



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Permits Unit

US-24G (E-X) | Peterson Rd
El Paso County

June 15, 2026

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

RE: Hillpointe Apartments Rezone (P265)

Maria,

I am in receipt of a referral request for comments for Hillpointe Apartments. The proposed development is a part of Cimarron Hills Southeast Mixed Use Filing No. 1 and is located north of US-24G (E Platte Avenue) and east of Peterson Blvd. The parcels being rezoned are 5408007001, 5408007004, and 54089007008 in El Paso County. The anticipated unit count for the development is currently 300 dwellings, which would require a minimum lot size of 6.84 acres. After review of all submitted documents for Hillpointe Apartments, we have the following comments:

The Traffic and Access comments are the same for both Hillpointe Apartments and Cimarron Hills Southeast Mixed Use Filing No. 1.

Traffic

- Roundabouts are being constructed at US-24G (E Platte Avenue) and Peterson Blvd which will improve interchange operations. The existing access is ± 275 feet north of the off-ramp terminal from US-24G. CDOT Traffic concurs with Access that the existing cross-over at Panamint Court shall be eliminated and median constructed across, or the existing access shall be relocated to the north to meet the minimum distance requirements. This will require some cross-access easements and agreements between the parcels.

Access

The Access comments from previous letters remain the same. They are as follows:

- A CDOT Access Permit will be *required* for this development, prior to the subdivision plat being recorded, to document any required improvements and agreements.
- Section 2.13(3) of the State Highway Access Code, states in part, "Access rights should be obtained for a distance of 550 feet along the lesser street or crossroad measured from the radius point of any ramp touch down curve. Frontage roads and other accesses which are closer to ramp termini than the spacing standards recommend, should be either relocated, closed, or turning movements restricted as soon as conditions allow."
 - The existing access is ± 275 feet north of the off-ramp terminal from US-24G. Therefore, the existing cross-over at Panamint Court shall be eliminated and median constructed across, or the existing access shall be relocated to the north to meet the minimum distance requirements. This will require some cross-access easements and agreements between the parcels.
- Our previous comments noted that the access for the existing hotel (Panamint Court) is ± 275 feet north of the off-ramp terminal from US-24G. Therefore, the existing cross-over at Panamint Court shall be eliminated and median constructed across, or the existing access shall be relocated to the north to meet the minimum distance requirements. This will require some cross-access easements and agreements between the parcels.



The Traffic Impact Study for "Hillpointe Apartments at Peterson" dated September 2025, revised April 2026 states:

"The submitted Proposed access to the development is provided via one full-movement access onto the future extension of Meadowbrook Parkway (referred to as Site Access). This access is anticipated to be shared with the future adjacent Cimarron Hills development. Additionally, it is noted that the existing intersection of Peterson Road with Panamint Court will be converted to a right-in/right-out intersection and serve as an emergency-only access for the proposed development."

Submit a document for review from Emergency Services requesting an emergency access at this location and the reason for the request.

CDOT will need to review and approve construction plans for the median closure or access conversion to right-in/right out. These plans shall be submitted with the access permit application.

CDOT respectfully requests El Paso County hold the recordation of the final plat for Cimarron Hills Southeast Mixed Use Filing No. 1 until such a time CDOT has an executed Access Permit in place, in accordance with the state statute.

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: Nina Ruiz, Vertex Consulting Services, LLC (nina.ruiz@vertexc.com)
Craig Dossey, Vertex Consulting Services, LLC (craig.dossey@vertexc.com)
Mark Foster, Hillpointe, LLC (mfoster@hillpointe.com)
Dean Venezia, Marathon Holdings (dean@vintagedev.com)
Lancaster / file

