

**FRASER PLANNING COMMISSION
RESOLUTION NO. 2023-03-01**

A RESOLUTION APPROVING A PRELIMINARY PLAT AND RECOMMENDING APPROVAL OF A FINAL PLANNED DEVELOPMENT PLAN FOR A RESIDENTIAL DEVELOPMENT KNOWN AS GRAND PARK WEST MOUNTAIN FILING NO. 1, PLANNING AREAS 10W AND 11W, LOCATED NORTH OF A PROPOSED EXTENSION TO GRAND PARK DRIVE, LEGALLY DESCRIBED AS A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE SECTION 29 AND THE NORTH HALF OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO,
CONTAINING AN AREA OF 43 ACRES, MORE OR LESS.

WHEREAS, at the regular meeting of the Fraser Planning Commission held on March 22, 2023, Clark Lipscomb, as Member of Cornerstone Winter Park Holdings, LLC, a Colorado limited liability company, requested approval for a final planned development plan and preliminary plat for the development of 72 residential units within the Grand Park West Mountain Filing No. 1 Planning Areas 10W and 11W; and

WHEREAS, Cornerstone Winter Park Holdings, 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 February 7, 2023
2. Applicant must address Referral Agency comments from:
 - a) East Grand Fire District - dated February 2, 2023
 - b) Whitmer Law Firm – dated January 26, 2023
 - c) Merrick Engineering – dated February 3, 2023
3. Applicant must provide a written response to each referral comment.
4. Applicant must revise and resubmit for review and approval all final plat and final plan documents according to agency referral comments. This development application shall be scheduled for Planning Commission once these conditions have been addressed.
5. A subdivision improvement agreement (SIA) and appropriate security shall be submitted and approved prior to building permit issuance.
6. 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 22rd DAY OF MARCH, 2023.

FRASER PLANNING COMMISSION

Chairman

ATTEST:

Town Clerk