



COLORADO

Department of Transportation

Region 2

Traffic & Safety – Permits Unit

SH083A/MP 20.37
City of Colorado Springs

July 27, 2026

Allison Stocker, Planner (allison.stocker@coloradosprings.gov)
City of Colorado Springs Planning and Community Development
30 South Nevada Ave, Suite 701
Colorado Springs, CO 80903

RE: Creekridge at Flying Horse Filing No. 1 and Filing No. 2
Development Plan (DEPN-26-0063 & DEPN-26-0068)
Subdivision Plats (SUBD-26-0037 & SUBD-26-0048)

Allison,

I am in receipt of a referral request for comments regarding the development plan and subdivision plat submittals for Creekridge at Flying Horse Filing No. 2. The same comments apply for Creekridge at Flying Horse Filing No. 1. The site is located along the north side of Interquest Parkway/Highway 83, between New Life Drive and the future Powers Boulevard extension in Colorado Springs. After review of all submitted documents, our comments for Creekridge at Flying Horse Filing No. 1 and Filing No. 2 are as follows:

- It was determined that Interquest Parkway is NOT within CDOT right-of-way. However, the development will be adjacent to the new interchange at State Highway 083A and State Highway 021B (Powers Boulevard). Therefore, a CDOT access permit *will be required* for the Creekridge at Flying Horse Development to document the traffic associated with it.

After discussion with the City of Colorado Springs, we concur with their requirements of:

Both Filing 1 and Filing 2:

- "Per the annexation agreement, a 90' wide easement will be required adjacent to the eastern property line. This easement must be platted in a tract."

Filing 2

- "An additional tract needs to be dedicated beyond the 90' easement to accommodate options for the proposed SH21/SH83 Interchange. The additional tract should measure 100' along SH83 and 300' along the western edge of the 90' easement."

CDOT respectfully requests the City of Colorado Springs hold the approval and recordation of Creekridge at Flying Horse plats until such time CDOT has an executed Access Permit, in accordance with the State Highway Access Code.

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

Sincerely,

Teresa Guagliardo
CDOT R2 Access Manager

Cc: Jim Boulton, Pulpit Rock Investments, LLC (jboulton@classichomes.com)
David Gibson, Classic Consulting Engineers (dgibson@classicconsulting.net)
Lancaster / file

