

**TOWN OF FRASER
RESOLUTION NO. 2020-04-01**

A RESOLUTION APPROVING 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 6TH 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; and

WHEREAS, the Fraser Planning Commission approved Planning Commission Resolution 2020-02-01, recommending approval of the Riverview Condominium Final Plat with conditions.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FRASER, COLORADO THAT THE TOWN BOARD HEREBY APPROVES THE RIVERVIEW 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.
3. Submit SIA with necessary exhibits
4. The applicant shall comply with all conditions in the CDOT State Highway Access Permit.
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. Address all engineering comments in the CORE review memo dated March 2, 2020 and revise documentation accordingly.
7. Provide all final plat documents necessary for final plat recordation, including, but not limited to Subdivision Improvement Agreement (SIA) with Engineers Cost Estimate and provide 911 address mylar and digital files of plat.
8. On sheet 3 of 3 of the plat, add the split line between units 9/10 and 19/20.
9. Final documents to be reviewed and approved by Town Engineer and Town Attorney.
10. Pay all applicable fees.
11. The Final Plat Notes #16 Remove, In the event any of the easement rights dedicated herein are exercised, The Town of Fraser shall take the steps necessary to mitigate, or will cause others to mitigate the financial effects thereof on the property owners burdened by the easements, such as the expense

involved with adjusting the location of the improvements lying within the easements (I.E., “existing electric vault” and “existing detention pond”) to allow for the usage thereof.

APPROVED AND ADOPTED THIS 1st DAY OF APRIL 2020.

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