



KBZ INVESTMENTS, LLC

**COVER LETTER
FOR
461 MUSE DRIVE
FRASER, COLORADO 80442**

October 6, 2022

Julie Esterl
Town of Fraser Planning Department
153 Fraser Avenue
Fraser, Colorado 80442

Dear Julie,

We have submitted the required information and fees outlined on the Preliminary Plat and Site Plan checklists for the proposed project at 461 Muse Drive in Fraser, Colorado. We have also attached our exterior 3D renderings to illustrate the project vision.

We would like to subdivide the property in order to build and convey ownership of two (2) triplex townhome buildings. The vacant lot is approximately 20,599 square feet in the Low Density Multi-Family (LDMF) zoning district which requires 3,000 square feet per dwelling unit, allowing a total of six (6) dwelling units by property right. The project is in compliance with all setback, lot width, building height, open space, parking and snow storage requirements so we are not requesting any variances or special approvals at this time.

This neighborhood infill project is not located in the Fraser floodplain, does not contain wetlands and the construction is very feasible, so an environment study should not be necessary. Site drainage, erosion and sediment will be controlled with perimeter silt fence during construction and revegetation as shown on the architectural site plan (A2). The site has direct access to Muse Drive and the estimated average daily trips (ADTs) should be a small fraction of the 400 trigger for a Traffic Impact Analysis (TIA) or Traffic Impact Study (TIS).

The property is at a great location, within walking distance to the Fraser Library, Fraser Elementary School, Fraser Town Hall and the Downtown Fraser restaurants/shops. This project will fit nicely with the surrounding homes which are predominantly two-story, multi-family dwellings. It will also bring much needed and more affordable inventory to the area. Please contact us if you have any additional questions.

Sincerely,

A handwritten signature in cursive script that reads "Michael Ziehler".

Michael S. Ziehler
Member
KBZ Investments, LLC



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2) Southwest Exterior Rendering



3) Northeast Exterior Rendering



4) Northwest Exterior Rendering