

**RESOLUTION NO. PZ 09-18**  
**Series of 2018**

**A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE APPROVAL OF A LEVEL IV DEVELOPMENT APPLICATION FOR A CLASS S-3 SUBDIVISION CONDOMINIUM MAP AMENDMENT FOR THE DILLON TECH CENTER FOR THE PURPOSES OF RE-ESTABLISHING A DEMISING WALL AND CREATING TWO UNITS FROM ONE UNIT; AND, SETTING FORTH DETAILS IN RELATION**

**WHEREAS**, Sobotka, L.L.C. is the owner of real property located at 114 Village Place, Unit 205, Dillon Tech Center Condominiums, Second Amendment, Dillon, Colorado according to the Condominium Map recorded October 1, 2004 as Reception No. 770663, and as described in the Condominium Declaration recorded January 25, 2001 as Reception No. 643813, and the Amended Condominium Declaration recorded May 29, 2003 as Reception No. 718829, County of Summit, State of Colorado, and more specifically described as Unit 205 of the Dillon Tech Center condominium building located on Lot J, Block A, New Town of Dillon subdivision, Dillon, Colorado; and

**WHEREAS**, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) has received a Level IV Development Application from Sobotka, L.L.C. (the “**Applicants**”) for a Class S-3 subdivision condominium map amendment, Dillon Tech Center, Unit 205 (“**Application**”), for the purposes of dividing the condominium unit into two separate condominium units; and

**WHEREAS**, the Planning Commission has determined that the Application is complete; and

**WHEREAS**, following the required notice, a public hearing on the Application was held on June 6<sup>th</sup>, 2018, before the Planning Commission; and

**WHEREAS**, following the public hearing the Planning Commission has made certain findings of fact regarding the Application and has determined that certain conditions which are reasonable and necessary to and relate to impacts created by the development should attach to the approval of the Application for the Class S-3 subdivision condominium map amendment of Unit 205, Dillon Tech Center Condominiums, Second Amendment, Lot J, Block A, Dillon, Colorado.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:

Section 1. That the Planning Commission, following the required notice, held a public hearing on June 6<sup>th</sup>, 2018 on the Application, and following said public hearing makes the following findings of fact:

- A. That the Application is complete.
- B. That the Application meets the applicable Town of Dillon Municipal Code (“Code”) requirements.
- C. That the Application is compatible with the Core Area Zoning District and is compatible with surrounding uses.
- D. That the subdivision of Unit 205 returns the condominium configuration to the original Dillon Tech Center Condominiums Condominium Map condition.
- E. That the Application is in general compliance with the Town of Dillon Comprehensive Plan.
- F. That the Application provides a new condominium map amendment, as shown on the map titled “Condominium Map Dillon Tech Center, Third Amendment” dated 02/14/2018 and prepared by Gore Range Surveying, LLC.

Section 2. That the Planning Commission hereby recommends to the Town Council of the Town of Dillon the approval of the Application for the purposes of creating two separate condominium units, to be called Units 205 and 207, Dillon Tech Center as shown on the map titled “Condominium Map Dillon Tech Center, Third Amendment” Dillon, Colorado with the following conditions:

- A. The “Condominium Map Dillon Tech Center, Third Amendment” shall be recorded with Summit County.
- B. A copy of the recoded “Condominium Map Dillon Tech Center, Third Amendment” recorded with Summit County shall be filed with the Town of Dillon.
- C. The associated renovation and remodeling work for the construction of the condominium unit demising wall shall be done under a Development Permit with the Town of Dillon and a Building Permit with the Summit County Building Inspection Department.

**APPROVED AND ADOPTED THIS 6<sup>th</sup> DAY OF JUNE 2018 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.**

**PLANNING AND ZONING COMMISSION,**

**TOWN OF DILLON**

By: \_\_\_\_\_  
\_\_\_\_\_, Chairperson

ATTEST:

By: \_\_\_\_\_  
Corrie Woloshan, Secretary to the Commission