

RESOLUTION NO. PZ 10-18
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-2 SUBDIVISION REPLAT OF LOTS 1, 1A, 1B, AND 1C, BLOCK B, NEW TOWN OF DILLON SUBDIVISION FOR THE PURPOSES OF ELIMINATING INTERIOR BOUNDARY LINES AND CREATING ONE LOT; AND, SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, Dillon Gateway Development, LLC is the owner of real property located at 122 Lake Dillon Drive, Dillon, Colorado and more specifically described as Lot 1, Block B, New Town of Dillon Subdivision (“**Lot 1**”), according to the New Town of Dillon Subdivision recorded March 19, 1962 as Reception No. 94749, County of Summit, State of Colorado; and

WHEREAS, the Town of Dillon is the owner of an unaddressed parcel of real property located at the southeast corner of the intersection between U.S. Highway 6 and Lake Dillon Drive, Dillon, Colorado and more specifically described as Lot 1A, New Town of Dillon Subdivision (“**Lot 1A**”), according to the New Town of Dillon Subdivision recorded March 19, 1962 as Reception No. 94749, County of Summit, State of Colorado; and

WHEREAS, Dillon Gateway Development, LLC is the owner of real property located at 134 Lake Dillon Drive, Dillon, Colorado and more specifically described as Lot 1B, Block B, New Town of Dillon Subdivision (“**Lot 1B**”), according to the New Town of Dillon Subdivision recorded March 19, 1962 as Reception No. 94749, County of Summit, State of Colorado; and

WHEREAS, the Town of Dillon is the owner of real property located at 146/176 Lake Dillon Drive, Dillon, Colorado and more specifically described as Lot 1C, New Town of Dillon Subdivision (“**Lot 1C**”), according to the New Town of Dillon Subdivision recorded March 19, 1962 as Reception No. 94749, County of Summit, State of Colorado; and

WHEREAS, Dillon Gateway Development, LLC has entered into an option to purchase agreement with the Town of Dillon to purchase Lot 1A and Lot 1C from the Town of Dillon in order to develop the Dillon Homewood Suites PUD Development Plan; and

WHEREAS, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) has received a Level IV Development Application from Dillon Gateway Development, LLC and the Town of Dillon (the “**Applicants**”) for a Class S-2 subdivision to replat lots 1, 1A, 1B and 1C, Block B, New Town of Dillon subdivision

(“**Application**”), for the purposes of combining the four lots into one single lot to be called Lot 1R, vacating the existing interior lot lines and utility easements, and for the purposes of dedicating new utility easements, water line easements and fire access easements; 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 6th, 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-2 subdivision a replat of lots 1, 1A, 1B and 1C, Block B, New Town of Dillon subdivision.

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 6th, 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 Commercial Zoning District and is compatible with surrounding uses.
- D. That the Application is in general compliance with the Town of Dillon Comprehensive Plan.
- E. That the Application is a condition of approval of the approved Dillon Homewood Suites PUD Development Plan.
- F. That the Application replats Lots 1, 1A, 1B and 1C into a single lot to be called Lot 1R, Block B, New Town of Dillon Subdivision, Dillon, Colorado and dedicates utility easements, water line easements and fire access easements as shown on the map titled “A FINAL PLAT OF DILLON HOMEWOOD, A RESUBDIVISION OF LOTS 1, 1A, 1B AND 1C, BLOCK B,” dated 05/31/2018 and prepared by Range West Inc.

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 Lot 1R, Block B, New Town of Dillon Subdivision, Dillon, Colorado and creating utility easements, water line easements and fire access easements on Lot 1R.

**RECOMMENDED FOR APPROVAL THIS 6th 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