



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Access Permits

SH-083A /Needles Subdivision
El Paso County

June 22, 2026

Joe Letke (joeletke@elpaso.com)
Project Manager/Planner
Planning & Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Needles Subdivision - Highway 83

Joe,

I am in receipt of a referral request for comments for Needles Subdivision State Highway 083A, A tract of land being portions of the Southeast quarter of the Southwest quarter of Section 15 and the East half of the Northwest quarter and the Northeast quarter of the Southwest quarter of Section 22, Township 11 South, Range 66 West of the 6th P.M., all lying easterly of the easterly right-of-way line of Colorado State Highway No. 83, situated in El Paso County, Colorado, containing ± 47.55 acres, (Parcel #6100000369). The submittals have been reviewed by CDOT. After review of all submitted documents, we have the following comments:

Traffic

- Please update the Traffic Impact study to include an auxiliary turn lane assessment for Walden Way.

Access

- Following the Access Control Plan the existing residence, as well as the field access to the north will close; Access will be gained south of the existing access near milepost 26.81
- The State Highway Access Code requires an access permit if the proposed vehicle volumes increase by 20 percent or more, the development is adjacent to the state highway, and/or significant changes in the use of the property are made which will affect access operation, traffic volume and/or vehicle type
- Three CDOT Access Permits will be required for this development.

Please contact me at 719-924-2930 or kimberly.blanchard@state.co.us with any questions.

Sincerely,

Kimberly Blanchard
Kimberly Blanchard
CDOT R2 Access Management Trainee

xc: North Ranch LLC - ROB@MYERSCOMPANY.BIZ
Vertex Consulting Services - NINA.DOSSEY@VERTEXCOS.COM
Lancaster / file

