



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Permits Unit

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

April 30, 2026

Lisa Elgin, Project Manager
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Hillpointe Apartments (P265)

Lisa,

I am in receipt of a referral request for comments for Hillpointe Apartments. The proposed development 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:

Access

- A CDOT Access Permit **will be required** for this development, prior to the subdivision plat being recorded, to document any required improvements, agreements, and surety plans.
- 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 access conversion to right-in/right out. These plans need to be submitted with the access permit application.

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

Sincerely,

Teresa Quagliardo
CDOT R2 Access Manager

CC: Jovenchi II, Marathon Holdings, LLP, Venezia John Estate (dean@vintagedev.com)
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Lancaster / file

