



August 30, 2018

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

**Re: East Mountain Filing 11  
Final Plan and Final Plat**

Dear Catherine,

On behalf of Rendezvous Colorado LLC, please find enclosed the updated Filing 11 Final Planned Development Plan (FPDP). Outlined below are the Conditions of Approval and comments provided on August 29, 2018. The items have been or in the process of being addressed as outlined below.

**Town of Fraser Planning Commission  
Conditions of Approval 8/29/18**

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.  
*Response: A letter from the utility companies has been requested. This will be completed prior to recording the plat.*
2. All legal documents to be reviewed and approved by Town Attorney.  
*Response: It is our understanding the Town Attorney is reviewing the documents including the updated SIA that has been provided.*
3. Address all engineering comments in the Bowman memo dated August 17, 2018 and revise documentation accordingly.  
*Response: Please see responses to the engineering comments below.*
4. Address Colorado Geological Survey comments in the Jill Carlson memo dated June 27, 2018.  
*Response: Kumar has conducted an on-site analysis and is to provide a Geohazard report for submittal. Per Kumar, they have not identified any issues that cannot be mitigated.*
5. Setbacks on plan and plat are inconsistent. Revise accordingly.  
*Response: The final plat has been revised to include the setbacks consistent with the FPDP. This includes the 5' side yard setback approved by the Planning Commission.*
6. Fran Cook is listed as Mayor on the Final Plan. Revise accordingly.  
*Response: The name has been corrected.*
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.  
*Response: Street names have been provided.*

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.  
[Response: No vacation of easements is anticipated with this final plat.](#)
9. Label easements on all pages of the final plat.  
[Response: Easements will be labeled on 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.  
[Response: An updated SIA has been provided. The 911 address mylar and digital files will be provided.](#)
11. Pay all applicable fees.  
[Response: Submittal fees have been submitted to the Town. Any outstanding fees will be paid.](#)
12. Add Title Commitment information to Final Plat note #3.  
[Response: The title commitment information will be added to plat note #3.](#)

### **Engineering Comments – Bowman Letter 8/17/18**

The following are responses to the comments. All comments will be provided prior to recording the final plat.

1. A sanitary sewer easement should be added to Final Plat across Lot 30.  
[Response: The easement is being provided](#)
2. A water main profile should be added to the plans.  
[Response: The water main profile is being added to the plans.](#)
3. A Landscape Plan should be included for the multi-family parcels.  
[Response: The final plan includes a landscape revegetation plan.](#)

Please call with questions or comments.

Sincerely,

Vogel & Associates, LLC

Jeffrey Vogel, AICP

Principal