

FRASER PLANNING COMMISSION
RESOLUTION NO. 2018-05-02

A RESOLUTION RECOMMENDING APPROVAL OF THE PRELIMINARY PLAT AND FINAL PLAN FOR THE MEADOWS AT GRAND PARK.

At a regular meeting of the Fraser Planning Commission held on May 23, 2018, Cornerstone Winter Park Holding, LLC, requested a recommendation of approval for a Preliminary Plat and Final Plan for The Meadows at Grand Park; and

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

WHEREAS, the applicant is requesting preliminary plat and final plan approval which would create 21 70' X 100' single family detached homesites and 44 townhome units on 12 acres.

NOW THEREFORE BE IT RESOLVED that the Fraser Planning Commission has voted to recommend approval of the Preliminary Plat and Final Plan for The Meadows at Grand Park with the following conditions:

1. NOTE FOR THE RECORD: The documents refer to a preliminary plat submittal, but the proposed plat is designated as a final plat.
2. The proposed plat would create a disconnected parcel where the berm and GP monument signs are located. Since this parcel is being divided, it should be included within the plat boundaries and assigned a parcel/tract identifier.
3. The Final Plan shows proposed townhomes on the north side of Haymeadow Road, but no application materials for a townhome subdivision are included. Please clarify.
4. The Final Plan is not a development permit. Revise Final Plan notes accordingly.
5. CDOT is requiring a traffic study. See email correspondence from Dan Roussin, CDOT Permit Unit Manager for Traffic and Safety.
6. The Tracts are labeled different letters on the plat and final plan. Revise accordingly.
7. Address Mountain Parks Electric comments in email from Jean Johnston dated May 21, 2018.
8. Address all engineering comments from Tim Gagnon in the Bowman Consulting Memo dated May 4, 2018.

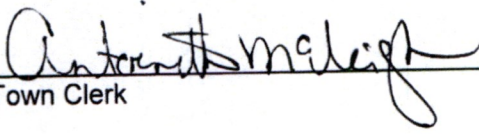
APPROVED AND ADOPTED THIS 23rd DAY OF May, 2018.

FRASER PLANNING COMMISSION



Mayor

ATTEST:


Town Clerk