



# COLORADO

## Department of Transportation

Region 2 Permits  
5615 Wills Blvd, Suite A  
Pueblo, CO 81008-2349

March 22, 2023

US Hwy 24  
El Paso County

Ryan Houser, Project Manager/Planner II  
[ryanhowser@elpasoco.com](mailto:ryanhowser@elpasoco.com) | (719) 520-6049  
El Paso County

RE: Saddlehorn Ranch Filing 3  
SF - Final Plat SF234

Dear Ryan,

I am in receipt of a referral request for comments for Saddlehorn Ranch (aka 824 Acre Curtis Road Subdivision) Final Plat located in Peyton east of Curtis Road and the Town of Falcon and south of Judge Orr Road. The parcel is approximately 2 2/2 miles east of state highway 24. This development proposes to develop ±175 acres with 44 single family residences on >2.5 acre lots. The proposed subdivision of land is located in the Sec 3, T 13 S, R 64W of the 6th PM in El Paso County, State of Colorado. The property has the tax schedule No. 430000602 and is currently owned by Gorilla Capital CO & Saddlehorn Ranch LLC. After review of all documentation we have the following comments:

### Traffic

The Traffic Impact Study for Saddlehorn Ranch Filing No 3 dated January 24, 2023 has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- CDOT agrees with the percentages of escrow for the signal at US 24 & Stapleton. Based on the average AM&PM site-generated passenger cars directly impacting the 4-hour warrant, the development would be responsible for ~\$75,000. (6.5 new vehicles / 60 vehicles-to-warrant x ~\$700K/signal cost)
- Filing 3 triggers the 20% change-in-use for the Judge Orr Rd access to US 24, The northeast-bound right turn deceleration lane is needed at the intersection per SHAC and the development would be responsible for installation. CDOT is beginning design for intersection improvements at the intersection including the realignment of Blue Gill Dr to Judge Orr Rd. An escrow will be required for the right turn deceleration lane, (currently anticipated at \$275,000)

### Access

Saddlehorn Ranch LLC will impact CDOT infrastructure. My comment follows:

- An access permit will be required as the tool to document the collection of escrow funds (~\$79,500) for the signal at US 24 & Stapleton.
- Section 2.6(3) of the State Highway Access Code, states that if the proposed vehicle volumes increase by 20 percent or more an access permit will be required for the use of Judge Orr Road access to US 24. A CDOT access permit will be required as the tool to document the collection of escrow (\$275,000) for the northeast bound right turn deceleration lane at US 24 and Judge Orr Road.



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. Todd Ausbun at (719) 696-1403 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. Ausbun.

Please contact me in Pueblo at (719) 562-5537 or (719) 251-7804 with any questions.

Sincerely,

*Michelle Regalado*

Michelle Regalado  
CDOT R2 Assistant Access Manager

xc: Hall  
Bauer/Meyers/Patrol  
Whittlef  
Lancaster/Gonzales/Guagliardo/file

