



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Permits Unit

US-24G
El Paso County

April 29, 2026

Maria Lancto, Planner (marialancto@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Kyle Rezone (P264)

Maria,

I am in receipt of a referral request for comments for Kyle Rezone. The property has tax schedule No. 4307200007 and is located at 12057 W Hwy 24, on the south side of US Highway 24, east of Meridian Road in El Paso County, Colorado. The owner and applicant request approval of a map amendment (rezone) of 13.28 acres to the RM-30 (Residential Multi-Dwelling) zone district. After review of all submitted documents, we have the following comments:

Traffic

- CDOT rejects the Traffic Impact Study for 12057 Highway 24 Multifamily Rezone dated January 2026, revised April 2026 as it still shows a three-quarter access with left turns out onto US Highway 24 from the site. This does not match the Access Control Plan for US24G.
- Our comments from our letter dated March 3, 2026 remain the same. They are as follows:
 - 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/right-out as a part of the CDOT project.
 - The applicant will be required to construct auxiliary lanes on US-24G as part of the CDOT Access Permit requirements.
- Once access to the adjacent Falcon Fields development becomes available, the County should require the site development to make provisions to tie into Dovekie Lane, which will provide the site full movement access onto US-24G at Woodman Road.
 - It is noted that the two private properties located between the Kyle development and Falcon Fields currently prevent this connection.

Please revise the Traffic Impact Study to reflect changes in driveway movements and resubmit for review.

Access

- A CDOT Access Permit *will be required* for this development at time of subdivision/platting.

Please contact me at 719-248-0318 or teresa.guagliardo@state.co.us with any questions.

Sincerely,

Teresa Guagliardo
CDOT R2 Access Manager

CC: James Kyle, Property Owner (downtownfalcon@yahoo.com)
Nina Ruiz, Vertex Consulting Services, LLC (nina.ruiz@vertexcoss.com)
Lancaster / file

