

**FRASER PLANNING COMMISSION  
RESOLUTION NO. 2022-11-01**

A RESOLUTION RECOMMENDING APPROVAL OF A MAJOR SITE PLAN AND PRELIMINARY PLAT FOR A RESIDENTIAL DEVELOPMENT LOCATED AT 461 MUSE DRIVE, DESCRIBED AS BYERS VISTA BLOCK 1 LOT 4, GRAND COUNTY, COLORADO, PART OF SEC. 19, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6<sup>TH</sup> PM.

WHEREAS, at the regular meeting of the Fraser Planning Commission held on November 23, 2022, Michael Ziehler, as Member of KBZ Investments, LLC, a Colorado limited liability company, requested approval for a major site plan and preliminary plat for the development of two residential triplex buildings at 461 Muse Drive; and

WHEREAS, KBZ Investments, LLC, a Colorado limited liability company is the current owner of the property; 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 must address Planning comments and redlines dated October 26, 2022 including:
  - a) Designation of an ADA van accessible parking space
  - b) Screening of the dumpster
  - c) Addition of one shrub
  - d) Clarification of the land use table
2. Applicant must address Referral Agency comments from:
  - a) Town of Fraser Water/Wastewater - dated November 3, 2022
  - b) East Grand Fire District - dated October 17, 2022
  - c) Xcel Energy – dated October 12, 2022
  - d) Mountain Parks Electric – dated October 24, 2022
  - e) Whitmer Law Firm – dated October 24, 2022
  - f) Merrick Engineering – dated November 17, 2022 and November 21, 2022
3. Applicant must provide a written response to each referral comment.
4. Applicant must revise and resubmit all documents according to agency referral comments.
5. The preliminary plat shall be effective for a period of one year from the date of Planning Commission action. At or before the end of the one-year period, the applicant must have submitted a final plat for approval as outlined in Section 19-3-225 (c) (3) of the Fraser Land Development Code.

APPROVED AND ADOPTED THIS 23<sup>rd</sup> DAY OF NOVEMBER, 2022.

FRASER PLANNING COMMISSION

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Chairman

ATTEST:

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Town Clerk