

**RE: River's Edge HOA response to Proposed Future Plans to 550 in South Montrose County**

You forwarded this message on Fri 3/29/2019 11:21 AM

AA Andrew Amend <andrew@stolfusandassociates.com>

Wed 3/27/2019 4:54 PM

You; klaube@montrosecounty.net; daniel.roussin@dot.state.co.us; Shelly - CDOT, Raelene (raelene.shelly@state.co.us); Michelle Hansen

Dear Mr. Campbell,

Thank you for letting us know about the Rivers Edge Association's concerns. We have previously been in contact with one of the association's residents, Ms. Holly von Helms regarding this issue. As a matter of consistency, I will provide our project team's response to her below:

*Thank you for letting us know your concerns regarding the US 550 Access Plan. The primary purpose of this plan is to identify where major intersections on US 550 will be located as traffic grows and the highway potentially needs to be widened to four lanes. Our secondary goal was to plan for an off-highway network of public roads that would facilitate access for all properties to these major intersections. These public roads would be implemented over time as properties redevelop from, for example, agricultural use to a residential subdivision.*

*Our project team appreciates you informing us of the imminent construction of a home on your neighbor's property. We agree that with this development, the planned public road connecting Tulip Circle to Trout Road is not feasible. This road will be removed from the final version of the plan.*

I hope that this response addresses the association's concerns, but if you still have questions, please feel free to reach out to me.

Best Regards,

Andrew Amend, PE, PTOE | Transportation Engineer



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**From:** Dan Campbell <danpcampbell@hotmail.com>

**Sent:** Sunday, March 24, 2019 12:37 PM

**To:** Andrew Amend <andrew@stolfusandassociates.com>; klaube@montrosecounty.net; daniel.roussin@dot.state.co.us; smurphy@ci.montrose.co.us

**Subject:** River's Edge HOA response to Proposed Future Plans to 550 in South Montrose County

River's Edge at Southmont Homeowners Association

March 24, 2019

c/o Mountain Mansions Management, LLC

P.O. Box 828

Ridgeway, CO 81432

Office: 970-626-4314

Andrew Amend, PE, PTOE	Keith Laube, PE	Dan Roussin	Scott Murphy, PE
Consultant Project Manager	Public Works director	Permit Unit Manager	City Engineer
Stolfus & Associates, Inc.	Montrose County	CDOT-Region 3	City of Montrose

Sirs,

This letter is in response to the proposed future plan for 550 in south Montrose County presented to the public on March 7<sup>th</sup> 2019. River's Edge at Southmont HOA consists of 53 lots, with 47 homeowners on Tulip Circle, Tumbleweed Rd, Trophy Rd, and Tailspin Ct.

The Board of Directors for River's Edge HOA would like to express our opposition to the proposed plan. Specifically, the addition

