

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

**DATE:** November 28, 2018

**AGENDA ITEM NUMBER: 6**

**ACTION TO BE CONSIDERED:**

Consideration of Resolution No. PZ 19-18, Series of 2018. **PUBLIC HEARING**  
A RESOLUTION RECOMMENDING THE APPROVAL OF A LEVEL IV  
DEVELOPMENT APPLICATION FOR A CLASS S-2 SUBDIVISION TO BE  
KNOWN AS THE DILLON RIDGE MARKETPLACE REPLAT E.

**SUMMARY:**

This Class S-2 Subdivision application consists of approving the “**Dillon Ridge Marketplace Replat E**” plat which creates one new lot called **BLOCK 12R** and combines four existing lots into this new single lot to support the development of a medical center. Please refer to the attached plat map that was prepared by Aztec Consultants, Inc. for additional information. The existing Lots are described as follows:

- **Block 14**, Dillon Ridge Marketplace Replat D according to the plat recorded on March 24, 2004 as Reception No. 750675, County of Summit, State of Colorado (Owned by Dillon Ridge Marketplace III)
- **Blocks 12 and 13**, Dillon Ridge Marketplace Replat D according to the plat recorded on March 24, 2004 as Reception No. 750675, County of Summit, State of Colorado (Owned by Dillon Ridge Investments, LLC)
- **Future Phase Tract B**, according to the plat titled “Lookout Ridge Townhomes Phase I,” recorded on June 27, 2001 as Reception No. 655933, County of Summit, State of Colorado Colorado (Owned by Dillon Ridge Investments, LLC)

The applicant for this subdivision replat is Ten Mile Holdings, LLC, which has entered into tentative agreements with the owners of Tract B, Blocks 12 and 13, and Block 14 to purchase the four parcels and combine them into a single lot and develop the Dillon Medical Building PUD Development Plan. A separate concurrent Level IV development application for the Dillon Medical Center PUD Development Plan has been submitted and will be reviewed at the December 5<sup>th</sup>, 2018 meeting.

Replat E vacates the existing interior lot lines between the four lots and related utility easements.

Replat E will also dedicate new easements for the purposes of public utilities, Town of Dillon water infrastructure, Town of Dillon sanitary sewer infrastructure, Town of Dillon Right of Way, public sidewalks and public access, Town of Dillon snow storage, business area directory signage, and drainage and detention.

The proposed easement for the existing Business Area Directory sign is located in the southwest corner of proposed Block 12R near the intersection of North Dillon Dam Road and U.S.

Highway 6. It currently has signage for other Dillon Ridge Marketplace subdivision buildings including City Market, REI, Skyline Cinema, Bed Bath and Beyond, and will also support new future signs for the Dillon Medical Center building tenants.

The proposed easements dedicated on Replat E will be revised prior to the recording of the plat to show the final layout, size, configuration and designation of such easements based on the final construction plans.

**ACTION REQUESTED:** Motion, Second, Roll Call Vote.

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

**STAFF MEMBER RESPONSIBLE:** Scott O'Brien, Public Works Director

**RESOLUTION NO. PZ 19-18**  
**Series of 2018**

**A RESOLUTION RECOMMENDING THE APPROVAL OF  
A LEVEL IV DEVELOPMENT APPLICATION FOR A CLASS S-2  
SUBDIVISION TO BE KNOWN AS THE DILLON RIDGE  
MARKETPLACE REPLAT E.**

**WHEREAS**, Dillon Ridge Marketplace III, LLC is the owner of an unaddressed parcel of real property in Dillon, Colorado that is more specifically described as Block 14, Dillon Ridge Marketplace Replat D (“**Block 14**”), according to the plat recorded on March 24, 2004, Reception No. 750675, County of Summit, State of Colorado; and

**WHEREAS**, Dillon Ridge Investments, LLC is the owner of two unaddressed parcels of real property in Dillon, Colorado that are more specifically described as Blocks 12 and 13, Dillon Ridge Marketplace Replat D (“**Blocks 12 and 13**”), according to the plat recorded on March 24, 2004, Reception No. 750675, County of Summit, State of Colorado; and

**WHEREAS**, Dillon Ridge Investments, LLC is the owner of an unaddressed parcel of real property in Dillon, Colorado that is more specifically described as "Future Phase Tract B" (“**Tract B**”), according to the plat titled “Lookout Ridge Townhomes Phase I,” recorded on June 27, 2001, Reception No. 655933, County of Summit, State of Colorado; and

**WHEREAS**, Ten Mile Holdings, LLC has entered into agreements with the owners of Tract B, Blocks 12 and 13, and Block 14 (the “**Original Lots**”) to purchase the four parcels and combine them into a single lot for development of the Dillon Medical Building 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 Ten Mile Holdings, LLC (the “**Applicant**”) for a Class S-2 subdivision to replat Tract B, Blocks 12 and 13, and Block 14 on a plat titled “Dillon Ridge Marketplace Replat E” (“**Application**”), for the purposes of combining the four lots into one single lot to be called Block 12R, vacating the existing interior lot lines, vacating specific utility easements, and dedicating new easements for the purposes of public utilities, Town of Dillon water infrastructure, Town of Dillon sanitary sewer infrastructure, Town of Dillon Right of Way, public sidewalks and public access, Town of Dillon snow storage, business area directory signage, and drainage and detention.; 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 December 5<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 for Dillon Ridge Marketplace Replat E.

**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 December 5<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 Mixed Use Zone 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 Level IV development application for the Dillon Medical Building PUD Development Plan.
- F. That the Application replats Tract B, Blocks 12 and 13, and Block 14 (the “**Original Lots**”) into a single lot to be called Block 12R, vacates existing interior lot lines and vacates specific utility easements, and dedicates new easements for the purposes of public utilities, Town of Dillon water infrastructure, Town of Dillon sanitary sewer infrastructure, Town of Dillon Right of Way, public sidewalks and public access, Town of Dillon snow storage, business area directory signage, and drainage and detention as shown on the map titled “DILLON RIDGE MARKETPLACE REPLAT E,” dated 11/19/2018 and prepared by Aztec Consultants, Inc. (“**Replat**”)
- G. The Applicant shall modify the Owner’s Certificate on the Replat to reflect the entity who will hold title to the Original Lots (Ten Mile Holdings, LLC) prior to the Replat’s execution and recordation.
- H. The Applicant shall revise the proposed easements dedicated on the Replat prior to recording to show the final layout, size, configuration and designation of such easements based on the final construction plans.

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 Block 12R, Dillon Ridge Marketplace Replat E, Dillon, Colorado and creating

new easements for the purposes of public utilities, Town of Dillon water infrastructure, Town of Dillon sanitary sewer infrastructure, Town of Dillon Right of Way, public sidewalks and public access, Town of Dillon snow storage, business area directory signage, and drainage and detention, with the following conditions:

- A. Prior to recording the plat with Summit County, the Applicant shall submit a revised plat showing the final location, configuration, size and designation of all of the proposed easements for the Town Manager’s approval.
- B. Prior to recording the final subdivision plat, the Applicant shall enter into a Subdivision Improvements Agreement with the Town of Dillon.
- C. The Town Manager may approve additional minor changes to the Application that do not change the character or intent of the Application as approved by this resolution.
- D. The Applicant shall record the “Dillon Ridge Marketplace Replat E” in the office of the Summit County Clerk and Recorder.
- E. The Applicant shall file copy of the recorded “Dillon Ridge Marketplace Replat E” with the Town of Dillon.

**RECOMMENDED FOR APPROVAL THIS 5<sup>th</sup> DAY OF DECEMBER 2018 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.**

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

By: \_\_\_\_\_  
\_\_\_\_\_, Chairperson

ATTEST:

By: \_\_\_\_\_  
Kelly Stevens, Secretary to the Commission



# DILLON RIDGE MARKETPLACE REPLAT E

A REPLAT OF BLOCKS 12, 13 AND 14, DILLON RIDGE MARKETPLACE REPLAT C  
AND A PORTION OF FUTURE PHASE TRACT B, LOOKOUT RIDGE TOWNHOMES PHASE 1,  
SITUATED IN THE SOUTH HALF OF SECTION 7,  
TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF COLORADO.

## OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT DILLON RIDGE INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND TEN MILE HOLDINGS, LLC, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

BLOCKS 12 AND 13, DILLON RIDGE MARKETPLACE REPLAT C, ACCORDING TO THE PLAT RECORDED JANUARY 19, 2000 UNDER RECEPTION NO. 615489, COUNTY OF SUMMIT, STATE OF COLORADO.

AND A PORTION OF "FUTURE PHASE TRACT B", ACCORDING TO THE PLAT FILED FOR FIRST AMENDMENT TO LOOKOUT RIDGE TOWNHOMES PHASE I, RECORDED JUNE 27, 2001 UNDER RECEPTION NO. 655933, COUNTY OF SUMMIT, STATE OF COLORADO; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF PHASE IV, LOOKOUT RIDGE TOWNHOMES, ACCORDING TO THE FIRST AMENDMENT TO LOOKOUT RIDGE TOWNHOMES PHASE IV RECORDED JUNE 27, 2001 UNDER RECEPTION NO. 655933 IN SAID CLERK AND RECORDER OFFICE, THENCE SOUTH 00 DEGREES 37 MINUTES 05 SECONDS WEST ALONG THE WESTERLY LINE OF SAID PHASE IV, ALSO BEING THE EASTERLY LINE OF DILLON RIDGE MARKETPLACE 392.63 FEET TO THE SOUTHWEST CORNER OF SAID PHASE IV AND THE TRUE POINT OF BEGINNING;

THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID PHASE IV, FOR THE FOLLOWING 3 COURSES:  
SOUTH 89 DEGREES 20 MINUTES 12 SECONDS EAST A DISTANCE OF 206.07 FEET;  
27.25 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 38 MINUTES 18 SECONDS A RADIUS OF 162.00 FEET AND A CHORD WHICH BEARS NORTH 88 DEGREES 27 MINUTES 53 SECONDS EAST 27.22 FEET DISTANT;  
61.52 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40 DEGREES 31 MINUTES 05 SECONDS A RADIUS OF 87.00 FEET AND A CHORD WHICH BEARS NORTH 61 DEGREES 15 MINUTES 28 SECONDS EAST FEET DISTANT TO A POINT OF THE SOUTHERLY BOUNDARY OF PHASE III, LOOKOUT RIDGE TOWNHOMES, A SUBDIVISION RECORDED MAY 1, 1998 UNDER RECEPTION NO. 564721;  
THENCE SOUTH 60 DEGREES 44 MINUTES 17 SECONDS EAST ALONG SAID BOUNDARY A DISTANCE OF 96.87 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID PHASE I, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 6;  
THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE FOR THE FOLLOWING TWO COURSES:  
SOUTH 53 DEGREES 41 MINUTES 26 SECONDS WEST A DISTANCE OF 180.80 FEET;  
SOUTH 56 DEGREES 46 MINUTES 59 SECONDS WEST A DISTANCE OF 199.92 FEET TO THE WESTERLY BOUNDARY OF SAID PHASE I, BEING THE EASTERLY BOUNDARY OF BLOCK 13, DILLON RIDGE MARKETPLACE, REPLAT C, A SUBDIVISION RECORDED JANUARY 19, 2000 UNDER RECEPTION NO. 615489;

THENCE NORTHERLY ALONG SAID BOUNDARY FOR THE FOLLOWING TWO COURSES:  
NORTH 14 DEGREES 50 MINUTES 19 SECONDS WEST A DISTANCE OF 225.90 FEET;  
NORTH 00 DEGREES 37 MINUTES 05 SECONDS EAST A DISTANCE OF 18.25 FEET TO THE POINT OF BEGINNING.  
CONTAINING AN AREA OF 5.909 ACRES, (257,406 SQUARE FEET), MORE OR LESS.  
HAVE LAID OUT AND PLATTED THE SAME INTO A LOT AND EASEMENTS SHOWN HEREON UNDER THE NAME AND STYLE OF "DILLON RIDGE MARKETPLACE REPLAT E" AND BY THESE PRESENTS, DO HEREBY DEDICATE THOSE PORTIONS OF LAND LABELLED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON. (AND/OR OTHER PURPOSES)

IN WITNESS WHEREOF, \_\_\_\_\_ AS \_\_\_\_\_ OF TEN MILE HOLDINGS, LLC, HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

TEN MILE HOLDINGS, LLC,  
BY \_\_\_\_\_

AS \_\_\_\_\_  
STATE OF COLORADO )  
) SS.  
COUNTY OF SUMMIT )

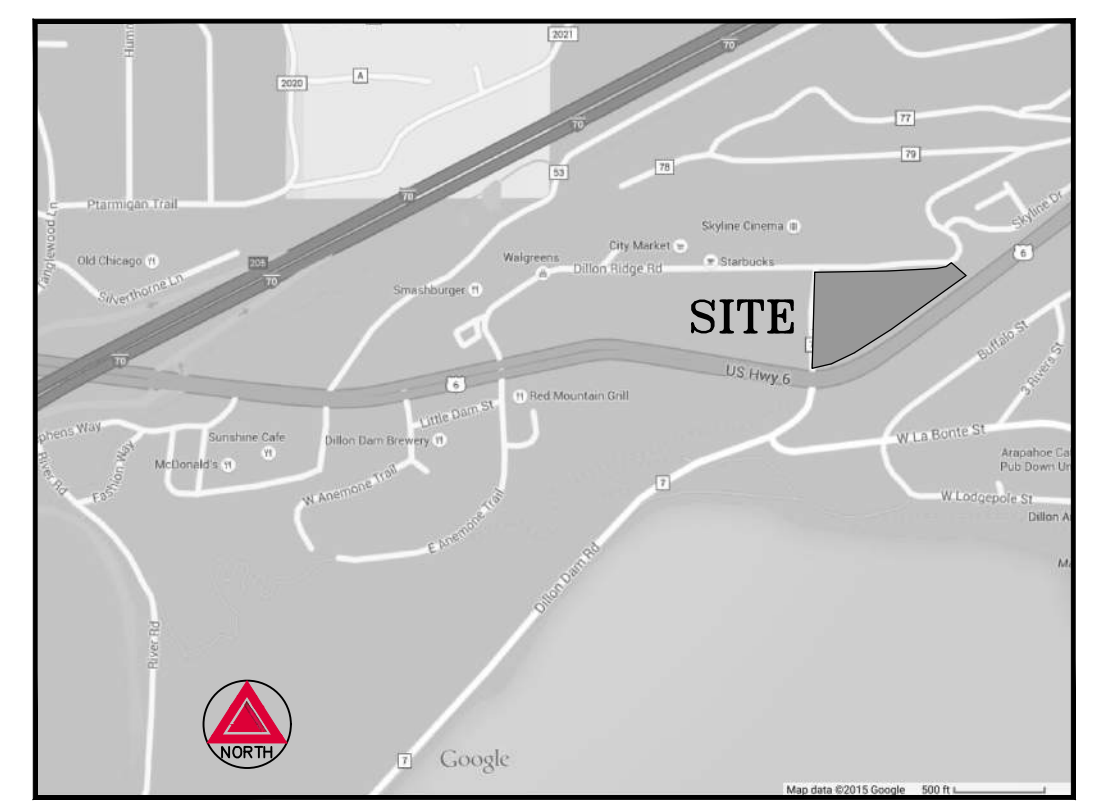
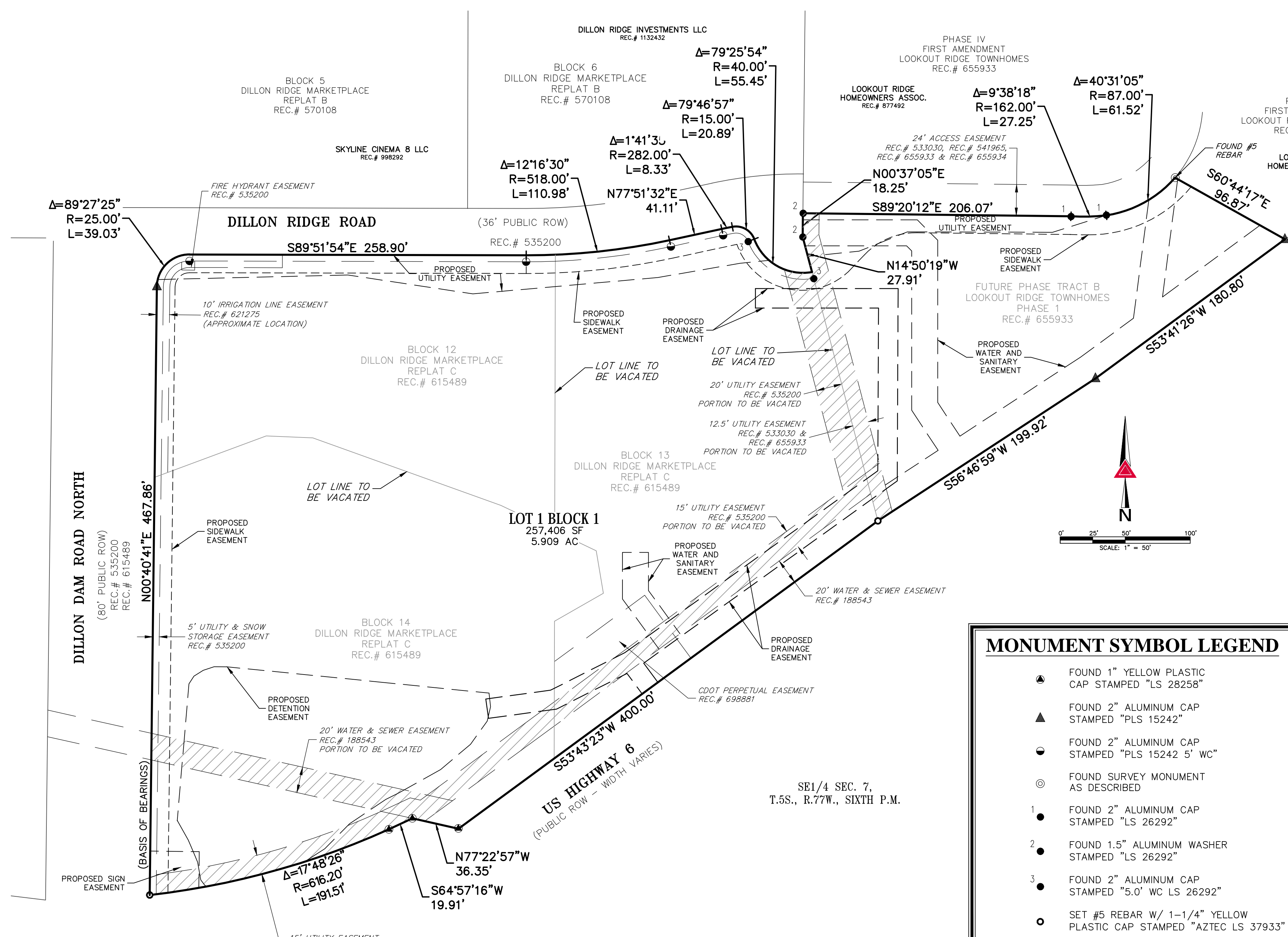
THE FOREGOING INSTRUMENT OF "A REPLAT OF LOTS 41R & 42R, PTARMIGAN TRAIL ESTATES, UNIT 1," WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018, BY \_\_\_\_\_ AS \_\_\_\_\_ OF TEN MILE HOLDINGS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC  
TOWN OF DILLON,  
A COLORADO MUNICIPAL CORPORATION

KEVIN BURNS, MAYOR

ATTEST  
JO-ANNE TYSON, TOWN CLERK  
(CORPORATE SEAL)



VICINITY MAP  
N. T.S.

## CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF ALL TAXES DUE AND PAYABLE AS OF \_\_\_\_\_, 20\_\_\_\_, UPON PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

SUMMIT COUNTY TREASURER OR DESIGNEE

## PLAT NOTES

- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET; ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

## DILLON TOWN COUNCIL CERTIFICATE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_ TOWN COUNCIL, DILLON, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OR 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, STREETLIGHTS, STREET SIGNS, AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN OF DILLON.

KEVIN BURNS, MAYOR  
ATTEST  
JO-ANNE TYSON, TOWN CLERK  
(CORPORATE SEAL)

## DILLON PLANNING & ZONING COMMISSION CERTIFICATE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_ TOWN PLANNING AND ZONING COMMISSION, DILLON, COLORADO.  
CHAIRMAN

## SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS WERE PLACED PURSUANT TO CRS 38-51-101.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

SIGNATURE \_\_\_\_\_  
JAMES E. LYNCH  
COLORADO REGISTRATION NO. 37933

NOTICE: 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.  
NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

### MONUMENT SYMBOL LEGEND

- ▲ FOUND 1" YELLOW PLASTIC CAP STAMPED "LS 28258"
- ▲ FOUND 2" ALUMINUM CAP STAMPED "PLS 15242"
- FOUND 2" ALUMINUM CAP STAMPED "PLS 15242 5' WC"
- ⊙ FOUND SURVEY MONUMENT AS DESCRIBED
- 1 ● FOUND 2" ALUMINUM CAP STAMPED "LS 26292"
- 2 ● FOUND 1.5" ALUMINUM WASHER STAMPED "LS 26292"
- 3 ● FOUND 2" ALUMINUM CAP STAMPED "5.0' WC LS 26292"
- SET #5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- WC WITNESS CORNER

## TOWN CLERK'S CERTIFICATE

STATE OF COLORADO )  
) SS.  
TOWN OF DILLON )  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ A.D., \_\_\_\_\_ AND IS DULY RECORDED.  
JO-ANNE TYSON, TOWN CLERK

## TITLE COMPANY'S CERTIFICATE

\_\_\_\_\_ DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY THE VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_  
AGENT \_\_\_\_\_

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
) SS.  
COUNTY OF SUMMIT )  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_ AND FILED UNDER RECEPTION NO. \_\_\_\_\_  
SUMMIT COUNTY CLERK AND RECORDER \_\_\_\_\_

AzTec Proj. No.: 141218-01  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

DEVELOPER		DATE OF PREPARATION:	11/19/2018
TEN MILE HOLDINGS, LLC		SCALE:	1"=100'
101 SOUTH MAIN STREET BRECKENRIDGE, COLORADO 970-453-0550		SHEET 1 OF 1	

AzTec Proj. No.: 141218-01  
Drawn By: JEL