



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Access Permits
5615 Wills Blvd Suite A
Pueblo, CO 81008-2349

January 31, 2024

US Hwy 24 & Peyton Hwy/El Paso County]

Kylie Bagley, Project Manager
El Paso County Planning & Community Development
2880 International Circle, Suite 10
Colorado Springs, CO 80910

RE: RVP231 - Lazy Y Rocking J RV Park Rezone

Dear Kylie,

I am in receipt of a referral request for Lazy Y Rocking J RV Park located at 12960 N Peyton Hwy near State Highway 24G (R-A CATEGORY/MP 329.80), in the Town of Peyton, El Paso County, State of Colorado. The project proposing a request for a zone change of 30.0959 acres from A-35 to RVP and requests a concurrent map amendment is requested to rezone the remainder of the 36.24 acre property to RR-5. Also to plat the property into 1 lot for the residential use and 1 lot for the RV Park. The intent: SFH on 5.3 Acre be occupied by the property owner/on-site Manager of the adjacent RV Park. **Two access locations on Peyton Hwy. Access to State Highway 24G from Peyton Highway.** The property has the tax schedule No. 3207000007, currently owned by Longhorn Acres Land & Cattle LLC. After review of submittals, we have the following comments:

The submittals for Lazy Y Rocking J Park received on 1/9/2024 have been reviewed by CDOT Access Management. Our comments follow:

- CDOT Requests that the development provide traffic information and intersection impacts for USHwy 24G and Peyton Hwy. Please revise the transportation memo and resubmit.
- CDOT does not anticipate that the development would likely interfere or impact CDOT infrastructure or interchange, a CDOT Access Permit will not be required at this time.
- CDOT would like to review any future traffic, drainage and improvement related submittals for the development including: Traffic Studies, Trip Generation, Drainage Reports or Letters.

If you have questions, please contact me at (719) 562-5537 or michelle.regalado@state.co.us.

Sincerely,

Michelle Regalado

Michelle Regalado
Access Management

xc: Lancaster/file

