

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