



August 6, 2018

Ms. Catherine Trotter  
Town Planner  
Town of Fraser  
153 Fraser Avenue, P.O. Box 370  
Fraser, CO 80442

**Re: East Mountain Filing 11  
Request for Variances**

Dear Catherine,

On behalf of Rendezvous Colorado LLC, please find enclosed the updated Filing 11 Final Planned Development Plan (FPDP) and Final Plat. The FPDP and Preliminary Plat approved by the Planning Commission served as a basis for preparing the Final Plat.

The FPDP and Final Plat has also been updated to incorporate the items below.

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.  
[Response: The easement reference and labels have been revised.](#)
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.  
[Response: The plat note has been provided.](#)
3. Delete Planning Commission certificate from plat.  
[Response: The Planning Commission certificate has been deleted.](#)
4. Cabin sites, Lots 23-33 indicate a side setback of 5'. The RV PDD suggested a 6' setback. Confirm Planning Commission approval.  
[Response: The Planning Commission approved the 5' setback.](#)
5. Final Plan sheet 3 of 5 denotes Road A outside 9E.2 boundary. Please clarify.  
[Response: Road A is located within the Final Plan. This item has been clarified.](#)
6. Address all legal comments in the Rod McGowan memo dated June 11, 2018 and revise documentation accordingly.  
[Response: Please see response letter to Rod McGowan's letter.](#)
7. Address all engineering comments in the Bowman memo dated June 15, 2018 and revise documentation accordingly.  
[Response: Please see attached TKE Engineering response letter.](#)

8. Mountain Parks Electric to review and approve plat note relating to dry utility easements (plat note #5).  
[Response: The plat note has been reviewed with MPEI and added to the plat.](#)
9. Colorado Geologic Survey  
[Response: Enclosed is the Geo-tech report that stipulates that there are no instability issues in this area.](#)

Please call with questions or comments.

Sincerely,

Vogel & Associates, LLC

Jeffrey Vogel, AICP

Principal