

**TOWN OF FRASER
RESOLUTION NO. 2023-03-03**

A RESOLUTION APPROVING A FINAL PLAT FOR A RESIDENTIAL DEVELOPMENT LOCATED AT 461 MUSE DRIVE, DESCRIBED AS BYERS VISTA BLOCK 1 LOT 4, TOWN OF FRASER, GRAND COUNTY, COLORADO, PART OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRIME MERIDIAN.

WHEREAS, at the regular meeting of the Fraser Board of Trustees held on March 1, 2023, Michael Ziehler, as member of KBZ Investments, LLC, a Colorado limited liability company, requested approval of a final plat for a residential development at 461 Muse Drive; and

WHEREAS, KBZ Investments, LLC, a Colorado limited liability company is the current owner of the property; and

WHEREAS, the applicant is requesting Final Plat approval for 461 Muse Drive development which would allow construction of two triplex buildings at 461 Muse 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 BY THE BOARD OF TRUSTEES OF THE TOWN OF FRASER, COLORADO THAT:

1. The Town of Fraser hereby approves the Final Plat for the 461 Muse Drive residential development subject to the following conditions:
 - a. Prior to Final Plat approval, the Applicant shall address all comments and redlines outlined in the 461 Muse Drive Major Subdivision – 2nd Referral Comments memo dated January 20, 2023 and revise and resubmit all documents accordingly.
 - b. Prior to Final Plat approval and recordation, the Applicant shall execute an approved subdivision improvement agreement and provide the appropriate security.
 - c. Prior to Final Plat approval and recordation, the Applicant shall pay fees in lieu of park and school land dedications.
 - d. Prior to Final Plat recordation, the Applicant shall provide the Town with the following items as outlined in the Major Subdivision Final Plat Checklist:
 1. Proof of filing the applicable articles of incorporation with the Secretary of State and the executed originals of all legal documents, including a final executed SIA and any required collateral.
 2. Final plat Mylar
 3. A fourteen (14) inch by eighteen (18) inch black line Mylar for the purpose of incorporating the data into a 911 emergency system, containing the name and subdivision, the section, township and range in which the subdivision is

located, all street names, lot numbers, street addressing numbers, and unit numbers (if applicable).

4. A digital file of the approved final plat and 911 emergency system drawing in both CAD and PDF format for the Town's Geographic Information System (GIS).
- e. Concurrent with Final Plat recordation, the Applicant shall record the subdivision improvements agreement as well as the HOA declaration, restrictive covenants, and bylaws.

DULY MOVED, SECONDED AND ADOPTED THIS 1st DAY OF MARCH, 2023.

Votes in favor: _____
Votes opposed: _____
Absent: _____
Abstained: _____

BOARD OF TRUSTEES OF THE TOWN OF
FRASER, COLORADO

BY: _____
Mayor

(S E A L)

ATTEST:

Town Clerk