

Catherine Trotter

From: Adam Gosey <agosey@eastgrandfire.com>
Sent: Wednesday, July 10, 2019 4:59 PM
To: Catherine Trotter
Cc: Dennis Soles
Subject: RE: Riverview TH development application

Catherine-

I'm sorry for the lateness of this. Concerning the Riverview Townhomes most of the site layout seems acceptable. The only issue I can see is that I think there is a conflict between the location of the southern emergency access and the existing gate for the ponds. I don't see a new location indicated for them on the plans. If this is to be the location of the secondary access, there cannot be a gate or other restriction.

Thanks.

Cpt. Adam Gosey
East Grand Fire Protection District #4
agosey@eastgrandfire.com
(w) 970-726-5824 x205
(c) 970-531-3399

From: Catherine Trotter <ctrotter@town.fraser.co.us>
Sent: Monday, July 8, 2019 12:01 PM
To: Adam Gosey <agosey@eastgrandfire.com>
Subject: Riverview TH development application

https://www.dropbox.com/sh/orfyuyypj8uhzmq5/AACB3r_xX118uBjPiu47HRmva?dl=0

Catherine E. Trotter, AICP
Town Planner
Town of Fraser
153 Fraser Avenue, P.O. Box 370
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Catherine Trotter

From: Rod McGowan <rod@cmlaw.comcastbiz.net>
Sent: Tuesday, July 02, 2019 4:43 PM
To: Catherine Trotter; Russell Pennington
Cc: Tim Gagnon
Subject: RE: Riverview TH review comments

Catherine:

Thanks for forwarding the dropbox link.

This preliminary plat submittal does not include the townhome legal documentation, which would include the townhome declaration, HOA deed and organizational documents, SIA, etc. Presumably, that will be submitted with the final plat. The only legal issue I noted:

- The title commitment shows an existing Deed of Trust to Bank of the West. That will need to be released, or the lender will have to sign off on the final plat.

Rod McGowan
Rod McGowan, P.C.
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rod@mcgowan-pc.com

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From: Catherine Trotter <ctrotter@town.fraser.co.us>
Sent: Tuesday, July 2, 2019 3:41 PM
To: Rod McGowan <rod@cmlaw.comcastbiz.net>; Russell Pennington <rpennington@town.fraser.co.us>
Cc: Tim Gagnon <tgagnon@bowmanconsulting.com>
Subject: Riverview TH review comments

All:

I will need to have Riverview TH review comments by noon tomorrow please. I have to get the PC packet (7/10) loaded tomorrow due to the holiday. Thanks in advance.

Catherine E. Trotter, AICP
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Catherine Trotter

From: Roussin - CDOT, Daniel <daniel.roussin@state.co.us>
Sent: Wednesday, July 03, 2019 3:12 PM
To: Catherine Trotter
Cc: Kandis Aggen - CDOT; Rebecca Atkins; Karl McDowell
Subject: Fwd: Riverview TH

Catherine - This is the first time of I seen the application. This project will require an access permit for the change in use. CDOT will need a signed copy of the access application by the landowner. They will need to provide proof of ownership, a signed and sealed copy of the traffic study prior to CDOT reviewing the application. .

If you have any direct questions, please let me know.

thanks

Dan

Dan Roussin
Region 3 Permit Unit Manager
Traffic and Safety



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daniel.roussin@state.co.us | www.codot.gov/ | www.cotrip.org



On Tue, Jul 2, 2019 at 4:05 PM Catherine Trotter <ctrotter@town.fraser.co.us> wrote:

https://www.dropbox.com/sh/orfyuvpl8uhzmqe/AACB3r_xX1l8uBiPlv47HRmva?dl=0

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Hi Dan:

Did you have any review comments on this development application?

Catherine Trotter

From: Jean Johnston <JeanJ@mpel.com>
Sent: Wednesday, June 12, 2019 9:46 AM
To: Catherine Trotter
Cc: Craig Stegner
Subject: M3Carney Project

Hi Catherine,

MPEI has reviewed the M3Carney Project. Due to the density, MPEI would recommend the developer meet with us. We will need to set a minimum of 6 pieces of equipment and need to have enough room and clearances from the buildings and other utilities to do so.

1. MPEI requires 20 foot wide easements (10' on each side of centerline), as designed and installed. No structure (including decks and roof overhangs) is allowed closer than 10' from any primary voltage power lines or within ten feet (10') around any equipment. Water and sanitation districts require a minimum of ten feet (10') separation to parallel power lines. MPEI requires five foot (5') separation to parallel gas lines and one foot (1') separation to communications.

2. We request the following blanket easement language be put on the plat:

PER THIS PLAT, A BLANKET EASEMENT UPON, ACROSS, ABOVE, OVER, UNDER AND THROUGH THE SUBJECT PROPERTY IS GRANTED TO MOUNTAIN PARKS ELECTRIC, INC. FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM, AND THE INSTALLATION, REPAIR, REPLACEMENT, OPERATION AND MAINTENANCE OF AN ELECTRIC DISTRIBUTION SYSTEM, INCLUDING ELECTRIC LINES AND ALL ASSOCIATED FACILITIES. WITH RESPECT TO THE ELECTRIC UTILITY EASEMENT GRANTED HEREBY, NO STRUCTURE SHALL BE ALLOWED CLOSER THAN TEN FEET (10') FROM ANY PRIMARY VOLTAGE POWER LINES OR WITHIN TEN FEET (10') AROUND ANY ABOVE GROUND EQUIPMENT. NO OTHER UTILITY LINE (WHETHER GAS, WATER, SEWER OR OTHER UTILITY) SHALL BE ALLOWED CLOSER THAN FIVE FEET (5') FROM ANY PRIMARY VOLTAGE POWER LINES OR WITHIN FIVE FEET (5') AROUND ANY ABOVE GROUND EQUIPMENT. NOT WITHSTANDING THE FOREGOING, UNDERGROUND COMMUNICATION FACILITIES SHALL NOT BE ALLOWED CLOSER THAN ONE FOOT (1') TO ANY POWER LINES AND ABOVE GROUND COMMUNICATION FACILITIES SHALL NOT BE CLOSER THAN TWO FEET (2') TO ANY ABOVE GROUND ELECTRIC FACILITIES. NO GRADE CHANGES (FILL OR CUT) IN EXCESS OF SIX INCHES (6") ARE PERMITTED WITHIN TEN FEET (10') OF ANY PRIMARY ELECTRIC LINE OR WITHIN FIVE FEET (5') OF ANY OTHER FACILITY, INCLUDING SECONDARY ELECTRIC LINES, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM MOUNTAIN PARKS ELECTRIC, INC.

The developer can set an appointment to discuss this with us. Craig Stegner would be the best contact at cstegner@mpel.com or 970-887-7042.

Thank you for your consideration, Jean

Jean Johnston
Senior Staking Engineer/Right of Way
Specialist

JeanJ@mpel.com
970-887-7066



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