



COLORADO

Department of Transportation

Region 2 Permits

Traffic and Safety - Access Permits

March 21, 2024

SH 083/MP 27.60
Town of Monument/EPC

Ashlyn Mathy, Project Manager
El Paso County Planning & Community Development
2880 International Circle, Suite 110, Colorado Springs, CO 80910
Ashlynmathy2@elpasoco.com

RE: Special Use - Monument Glamping II

Dear As,

I am in receipt of a Special Use referral request for Monument Glamping II located at 18045 Hwy 83, in El Paso County, State of Colorado. The proposed project will construct 12 Glamping Units with personal bathrooms on 5.9-acres. The property will have a septic and leach field. **One existing access to the Property from State Highway 083A.** The property has the tax schedule No. 61000001112, currently owned by Randy & Linda Amann. After review of submittals we have the following comments:

HYDRAULICS

Final Drainage Report for Monument Glamping II has NOT been reviewed by a CDOT Hydraulurgy Engineer. There comments are as follows:

- Provide a Drainage Letter/Report
 - Drainage to the state highway right-of-way shall not exceed the undeveloped historical rate of flow
 - Provide plans and hydraulic analysis of existing detention basin
 - Describe hydrology & hydraulics methods, including intensity equations, within the body of the report

ACCESS

The submittals for Monument Glamping II have been reviewed by CDOT Access Management. Our comments follow:

The existing access to the Property from State Highway 083A near mile point 27.6, highway category R-A with a speed limit of 60 mph. In preparation of future improvements and in compliance with the Access Control Plan for Hwy 083A, the permittee will be required to establish and record an access easement for such a time in the future when access will be gained through internal connectivity via cross lot access to/from Walden Way.

- A CDOT Access Permit (223018) was issued in May of 2023. The Notice to Proceed has not yet been issued.
 - Amendment to the permit from 12 camp sites to 24 camp sites has not yet been issued.
 - A 30-foot access easement has not yet been established and recorded with El Paso County.



- Site Plan:
 - 30-foot access easement label not clear that the easement is across entire lot
 - Include 20 or 50-foot hard surface (20-feet if 12 units, 50-feet if 24 units).

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) 562-5537 or michelle.regalado@state.co.us.

Sincerely,

Michelle Regalado

Michelle Regalado
CDOT R2 Assistant Access Manager

xc: Lancaster/file

