

**FRASER PLANNING COMMISSION
RESOLUTION NO. 2022-03-01**

A RESOLUTION RECOMMENDING APPROVAL OF THE PRELIMINARY PLAT AND FINAL PLAN ELK CREEK CONDOMINIUMS PA 4W.1 AND MEYER SUBDIVISION LOT 2 LOCATED IN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM, TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO

WHEREAS, at a regular meeting of the Fraser Planning Commission held on March 23, 2022, Cornerstone Winter Park Holdings LLC., was present, requesting a recommendation of approval for a preliminary plat and final plan Elk Creek Condominiums Planning Area 4W.1 and Meyer Subdivision Lot 2; and

WHEREAS, Cornerstone Winter Park Holdings LLC., is the current owner of said property; and

WHEREAS, the owner is proposing to subdivide 12.511 acres into 46 multi-family condominiums in one phase; 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. Address drainage and utility engineering comments provided by Merrick & Company and revise documents accordingly.
2. Address review comments in Whitmer Law Firm memo dated 3-15-2022 and revise documents accordingly.
3. Specify width of proposed ROW on plat.
4. Fraser should require additional ROW for the existing Johns Drive in conjunction with this development application to match the 60' ROW that is being proposed.
5. Revise note to say 4W has 16 units remaining, not 46. Add additional remaining unit language to Final Plan AND Final Plat notes regarding density transfer.
6. Add Old Victory Road setbacks to Final Plan and Final Plat.
7. On Final Plan note #2, delete "130 permitted including 30% transfer (This may be determined in the future).
8. Revise site data charts accordingly to equal a total of 46 units per the requested density transfer and add site data charts to Final Plat.

9. Clarify reference to conservation easement on Sheet 3 and 4 of 11 of the Final Plan.
10. Reference to development permit in the title should be deleted and replaced with Site Plan per Code.
11. Applicant must secure CDOT Utility Permit for US 40 sewer crossing prior to recording the final plat.
12. Applicant shall resubmit for review and approval all final plat and final plan & site plan documents. This development application shall be scheduled for Planning Commission once these conditions has been addressed.

APPROVED AND ADOPTED THIS 23rd DAY OF March, 2022.

FRASER PLANNING COMMISION

Chair

ATTEST:

Town Clerk

(SEAL)