

**FRASER PLANNING COMMISSION
RESOLUTION NO. 2023-05-02**

A RESOLUTION RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT FOR WAPITI VISTA TOWNHOMES, 832 WAPITI DRIVE, FRASER - PTARMIGAN SUBDIVISION LOT: 15 Block: MH, GRAND COUNTY, COLORADO, PART OF SEC. 19, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM.

WHEREAS, at the regular meeting of the Fraser Planning Commission held on May 24, 2023, applicant Jardie Lauinger requested approval for a Conditional Use Permit for Wapiti Vista Townhomes at 832 Wapiti Drive, and

WHEREAS, 832 WAPITI LLC, a Colorado limited liability company, as to an undivided 65% interest and WAPITI VISTA TOWNHOMES LLC, a Colorado limited liability company, as to an undivided 35% interest, are the current owners of the property; and

WHEREAS, the applicant is requesting Conditional Use Permit approval for Wapiti Vista Townhomes, which would allow three townhouses to be constructed on reduced lot sizes at 832 Wapiti Drive 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 recommend approval of this development application with the following conditions:

1. Applicant shall submit an application for a Major Site Plan for three residential units. This development application shall be scheduled for Planning Commission once a complete application has been submitted.
2. Applicant to address Agency Review Comments included in packet, and revise and resubmit documents accordingly.
3. Applicant shall submit an application for a Minor Subdivision and Final Plat following approval of a Conditional Use Permit and Major Site Plan.

APPROVED AND ADOPTED THIS 24TH DAY OF MAY, 2023.

FRASER PLANNING COMMISSION

Chairman

ATTEST:

Town Clerk