

**FRASER PLANNING COMMISSION  
RESOLUTION NO. 2022-04-01**

A RESOLUTION APPROVING A PRELIMINARY PLAT AND MAJOR SITE PLAN FOR KOSELIG ON MAIN, 406 ZEREX ST. AND 315 FRASER AVE, A REPLAT OF LOTS 30-33 LYING N OF US 40, BLOCK 7, 1<sup>ST</sup> ADDITION TO THE TOWN OF EASTOM (AKA FRASER), GRAND COUNTY, COLORADO, PART OF SEC. 19, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6<sup>TH</sup> PM.

At the regular meeting of the Fraser Planning Commission held on April 27, 2022, 406 Zerex, LLC requested approval for a Preliminary Plat and Major Site Plan 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 Preliminary Plat and Major Site Plan approval for Koselig on Main which would allow for the construction of 4000 +/- SF of retail and 20 apartments at 406 Zerex Street 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 that the Fraser Planning Commission has voted to approve this development application with the following conditions:

1. Applicant to resubmit civil drawings in conjunction with Final Plat submittal.
2. Address review comments in Whitmer Law Firm memo dated 4-16-2022 and revise documents accordingly.
3. Applicant must secure CDOT Access Permit prior to recordation of Final Plat.
4. Address Agency Review Comments included in packet.
5. A Construction Guarantee Agreement (CGA) and appropriate security shall be submitted and approved prior to building permit issuance.
6. Confirm the exterior lighting is dark sky compliant. Details to be added to site plan.
7. The applicant shall pay school and park impact fees prior to recordation of Final Plat.
8. Applicant shall resubmit for review and approval all Final Plat and site plan documents. This development application shall be scheduled for Planning Commission once a complete application has been submitted.

APPROVED AND ADOPTED THIS 27th<sup>d</sup> DAY OF APRIL, 2022.



FRASER PLANNING COMMISSION

*Jan H. Walter*  
Chairman

ATTEST:

*Christine McKeig*  
Town Clerk