



COLORADO
Department of Transportation
Region 2
Traffic & Safety - Access Permits

Access Permit No. **206142**
094A/El Paso County

May 12, 2026

Ryan Howser, Project Manager
El Paso County Planning & Community Development
ryanhowser@elpasoco.com (719) 520-6049

RE: Tanner Ranch Fil 1 Dev Agreement

Dear Ryan,

I am in receipt of a referral request for **Tanner Ranch Fil 1 Dev Agreement** located at 350 Dinner Bell Drive, in the City of Calhan, County of El Paso, State of Colorado. The subdivision is located in SW corner of S Calhan Hwy and State Highway 094A. The Subdivision Improvement Agreement includes addressing all punch list items and new collateral; may also include new detention pond agreement. The property owner is Pusan Holdings LLC. After review of submittals, we have the following comments:

ACCESS

- Tanner Ranch was issued State Highway Access Permit 206142 in November of 2005. Access to State Highway 94A to serve 93 Single Family Residential Lots. (PHV 67)
- Under Section 2.6 (Change in Land Use and Access Use) of the State Highway Access Code, states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume increases by 20% and or vehicle type, the permittee or property owner will coordinate with the Department to determine if a new access permit and modifications to the access are required.

Additionally,

- Any utility work within the state highway right of way will require a utility permit from the CDOT. Utility, Fiber or Special Use Permit applications are available online only.
<https://www.codot.gov/business/permits/utilityspecialuse>

If you have questions, please contact me at (719) 251-7804 or michelle.regalado@state.co.us.

Sincerely,

Michelle Regalado

Michelle Regalado
CDOT R2 Permit Support Specialist

xc: Lancaster/file

