



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

US Hwy 24 & Peyton Hwy/EPC

May 12, 2026

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 proposes 2 new lots and 1 new tract. The park will accommodate a maximum of 100 campsites, 1 caretaker's quarters, a small recreational facility/camp store in the existing Quonset hut, bathroom facilities throughout the site, a playground, picnic areas, and substantial open space. **One access point located at the SE corner onto Peyton Highway, then north to access State Highway 24G. Traffic generation to the state highway for the RV Park would be 110 with an AM Peak of 21 and a PM Peak of 27.** The property is a 34-acre parcel located in the south half of Sec 7, TS 12 South, R 63 West of the 6<sup>th</sup> 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:

**Traffic**

The Transportation Memo - REVISED, for Lazy Y and Rocking J RV Park dated April 20, 2026 has been reviewed by a CDOT Traffic Manager. Their comments are as follows:

- No traffic concerns. Trip generation is low, side street traffic volumes from the south are low, four crashes over the past 5 years. Auxiliary lanes exist on US 24G.

**Access**

- A CDOT Access Permit will be required if improvements are needed at US 24 and Peyton Highway.
- 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) 251-7804 or michelle.regalado@state.co.us.

Sincerely,

*Michelle Regalado*

Michelle Regalado  
Assistant Access Manager

xc: Lancaster/file

