

**TOWN OF FRASER
RESOLUTION NO. 2022-01-01**

A RESOLUTION RECOMMENDING APPROVAL OF THE MINOR SUBDIVISION, FINAL PLAT AND CONDITIONAL USE PERMIT FOR WALDRON MINOR SUBDIVISION, BEING A SUBDIVISION OF LOT 4, BLOCK 2, BYERS VISTA SUBDIVISION, RECEPTION NO. 93956, SECTION 19, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO

WHEREAS, at a regular meeting of the Fraser Planning Commission held on January 26 2022, Marian Waldron was present, requesting a recommendation of approval for a Minor Subdivision Final Plat and Conditional Use Permit for Waldron Minor Subdivision; and

WHEREAS, Marian Waldron is the current owner of said property; and

WHEREAS, the owner is proposing to subdivide and replat Lot 4 into two lots; and

WHEREAS, the application is also being processed as a Conditional Use in accordance with Section 19-2-270 (d) of the Fraser Municipal Code, which allows for reduced lot size, width, setback and/or floor area for a residential dwelling subject to certain provisions; and

WHEREAS, the Planning Commission has determined that this use complies with the necessary criteria specified in the Code; and

WHEREAS, the Planning Commission has considered other factors in regard to the proposed use and has determined that such use fits in well with the existing land uses in the immediate vicinity and will not have a negative impact on the neighborhood.

WHEREAS, the Fraser Planning Commission recommends approval of the Minor Subdivision, Final Plat and a Conditional Use Permit for the Waldron Minor Subdivision with the following conditions:

1. Add the following plat note: No Accessory Dwelling Unit shall be allowed on Lot 4A.
2. Add Final Plat to the plat title.

APPROVED AND ADOPTED THIS 26th DAY OF JANUARY 26, 2022.

FRASER PLANNING COMMISSION

Chair

ATTEST:

Town Clerk

(SEAL)