



COLORADO

Department of Transportation

Region 2
Traffic & Safety - Access Permits

December 19, 2024

24A/Cascade/EPC

Joe Letke, Project Manager (joeletke@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle, Suite 10
Colorado Springs, CO 80910

RE: EXBL 242 - 5975 Wellington Rd subdivision Exemption

Dear Joe,

I am in receipt of a referral request for a Subdivision Exemption Boundary Line Adjustment located at 5975 Wellington Rd, (EX/MP 291.84), in the Town of Cascade, El Paso County, State of Colorado. The proposal is for the larger 58.29-acre parcel (8300000123) giving up land to the smaller 1.47 acre parcel (8315200064) to create a legal parcel that is in compliance with the R-T zoning dimensional standards. **Existing access to both parcels is via local road Wellington Road.** The property has the tax schedule No. 8315200064 currently owned by Kayle Higinbotham and 8300000123 is currently owned by KAHLM LLC. After review of submittals, we have the following comments:

- 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 local authority and the Department to determine if a new access permit and modifications to the access are required.
- CDOT does not anticipate that the Subdivision Exemption would likely interfere with or impact CDOT infrastructure - a CDOT Access Permit will not be required at this time.
- No direct access to Highway 24A will be allowed, access shall be obtained from local road Wellington Road.

Additionally,

- On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Adam Lancaster at 719-562-5540 for any questions regarding advertising devices.
- Any utility work within the state highway right of way will require a utility permit from the CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Lancaster.

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

Sincerely,

Michelle Regalado
Assistant Access Manager

xc: Lancaster/file

