



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Permits Unit

SH083A/MP 20.37
City of Colorado Springs

May 22, 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. 2
Development Plan (DEPN-26-0068)
Subdivision Plat (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 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. 2 are the same as those for Creekridge at Flying Horse Filing No. 1. They are as follows:

Traffic

- The residential development generates 5,533 trips daily. Primary access is off New Life Drive as well as Interquest Parkway. The interchange at SH083A and SH021B is slated for reconstruction by the City of Colorado Springs. Traffic modeling and interchange simulations assume future development on this currently vacant site. No further Traffic comments.

Access

- The proposed right-in/right-out access onto Interquest Parkway is within CDOT right-of-way. Therefore, a CDOT Access Permit **will be required** for this development, prior to the subdivision plat being recorded, to document any required improvements, agreements, and/or surety plans.

In addition, Master Drainage Plan and Report are required for the entire Creekridge at Flying Horse development. The report shall address all impacts to State infrastructure.

CDOT respectfully requests the City of Colorado Springs hold the approval and recordation of Creekridge at Flying Horse Filing No. 1 plat 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

