

**TOWN OF FRASER
RESOLUTION NO. 2018-02-05**

A RESOLUTION APPROVING THE FINAL PLAT AND FINAL PLAN FOR ELK CREEK
CONDOMINIUMS AT GRAND PARK.

At a special meeting of the Fraser Planning Commission held on August 29th, 2018, Grand Park Development, LLC., requested a recommendation of approval for a Final Plat and a Final Plan for Elk Creek Condominiums at Grand Park; and

WHEREAS, Grand Park Development, LLC., is the current owner of the property; and

WHEREAS, the applicant is requesting Final Plat and Final Plan approval which would create 7 lots, and 7 condominium buildings with 12 units in each building for a total of 84 units on 5.9 acres; 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 2018-08-03, recommending approval of the Final Plat and Final Plan for Elk Creek Condominiums at Grand Park with conditions.

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

1. MPEI is still working with the applicant on necessary easements. MPEI to review Final Plat prior to recordation.
2. Provide additional organizational documents for the condominium association. Said documents shall be recorded in conjunction with the Final Plat documents.
3. Clarify land use on Final Plan (apartments vs. condos) and number of units per building.
4. Add receptions numbers for all existing recorded easements.
5. Provide off-site drainage easement west of Lot 7, Building G in conjunction with Final Plat, Lot 6 and Lot 7, Phase 1 recordation. Also, easement is spelled wrong on sheet 3 of 10 on the Final Plan.
6. Provide off-site drainage easement west of Lot 4, Building D in conjunction with Final Plat, Lot 4 and Lot 5, Phase 3 recordation.
7. Address all engineering comments from Tim Gagnon in the Bowman Consulting Memo dated August 16, 2018.

8. Plat note #9 should be replaced with the following: "The purpose of this plat is to depict the lot boundaries. Prior to the transfer of property, an as-built plat must be recorded in the office of the County Clerk and Recorder."
9. Plat note #10 lists the setbacks. Delete exceptions in the parenthesis.
10. Delete plat note #18. The organizational documents for the condominium association will be recorded in conjunction with the Final Plat documents. Revise plat note #15 accordingly.
11. Clarify ownership of open space. The Terracina Design response letter says open space will be owned by the GP HOA, but in a condo development, common areas, including open space, are owned by the unit owners, not the HOA.
12. Provide all final plat documents necessary for each final plat recordation, including, but not limited to complete Subdivision Improvement Agreement (SIA) with Engineers Cost Estimate for each phase, and provide 911 address mylar and digital files of plat.
13. Final documents to be reviewed and approved by Town Engineer and Town Attorney.
14. 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