



April 17, 2026

Maria Lancto
El Paso County Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

**RE: Draft Review Comment Responses / 12057 Highway 24 Multifamily Rezone
El Paso County, Colorado**

Dear Maria,

SM ROCHA, LLC is pleased to provide comment response information for the proposed development entitled 12057 Highway 24 Multifamily Rezone. This development is located near the northeast corner of U.S. Highway 24 and Meridian Road in El Paso County, Colorado.

The purpose of this letter is to provide detailed responses to the CDOT Staff referral review comments (1st Review) dated March 3, 2026. We have revised the Traffic Impact Study per County and CDOT Staff comments where applicable and anticipate making further revisions upon agreement of proposed access onto U.S. Highway 24. We remain available to discuss further if needed.

The following is a summary of comment responses:

CDOT Traffic Comment 1: CDOT Project #25094 is reconstructing US-24G to include an additional thru lane in each direction, auxiliary turn lanes at the intersections, and a center raised median. The proposed full movement access onto US-24G will be constructed as a right in-out as a part of the CDOT project.

Comment Response: In coordination with CDOT and Vertex, this access is being proposed as a three-quarter access with left turns out of the site. It is also noted that upon future development, and when possible this access is expected to provide full-movement access via other means and this access may be restricted to right-in/right-out.

CDOT Traffic Comment 2: Revise the Traffic Impact Study to reflect changes in driveway movements and resubmit for review.

Comment Response: Revisions made with consideration that this access provides a three-quarter movement with left turns out of the site.

CDOT Traffic Comment 3: The applicant will be required to construct auxiliary lanes on US-24G as part of the CDOT Access Permit requirements.

Comment Response: Noted. The request to view the US-24G construction plans to understand roadway cross-section and details of right-in/out (RIRO) access construction is reiterated and needed to confirm the extent of auxiliary lane needs.

CDOT Traffic Comment 4: The County should require the site development to make provisions to tie into Dovekie Lane, which is being platted with Falcon Fields, and will provide the site full movement access onto US-24G at Woodman Road.

Comment Response: Once access to the adjacent Falcon Fields development becomes feasible, access may be provided via Dovekie Lane. However, two private properties located between the subject site and Falcon Fields currently prevent this connection and, therefore, it is not considered a reasonable alternative at this time.

CDOT Access Comment 1: A CDOT Access Permit will be required for this development at time of subdivision/platting.

Comment Response: Comment acknowledged.