

**TOWN OF FRASER
RESOLUTION NO. 2019-02-02**

A RESOLUTION APPROVING THE FINAL PLAT AND FINAL PLAN THE MEADOWS AT
GRAND PARK

At a special meeting of the Fraser Planning Commission held on August 29th, 2018, Cornerstone Winter Park Holdings, LLC., requested a recommendation of approval for a Final Plat and a Final Plan for The Meadows at Grand Park; and

WHEREAS, Cornerstone Winter Park Holdings, LLC., is the current owner of the property; and

WHEREAS, the applicant is requesting Final plat and Final plan approval which would create 21 single family detached lots and 44 multi-family/townhome lots on 12 acres of land; and

WHEREAS, Staff has determined that this application is in compliance with the subdivision and zoning regulations of the Town of Fraser; and

WHEREAS, the Fraser Planning Commission approved Planning Commission Resolution 2018-08-02, recommending approval of the Final Plat and Final Plan of The Meadows at Grand Park with conditions.

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

1. The documents suggest the housing product type is single family attached; however, 4-unit buildings do not fit the definition of single family attached per code (maximum 2 units-duplex). Such buildings are defined as “row house” AKA “townhome” in the definition section. Revise all documents accordingly and provide the necessary townhome declarations, HOA documentation and/or party wall agreement.
2. Street name of Hay Meadow is acceptable; however, it is listed as a Drive and also a Road, and also no name at all. Staff encourages the applicant to choose a different name for the street accessing onto US40 to avoid confusion to First Responders in the future. Staff to review different name to ensure no duplication with existing street names in Grand County.
3. MPEI is requiring the following language to be added to the final plat: All multi-family buildings within this subdivision shall have electric meters on one unit (gang metering) and have a perpetual non-exclusive utility easement for the purpose of constructing and operating the electric supply for distribution.
4. Phasing plan is unclear on Final Plat. Clarify and ensure it matches Final Plan.
5. Address all engineering comments from Tim Gagnon in the Bowman Consulting Memo dated August 16, 2018.

6. List Parcel A as future development on all sheets of Final Plan and Final Plat. Alternately, incorporate into a note on sheet 1 of both Final Plan and Final Plat.
7. Clarify ownership of Tract C on Final Plan. General Note #7 suggests that open space will be owned and maintained by Grand Park HOA.
8. Utility easements adjacent to the ROW should be labeled as "snow storage and utility easements."
9. Land use/area table should show summary of all land uses. Correct the density numbers under the land use table/summary. Building summary chart should be deleted. Information is inaccurate in the building totals and entitlements for this Planning Area 3WC.
10. Provide all final plat documents necessary for each final plat recordation, including, but not limited to deed and title insurance for open space conveyances to HOA and Grand Park Development LLC., complete Subdivision Improvement Agreement (SIA) with Engineers Cost Estimate for each phase, and provide 911 address mylar and digital files of plat.
11. Final documents to be reviewed and approved by Town Engineer and Town Attorney.
- 12.5 units will be transferred from Planning Area 5W to Planning Area 3WC per the density transfer mechanism.
13. Pay all applicable fees.

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

APPROVED AND ADOPTED THIS 6th DAY OF February, 2019.

Votes in favor: ____
 Votes opposed: ____
 Abstained: ____
 Absent: ____

BOARD OF TRUSTEES OF THE
 TOWN OF FRASER, COLORADO

BY: _____
 Mayor

ATTEST:

(S E A L)

 Town Clerk