

RESOLUTION NO. PZ 14-18
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 OF LOT 17R, PTARMIGAN TRAIL ESTATES, UNIT 1, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, Dillon Ridge Southwest, LLC is the owner of real property located at 256 Dillon Ridge Road, Dillon, Colorado and more specifically described as Lot 17R, Ptarmigan Trail Estates, Unit 1 (“**Lot 17R**”), according to “Lot 17R, a replat and lot line vacation of Lots 16B & 17A, a replat of Lots 7-11, 51 16 & 17, Ptarmigan Trail Estates, Unit 1” as shown on the plat recorded October 17, 2013 under Reception No. 1039769, County of Summit, State of Colorado; and

WHEREAS, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) has received a Level IV Development Application from Dillon Ridge Southwest, LLC for a Class S-2 subdivision to replat lot Lot 17R, Ptarmigan Trail Estates, Unit 1, Dillon, Colorado (“**Application**”) for the purposes of subdividing the existing lot into two new lots to be called Lot 17R-1 and Lot 17R-2; 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 September 5th, 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 Lot 17R, Ptarmigan Trail Estates, Unit 1, 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 September 5th, 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 Mixed Use 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 replats Lot 17R, Ptarmigan Trail Estates, Unit 1, Dillon into two lots to be called Lot 17R-1 and Lot 17R-2, Ptarmigan Trail Estates, Unit 1, Dillon, Colorado and dedicates easements as shown on the map titled “A RESUBDIVISION PLAT OF LOT 17R, PTARMIGAN TRAIL ESTATES, UNIT 1 OF A REPLAT AND LOT LINE VACATION OF LOTS 16B & 17A PTARMIGAN TRAIL ESTATES, UNIT 1,” dated 08/09/18 and prepared by Range West Inc “**Replat**”.

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 Lots 17R-1 and 17R-2, Ptarmigan Trail Estates, Unit 1, Dillon, Colorado with the following conditions:

- A. Prior to recording the plat at Summit County, the Applicant shall submit to the Town of Dillon for review and approval, an agreement between the owners of Lot 17R-1 and 17R-2 for the purposes of allowing cross access (pedestrian and vehicular), shared landscape maintenance, utility access and maintenance across each lot, pavement maintenance of shared drive aisles, utilization and maintenance of the single trash enclosure and joint maintenance of the detention pond located on Lot 17R. Said agreement, upon approval by the Town of Dillon, shall be recorded at Summit County.
- B. The Applicant shall submit new title commitments, mortgage/loan information and all property ownership information to the Town prior to recording the plat.
- C. Additional minor changes that don’t change the character or intent of the Application as approved by this resolution.

RECOMMENDED FOR APPROVAL THIS 5th DAY OF SEPTEMBER 2018 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.

**PLANNING AND ZONING COMMISSION,
TOWN OF DILLON**

By: _____

Teresa England, Chairperson

ATTEST:

By: _____
Corrie Woloshan, Secretary to the Commission