



SM ROCHA, LLC

TRAFFIC & TRANSPORTATION ENGINEERING

July 13, 2026

Rob Myers
The North Ranch, LLC
944 Cheyenne Boulevard
Colorado Springs, Colorado 80905

**RE: Review Comment Responses / State Highway 83 & Needles Subdivision
El Paso County, Colorado**

Dear Rob,

SM ROCHA, LLC is pleased to provide comment response information for the proposed development entitled State Highway 83 & Needles Subdivision. This development is located at 17675 State Highway 83 in El Paso County, Colorado.

The purpose of this letter is to respond to the CDOT review comments dated June 22, 2026 (1st Review). We have provided detailed responses to the review comments and made revisions to the Transportation Memorandum. We remain available to discuss further if needed. The following is a summary of comment responses:

Traffic Comment 1: Please update the Traffic Impact study to include an auxiliary turn lane assessment for Walden Way.

Comment Response: Auxiliary lane discussion added.

Access Comment 1: Following the Access Control Plan the existing residence, as well as the field access to the north will close. Access will be gained south of the existing access near milepost 26.81

Comment Response: Comment acknowledged.

Access Comment 2: The State Highway Access Code requires an access permit if the proposed vehicle volumes increase by 20 percent or more, the development is adjacent to the state highway, and/or significant changes in the use of the property are made which will affect access operation, traffic volume and/or vehicle type.

Comment Response: Comment acknowledged.

Access Comment 3: Three CDOT Acces Permits will be required for this development.

Comment Response: Please clarify where these 3 access permits are needed as this development is only proposing/changing 1 existing access on State Highway 83.