



COLORADO

Department of Transportation

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

November 4, 2021

SH 24G/Judge Orr/Stapleton Rd.
El Paso County

Ryan Howser, Planner I (ryanhowser@elpasoco.com)
El Paso County Planning & Community Development Dept
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: Saddlehorn Ranch Filing 2 - SF2133

Dear Ryan,

I am in receipt of a referral request for comments for Saddlehorn Ranch (aka 824 Acre Curtis Road Subdivision). The Applicant proposes to develop the site as a planned community of new single-family detached manufactured residential dwelling units. The total acreage of the proposed development is approximately 816 acres, of which approximately 608+/- acres will be developed with up to 218 single family residences on lots each not less than 2.5-acre size. Of these totals, 42 single family residences on 2.5 acre lots will be developed on 132 acres in Filing No. 2. The property for this Final Plan application is located in El Paso County in Peyton, CO, approximately 1.40-miles east of the intersection of US24/Judge Orr Rd. and approximately 1.0-miles south of intersection of US24/Stapleton Rd. in the SE Quadrant of the intersection of Judge Orr/Stapleton Rd.

Traffic Operations;

The Traffic Impact Study for Saddlehorn Ranch filing 2 by LSC Traffic Consultants dated March 11, 2020 has been reviewed by a CDOT Traffic Operations Dept. and there comments are:

- The development is required to participate in the cost of the future traffic signal at Stapleton and Hwy 24. 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).

Hydraulics;

No hydraulics report was provided for review.

Access;

- Section 2.6 of the State Highway Access Code, states that if changes in land use, vehicle operation and access use from a state highway states an updated access permit will be required for the intersection of SH24 and Stapleton Rd.
- Escrow donation will be required of the Access Permit towards Traffic Signal Improvements at SH24 and Stapleton Rd.



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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) 546-5732 or (719) 248-0905 with any questions.

Sincerely,


Arthur Gonzales
CDOT R2 - Access Manager

Xc: Jennifer Irvine, Jeff Rice - El Paso County
Ferguson
Stecklein
Bauer
Whittlef/Biren
Ausbun
Vigil/Regalado/file

