

**FRASER PLANNING COMMISSION
RESOLUTION NO. 2023-02-01**

A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT AND APPROVING A MAJOR SITE PLAN 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 6TH PM.

WHEREAS, at a regular meeting of the Fraser Planning Commission held on February 22, 2023, Michael Ziehler, as Member of KBZ Investments, LLC, a Colorado limited liability company, requested approval of a final plat and major site plan 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. Prior to Final Plat and Major Site Plan 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.
2. Prior to Final Plat approval and recordation, the Applicant shall execute an approved subdivision improvement agreement and provide the appropriate security.
3. Prior to Final Plat approval and recordation, the Applicant shall pay fees in lieu of park and school land dedications.
4. Prior to Final Plat recordation, the Applicant shall provide the Town with the following items as outlined in the Major Subdivision Final Plat Checklist:
 - a. 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.
 - b. Final plat Mylar
 - c. 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).
 - d. 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).
5. Concurrent with Final Plat recordation, the Applicant shall record the subdivision improvements agreement as well as the HOA declaration, restrictive covenants, and bylaws.

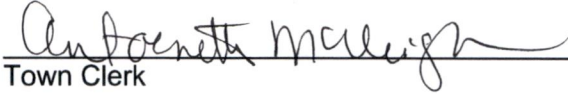
APPROVED AND ADOPTED THIS 22nd DAY OF FEBRUARY, 2023.

FRASER PLANNING COMMISSION



Chair

ATTEST:



Town Clerk

