



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

June 13, 2024

024A/EPC

Ryan Howser, Project Manager
El Paso County Planning and Community Development
2880 International Circle, Suite 110, Colorado Springs, CO 80910
(719) 520-6049/ryanhowser@elpaso.com

RE: MS234 Guntzelman Porcelain Pines Minor Subdivision

Dear Ryan,

I am in receipt of a referral request for comments to Guntzelman Porcelain Pines Minor Subdivision 5295, 5265, & 5260 Kulsa Road near state highway 024A. State Highway 024A near MP 291.60 (Chipita Park Road Ramp) is categorized as an Express Way Major Bypass(E-X). The proposal is to subdivide 35.16 acres into three (3) single-family residential lots. Access to lots will be via a new private shared driveway off Kulsa Road. The property is located in the NW ¼ of Sec 22, T 13S, R 68W, of the 6th PM in El Paso County, Colorado. The property has the tax schedule No. 8322200018 currently owned by Kristian & Christa Guntzelman. After review of all documentation, we have the following comments:

HYDRAULICS

Comments from January 18, 2024

The Preliminary Drainage Report for Guntzelman Porcelain Pines Subdivision dated July 2022 has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- Provide Final Drainage Report

ACCESS

Comments from January 18, 2024

Approval to allow the Guntzelman Porcelain Pines Minor Subdivision will not impact CDOT infrastructure. My comment follows:

- Section 2.6(3) of the State Highway Access Code, states that if the proposed vehicle volumes increase by 20 percent or more an access permit may be required for the intersection of State Highway 24A and Chipita Park Road (MP 291.60) or State Highway 24A and Fountain Rd (MP 293.31).
- This site is outside of CDOT jurisdiction and will not interfere with CDOT infrastructure, a CDOT Access Permit will not be required at this time.
- If in the future, the traffic volumes increase by greater than 20% of the permitted number and/or 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 (property owner) is required to apply for a new Access Permit and may be required to construct highway improvements.



Additionally,

- On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Adam Lancaster at 719-562-5540 for any questions regarding advertising devices.
- Any utility work within the state highway right of way will require a utility permit from the CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Lancaster.

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

Sincerely,

Michelle Regalado

Michelle Regalado
Access Management

xc: Lancaster/file

