

RESOLUTION NO. PZ 01-19
Series of 2019

**A RESOLUTION APPROVING FINAL ARCHITECTURAL
PLANS FOR THE DILLON URGENT CARE AND RESIDENCES
PUD DEVELOPMENT PLAN.**

WHEREAS, on September 5, 2018, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) held a Public Hearing on a Level IV Development Application (“**Application**”) submitted by the Salima Abou-Assi Trust (the “**Applicant**”), which requested approval of Dillon Urgent Care and Residences PUD Development Plan, to be located at 956 W. Anemone Trail, on Lot 45R, Ptarmigan Trail Estates, Unit 1, Dillon, Colorado; and

WHEREAS, following the September 5 Public Hearing, the Planning Commission, by Resolution PZ 13-18, Series of 2018, recommended approval of the Application, subject to the condition that the Applicant submit final architectural floorplans and elevations, architectural materials board, site plans, landscape plans and building configuration (“**Final Architectural Plans**”) for review by Town staff and the Town’s architectural consultant, and for review and approval by the Planning Commission in a second Public Hearing; and

WHEREAS, on October 2, 2018, the Town Council approved the Application by Ordinance 08-18, Series of 2018, subject to the condition that the Applicant submit Final Architectural Plans for review and approval by the Planning Commission, in a Public Hearing, for compliance with the Town’s Design Guidelines set forth in Chapter 16, Article VIII of the Town Code; and

WHEREAS, the Town has received the Final Architectural Plans from the Applicant; and

WHEREAS, following the required notice, a Public Hearing on the Final Architectural Plans was held on January 9th, 2019, before the Planning Commission; and

WHEREAS, following the Public Hearing the Planning Commission has made certain findings of fact regarding the Final Architectural Plans 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 Final Architectural Plans.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:

Section 1. The Planning Commission, following the required notice, held a Public Hearing on January 9th, 2019 to review the Final Architectural Plans submitted by the Applicant, and following said Public Hearing makes the following findings of fact:

- A. That the Applicant has submitted Final Architectural Plans for review by Town staff and the Town's architectural consultant and has presented the Final Architectural Plans to the Planning Commission in a Public Hearing.
- B. That the Final Architectural Plans comply with the Design Guidelines set forth in Chapter 16, Article VIII of the Dillon Municipal Code.
- C. That the Applicant has satisfied the condition set forth in paragraph 3 of Exhibit B to Ordinance No. 08-18, Series of 2018.

Section 2. The Planning Commission hereby approves the Final Architectural Plans for the Dillon Urgent Care and Residences PUD Development Plan, subject to the following conditions:

- A. That the remaining conditions of approval set forth in Ordinance 08-18, Series of 2018 shall be satisfied by the Applicant.
- B. That the Final Plans hereby approved shall be incorporated by the Applicant into the Dillon Urgent Care and Residences PUD Development Plan prior to the issuance of a Building Permit.

APPROVED AND ADOPTED THIS 9th DAY OF JANUARY 2019 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: _____
Kelly Stevens, Secretary to the Commission