

**FRASER PLANNING COMMISSION
RESOLUTION NO. 2020-01-01**

A RESOLUTION APPROVING A MAJOR SITE PLAN FOR A QUADPLEX TO BE LOCATED
AT 201 S. WAPITI DRIVE, TOWN OF FRASER, GRAND COUNTY, COLORADO

At the special meeting of the Fraser Planning Commission held on January 29, 2020, Wapiti Homes LLC., requested approval for a Major Site Plan for a quadplex; and

WHEREAS, Wapiti Homes LLC., is the current owner of the property; and

WHEREAS, the applicant is requesting major site plan approval which would allow for the construction of a four-unit building on 201 S. Wapiti Drive in Fraser; 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 approve a Major Site Plan for the property located at 201 S. Wapiti Drive with the following conditions:

1. Add setbacks (front = 20', side = 5' and rear = 10'), snow storage (33% of the area to be cleared), open space calculations, and refuse container location to site plan.
2. Site plan needs to show 35% open space of which 15% needs to be part of a landscape plan. Please confirm.
3. Sheet C1.0, revise zoning district to Business with Riverwalk Mixed Use Overlay District.
4. Address all engineering comments and revise documentation accordingly.
5. A Construction Guarantee Agreement (CGA) and appropriate security shall be required for public improvements and shall be submitted prior to building permit issuance.
6. General notes need to say "All construction shall be in accordance with the Town of Fraser Design Criteria and Construction Standards, as specified in Chapter 14 of the Fraser Municipal Code." Also, revise notes to say Town instead of City.
7. List on cover sheet that each unit has 2 bedrooms/unit (relates to required parking spaces).
8. Adjacent existing building should be labeled Holiday Inn Express and NOT Pinnacle Lodge. Revise accordingly.
9. Project narrative on sheet C1 has several typos. Revise accordingly.
10. Sheet C5 shows approximate 30' stream setback (see Note #8). We are not seeing a Note #8. Please clarify.
11. Provide deed for ROW dedication.
12. Provide utility easements for the sewer service line and the electric service line.

APPROVED AND ADOPTED THIS 29th DAY OF January 2020.

FRASER PLANNING COMMISSION

Chairman

ATTEST:

Town Clerk