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December 4, 2012

Mr. Terry Fattor
155 Highway 133
Carbondale, CO 81623

**RE: Red Rock Diner
SH 133 Access Control Plan
Summary of One-on-One Meeting**

Dear Mr. Fattor:

On behalf of the entire project team, including the Town of Carbondale, Garfield County, and the Colorado Department of Transportation (CDOT), I would like to thank you for participating in the on-going SH 133 Access Control Plan Study. The success of the study depends on public involvement and input. On July 17, 2012, you participated in a one-on-one meeting with representatives from the project team to discuss access in the area where you own/rent property (Red Rock Diner) or represent an interest in future development.

The following individuals were present at this meeting:

- Terry Fattor, Red Rock Diner
- Dan Roussin, CDOT
- Larry Ballenger, Town of Carbondale
- David Sprague, Atkins

At your meeting, you were provided the opportunity to listen as the project team described the purpose of the study and provided details regarding the current and future access conditions that may have a direct impact to the property that you were representing. During the meeting, you provided valuable input, which will be taken into consideration as final recommendations are made and the study is completed. The following is a brief summary of the key discussion items and/or decisions that occurred during your meeting:

1. The property of interest is located west of SH 133 and is the first property directly south of the bridge over the Roaring Fork (see Existing Conditions Figure). The property currently has a 3/4 movement access (#1) and a full movement access (#2) along SH 133
2. The project team explained that the access control plan (see Final Access Control Plan Figure) recommends closing both of the existing accesses and to construct a new full movement access (#80) that aligned with Cowen Drive and would provide shared access to multiple properties on the west side of SH 133 including the Red Rock Diner.
3. Mr. Fattor expressed concern that the recommendation would make it extremely difficult to access his property as he would have to share a new access location. He was also concerned with having to share this access and the access street behind his property with adjacent properties. The project team explained that the Town of Carbondale and/or Garfield County may have to make some improvements to these shared facilities to accommodate the change in access.

4. The project team explained that even without the SH 133 Access Control Plan, his existing driveways would most likely be restricted or closed in the future when:
 - a. A raised median is added to SH 133;
 - b. The property redevelops; or
 - c. Operational and/or safety issues are identified through the completion of a traffic study.
5. Mr. Fattor asked if the project team could provide a time frame for when the changes may occur. The project team could not provide him a time frame for when the changes might be necessary.
6. The project team also indicated that the closures of his existing accesses would not occur until the new access (#80) was constructed and he was able to gain access to his property.

Subsequent to the meeting, the project team completed additional analysis and sought input from the public, stakeholders, and elected officials before making the final recommendations for access along SH 133. Based on this additional work, the project team did not make any changes to the access control plan recommendations as discussed with Mr. Fattor during the one-on-one meeting and summarized in the above points. The following is a summary of the recommendations of the access control plan as they relate to Mr. Fattor's property.

Access #1:

- Access will be restricted to right-in, right-out as part of a roadway improvement project, if the property redevelops, or if operational and/or safety issues are identified.
- If this property has adequate alternative access from a new roadway, such as at #80, then this access will be closed.

Access #2:

- Access will be restricted or closed as part of a roadway improvement project, if the property redevelops, or if operational and/or safety issues are identified.
- If this property has adequate alternative access from a new roadway at #80 then this access will be closed.

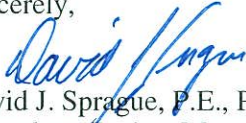
Access #80:

- New access to provide shared access between adjacent parcels on the west side of SH 133 and to be aligned with Cowen Drive.
- Access #1 and #2 will close if the properties have adequate alternative from this access.
- Access #80 may be restricted if operational and/or safety issues develop.
- If a signal is warranted, turning movements may be restricted.
- The ultimate access design shall not include a traffic signal, but a roundabout may be installed if a traffic study shows it can operate acceptably.

The project team hopes that you agree with our summary of your meeting and the key discussion points. Should you have any questions regarding this letter, please contact me by phone at 303-221-7275 (or by email at david.sprague@atkinsglobal.com).

You may also learn more about the project at <http://www.coloradodot/projects/sh133carbondale>. Once again, I would like to thank you for participating in the project and please do not hesitate to contact the project team if you have any questions or comments.

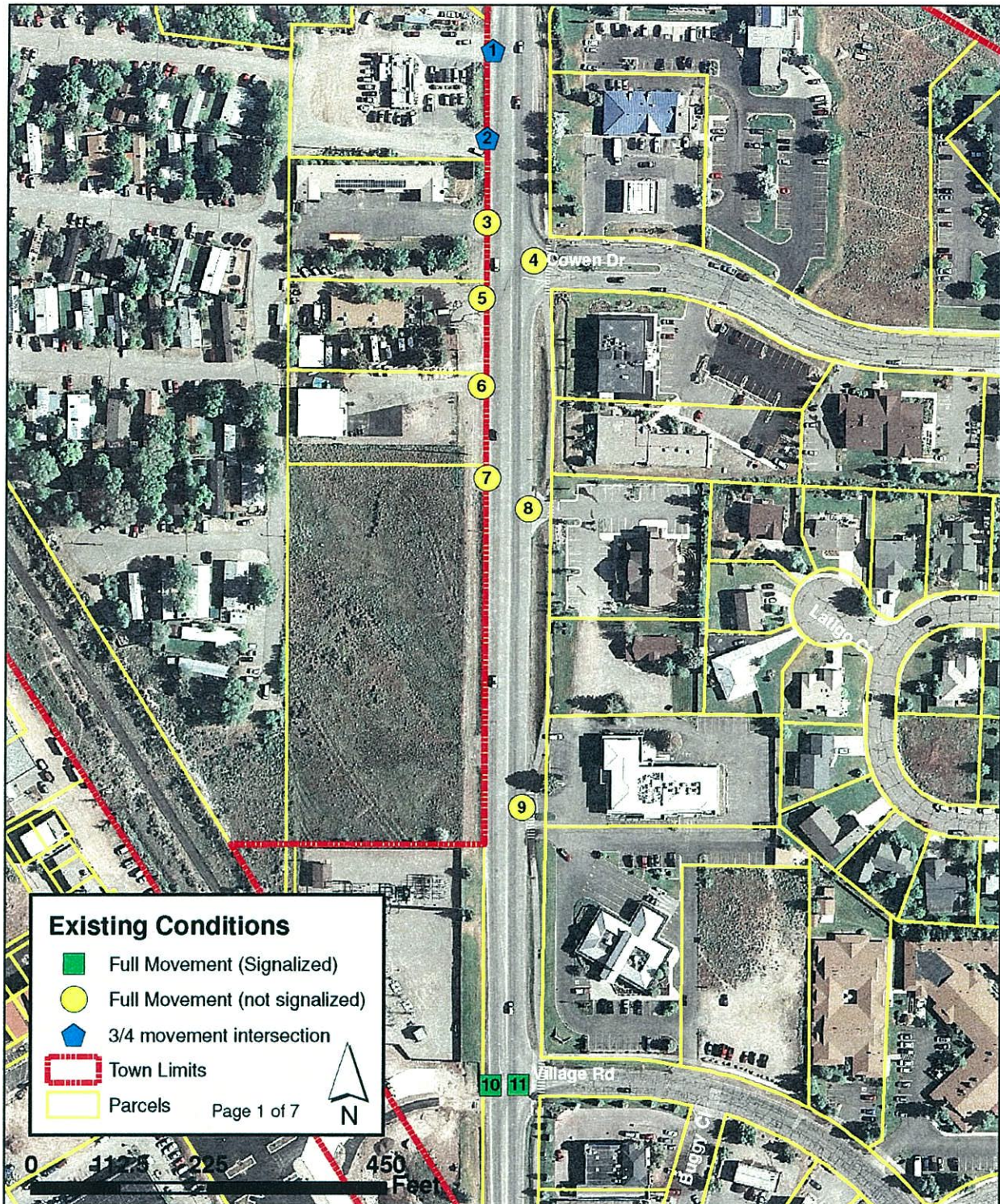
Sincerely,



David J. Sprague, P.E., PTOE
Consultant Project Manager

CC: Larry Ballenger, Town of Carbondale
Alisa Babler, CDOT
Dan Roussin, CDOT
Tamra Allen, Garfield County
Project (100026042) files

Existing Conditions Figure



Final Access Control Plan Figure

