

Agenda Summary
GRAND COUNTY COMMISSION
October 4th, 2022
Item No.

TITLE:	Adopting Resolution approving the Final Plat of Arroyo Crossing, Phase I Corrected, Tract J, Amended (Parcel 02-0ARR-02432)
FISCAL IMPACT:	No known fiscal impact
PRESENTER(S):	Elissa Martin, Planning and Zoning

**Prepared By:
ELISSA MARTIN**

**GRAND COUNTY
PLANNING & ZONING**

**FOR OFFICE USE
ONLY:**

Attorney Review:

Complete
September 27, 2022

STATED MOTION:

I move to approve the Findings of Fact set forth in the staff report dated August 17, 2022 and the proposed Resolution approving the Final Plat of Arroyo Crossing, Phase I Corrected, Tract J, Amended with the following conditions:

1. The First Amendment to Neighborhood Covenants, Restrictions, and Conditions shall be recorded simultaneously with the Final Plat in the real property records of Grand County.

STAFF RECOMMENDATION: APPROVE

The Plat Amendment is consistent with requirements set forth in Grand County Land Use Code Section 9.8.1 Plat Amendments, Article 7 Subdivision Standards, and Article 5 Lot Design Standards. The project has been approved by the County Engineer, GWSSA and all other approving entities.

BACKGROUND:

The County Council approved the Arroyo Crossing PUD Overlay, Master Plan and Development Agreement establishing the affordable housing set-aside, recorded on October 15, 2019, via Ordinance No.600. Subsequently, the County Council approved the Arroyo Crossing Phase I Final Plat via Resolution No. 3188 on October 15, 2019 which plat and associated Development Agreement was later corrected in 2021 via Resolution 3279 in order to designate the Affordable Housing Units within Phase I by number as required by the Development Agreement. Phase I Final Plat established the subject parcel as Tract J to be subdivided at a future date. The subject parcel fronts a private road and has remained vacant.

With the exception of Tract E, all Engineering had been completed and approved by the County Engineer for subdivision within Phase I pursuant to the Phase I SIA recorded November 21, 2019. Acceptable surety bond for the required improvements is currently being held with the County.

SUMMARY:

Tract J is located at 2047 Bonnies Way. The 0.53 acre parcel will be subdivided into 8 lots, seven measuring .06 acres and one .10 acres, for the purpose of constructing 8 dwelling units arranged as 4 townhomes.

ATTACHMENT(S):

- Proposed Resolution
- Tract J Final Plat
- Recorded CCRs
- First Amendment to CCRs
- Recorded Phase I SIA
- PUD Master Plan
- Title Report (Available Upon Request)
- Engineer Approval (Available Upon Request)

