



COLORADO

Department of Transportation

Region 2 Permits

5615 Wills Blvd, Suite A
Pueblo, CO 81008-2349

SH 009A/MP 4.86, LT (R-B)
Fremont County

April 8, 2024

Joanne Kohl (joanne.kohl@fremontco.com)
Fremont County Planning & Zoning Department
615 Macon Avenue, Room 210
Cañon City, CO 81212

RE: Marchand Ranch Wedding & Event Center (4807 State Highway 9)
TUP 24-004

Joanne Kohl,

I am in receipt of a referral request for comments regarding Marchand Ranch Wedding & Event Center. The wedding & event center utilizes a portion of the total ±222-acre parcel. The property has the tax schedule #99922300 and is located at 4807 State Highway 9, Cañon City, Fremont County. The wedding & event center utilizes County Road 323A which then connects to State Highway 009A. After review of all submitted documentation, we have the following comments:

- An access permit will be required for the connection of County Road 323A State Highway 009A with Fremont County being the Permittee and Marchand Ranch being the Applicant.
- An email sent to Tiffany Foster on March 25, 2024, requesting traffic information. CDOT is requesting a Minor Traffic Study (Technical Memorandum), prepared by a Colorado registered professional engineer, is required to assess impacts at State Highway 009 and County Road 323A. The following traffic analysis elements for the intersection are required:
 - Existing traffic counts
 - Projected development trip generation using proposed development operation, ITE trip generation, and other existing venue operations
 - Daily Total and Peak AM and PM traffic volumes for existing, buildout, and 20yr projection
 - Trip Distribution and turning movements
 - Evaluation of Level of Service (LOS)
 - Evaluation of sight distances, horizontal and vertical
 - Conversion of Passenger Car Equivalent (PCE) where appropriate. A passenger car equivalent of 3 for each bus and all trucks and combinations of 40 feet in length or longer, or a passenger car equivalent of 2 for each vehicle or combination at or over 20 feet in length but less than 40 feet shall be used for these purposes.
 - Engineer's recommended improvements, if any
- 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.



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 Gabe Martinez at (719) 251-7830 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. Martinez.

Please contact me at (719) 546-5440 or teresa.guagliardo@state.co.us with any questions.

Sincerely,

Teresa Guagliardo

Teresa Guagliardo
CDOT R2 Access Management

Xc: Tiffany Foster, Marchand Ranch (tiffany.theranch@gmail.com)
Buford, Patrol 65
Lancaster/file

