

**FRASER PLANNING COMMISSION  
RESOLUTION NO. 2019-12-02**

A RESOLUTION RECOMMENDING APPROVAL OF RIVERVIEW CONDOMINIUM PRELIMINARY PLAT, BEING A SUBDIVISION OF THE METES AND BOUNDS PARCEL DESCRIBED AT RECEPTION NO. 2014008780, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6<sup>TH</sup> P.M., TOWN OF FRASER, GRAND COUNTY, COLORADO

At the regular meeting of the Fraser Planning Commission held on December 11, 2019, Frozen, LLC requested a recommendation of approval for Riverview Condominium Preliminary Plat; and

WHEREAS, Frozen, LLC is the current owner of the property; and

WHEREAS, Frozen LLC is requesting preliminary plat approval which would create 20 multi-family units on one acre; 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 Riverview Condominium Preliminary Plat with the following conditions:

1. Submit condominium legal and organizational documents (also add lienholder).
2. Submit SIA and necessary exhibits.
3. CDOT to review and approve State Highway Access Permit Application.
4. Provide a location and easement for connection to future western trail.
5. Execute an agreement with East Grand School District for school impact fees or money in lieu of land prior to final plat recordation.
6. Submit off-site drainage easement for review and approval.
7. Address all legal comments in Rod McGowan's email dated July 2, 2019 and revise documentation accordingly.
8. Address all engineering comments in the Bowman Consulting memo dated July 3, 2019 and revise documentation accordingly.

APPROVED AND ADOPTED THIS 11<sup>th</sup> day of DECEMBER 2019.

FRASER PLANNING COMMISSION

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Chairperson

ATTEST:

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Town Clerk