



**COLORADO**  
**Department of Transportation**  
Region 2

Traffic & Safety - Access Permits

May 2, 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 Rezone 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. One access location 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 Letter of Intent for Lazy Y Rocking J Park Map Amendment and the Transportation Memo dated April 9, 2024 have been reviewed by CDOT Access Management. Our comments follow:

- Updated Traffic Memo is acceptable.
- 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.
- If in the future the proposed vehicle volumes increase by more than 20 percent an access permit will be required.
- 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

