

FRASER PLANNING COMMISSION
RESOLUTION NO. 2018-08-013

A RESOLUTION RECOMMENDING APPROVAL OF THE FINAL PLAT AND FINAL PLAN FOR
ELK CREEK CONDOS AT GRAND PARK.

At a special meeting of the Fraser Planning Commission held on August 29, 2018, Grand Park Development LLC., requested a recommendation of approval for a Final Plat and Final Plan for Elk Creek Condominiums at Grand Park; and

WHEREAS, Grand Park Development LLC., is the current owner of the property; and

WHEREAS, the applicant is requesting final plat and final plan approval which would create 7 condominium buildings with 12 units in each building for a total of 84 units on 9.2 acres.

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

1. MPEI is requiring an additional 20' wide easement on the south boundary of the Elk Creek Condos plat in the area depicted on the plat as a 5' strip of land. MPEI to review final plat prior to recordation.
2. Add Reception # 94007475 to the existing 35-foot access and utility easement to the Sumrall property on the final plan and final plat. Also, the final plan shows various obstructions on the easement, including parking and snow storage areas. Those obstructions should be removed, as should the reference to the mountable curb.
3. CDOT is requiring a traffic study. A Trip Generation Review letter has been forwarded to CDOT for review.
4. Add street names to the final plan and final plat. Staff to review to ensure no duplication with existing street names in Grand County.
5. This plat does not meet the requirements of the Code for a condominium project and no condo declaration or association documents nor any covenants have been provided. Revise plat notes accordingly.
6. Landscape plan does not appear to be complete.
7. Incorporate phasing plan into final plan.
8. Address all engineering comments from Tim Gagnon in the Bowman Consulting Memo dated August 16, 2018.
9. Plat note #11 lists the setbacks. Delete exceptions in the parenthesis.
10. Clarify ownership of open space.

APPROVED AND ADOPTED THIS 29th DAY OF AUGUST, 2018.

FRASER PLANNING COMMISSION

Chairperson

ATTEST:

Town Clerk