 2025

Lacey Dean, Planner (laceydean2@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Crossroads Mixed Use Filing No. 3 (SF2432)

Lacey,

I am in receipt of a referral request for comments for Crossroads Mixed Use Filing No. 3. The proposed development is located north of US-24G (E Platte Avenue) and west of Newt Drive. The Crossroads Mixed Use Filing No. 3 Final Plat (5.002 ac) is a replat of Tract C, Crossroads Mixed Use Filing No. 2 (parcel #5408305008). The plat implements portions of the Crossroads Mixed Use Preliminary Plan (SP2011) for 1 commercial lot, and 1 tract for private roads, and 3 tracts for future development. The submittals for Crossroads Mixed Use Filing No. 3 have been reviewed by CDOT. Our comments are as follows:

- A CDOT access permit (AP #223065) has been issued for the intersection of US-24G (E Platte Avenue) and Newt Drive. This permit includes requirements to mitigate impacts to US-24G necessitated by the Crossroads Mixed Use development. However, documents (US-24G improvement plans, construction bond, etc.) are still required to be submitted for this intersection before the Notice to Proceed can be issued.
- CDOT respectfully requests that El Paso County hold all approvals for this development until the Notice to Proceed has been issued for CDOT Access Permit #223065.

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: Deirdre Aden-Smith, The Equity Group (deirdre@theequitygroup.net)
Danny Mientka, The Equity Group (danny@theequitygroup.net)
Meyers, Patrol 9
Lancaster / file

