

**FRASER PLANNING COMMISSION  
RESOLUTION NO. 2022-02-01**

A RESOLUTION RECOMMENDING APPROVAL OF ALPENGLOW AT GRAND PARK FINAL PLAN – AMENDMENT 2 (PLANNING AREA 2W.1 AND 2W.2) AND ALPENGLOW AT GRAND PARK FINAL PLAT FILINGS 1, 2 AND 3, GRAND PARK PLANNED DEVELOPMENT DISTRICT LOCATED IN SECTION 29, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6<sup>TH</sup> PM, TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO

WHEREAS, at a regular meeting of the Fraser Planning Commission held on February 23, 2022, Grand Park Development was present, requesting a recommendation of approval for a Final Plan Amendment 2 and Final Plats Filings 1, 2 and 3, Alpenglow at Grand Park; and

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

WHEREAS, the owner is proposing to subdivide 16.8 acres into 204 multi-family condominiums on 16 lots in three phases; and

WHEREAS, the Planning Commission and staff have 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 this development application with the following conditions:

1. Developer must agree to provide a dedicated right-of way for and construct the remaining portion of Old Victory Road as part of the subdivision improvements for this project and must be included in the SIA in conjunction with the first recorded plat.
2. Developer must agree to construct the Highway 40 sewer crossing to provide the capacity necessary to serve the Alpenglow project, as well as future development. The proposed Alpenglow project will exceed the capacity of the current system. Construction of these sewer improvements must be included in the SIA in conjunction with the first plat recorded.
3. Provide emergency turnaround easement at the end of American Willow Drive per Code Section 14-3-40 Horizontal alignment (All dead-end streets require turnarounds or cul-de-sacs per Attachment A-12 - Cul-De-Sac and Turnarounds for Streets. All turnarounds shall provide ten (10) feet of level, treeless ground around the perimeter. Special attention should be given to provide adequate functional snow storage and sight distance. All turnarounds shall be signed "Emergency Turn Around, No Parking Anytime.").
4. Address review comments provided by Public Works in email dated 1/27/2022 and drainage and utility engineering comments provided by Merrick & Company (US 40 Sanitary Crossing comments 2022-01-14, Construction Plans for Meyer Lot 2 - US 40 Sanitary Crossing Review memo

dated 1/21/2022 and Alpenglow Drainage Review memo dated 12/16/2022, and 100% Construction Documents dated 12/15/2022) and revise documents accordingly.

5. Under the General Note section on *each* final plat, fill in the blanks with reception numbers, etc.
6. There is no sheet 12 on the Final Plan – Amendment 2.
7. On sheet 4 of the Final Plan – Amendment 2, on the site data chart, under future residential land use, delete 66 and reference to allowed density transfer.
8. Address review comments provided by The Whitmer Law Firm in memo dated 2/17/2022 and revise documents accordingly.
9. Applicant must secure CDOT Utility Permit for US 40 sewer crossing prior to recording the first plat.
10. Applicant shall resubmit for review and approval all final plat and final plan documents. This development application shall be scheduled for Town Board review once these conditions has been addressed.

APPROVED AND ADOPTED THIS 23<sup>th</sup> DAY OF February 23, 2022.

FRASER PLANNING COMMISION

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Vice Chair

ATTEST:

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Town Clerk

(SEAL)