



COLORADO

Department of Transportation

Region 2

Traffic & Safety – Permits Unit

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

September 8, 2026

Jen Uhler, Planner (JenUhler@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)

Jen,

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

Hydraulics

- Previous comments have been addressed. No additional comments.

The Environmental, Traffic, and Access comments from our previous letters remain the same. They are as follows:

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.

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

- 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."
 - o 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.

- A CDOT Access Permit will be *required* for this development prior to the subdivision plat being recorded, to document any required improvements and agreements.
 - o A CDOT Access Permit Application has been received for this development. However, it is on hold pending submittal of additional required documents. An email was sent on August 14, 2026 checking the status of the requested documents. As of the date of this letter, the documents have not been received.

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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