

**FRASER PLANNING COMMISSION  
RESOLUTION NO. 2023-05-01**

A RESOLUTION APPROVING A FINAL PLAT AND RECOMMENDING APPROVAL OF A FINAL PLANNED DEVELOPMENT PLAN FOR A RESIDENTIAL DEVELOPMENT KNOWN AS ELK CREEK CONDOS PLANNING AREA 4W.1, LOCATED NEAR THE CORNER OF OLD VICTORY ROAD AND HIGHWAY 40, LEGALLY DESCRIBED AS A PARCEL OF LAND LOCATED IN THE SW1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO

WHEREAS, at the regular meeting of the Fraser Planning Commission held on May 24, 2023, Clark Lipscomb, as a Member of Grand Park Development, LLC, a Colorado limited liability company, requested approval for a final planned development plan and preliminary plat for the development of 46 multi-family residential units within the Grand Park planning area 4w;

WHEREAS, Grand Park Development, 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 and the Grand Park Planned Development District Plan 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 shall address Referral Agency comments from:
  - a) Whitmer Law Firm – dated April 19, 2023
  - b) Merrick Engineering – dated April 20, 2023
2. Applicant shall provide a written response to each referral comment.
3. Applicant shall 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 Town Board once these conditions have been addressed.

APPROVED AND ADOPTED THIS 24<sup>TH</sup> DAY OF MAY, 2023.

FRASER PLANNING COMMISSION

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Chairman

ATTEST:

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Town Clerk