



COLORADO

Department of Transportation

Region 2

Traffic & Safety – Permits Unit

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

July 20, 2026

Joe Letke, Planner (joeletke@elpasoco.com)

El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Ben Lomand Mountain Village (SP265)

Joe,

I am in receipt of a referral request for comments for Ben Lomand Mountain Village. 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. After review of all submitted documentation, we have the following comments:

Traffic

- The proposed development contributes less than 5 vhp at both State Highway 105A & Beacon Lite, as well as State Highway 105A & Spruce Mountain. Impacts are minimal and no off-site improvements are required on the State Highway facilities nearby.

Access

- A CDOT Access Permit will not be required for this development.

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: Roger & Mary Sung, Property Owners (ptggmountain@gmail.com)
Todd Messenger, Fairfield and Woods, P.C. (tmessenger@fwlaw.com)
Lancaster / file

