

**FRASER PLANNING COMMISSION
RESOLUTION NO. 2018-06-01**

A RESOLUTION RECOMMENDING APPROVAL OF EAST MOUNTAIN FILING 11 (EMF11) -
PRELIMINARY PLAT AND FINAL PLANNED DEVELOPMENT PLAN (FPDP) PLANNING
AREA 11 (PLANNING AREA 9E.2) RENDEZVOUS PLANNED DEVELOPMENT DISTRICT,
SITUATED IN SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
TOWN OF FRASER, GRAND COUNTY, COLORADO

At the regular meeting of the Fraser Planning Commission held on June 27, 2018, Rendezvous Colorado, LLC requested a recommendation of approval for a Final Planned Development Plan (FPDP) and Preliminary Plat for East Mountain Filing 11; and

WHEREAS, Rendezvous Colorado LLC is the current owner of the property; and

WHEREAS, Rendezvous Colorado LLC is requesting FPDP and preliminary plat approval which would create 22 single family attached and 11 single family detached home sites on 6.52 acres; and

WHEREAS, Staff has determined that this application is in compliance with the Land Development Code of the Town of Fraser.

NOW THEREFORE BE IT RESOLVED that the Fraser Planning Commission has voted to recommend approval of EMF11 with the following conditions:

1. Plat note 6 suggests that some lots are encumbered by utility easements and rooflines and at-grade patios may extend into said easements not more than three (3) feet. The plat shows these easements as access easements. Please clarify and get written confirmation from affected utility companies.
2. Delete plat note 6. Sec. 19-2-270 - Measurements and exceptions allows certain projections into the lot setbacks. OR have plat note refer to this section of the Town Code.
3. Delete Planning Commission certificate from plat.
4. Cabin sites, Lots 23-33 indicate a side setback of 5'. The RV PDD suggested a 6' setback. Confirm Planning Commission approval.
5. Final Plan sheet 3 of 5 denotes Road A outside 9E.2 boundary. Please clarify.
6. Address all legal comments in the Rod McGowan memo dated June 11, 2018 and revise documentation accordingly.
7. Address all engineering comments in the Bowman memo dated June 15, 2018 and revise documentation accordingly.

APPROVED AND ADOPTED THIS 27th DAY OF June, 2018.

FRASER PLANNING COMMISSION

Chairman

ATTEST:

Town Clerk