

**RESOLUTION NO. PZ 05-19**  
**Series of 2019**

**A RESOLUTION RECOMMENDING THE APPROVAL OF  
A LEVEL IV DEVELOPMENT APPLICATION FOR A CLASS S-3  
SUBDIVISION TO BE KNOWN AS REPLAT OF LOTS 9R-1 AND  
10R-1, A REPLAT OF THE RIDGE AT DILLON, TOWN OF  
DILLON, COUNTY OF SUMMIT, STATE OF COLORADO.**

**WHEREAS**, Point at Dillon Ridge Limited LLLP is the owner of 257 Dillon Ridge Road in Dillon, Colorado that is more specifically described as Lot 9R-1 of the Replat of Lots 9R, 10R, and 11R The Ridge at Dillon (“**Lot 9R-1**”), according to the plat recorded on November 23, 2010, Reception No. 951921, County of Summit, State of Colorado; and

**WHEREAS**, Point at Dillon Ridge Limited LLLP is also the owner of an unaddressed parcel of real property in Dillon, Colorado that is more specifically described as Lot 10R-1 of the Replat of Lots 9R, 10R, and 11R The Ridge at Dillon (“**Lot 10R-1**”), according to the plat recorded on November 23, 2010, Reception No. 951921, 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 Point at Dillon Ridge Limited, LLLP (the “**Applicant**”) for a Class S-3 subdivision to replat Lot 9R-1 and Lot 10R-1 on a plat titled “Replat of Lots 9R-1 and 10R-1, A Replat of The Ridge at Dillon, Town of Dillon, County of Summit, State of Colorado” (“**Application**”), for the purposes of combining the two lots into one single lot to be called Lot 9-10R, vacating the existing interior lot line and dedicating a new easement for the purposes of a public path access; 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 March 6<sup>th</sup>, 2019, 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 for the Replat of Lots 9R-1 and 10R-1, A Replat of The Ridge at Dillon, Town of Dillon, County of Summit, State of 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 March 6<sup>th</sup>, 2019 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 Commercial and Mixed Use Zone Districts 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 Panera PUD Development Plan.
- F. That the Application replats Lots 9R-1 and 10R-1 (the “**Original Lots**”) into a single lot to be called Lot 9-10R, vacates the existing interior lot line and dedicates a new easement for the purposes a public path access as shown on the map titled “Replat of Lots 9R-1 and 10R-1, A Replat of The Ridge at Dillon,” dated 03/01/2019 and prepared by Polaris Surveying (“**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 Lot 9-10R, a Replat of The Ridge at Dillon, Dillon, Colorado and creating a new easement for the purposes of a public path access, 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 the proposed public trail access easement based on the final construction plans 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 and post a required Letter of Credit for public improvements as required by the agreement.
- 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 “Replat of Lots 9R-1 and 10R-1, A Replat of The Ridge at Dillon, Town of Dillon, County of Summit, State of Colorado” in the office of the Summit County Clerk and Recorder.

- E. The Applicant shall file a copy of the recorded “Replat of Lots 9R-1 and 10R-1, A Replat of The Ridge at Dillon, Town of Dillon, County of Summit, State of Colorado” with the Town of Dillon.

**RECOMMENDED FOR APPROVAL THIS 6<sup>th</sup> DAY OF MARCH 2019  
BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON,  
COLORADO.**

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

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

ATTEST:

By: \_\_\_\_\_  
Michelle Haynes, Secretary to the Commission

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