



COLORADO
Department of Transportation
Region 2

Traffic & Safety - Access Permits
5615 Wills Blvd Suite A
Pueblo, CO 81008-2349

December 7, 2023

SH024G/EPC

Christian Haas, Project Manager (ChristianHass@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle, Suite 10
Colorado Springs, CO 80910

RE: Nor'Wood Bible Church
Near the SE corner of N Curtis Rd & Judge Orr Rd Parcel/US 24G & Judge Orr Rd

Dear Mr. Haas,

I am in receipt of a referral request for Nor'Wood Bible Church located on Lot 38, Saddlehorn Ranch Filing No 3 on the SE corner of N Curtis Rd & Judge Orr Rd intersection (CAT E-X MP 322.54), in El Paso County, State of Colorado. The project proposes to construct a religious institution on 5 Acres. The property has the tax schedule No. 4300000635, currently owned by Gorilla Capital Co. After review of submittals, we have the following comments:

TRAFFIC

The Traffic Impact Study for Saddlehorn Ranch Filing No 4 dated November 16, 2023 has not been reviewed by the CDOT Traffic Unit, their comments are forthcoming.

- Provide TIS for Saddlehorn Ranch dated 11/16/2023 for review.

ACCESS

The Access Unit has reviewed submittals for Norwood Bible Church; our comments follow:

- Under Section 2.6 (Change in Land Use and Access Use) of the State Highway Access Code, states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume increases by 20% and or vehicle type, a new access permit and modifications may be required.
 - Construction of the religious institution may trigger an increase in traffic, collection of escrow may be required for intersection improvements at Judge Orr Rd & US 24G. Provide the TIS dated 11/16/23 for review.



- Construction of the religious institution may trigger an increase in traffic, collection of escrow for the signal at US 24 & Stapleton may be required. Provide the TIS dated 11/16/2023 for review.

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 Adam Lancaster at 719-562-5540 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. Lancaster.

If you have questions, please contact me at (719) 562-5537 or michelle.regalado@state.co.us.

Sincerely,

Michelle Regalado
Access Management

xc: Local Agency
Lancaster/file

