



COLORADO
Department of Transportation
Region 2

Traffic & Safety - Access Permits

January 4, 2024

024G/EPC

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

RE: Nor'Wood Bible Church

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 12,000 SF religious institution on 5 Acres. **Proposed two access points via local roads.** 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 Nor'Wood Bible Church dated November 16, 2023 has been reviewed by the CDOT Traffic Manager, their comments are as follows.

- The Saddlehorn Ranch Development was assessed \$75,000 toward the signal at US24 & Stapleton. The lots for the church are contained within the original escrow. Provided the escrow has been paid, Traffic has no further comments.

ACCESS

The Access Unit has reviewed submittals for Nor'Wood Bible Church; our comments follow:

- Nor'Wood Bible Church will not be required to provide escrow for the signal at US 24 and Stapleton provided that Saddlehorn Ranch Development provides the escrow of \$75,000 for the signal.

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

Sincerely,

Michelle Regalado

Michelle Regalado
Assistant Access Manager

xc: Lancaster/file

