

See attached from CDOT indicating no issue. The final CDOT access permit for the 24 units will be provided prior to site development plan approval.

Ruiz, Nina

From: Regalado - CDOT, Michelle <michelle.regalado@state.co.us>
Sent: Tuesday, January 30, 2024 3:32 PM
To: Ruiz, Nina
Cc: Chris Jeub; Dossey, Craig; Micah Jeub
Subject: Re: Increase in traffic for MG2

Dear Nina

Your request to update access permit 223018 for Monument Glamping II to 24 units from 12 was sent to a CDOT Traffic Manager for review; their comments are as follows.

- No issue with increasing the number of units from 12 to 24
- The peak hour trips are very low to start with and would just double (daily 86, AM 6, PM 8 trips).

I can revise the permit application while working on the NTP with your written request as per Term #4 in the Terms & Conditions portion of the CDOT Access Permit.

Have a nice day.

On Wed, Jan 24, 2024 at 6:31 PM Ruiz, Nina <nina.ruiz@vertexc.com> wrote:

Hi Michelle,

I was just checking in to see if you had a chance to look into this. Did you need any additional information from us at this point?

Thank you!

Nina

From: Regalado - CDOT, Michelle <michelle.regalado@state.co.us>
Sent: Tuesday, January 16, 2024 7:39 AM
To: Ruiz, Nina <nina.ruiz@vertexc.com>
Cc: Chris Jeub <chrisjeub@gmail.com>; Dossey, Craig <Craig.Dossey@vertexc.com>; Micah Jeub

<micahjeub@gmail.com>

Subject: Re: Increase in traffic for MG2

Chris and Nina,

I will review and get back to you.

Stay warm.

On Mon, Jan 15, 2024 at 7:15 AM Ruiz, Nina <nina.ruiz@vertexc.com> wrote:

Good Morning Michelle,

I hope you are doing well! Can you please let me know what you will need in order to update the access permit to 24 units? Craig and I will then coordinate with our group to submit the revised request.

Thank you so much!

Nina Ruiz

Senior Executive Consultant



Mobile : 719-433-2018

Office: 719-733-8605

Email: nina.ruiz@vertexc.com

Address: 455 E Pikes Peak Ave, Ste 101, Colorado Springs, CO 80903

Website: Vertexconsultingservice.com

From: Chris Jeub <chrisjeub@gmail.com>

Sent: Saturday, January 13, 2024 7:16 AM

To: Regalado - CDOT, Michelle <michelle.regalado@state.co.us>

Cc: Dossey, Craig <Craig.Dossey@vertexcos.com>; Ruiz, Nina <nina.ruiz@vertexcos.com>; Micah Jeub <micahjeub@gmail.com>

Subject: Increase in traffic for MG2

Hi Michelle. Happy New Year!

Meet Craig Dossey and Nina Ruiz (cc'd). They used to work for the county but now have teamed up as Vertex Consulting Group out of the Springs. The Jeubs are super excited to have them on our team as we build Monument Glamping in El Paso County. They're picking up my novice work and making everything MUCH more professional.

"MG2" is Monument Glamping II, our second property, located on Hwy 83. That access permit allowed traffic for 12 glamping units, but we are now asking the county for 24. Can you reply-all to this email and let us know if the traffic studies would allow for 24? Thresholds and engineering details kind of make my head spin, but Craig and Nina will be able to keep up. We have water and sewage covered for the increase, but traffic may need some creative navigating.

Thanks Michelle, I sure appreciate it!

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Chris Jeub

chrisjeub@gmail.com

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Michelle Regalado

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