

**TOWN OF FRASER  
RESOLUTION NO. 2018-11-02**

A RESOLUTION APPROVING THE MINOR SUBDIVISION, FINAL PLAT AND A  
CONDITIONAL USE PERMIT FOR GLUNK MINOR SUBDIVISION - REPLAT OF LOT 13,  
BLOCK MH, PTARMIGAN, RECEPTION #125924, SECTION 20, TOWNSHIP 1 SOUTH,  
RANGE 75 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, TOWN OF FRASER, GRAND  
COUNTY, COLORADO

WHEREAS, at a public hearing at a regular meeting of the Fraser Planning Commission held on October 24, 2018, Michael Glunk was present requesting a recommendation of approval for Glunk Minor Subdivision and approval of a Conditional Use Permit; and

WHEREAS, Michael and Shannon Glunk are the current owners of said property; and

WHEREAS, the owners are proposing to subdivide Lot 13 into Lot 13A and Lot 13B and construct one single family structure on each newly created lot; 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; and

WHEREAS, the Fraser Planning Commission recommended approval of the Minor Subdivision, Final Plat and a Conditional Use Permit for the Glunk Minor Subdivision with the condition that the Planning Commission certificate on the final plat be deleted.

THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FRASER, COLORADO THAT THE TOWN BOARD HEREBY APPROVES THE ABOVE DEVELOPMENT APPLICATION WITH THE FOLLOWING CONDITIONS:

1. Payment of all applicable fees.
2. Execution of all documents.
3. Provide 911 mylar and electronic copy of the plat in accordance with the Subdivision Regulations.

APPROVED AND ADOPTED THIS 7th DAY OF NOVEMBER, 2018.

BOARD OF TRUSTEES OF THE  
TOWN OF FRASER, COLORADO

BY: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Town Clerk

(SEAL)