



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Access Permits

105/El Paso County]

July 20, 2025

Ashlyn Mathy, Project Manager
El Paso County Planning & Community Development
2880 International Circle, Suite 10
Colorado Springs, CO 80910

RE: SF 2513 Red Rock Acres Subdivision

Dear Ashlyn,

I am in receipt of a referral request for Red Rock Acres Subdivision located on Red Rock Ranch Drive south of State Highway 105 in El Paso County, State of Colorado. State Highway 105 is classified as a Non-Rural Principal Highway NR-A, near MP 7.407. The proposed subdivision plan is to create 5 residential lots on ± 14.92 acres of the ± 53 total acreage. Each lot will be 2.5 acres or larger. Access from State Highway 105 to the proposed subdivision will be via Red Rock Ranch Drive. The property parcels 7109000024 (20 acres) and 7109014003 (33.69 acres) are currently owned by GTG Red Rock LLC. After review of submittals, we have the following comments:

ACCESS

The submittals for Red Rock Acres, received on June 18, 2025, have been reviewed by CDOT Access Management. Our comments follow:

- A State Highway Access Permit may be required to document a change in use in terms of access operation, traffic volume and or vehicle type per State Highway Access Code §2.6 for any connections to Highway 105A.
- Provide a Traffic Assessment per CDOT guidelines for review of impact to the state highway. (<https://www.codot.gov/safety/traffic-safety/operations/traffic-assessment-guide>). This may require traffic counts of existing background traffic at the intersection of Red Rock Drive and Highway 105A.

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 Mr. Gabe Martinez at 719-251-7830 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. Martinez.



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If you have questions, please contact me at (719) 251-7804 or michelle.regalado@state.co.us.

Sincerely,

Michelle Regalado

Michelle Regalado
CDOT R2 Assistant Access Manager

xc: Lancaster/file

