

**TOWN OF FRASER
RESOLUTION NO. 2016-09-03**

A RESOLUTION APPROVING THE FINAL PLAN AND FINAL PLAT FOR EAST MOUNTAIN FILING 11 (EMF11) (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

WHEREAS, 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 Planned Development Plan (FPDP/Final Plan) and Final Plat for East Mountain Filing 11; and

WHEREAS, Rendezvous Colorado LLC is the current owner of the property known as EMF11; and

WHEREAS, Rendezvous Colorado LLC is requesting final plan and final 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 Town of Fraser Land Development Code; and

WHEREAS, the Planning Commission recommended approval of the Final Plan and Final Plat via PC Resolution 2018-08-01.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FRASER, COLORADO THAT:

The Town Board of Fraser, Colorado hereby approves the Final Plan and Final Plat for EMF11, Rendezvous PDD 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. Revise note accordingly.
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. Geohazard Report prepared by Kumar to be forwarded to Jill Carlson at Colorado Geological Survey for review.
5. Label easements on all pages of the final plat.
6. 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.
7. Pay all applicable fees.
8. Add Title Commitment information to Final Plat note #3.

If such conditions are not satisfied, the approval provided by this resolution is no longer valid.

DULY MOVED, SECONDED AND ADOPTED THIS 5th DAY OF September, 2018.

BOARD OF TRUSTEES OF THE
TOWN OF FRASER, COLORADO

BY: _____
Mayor

ATTEST:

Town Clerk

(S E A L)