

**RESOLUTION NO. PZ 11-18**  
**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 A LOT CALLED ALPINE LAKE LODGE PUD AND LOT 1G, BLOCK B, NEW TOWN OF DILLON FOR THE PURPOSES OF ELIMINATING AN INTERIOR BOUNDARY LINE AND CREATING ONE LOT; AND, SETTING FORTH DETAILS IN RELATION THERETO.**

**WHEREAS**, Ivano and Gina Ottonorgo are the owner of real property located at 240 Lake Dillon Drive, Dillon, Colorado and more specifically described as “Alpine Lake Lodge PUD,” Block B, New Town of Dillon Subdivision, according to the plat recorded July 17, 2008 as Reception No. 892579, County of Summit, State of Colorado; and

**WHEREAS**, LES Properties, LLC and Note Acquisitions, Inc. are the co-owners of real property located at 186 W. Buffalo Street, Dillon, Colorado and more specifically described as Lot 1G, Block B, New Town of Dillon Subdivision, 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 Ottoborgos intend to a purchase Lot 1G from LES Properties, LLC and Note Acquisitions, Inc. in order to develop the Uptown 240 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 the Ottoborgos (the “**Applicant**”) for a Class S-2 subdivision to replat lots 1G and Alpine Lake Lodge PUD, Block B, New Town of Dillon subdivision (“**Application**”), for the purposes of combing the two lots into one single lot to be called Lot 1S, vacating the existing interior lot lines, maintaining the existing utility easements, and for the purposes of dedicating A fire access easement; 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-2 subdivision a replat of lots 1G and Alpine Lake Lodge PUD, 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 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 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 Uptown 240 PUD Development Plan.
- F. That the Application replats Lots 1G and Alpine Lake Lodge PUD, into a single revised parcel to be called Lot 1S, Block B, New Town of Dillon Subdivision, Dillon, Colorado and dedicates a fire access easement as shown on the map titled “FINAL PLAT UPTOWN 240 PUD DEVELOPMENT PLAN, A RESUBDIVISION OF ALPINE LAKE LODGE PUD AND LOT 1G, BLOCK B, NEW TOWN OF DILLON” dated 06/01/2018 and prepared by Marcin Engineering, 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 Lot 1S, Block B, New Town of Dillon Subdivision, Dillon, Colorado and creating a fire access easement on Lot 1S.

**RECOMMENDED FOR APPROVAL 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