



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Permits Unit

SM Rocha LLC
Comment Response
July 2026

US-24G
El Paso County

June 3, 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

- The TIS has been revised to modify the access point to right in/out. The redistribution of traffic **does** warrant the EB to SB right turn deceleration lane and the NB to EB right turn acceleration lane. Page 24 of the TIS should be revised to account for the auxiliary lane requirements. **SMR: Auxiliary lane requirement discussion added to revised study, page 24.**

Please revise the Traffic Impact Study and resubmit for review.

Access

SMR: Future Access Permit requirement acknowledged.

- 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

Teresa Guagliardo
CDOT R2 Access Manager

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

