

**FRASER PLANNING COMMISSION
RESOLUTION NO. 2026-01-01**

A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT AND FINAL PLANNED DEVELOPMENT PLAN (FPDP) 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 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 47.838 ACRES, MORE OR LESS

WHEREAS, on June 5, 2024, Cornerstone Winter Park Holdings, LLC, a Colorado limited liability company, received approval by the Fraser Board of Trustees via Resolution 2024-06-04, for a Final Plat and Final Planned Development Plan (FPDP) for the development of 72 residential units within the boundaries of Planning Areas 10W and 11W of the Grand Park Planned Development District (PDD), known as West Mountain Filing No. 1; and

WHEREAS, on January 22, 2025, Cornerstone Winter Park Holdings, LLC, received approval by the Fraser Board of Trustees via Resolution 2025-01-09 for an Amended Final Plat and Final Planned Development Plan (FPDP) for an increase of 7 units for the development of 79 residential units within the boundaries of Planning Areas 10W and 11W of the Grand Park Planned Development District (PDD), known as West Mountain Filing No. 1; and

WHEREAS, since that time, Cornerstone Winter Park Holdings, LLC, has worked to address the conditions of approval in Resolution 2025-01-09, but has not yet recorded or executed any of the required land use approval documents; and

WHEREAS, on December 19, 2025, West Mountain Development, LLC, a Colorado limited liability company, through Cornerstone Winter Park Holdings, LLC, submitted a revised Final Plat and FPDP application that would rearrange the lots in the previously approved application, which is considered a major amendment to the approved FPDP and therefore should be reviewed and approved by the Fraser Planning Commission and Board of Trustees; and

WHEREAS, West Mountain Development, LLC, a Colorado limited liability company, is the current owner of the property; and

WHEREAS, following a review of the submitted plans and documents by Town Staff and applicable referral entities, the application was considered during a regular meeting of the Fraser Planning Commission held on January 28, 2026 through a properly noticed public hearing; and

WHEREAS, Town Staff has determined that this application is in compliance with the governing documents of the Grand Park PDD and applicable provisions of 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 the Final Plat and FPDP application with the following conditions:

- 1) Prior to recordation of the FPDP and Final Plat, the Applicant must address all outstanding review comments to the satisfaction of the Town and/or applicable entity and revise and resubmit all documents accordingly.
- 2) Prior to recordation of the FPDP and the Final Plat, the Applicant shall receive approval from the Town of Fraser of the West Mountain Water Master Plan and associated construction design drawings and reports, as stipulated in Articles 5.3, 5.5, and 5.6 of the 2003 Annexation Agreement.
- 3) Prior to Final Plat recordation, the Applicant shall execute an approved Development Improvements Agreement and provide the appropriate surety.
- 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 DIA and any required collateral.
 - b. Final plat Mylar with appropriate signatures
 - c. A digital file of the approved final plat and 911 emergency system drawing / address map in both CAD and PDF format for the Town's Geographic Information System (GIS).
- 5) Concurrent with the recordation of the Final Plat or any portion/phase thereof, the Town shall record the corresponding Development Improvements Agreement (DIA) as well as the necessary HOA declaration, restrictive covenants, and bylaws.

APPROVED AND ADOPTED THIS 28TH DAY OF JANUARY, 2026.

FRASER PLANNING COMMISSION

Chairperson

ATTEST:

Town Clerk