



COLORADO

Department of Transportation

Region 2

Traffic & Safety – Permits Unit

US-24G (E-X)
El Paso County

August 11, 2026

Jen Uhler, Planner (jenuhler@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Kang RV & Contractor Storage (PPR2620)

Jen,

I am in receipt of a referral request for comments for Kang RV & Contractor Storage. The proposed development is for RV storage and lay-down storage yards to be located at 11401 East Highway 24 in El Paso County. The property is ±12.34 acres of currently vacant land (EPC Parcel #5313001013). After review of all submitted documents for Kang RV & Contractor Storage, we have the following comments:

North Program Engineering

- These plans appear to be in alignment with the design requirements outlined by the US24 Garrett to Woodmen project team to the Developer.
- Construction of these Developer plans require the prior completion of the new backage road connecting to Falcon Hwy, Bluestem Rd, to be built as part of the US24 Garrett to Woodmen project - anticipated to start in Spring 2027.
- The Developer will also be required to obtain all appropriate permits from El Paso County, as EPC will be the owner of the Bluestem Rd upon its completion.

Hydraulics

Plan Comments

- Detailed plans are missing. Include drainage plans, profiles, pond details, etc. in future submittal.

Report Comments

- PDF p 52 – The emergency overflow is identified as discharging to the existing drainage ditch that ultimately ends up adjacent to US024G. Verify there is available capacity to contain the spillway flow without encroaching on the highway. Include analysis of the dual culverts under US24 as well.

Right-of-Way

- No comment

Access

- 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.
- A CDOT access permit will be required for this development due to the adjacency to the state highway system. Access will be gained from a newly created road with the CDOT project. No direct access to the state highway will be allowed.



Additionally:

- On-premises and off-premises 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. See <https://www.codot.gov/programs/signs> for information regarding advertising devices.
- Any utility work within the state highway right of way will require a utility permit from the CDOT. See <https://www.codot.gov/business/permits/utilityspecialuse> regarding utility permits.

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: Steve Hui Kang (stevekangemail@gmail.com)
Lisa Peterson, Hammers Construction, Inc. (lpeterson@hammersconstruction.com)
Jason Latham, Hammers Construction, Inc. (jlatham@hammersconstruction.com)
Lancaster / file

