

**FRASER PLANNING COMMISSION  
RESOLUTION NO. 2020-02-01**

A RESOLUTION RECOMMENDING APPROVAL OF RIVERVIEW CONDOMINIUM FINAL 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 February 26, 2020, Frozen, LLC requested a recommendation of approval for Riverview Condominium Final Plat; and

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

WHEREAS, Frozen LLC is requesting final 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 Final Plat with the following conditions:

1. Add lienholder signature to all documents.
2. Submit condominium legal and organization documents (also add lienholder), including HOA Articles of Incorporation and Bylaws. The submitted HOA Declaration does not contain the usual provisions for a condominium development as specified in Common Interest Ownership Act (CIOA). Revise accordingly.
3. Submit SIA with necessary exhibits
4. Provide an updated title commitment.
5. The applicant shall comply with all conditions in the CDOT State Highway Access Permit.
6. The applicant agrees to provide an easement for connection to future western trail.
7. Execute an agreement with East Grand School District for school impact fees or money in lieu of land prior to final plat recordation.
8. Add the following plat note: "Condominium/ Townhome Declarations recorded at Reception No. \_\_\_\_\_, Grand County Records."
9. Add the following plat note: "Approval and recordation of the as-built plat allows the sales of the subdivision to proceed."
10. Address all engineering comments in the CORE review memo dated December 13, 2020 and revise documentation accordingly.

APPROVED AND ADOPTED THIS 26<sup>th</sup> DAY of FEBRUARY 2020.

FRASER PLANNING COMMISSION

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Vice Chairperson

ATTEST:

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Town Clerk