

RESOLUTION NO. PZ 15-18
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 OF LOT 17R-2, PTARMIGAN TRAIL ESTATES, UNIT 1, DILLON, COLORADO ADOPTING A CONDOMINIUM MAP; 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 previously held a public hearing on September 5th, 2018 on a separate Level IV Development Application and approved Resolution PZ 14-18, Series of 2018, recommending the approval of a Class S-2 subdivision for the purposes of subdividing Lot 17R, Ptarmigan Trail Estates, Unit 1, Dillon, Colorado into two new lots to be called Lot 17R-1 and Lot 17R-2; and

WHEREAS, the Planning Commission has received a Level IV Development Application from Dillon Ridge Southwest, LLC for a Class S-3 subdivision of the proposed Lot 17R-2, Ptarmigan Trail Estates, Unit 1, Dillon, Colorado (“**Application**”) for the purposes of adopting a condominium map and associated documentation for the “Alpine Ridge Condominiums” (“**Condo Map**”); 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-3 subdivision adopting a condominium map on proposed Lot 17R-2, Ptarmigan Trail Estates, Unit 1, Dillon, Colorado to be named “Alpine Ridge Condominiums.”

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 proposed Class S-3 subdivision application creates a condominium map for the “Alpine Ridge Condominiums” as shown on the map titled “A CONDOMINIUM MAP OF ALPINE RIDGE CONDOMINIUMS A RESUBDIVISION OF LOT 17R-2 OF A RESUBDIVISION OF LOT 17R PTARMIGAN TRAIL ESTATES, UNIT 1, TOWN OF DILLON, SUMMIT COUNTY, COLORADO,” dated 08/20/2018 and prepared by Range West Inc “**Condo Map**”.

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 adopting a condominium map titled the “Alpine Ridge Condominiums,” Dillon, Colorado with the following conditions:

- A. That the concurrent application for subdividing Lot 17R into Lots 17R-1 and 17R-2 is approved by the Town Council of the Town of Dillon and recorded by the Summit County Clerk and Recorder.
- B. That the Condo Map be recorded by the Summit County Clerk and Recorder.
- C. A copy of the Condo Map shall be filed with the Town of Dillon.
- D. Prior to recording the Condo Map, the applicant shall install signage dedicating the residential parking spaces and shall provide a drawing to the Town indicating the location of the dedicated residential parking spaces.
- E. 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

**PLANNING AND ZONING COMMISSION ACTION ITEM
STAFF SUMMARY
SEPTEMBER 5, 2018 PLANNING AND ZONING COMMISSION MEETING**

DATE: August 29, 2018

AGENDA ITEM NUMBER: 6

ACTION TO BE CONSIDERED:

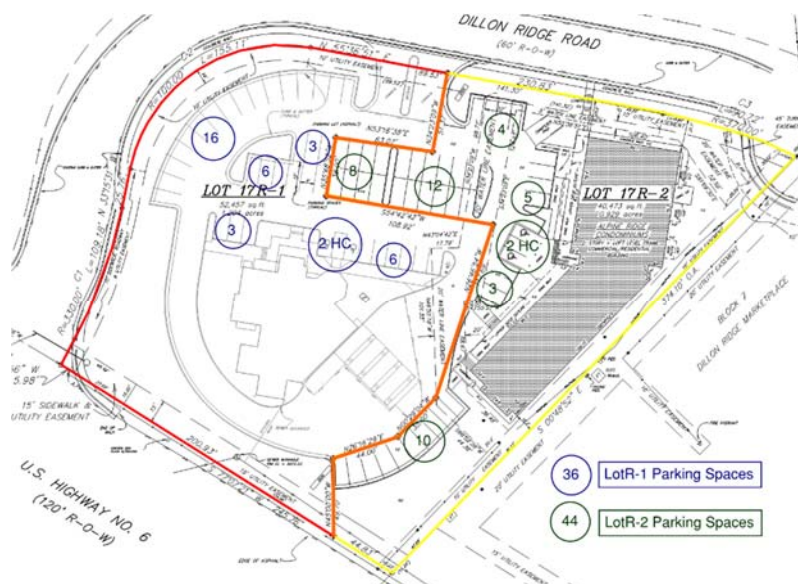
Consideration of Resolution No. PZ 15-18, Series of 2018.

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 OF LOT 17R-2, PTARMIGAN TRAIL ESTATES, UNIT 1, DILLON, COLORADO ADOPTING A CONDOMINIUM MAP; AND, SETTING FORTH DETAILS IN RELATION THERETO.

SUMMARY:

Dillon Ridge Southwest, LLC owns Lot 17R-2, Ptarmigan Trail Estates, Unit 1 Subdivision and has submitted an application for a Class S-3 Subdivision to create an amended condominium map. The mixed-use condominium building contains both commercial and residential condominium spaces. The residential units are located above the commercial units on the first floor. Some commercial units are located on the second level, with distinct separations between the residential and commercial uses. The building will be renamed Alpine Ridge Condominiums.

Adequate parking spaces are provided on Lot 17R-2 to accommodate the uses of the building. Ten (10) parking spaces shall be dedicated as residential parking by the installation of signage. A condition of this Resolution is that the parking signs be installed and a plan indicating the dedicated residential parking spaces be provided to the Town prior to the recording of the Condo Map.



PUBLIC NOTICE:

The Town properly noticed the public hearing in the newspaper, sent out a mailing to properties within 300' and posted the site within the 7-14 day required notice period.

ZONING:

The proposed lots are located within the Mixed use (MU) Zone District, and the uses in the building are consistent with the permitted uses in the zone.

COMPLIANCE WITH DILLON COMPREHENSIVE PLAN:

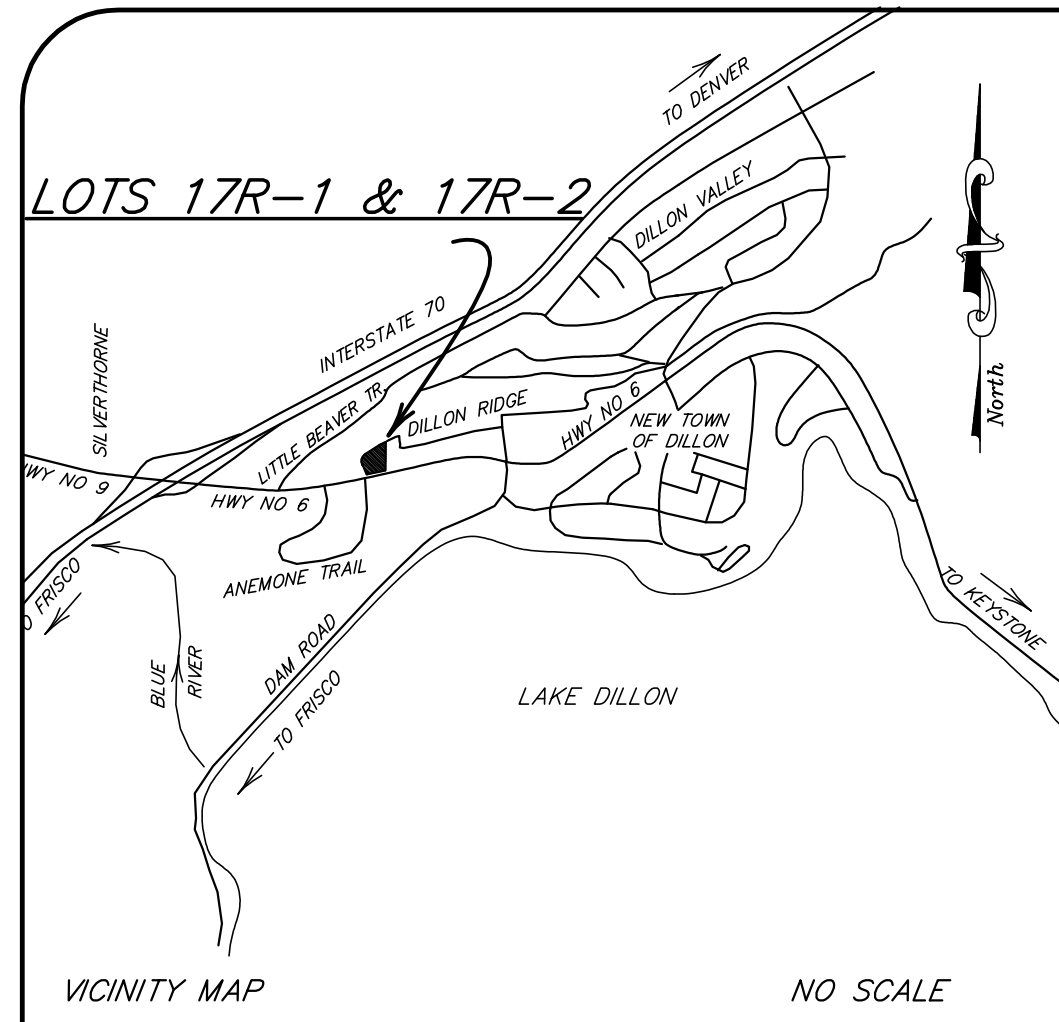
This replat required by the Dillon Homewood Suites PUD Development Plan is in conformance with the goals of the Town of Dillon Comprehensive Plan.

ACTION REQUESTED: Motion, Second, Roll Call Vote.

Resolutions require the affirmative vote of a majority of the members present.

STAFF MEMBER RESPONSIBLE: Dan Burroughs, Town of Dillon

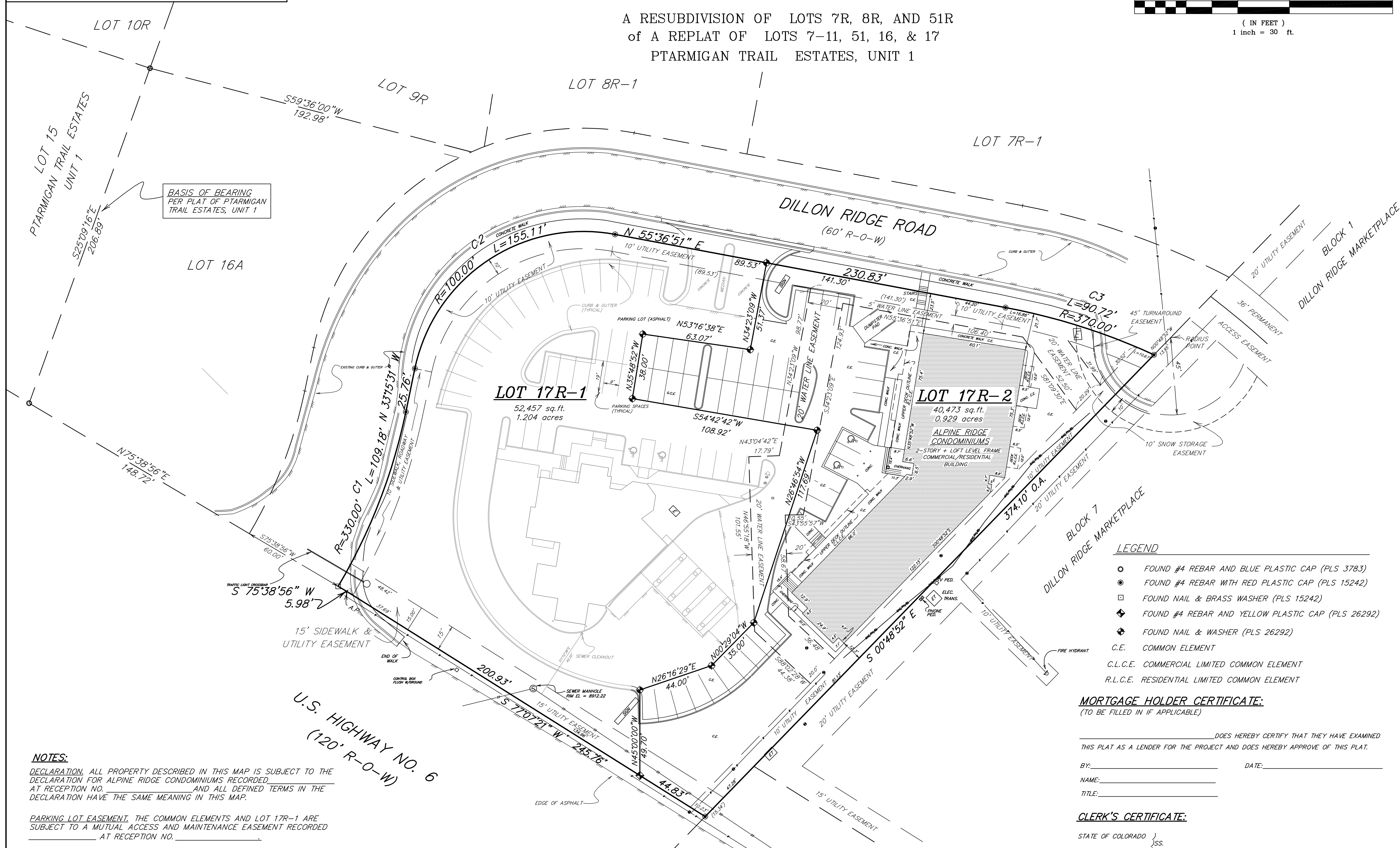
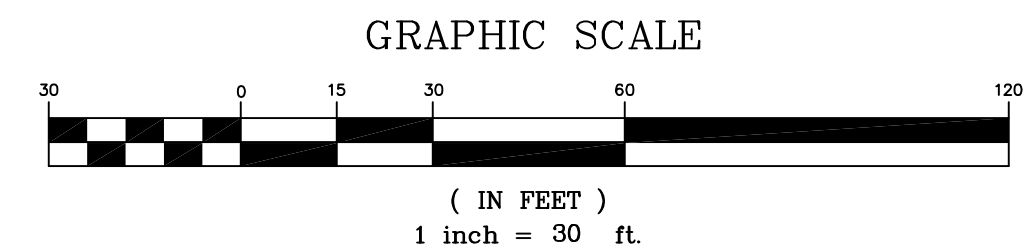
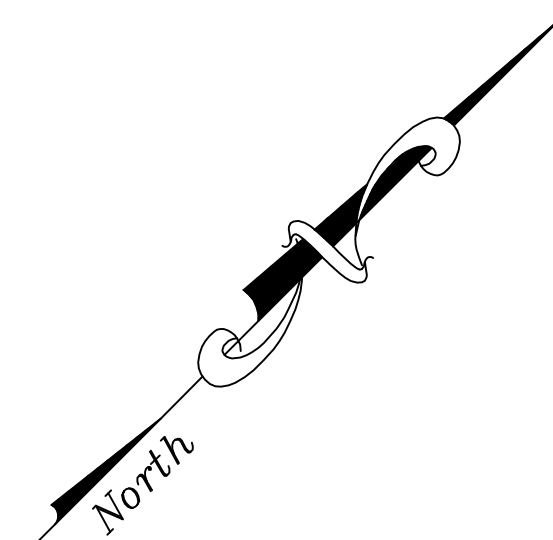
p:\pnz\ressupportdocs\2018\pz15-18_alpineridgecondomap\staff_summary_res_pz_15-18_lot17r-2-condomap.docx



A CONDOMINIUM MAP OF ALPINE RIDGE CONDOMINIUMS A RESUBDIVISION OF LOT 17R-2 of A RESUBDIVISION OF LOT 17R PTARMIGAN TRAIL ESTATES, UNIT 1

ACCORDING TO THE PLAT RECORDED _____ AT REC. NO. _____
TOWN OF DILLON, SUMMIT COUNTY, COLORADO

A RESUBDIVISION OF LOTS 7R, 8R, AND 51R
of A REPLAT OF LOTS 7-11, 51, 16, & 17
PTARMIGAN TRAIL ESTATES, UNIT 1



BASIS OF BEARING
PER PLAT OF PTARMIGAN
TRAIL ESTATES, UNIT 1

- LEGEND**
- FOUND #4 REBAR AND BLUE PLASTIC CAP (PLS 3783)
 - FOUND #4 REBAR WITH RED PLASTIC CAP (PLS 15242)
 - FOUND NAIL & BRASS WASHER (PLS 15242)
 - ◆ FOUND #4 REBAR AND YELLOW PLASTIC CAP (PLS 26292)
 - ◇ FOUND NAIL & WASHER (PLS 26292)
 - C.E. COMMON ELEMENT
 - C.L.C.E. COMMERCIAL LIMITED COMMON ELEMENT
 - R.L.C.E. RESIDENTIAL LIMITED COMMON ELEMENT

MORTGAGE HOLDER CERTIFICATE:
(TO BE FILLED IN IF APPLICABLE)

_____ DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED
THIS PLAT AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS PLAT.

BY: _____ DATE: _____

NAME: _____

TITLE: _____

CLERK'S CERTIFICATE:

STATE OF COLORADO }
TOWN OF DILLON } ss.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____
O'CLOCK, _____, A.D., _____ AND IS DULY RECORDED.

TOWN CLERK

OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS,
THAT DILLON RIDGE SOUTHWEST, LLC, A COLORADO LIMITED LIABILITY COMPANY,
BEING THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

LOT 17R-2, A REPLAT OF LOT 17R,
PTARMIGAN TRAIL ESTATES, UNIT No. 1, ACCORDING TO THE PLAT
RECORDED IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND
RECORDER ON _____ UNDER RECEPTION NUMBER _____

THE TRACT IS LOCATED IN TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF
COLORADO AND CONTAINS A TOTAL OF 0.929 ACRES.

HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS, AND
EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "ALPINE RIDGE CONDOMINIUMS
A RESUBDIVISION OF LOT 17R-2" AND BY THESE PRESENTS, DO HEREBY
SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS,
ALLEYS, AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON AND HEREBY DEDICATE
THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND
MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID OWNER HAS CAUSED ITS NAME TO HEREUNTO
BE SUBSCRIBED THIS _____ DAY OF _____, A.D. 20____.

DILLON RIDGE SOUTHWEST, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: _____, AS _____

ACKNOWLEDGEMENT:

STATE OF _____ }
COUNTY OF _____ } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____, 20____, BY _____, AS _____ OF
DILLON RIDGE SOUTHWEST, LLC, A COLORADO LIMITED LIABILITY COMPANY
WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

TITLE COMPANY'S CERTIFICATE:

TITLE COMPANY DOES HEREBY CERTIFY THAT IT
HAS EXAMINED THE TITLE TO ALL LANDS AS SHOWN HEREON AND TITLE TO SUCH
LANDS IS IN THE DEDICATOR'S FREE AND CLEAR OF ALL LIENS, TAXES, AND
ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS _____ DAY OF _____, 20____.

AGENT _____

DILLON TOWN COUNCIL CERTIFICATE:

APPROVED THIS _____ DAY OF _____, A.D., _____, TOWN
COUNCIL, DILLON, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OF SOIL
OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT
MAY BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES
INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING GRADING,
LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE
FINANCED BY OTHERS AND NOT THE TOWN OF DILLON.

ATTEST TOWN CLERK _____ MAYOR _____

DILLON PLANNING & ZONING COMMISSION CERTIFICATE:

APPROVED THIS _____ DAY OF _____, A.D., _____,
TOWN PLANNING AND ZONING COMMISSION, DILLON, COLORADO.

CHAIRMAN _____

SURVEYOR'S CERTIFICATE:

I, ROBERT R. JOHNS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO,
DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE PREPARED BY ME AND UNDER
MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.
MONUMENTS WERE EITHER FOUND OR SET IN THE GROUND AS SHOWN HEREON IN
ACCORDANCE WITH C.R.S. 38-51-101

DATED THIS _____ DAY OF _____, 20____

SIGNATURE _____
ROBERT R. JOHNS
COLORADO REGISTRATION NO. 26292



CLERK & RECORDER'S ACCEPTANCE:

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK
AND RECORDER ON THIS _____ DAY OF _____, 20____ AND FILED FOR
RECORD AT _____ M., UNDER RECEPTION NUMBER _____

SIGNATURE _____ BY: _____
SUMMIT COUNTY CLERK AND RECORDER DEPUTY

NOTES:

DECLARATION. ALL PROPERTY DESCRIBED IN THIS MAP IS SUBJECT TO THE
DECLARATION FOR ALPINE RIDGE CONDOMINIUMS RECORDED
AT RECEPTION NO. _____ AND ALL DEFINED TERMS IN THE
DECLARATION HAVE THE SAME MEANING IN THIS MAP.

PARKING LOT EASEMENT, THE COMMON ELEMENTS AND LOT 17R-1 ARE
SUBJECT TO A MUTUAL ACCESS AND MAINTENANCE EASEMENT RECORDED
AT RECEPTION NO. _____

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	330.00'	109.18'	108.69'	N 23°46'48" W	18°57'24"
C2	100.00'	155.11'	140.02'	N 11°10'40" E	88°52'22"
C3	370.00'	90.72'	90.50'	N 62°38'19" E	14°02'55"

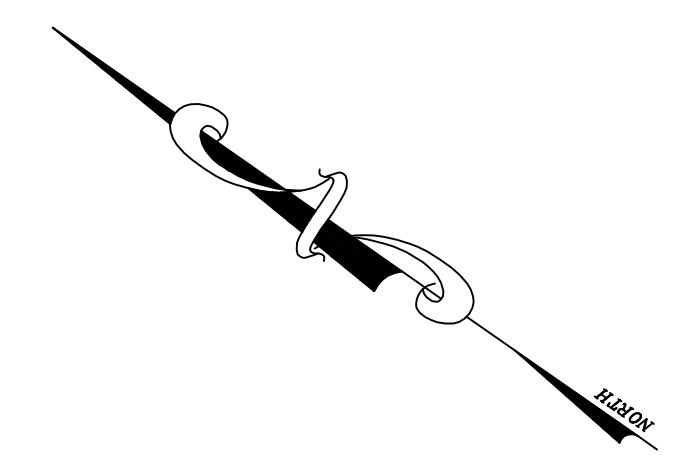
NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY
WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT
IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Drawn TCB/JKK	Dwg 19759SH1R.DWG	Project 19759
Checked RRJ	Date 08/20/18	Sheet 1 of 1

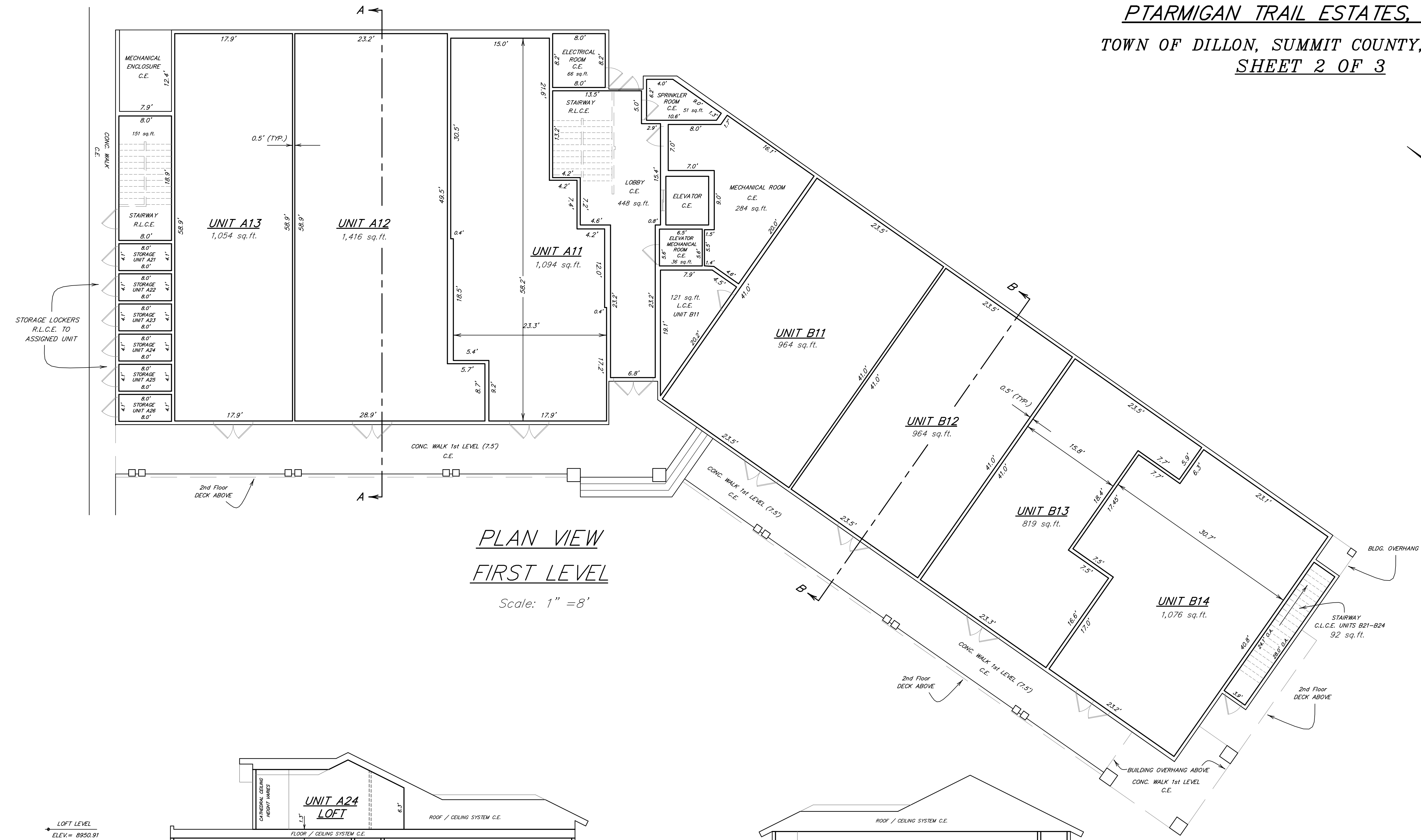
R-A-N-G-E-W-E-S-T
ENGINEERS & SURVEYORS
P.O. Box 589
Silverthorne, CO 80498 970-468-6281

A CONDOMINIUM MAP OF **ALPINE RIDGE CONDOMINIUMS**

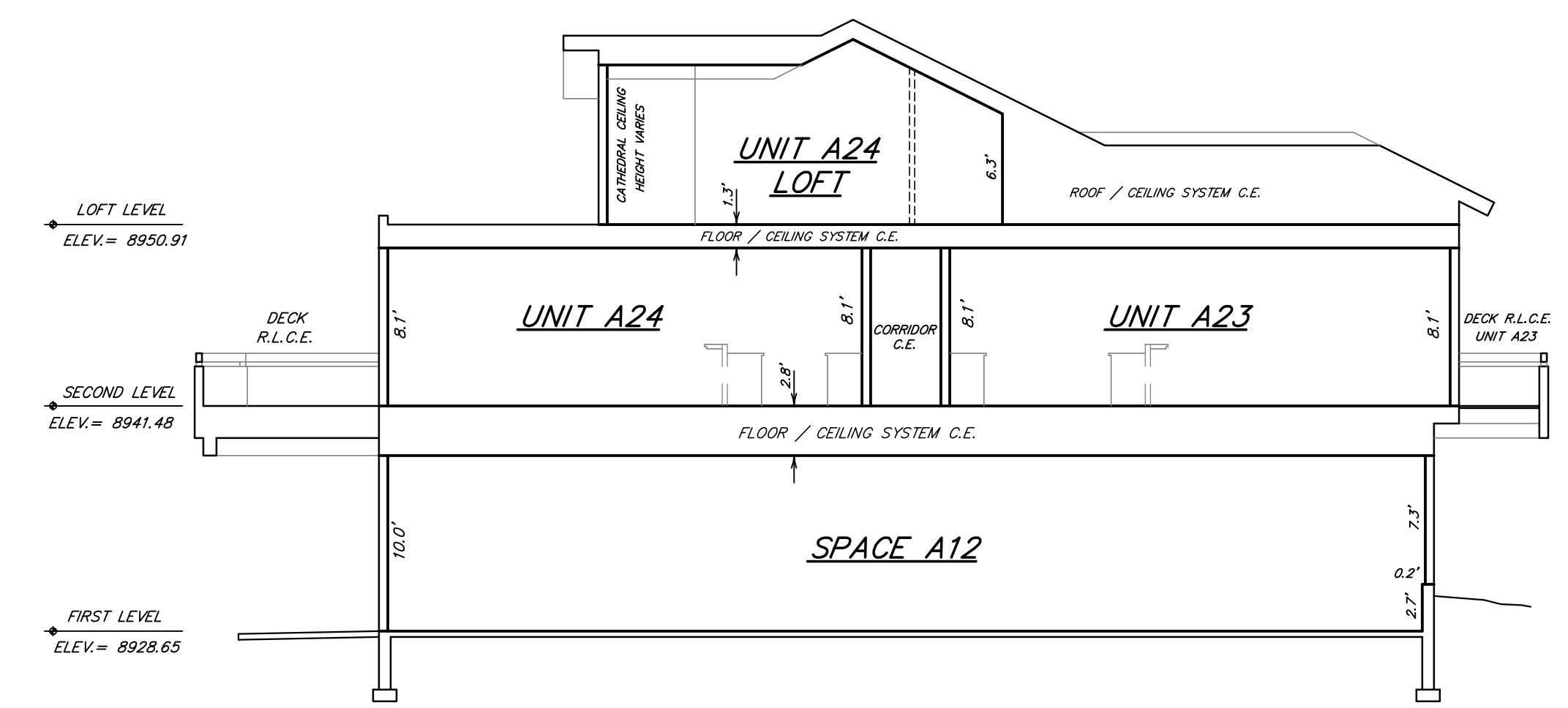
LOT 17R-2, A RESUBDIVISION OF LOT 17R
OF A REPLAT OF LOTS 7-11, 51, 16, & 17
PTARMIGAN TRAIL ESTATES, UNIT 1
TOWN OF DILLON, SUMMIT COUNTY, COLORADO
SHEET 2 OF 3



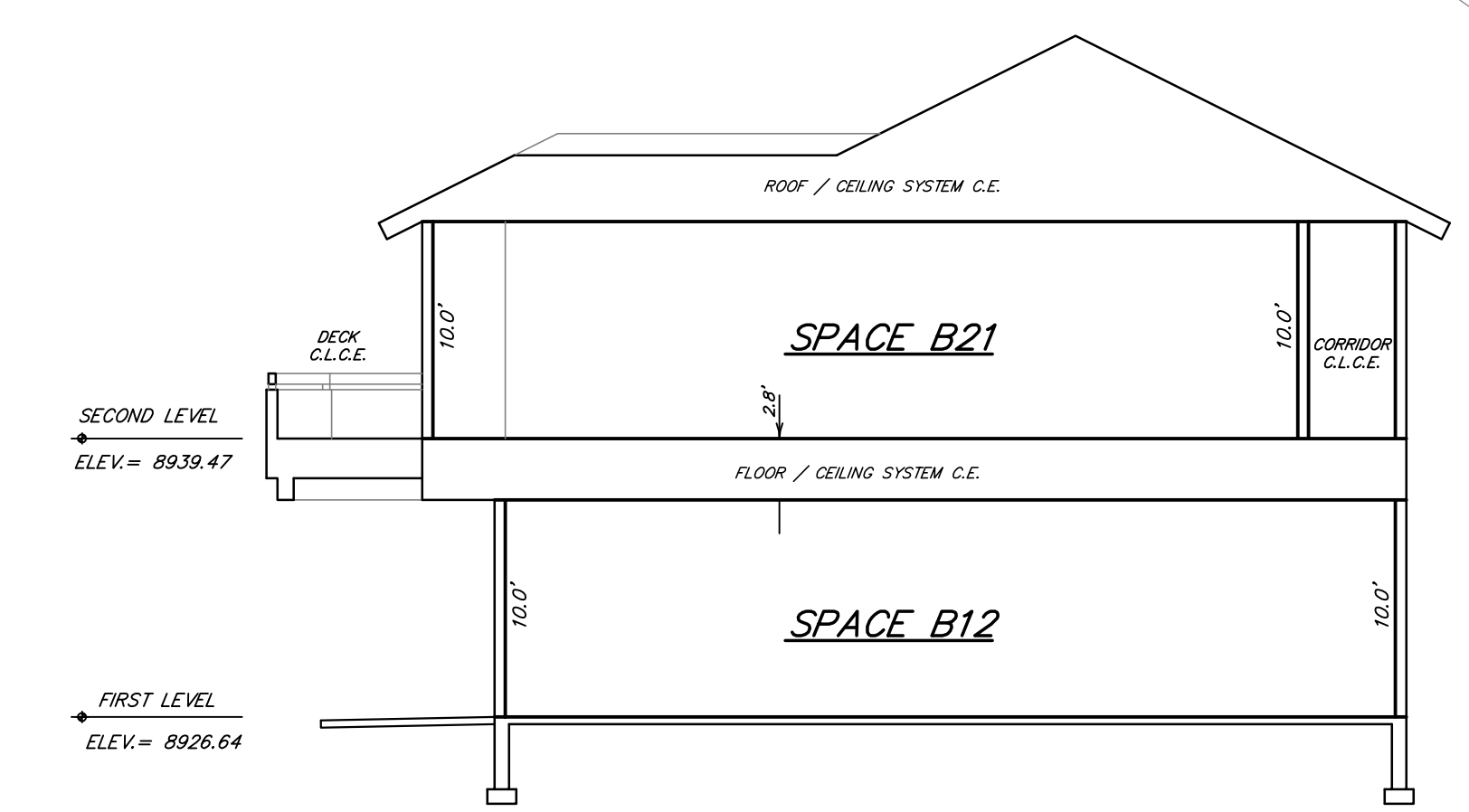
LEGEND
C.E. = COMMON ELEMENT
C.L.C.E. = COMMERCIAL LIMITED COMMON ELEMENT APPURTENANT TO UNITS DESIGNATED
R.L.C.E. = RESIDENTIAL LIMITED COMMON ELEMENT APPURTENANT TO UNITS DESIGNATED



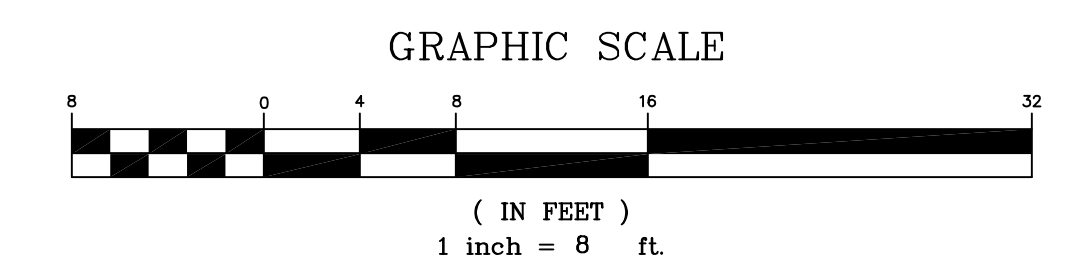
**PLAN VIEW
FIRST LEVEL**
Scale: 1" = 8'



SECTION A-A
Scale: 1" = 8'



SECTION B-B
Scale: 1" = 8'

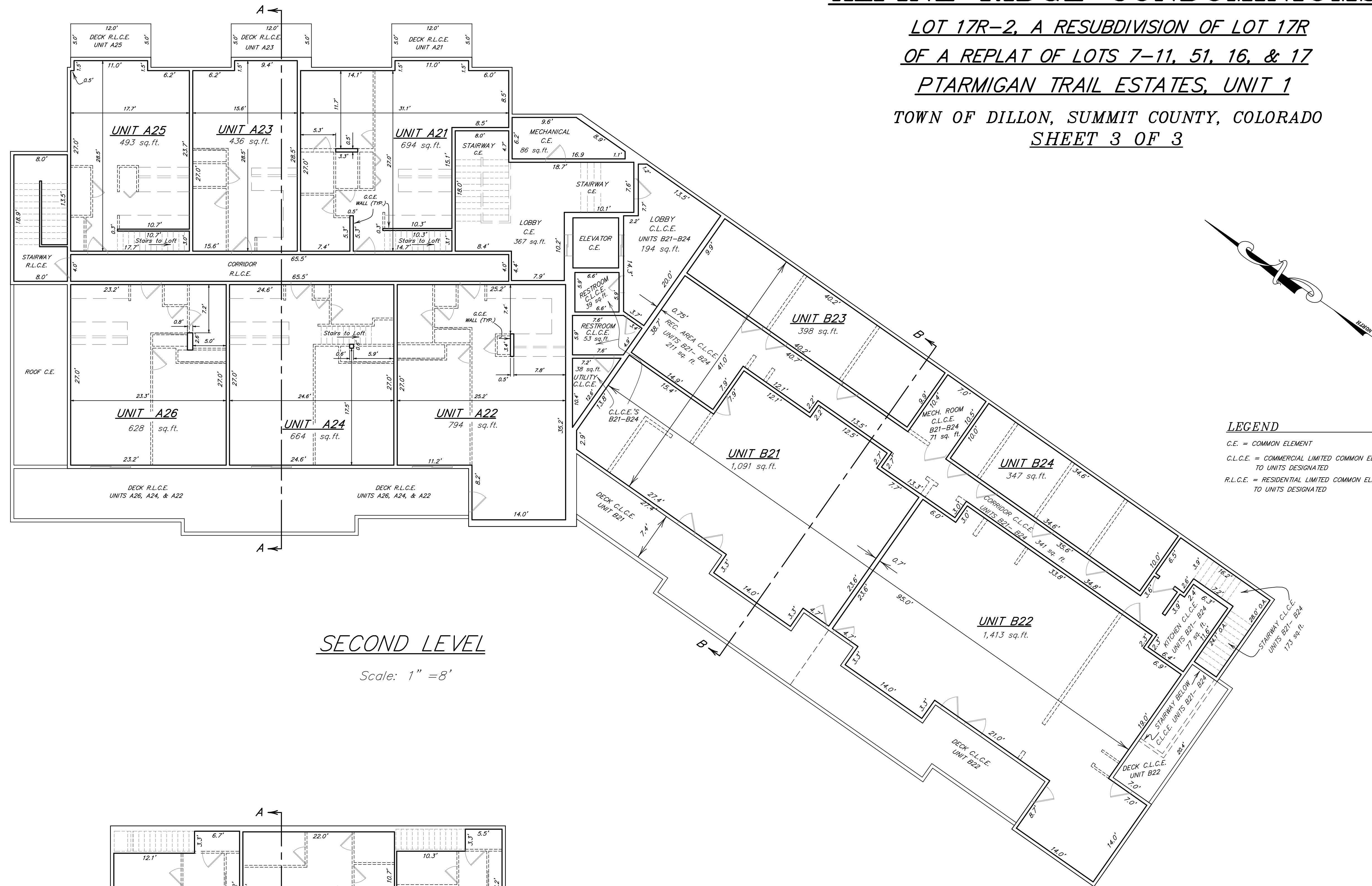


Drawn TCB/JKK	Dwg 19759SH2.DWG	Project 19759
Checked RRJ	Date 08/20/18	Sheet 2 of 3
RANGE WEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

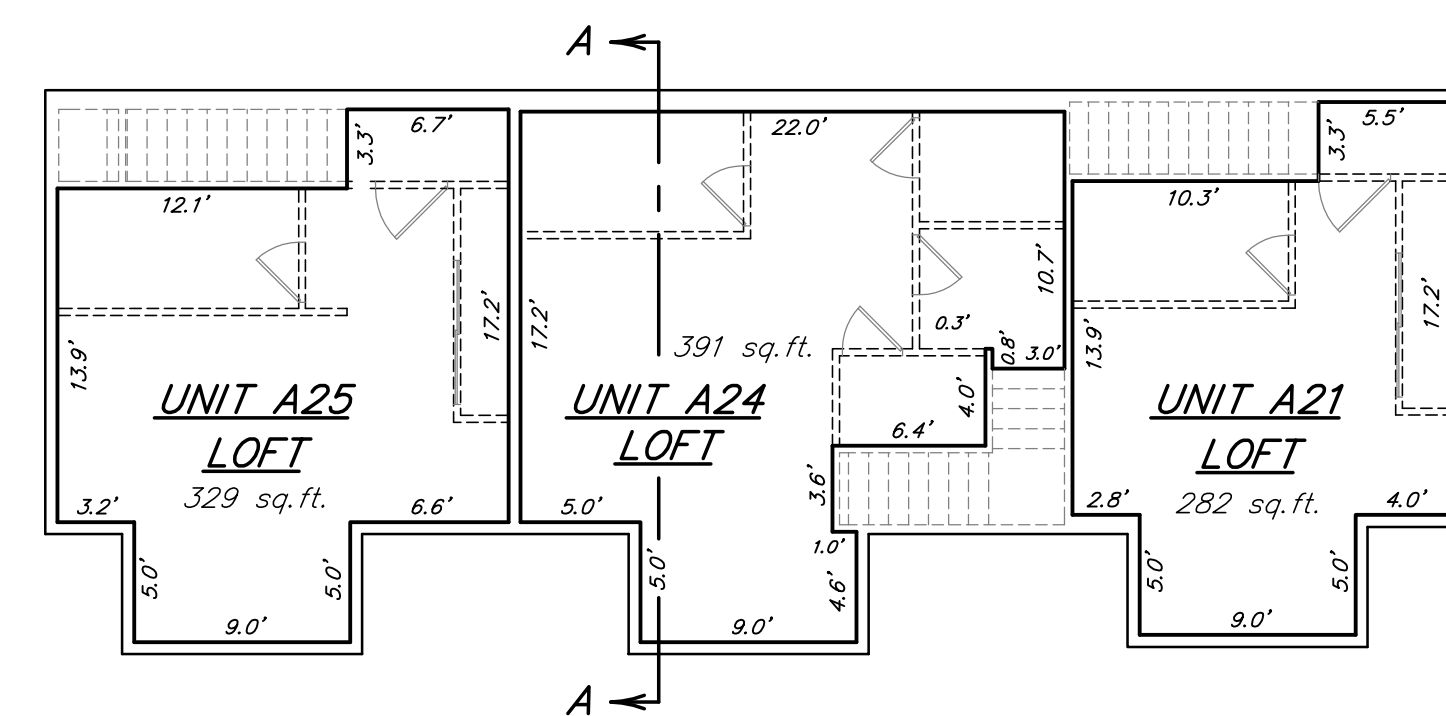
A CONDOMINIUM MAP OF ALPINE RIDGE CONDOMINIUMS

LOT 17R-2, A RESUBDIVISION OF LOT 17R
OF A REPLAT OF LOTS 7-11, 51, 16, & 17
PTARMIGAN TRAIL ESTATES, UNIT 1
TOWN OF DILLON, SUMMIT COUNTY, COLORADO
SHEET 3 OF 3



SECOND LEVEL

Scale: 1" = 8'



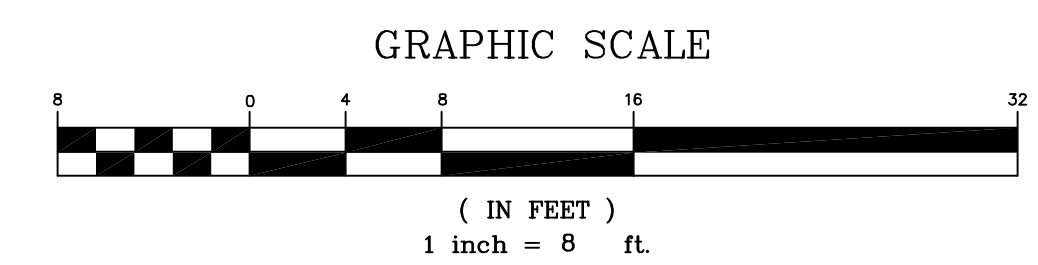
LOFT LEVEL

Scale: 1" = 8'

PLAN VIEWS

LEGEND

- C.E. = COMMON ELEMENT
- C.L.C.E. = COMMERCIAL LIMITED COMMON ELEMENT APPURTENANT TO UNITS DESIGNATED
- R.L.C.E. = RESIDENTIAL LIMITED COMMON ELEMENT APPURTENANT TO UNITS DESIGNATED



Drawn TCB/JKK	Dwg 19759SH3.DWG	Project 19759
Checked RRJ	Date 08/20/18	Sheet 3 of 3
R-ANGE-W-E-S-T ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.