

**TOWN OF FRASER  
RESOLUTION NO. 2022-07-03**

A RESOLUTION APPROVING A FINAL PLAT FOR KOSELIG ON MAIN, 406 ZEREX STREET AND 315 FRASER AVENUE, A REPLAT OF LOTS 24 THROUGH 29, BLOCK 7, AND 30 THROUGH 33, BLOCK 7 LYING NORTH OF U.S. ROUTE 40, FIRST ADDITION TO THE TOWN OF EASTOM, AKA FRASER, GRAND COUNTY, COLORADO

WHEREAS, at the regular meeting of the Fraser Board of Trustees held on July 20, 2022, 406 Zerex, LLC requested approval for a Final Plat for Koselig on Main, 406 Zerex St. & 315 Fraser Ave; and

WHEREAS, 406 Zerex, LLC is the current owner of the property; and

WHEREAS, the applicant is requesting Final Plat approval for Koselig on Main which would allow for the construction of 4000 +/- SF of retail and 20 apartments at 406 Zerex Street and 315 Fraser Avenue in Fraser; and

WHEREAS, Staff has determined that this application is in compliance with the Land Development Code of the Town of Fraser when the conditions listed below have been addressed.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FRASER, COLORADO THAT:

1. The Town of Fraser hereby approves the Final Plat for Koselig on Main subject to the following conditions:
  - a. The applicant shall address all Referral Agency Comments included in the packet.
  - b. The applicant shall resubmit civil drawings in accordance with Referral Agency Comments prior to building permit issuance.
  - c. The applicant shall secure a CDOT Access Permit prior to recordation of Final Plat.
  - d. The applicant shall execute the approved Construction Guarantee Agreement (CGA) and provide the required security prior to building permit issuance.
  - e. The applicant shall pay school and park impact fees prior to recordation of Final Plat.
  - f. The Applicant and the Town shall enter into an agreement, which is approved by the Town Attorney, that ensures compliance with the requirement that 20% of the residential development contemplated by this application shall be deed restricted affordable housing units. Said agreement should be finalized and signed by the Applicant and Town prior to recordation of the final plat or prior to issuance of any certificate of occupancy.

DULY MOVED, SECONDED AND ADOPTED THIS \_\_\_\_ DAY OF JULY, 2022.

Votes in favor: \_\_\_\_\_  
Votes opposed: \_\_\_\_\_  
Absent: \_\_\_\_\_  
Abstained: \_\_\_\_\_

BOARD OF TRUSTEES OF THE TOWN OF  
FRASER, COLORADO

BY: \_\_\_\_\_  
Mayor

(S E A L)

ATTEST:

\_\_\_\_\_  
Town Clerk