

**FRASER PLANNING COMMISSION
RESOLUTION NO. 2022-06-01**

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

At the regular meeting of the Fraser Planning Commission held on June 22, 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 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 must address all Referral Agency Comments included in the packet.
2. Applicant must resubmit civil drawings in accordance with Referral Agency Comments prior to building permit issuance.
3. Applicant must secure CDOT Access Permit, if required, prior to recordation of Final Plat.
4. A Construction Guarantee Agreement (CGA) and appropriate security shall be submitted and approved prior to building permit issuance.
5. Lighting details and notes must be added to the Exterior Lighting plan showing compliance with the dark sky regulations of the Municipal Code.
6. The applicant shall pay school and park impact fees prior to recordation of Final Plat.
7. Applicant shall resubmit for review and approval all Final Plat documents. This development application shall be scheduled before the Town of Fraser Board of Trustees once a complete application has been submitted.

APPROVED AND ADOPTED THIS 22nd DAY OF JUNE, 2022.

FRASER PLANNING COMMISSION



Mayor



ATTEST:

Antoinette McVeigh
Town Clerk