



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Permits Unit

SH 021B (F-W) | Palmer Park Blvd
El Paso County

July 1, 2026

Lacey Dean (laceydean2@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Vasa Fitness at Palmer Park Site Development Plan (PPR267)

Lacey,

I am in receipt of a referral request for comments for Vasa Fitness at Palmer Park Site Development Plan. The proposed development is located in the southeast quadrant of SH021B (Powers Boulevard) and Palmer Park Boulevard with a known address of 5885 Palmer Park Boulevard, El Paso County. The submittals for Vasa Fitness Site Development Plan +have been reviewed by CDOT. Our comments are as follows:

- El Paso County plans to relocate the signalized access on Palmer Park to the east of the existing access; CDOT has agreed to collect and hold escrow for the project.
- A CDOT Access Permit **will be required** for this development for the proposed Palmer Park signal. As part of the access permit, the escrow will be collected for future intersection improvements. The total escrow amount is still being calculated.

CDOT respectfully requests El Paso County hold approval for this development until such time CDOT has an executed Access Permit in place, to include the required escrow, for Vasa Fitness, 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

CC: Ed Schoenheit, El Paso County (edwardschoenheit@elpasoco.com)
Kevin Hawkins, HD Powers, LLC (Kevin@hawkinsdevco.com)
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Lancaster / file

