

**PLANNING AND ZONING COMMISSION ACTION ITEM  
STAFF SUMMARY  
MAY 1, 2019 PLANNING AND ZONING COMMISSION MEETING**

**DATE:** April 25, 2019

**AGENDA ITEM NUMBER: 4**

**ACTION TO BE CONSIDERED:**

Consideration of Resolution No. PZ 06-19, Series of 2019.

**PUBIC HEARING**

A RESOLUTION RECOMMENDING THE APPROVAL OF A LEVEL IV  
DEVELOPMENT APPLICATION BY SAIL LOFTS, LLC FOR A CLASS S-3  
SUBDIVISION TO BE KNOWN AS A FINAL PLAT AND CONDOMINIUM MAP  
OF SAIL LOFTS AT LAKE DILLON CONDOMINIUMS.

**SUMMARY:**

This Class S-3 Subdivision application is for approval of the condominium map for the Sail Lofts at Lake Dillon Condominiums (“Condominium Map”) and final plat reflecting a boundary line elimination of the interior lot line between Lot 17A and Lot 17B, which lots were created by the plat titled “A Resubdivision of Lots 16, 17 and a Portion of the Open Space Area and a Portion of the Fielder Ave. Central Business District New Town of Dillon”. The Applicant for this subdivision replat is, Sail Lofts LLC.

The Condominium Map defines the condominium volumes for twenty-four (24) units in the building and sets forth Common Elements and Limited Common Elements for the building. The existing lots to be combined by the interior boundary line elimination are described as follows:

- Lot 17A, A Resubdivision of Lots 16, 17, and a Portion of the Open Area and a Portion of Fiedler Ave. Central Business District New Town of Dillon (“**Lot 17A**”), according to the plat recorded on May 13, 2015, Reception No. 1082321, County of Summit, State of Colorado.
- Lot 17B, A Resubdivision of Lots 16, 17, and a Portion of the Open Area and a Portion of Fiedler Ave. Central Business District New Town of Dillon (“**Lot 17B**”), according to the plat recorded on May 13, 2015, Reception No. 1082321, County of Summit, State of Colorado.

The combined new lot will be called Lot 17R, Sail Lofts at Lake Dillon Condominiums.

Easements required on the new parcel will be executed under separate instrument as required by the Development Agreement between the Applicant and the Town.

**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