

**FRASER PLANNING COMMISSION
RESOLUTION NO. 2018-06-02**

A RESOLUTION RECOMMENDING APPROVAL OF THE FINAL PLAT AND DEVELOPMENT
PERMIT FOR ELK CREEK FILING NO. 5

At a regular meeting of the Fraser Planning Commission held on June 27, 2018, Cornerstone Winter Park Holdings, LLC., requested a recommendation of approval for a *Final Plat* and a *Development Permit* for Elk Creek at Grand Park Filing No. 5; and

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

WHEREAS, the applicant is requesting final plat and development permit approval which would create 6 residential lots, ranging in size from 3268 square feet (SF) to 5051 SF on .73 SF of land; and

NOW THEREFORE BE IT RESOLVED that the Fraser Planning Commission has voted to recommend approval of the Final Plat and Development Permit for Elk Creek Filing No. 5 with the following conditions:

1. Revise Development Permit General Note #7 to say the following: "Open space will be owned and maintained by Cornerstone Winter Park Holdings, LLC."
2. On Plat sheet 2 of 2, clarify that Tract U is from Elk Creek at Grand Park Filing No.3, Reception # 2018-000114.
3. This property is subject to the terms of the May 26, 2005 Subdivision Improvement Agreement (SIA) executed between the Town and Cornerstone Winter Park Holdings LLC and recorded at Reception # 2005-005385. Improvements to be included on the Construction Plans and included in the Engineer's Cost Estimate with the SIA for Elk Creek Filing No. 5 include a 40' asphalt surface, with curb and gutter, and an attached 8' sidewalk on the east side, from the end of the existing pavement at the intersection with John's Drive to the separated grade railroad crossing near the south boundary of the Subdivision.
4. Execute an agreement with East Grand School District for school impact fees or money in lieu of land prior to Town Board approval of this development application.
5. No "separate document" has been submitted for the proposed off-site drainage easement as indicated on Plat sheet 2 of 2.
6. Address all engineering comments in the Bowman memo dated June 11, 2018 and revise documentation accordingly.
7. Provide all final plat documents necessary for final plat review by Town Board, including, but not limited to deed for open space conveyance, complete SIA with Engineers Cost Estimate, 911 address mylar and digital files of plat.

APPROVED AND ADOPTED THIS 27th DAY OF June, 2018.

FRASER PLANNING COMMISSION

Chairman

ATTEST:

Town Clerk