



COLORADO
Department of Transportation
Region 2
Traffic & Safety - Access Permits

October 31, 2024

US Hwy 24 & Peyton Hwy/EPC

Joe Letke, Project Manager
El Paso County Planning & Community Development
2880 International Circle, Suite 10
Colorado Springs, CO 80910
(719) 520-7964 / joeletke@elpasoco.com

RE: SF 2429 - Lazy Y Rocking J RV Park Minor Subdivision Final Plat

Dear Joe,

I am in receipt of a referral request for Lazy Y Rocking J RV Park Minor Subdivision located at 12960 N Peyton Hwy near State Highway 24G (R-A CATEGORY/MP 329.80). The subdivision will create one 5.19 acre lot in the RR-5 zone and a second 28.72 acre lot in the RVP zone. The residential use of the property is for the owner/on-site manager of the RV park including an existing Quonset hut and a cell tower structure and the RVP is for an RV Park. **One access point located at the SE corner onto Peyton Highway, then north to access State Highway 24G.** The property is a 34-acre parcel located in the south half of Sec 7, TS 12 South, R 63 West of the 6th PM in El Paso County, State of Colorado, has the tax schedule No. 3207000007 and is currently owned by Longhorn Acres Land & Cattle LLC. After review of submittals, we have the following comments:

- CDOT does not anticipate that the development would likely interfere or impact CDOT infrastructure or interchange, a CDOT Access Permit will not be required at this time.
- If in the future the proposed vehicle volumes increase by more than 20 percent an access permit will be required.
- CDOT would like to review any future traffic, drainage and improvement related submittals for the development including: Traffic Studies, Trip Generation, Drainage Reports or Letters.

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

Sincerely,

Michelle Regalado
Assistant Access Manager

xc: Andrea Barlow (abarlow@nescolorado.com)
Lancaster/file

