

**FRASER PLANNING COMMISSION
RESOLUTION NO. 2018-08-01**

A RESOLUTION RECOMMENDING APPROVAL OF EAST MOUNTAIN FILING 11 (EMF11) - FINAL 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 special meeting of the Fraser Planning Commission held on August 29, 2018, Rendezvous Colorado, LLC requested a recommendation of approval for a Final Plat and Final Planned Development Plan (FPDP) for East Mountain Filing 11; and

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

WHEREAS, Rendezvous Colorado LLC is requesting final plat and final plan 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 7 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. Please clarify and get written confirmation from affected utility companies.
2. All legal documents to be reviewed and approved by Town Attorney.
3. Address all engineering comments in the Bowman memo dated August 17, 2018 and revise documentation accordingly.
4. Address Colorado Geological Survey comments in the Jill Carlson memo dated June 27, 2018.
5. Setbacks on plan and plat are inconsistent. Revise accordingly.
6. Fran Cook is listed as Mayor on the Final Plan. Revise accordingly.
7. Add street names to the final plan and final plat. Staff to review to ensure no duplication with existing street names in Grand County.
8. There is reference on the plat that some easements are to be vacated by said plat. There is a process that must be adhered to in order to vacate easements. Delete these references on the final plat, or move forward with vacation process.
9. Label easements on all pages of the final plat.
10. Provide all final plat documents necessary for final plat recordation, including, but not limited to deed for open space conveyance, complete SIA with Engineers Cost Estimate, 911 address mylar and digital files of plat.
11. Pay all applicable fees.
12. Add Title Commitment information to Final Plat note #3.

APPROVED AND ADOPTED THIS 29th day of August, 2018.

FRASER PLANNING COMMISSION

Chairman

ATTEST:

Town Clerk