

Colorado Springs, CO

Planning and Development
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903



Final Report - Corrections Required
Application No. LUPL-25-0008

Report Date: 12/12/2025

Description :

Address : 0 14-15-65

Record Type : Land Use Plan

Document Filename : 241010 BLR VC EPC Eng Comment Repsonse.pdf

Comment Author Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Teresa Guagliardo	teresa.guagliardo@state.co.us	-

General Comments

Comment ID	Reviewer : Department	Review Comments
95	Teresa Guagliardo : CDOT	Please refer to the letter emailed to Tamara Baxter on 11-24-2025 for CDOT's comments regarding this development.

Corrections in the following table need to be applied before a permit can be issued



November 5, 2025

City of Colorado Springs
Land Use Division
Attn: Tamara Baxter
Planning & Community Development
30 South Nevada Avenue, Suite 701
Colorado Springs, CO 80903

RE: EPC Comments – BLR Village C Rezone (ZONE-25-0020)

Dear Ms. Baxter,

On behalf of Clayton Properties Group II, A Colorado Corporation DBA Oakwood Homes, we respectfully submit the following responses to the review comments dated July 09, 2025.

Planning Division

1. EPC Planning Division has no comments on the proposed Land Use Plan or Rezones.

Reviewed by:

Lisa Elgin, Planner

LisaElgin@elpasoco.com

[Response: Noted](#)

Engineering Division

EPC DPW has the following comments:

Drainage:

1. Please coordinate with the Falcon Highlands development on acceptance of drainage discharges and conveyances at the shared property boundary.

[Response: Noted.](#)

Traffic/Transportation:

1. Note: Coordination is needed between the developer, the City and EPC (DPW and Parks) regarding the Dublin Blvd./Falcon Highway alignment. See attached sketch/redlines.

[Response: Coordination is on going. Current direction per meeting on 9/8/2025 with Jeff Rice, Todd Frisbie and development team is that BLR Village will dedicate at a future plat 70' to the ROW of a future Dublin ROW with a 5' easement and an additional 30' will need to be provided from adjacent land owner or through city annexation or another method for 100' Minor Arterial through this area.](#)



2. Is future access (secondary) for the Falcon Meadow Campground parcels being accommodated?
(Reference US HWY 24 Access Control Plan)

Reviewed by:

Jef Rice, P.E.

JefRice@elpasoco.com

Response: No access to the campground has been requested, current direction is they will have their own access off Highway 24. CDOT has mentioned being accommodatable to emergency gated access from highway 24 as well. Land Use plan only shows major roadways.

Sincerely,

Jonathan O'Donnell,
LAI Design Group