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February 12, 2020

Catherine Trotter, Town of Fraser Planner
153 Fraser Ave.
Fraser, CO. 80442

www.jvajva.com

RE: Riverview Condominiums – Variance Request
JVA Job No. 3087c

Dear Catherine:

In accordance with Section 14-6-20 of the Fraser Municipal Code, JVA Inc, on behalf of the applicant, Fraser Riverview LLC., herby submit the following variance request for consideration.

Section: 14-3-410 a: General

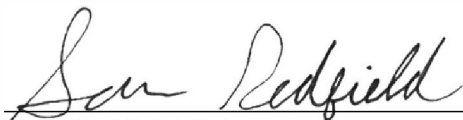
Variance: To waive the detention requirements outlined in Grand County Storm Drainage Design and Criteria Manual.

Description: As discussed in design review meetings and Preliminary Plat hearings with the town the Riverview Condominiums site will capture and retain the WQCV as defined by the Mile High Flood District (previously UDFCD) in a bioretention pond. Due to the locations close proximity to the Fraser River and adjoining wetlands and the high density of site development, onsite detention as defined by the Grand County Storm Drainage Design and Criteria Manual will result in peculiar practical difficulties. To ensure the peak flows from the site do not coincide with the peak flows from the overall Fraser River Watershed, flows from the major and minor storm events will be allowed to release naturally into the adjacent wetlands. This methodology has commonly been called “beat the peak” and has been successful elsewhere adjacent to the Fraser River. Granting of this variance will not result in substantial detriment to the public health, safety and welfare.

Please contact us with any questions, comments or concerns regarding this variance request.

Sincerely,

JVA, INCORPORATED

By: 

Sam Redfield, P.E.
Senior Project Engineer