



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Permits Unit

US-24G (E-X) | Peterson Rd
El Paso County

June 15, 2026

Maria Lancto, Planner (MariaLancto@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Cimarron Hills Southeast Mixed-Use Filing No. 1 (SF2420)

Maria,

I am in receipt of a referral request for comments for Cimarron Hills Southeast Mixed-Use Filing No. 1. The proposed development is located north of US-24G (E Platte Avenue) and east of Peterson Blvd. The parcels being subdivided are 5408007001, 5408007003, and 5408007004 in El Paso County. The project consists of 142 single-family attached dwelling units and a 4,000 square foot Church. The submittals for Cimarron Hills Southeast Mixed-Use Filing No. 1 have been reviewed by CDOT. Our comments are as follows:

The Traffic and Access comments are the same for both Cimarron Hills Southeast Mixed Use Filing No. 1 and Hillpointe Apartments.

Hydraulics

- **Report comments:**
 - PDF p 59/116 - The proposed hydrology should be coordinated with the adjacent US Highway 24 and Peterson Blvd/Rd project. That project hydrology does not drain the entire site into CDOT ROW in the proposed condition. The ditch calculations for the pond overtopping scenario indicate a peak flow of 131 cfs. The proposed culverts from the Highway 24 and Peterson Blvd/Rd project were designed to convey ~100 cfs. Analysis should be completed to verify the impacts to the downstream facility and whether or not the excess runoff will discharge into CDOT ROW.

Address the above comments by providing supporting calculations and a revised report.

Environmental

- Verify if temporary easements from CDOT are required for construction. If so, a 128/Clearance for hazmat, wetlands, history, and archaeology will be required.

Address the above comments and resubmit documents as necessary.

The Traffic and Access comments are the same for both Cimarron Hills Southeast Mixed Use Filing No. 1 and Hillpointe Apartments.

Traffic

- Roundabouts are being constructed at US-24G (E Platte Avenue) and Peterson Blvd which will improve interchange operations. The existing access is ±275 feet north of the off-ramp terminal from US-24G. CDOT Traffic concurs with Access that the existing cross-over at Panamint Court shall be eliminated and median constructed across, or the existing access shall be relocated to the north to meet the minimum distance requirements. This will require some cross-access easements and agreements between the parcels.



Access

- A CDOT Access Permit will be *required* for this development prior to the subdivision plat being recorded, to document any required improvements and agreements.
- Section 2.13(3) of the State Highway Access Code, states in part, "Access rights should be obtained for a distance of 550 feet along the lesser street or crossroad measured from the radius point of any ramp touch down curve. Frontage roads and other accesses which are closer to ramp termini than the spacing standards recommend, should be either relocated, closed, or turning movements restricted as soon as conditions allow."
 - The existing access is ±275 feet north of the off-ramp terminal from US-24G. Therefore, the existing cross-over at Panamint Court shall be eliminated and median constructed across, or the existing access shall be relocated to the north to meet the minimum distance requirements. This will require some cross-access easements and agreements between the parcels.
- Our previous comments noted that the access for the existing hotel (Panamint Court) is ±275 feet north of the off-ramp terminal from US-24G. Therefore, the existing cross-over at Panamint Court shall be eliminated and median constructed across, or the existing access shall be relocated to the north to meet the minimum distance requirements. This will require some cross-access easements and agreements between the parcels.

The Traffic Impact Study for "Hillpointe Apartments at Peterson" dated September 2025, revised April 2026 states:

"The submitted Proposed access to the development is provided via one full-movement access onto the future extension of Meadowbrook Parkway (referred to as Site Access). This access is anticipated to be shared with the future adjacent Cimarron Hills development. Additionally, it is noted that the existing intersection of Peterson Road with Panamint Court will be converted to a right-in/right-out intersection and serve as an emergency-only access for the proposed development."

Submit a document for review from Emergency Services requesting an emergency access at this location and the reason for the request.

CDOT will need to review and approve construction plans for the median closure or access conversion to right-in/right out. These plans shall be submitted with the access permit application.

CDOT respectfully requests El Paso County hold the recordation of the final plat for Cimarron Hills Southeast Mixed Use Filing No. 1 until such a time CDOT has an executed Access Permit in place, in accordance with the state statute.

Please contact me at 719-248-0318 or teresa.guagliardo@state.co.us with any questions.

Sincerely,

Teresa Guagliardo

Teresa Guagliardo
CDOT R2 Access Manager

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