

**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

RESOLUTION NO. PZ 06-19
Series of 2019

**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.**

WHEREAS, Sail Lofts, LLC is the owner of Lots 17A & 17B, 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 (“**Lots 17A & 17B**”), according to the plat recorded on May 13, 2015, Reception No. 1082321, 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 Sail Lofts, LLC (the “**Applicant**”) for a Class S-3 subdivision to be known as “A Final Plat and Condominium Map of Sail Lofts at Lake Dillon Condominiums” (“**Application**”), for the purposes of vacating the existing interior lot line to combine Lots 17A & 17B into one single lot to be called Lot 17-R, and for approval of the condominium map of Sail Lofts at Lake Dillon Condominiums; 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 May 1st, 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.

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 May 1st, 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 Core Area Zone District and is compatible with surrounding uses.

D. That the Application is in general compliance with the Town of Dillon Comprehensive Plan.

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 vacating the existing interior lot line to combine Lots 17A & 17B into one single lot to be called Lot 17-R, and for approval of the condominium map of Sail Lofts at Lake Dillon Condominiums, with the following conditions:

- A. 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.
- B. The Applicant shall record “A FINAL PLAT AND CONDOMINIUM MAP OF SAIL LOFTS AT LAKE DILLON CONDOMINIUMS” in the office of the Summit County Clerk and Recorder.
- C. The Applicant shall file a copy of the recorded “A FINAL PLAT AND CONDOMINIUM MAP OF SAIL LOFTS AT LAKE DILLON CONDOMINIUMS” with the Town of Dillon.

**RECOMMENDED FOR APPROVAL THIS 1st DAY OF MAY, 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:

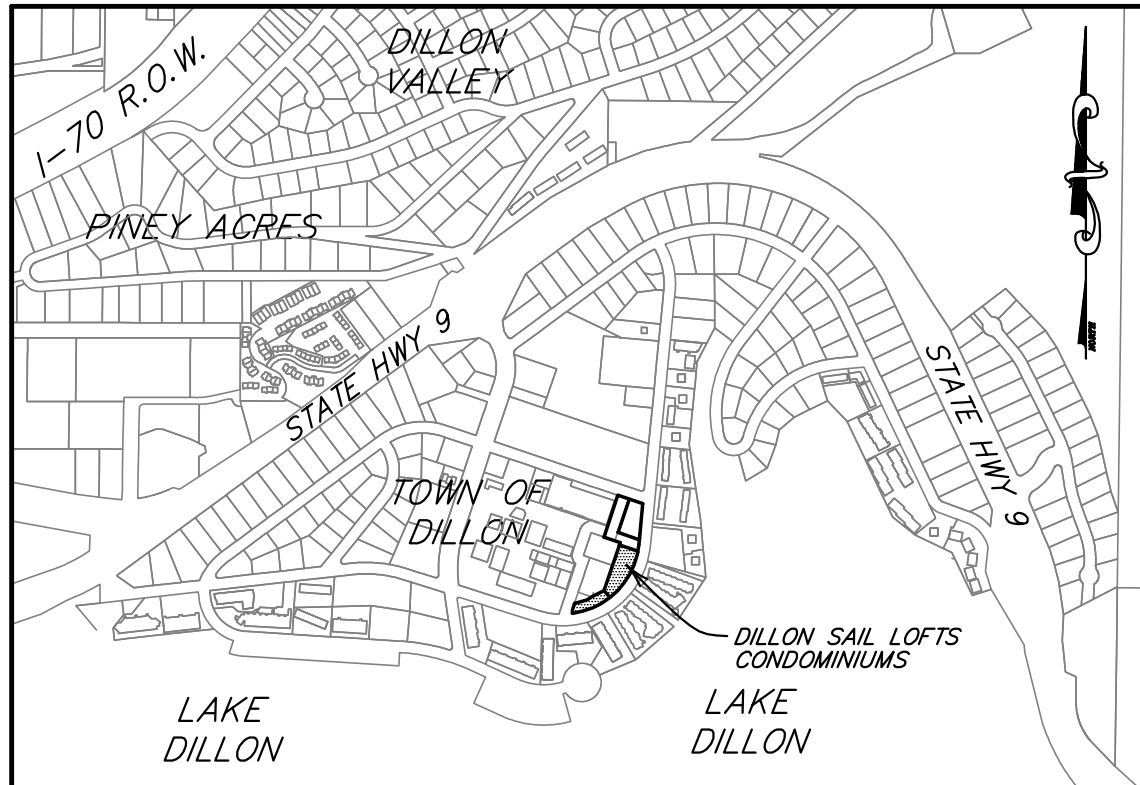
By: _____
Michelle Haynes, Secretary to the Commission

**A CONDOMINIUM MAP OF
DILLON SAIL LOFTS CONDOMINIUMS**

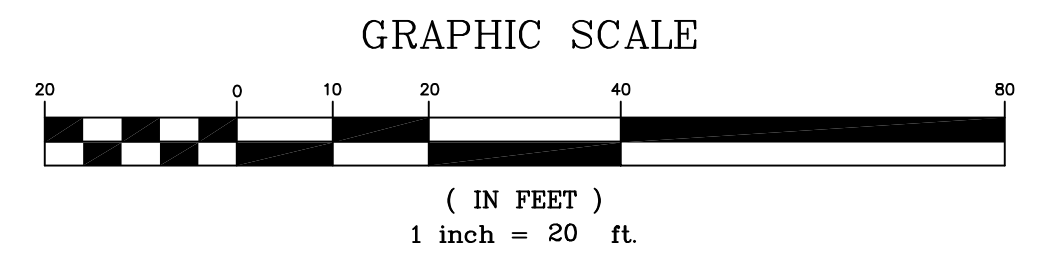
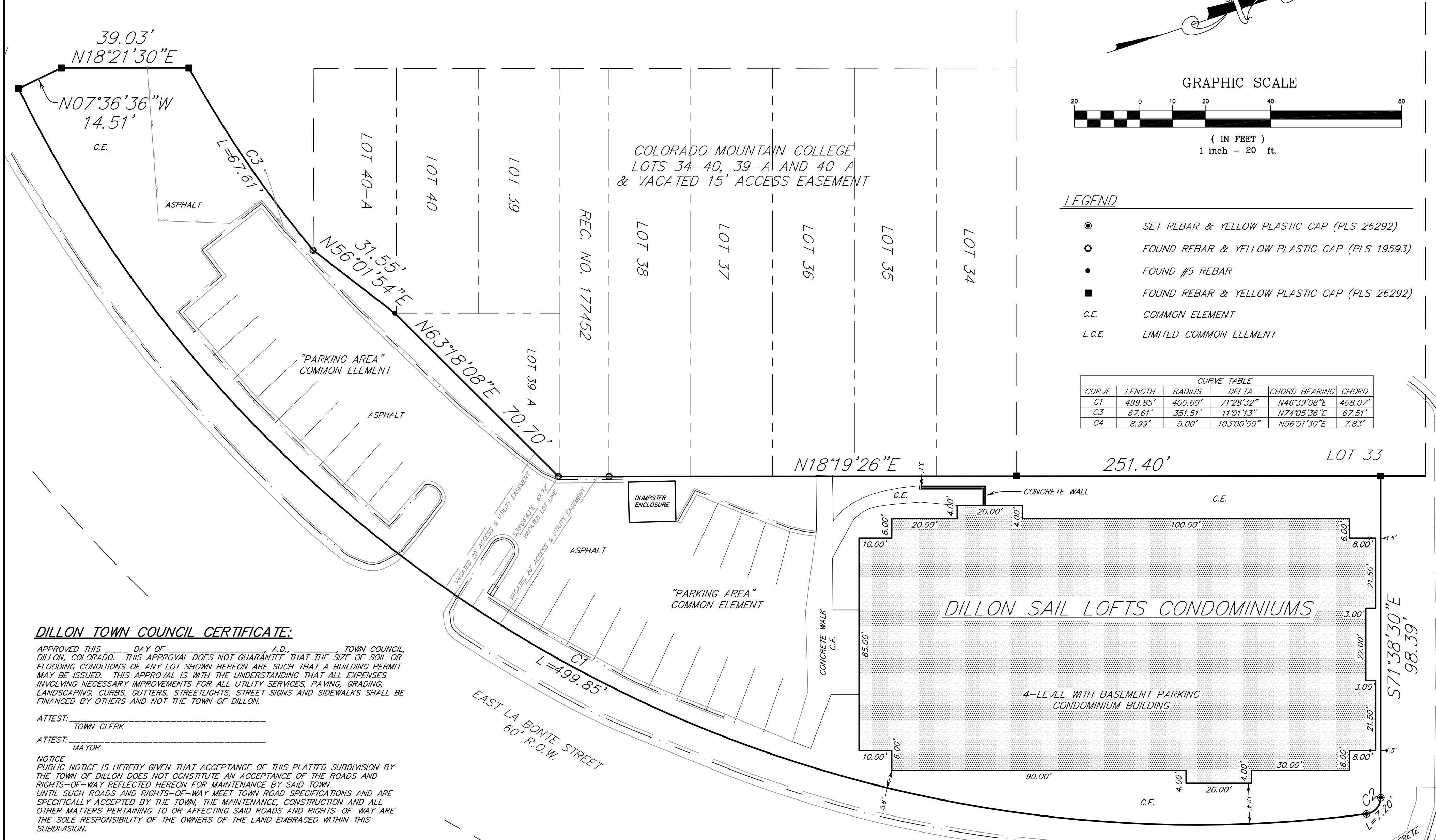
**A RESUBDIVISION OF LOTS 17A & 17B
A RESUBDIVISION OF LOTS 16, 17 AND A PORTION OF THE OPEN AREA AND A PORTION OF FIEDLER AVE.**

CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON

THE THIRD RESUBDIVISION OF BLOCK "A"
SECTION 8, TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF DILLON, SUMMIT COUNTY, COLORADO



VICINITY MAP



- LEGEND**
- SET REBAR & YELLOW PLASTIC CAP (PLS 26292)
 - FOUND REBAR & YELLOW PLASTIC CAP (PLS 19593)
 - FOUND #5 REBAR
 - FOUND REBAR & YELLOW PLASTIC CAP (PLS 26292)
 - C.E. COMMON ELEMENT
 - L.C.E. LIMITED COMMON ELEMENT

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	499.85'	400.69'	71°28'32"	N46°39'08"E	468.07'
C3	67.61'	331.51'	11°01'13"	N74°05'36"E	67.51'
C4	8.99'	5.00'	103°00'00"	N56°51'30"E	7.83'

OWNER'S CERTIFICATE:
KNOW ALL MEN BY THESE PRESENTS:
THAT THE SAIL LOFTS, LLC, A COLORADO LIMITED LIABILITY CORPORATION, BEING THE OWNER OF LOT 17A, BLOCK A, NEW TOWN OF DILLON, LOCATED IN SECTION 8, TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOTS 17A & 17B, BLOCK A, NEW TOWN OF DILLON, 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 (RECEPTION NO. 1082321)
HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "DILLON SAIL LOFTS CONDOMINIUMS", AND BY THESE PRESENTS, DO HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON. (AND/OR OTHER PURPOSES)
IN WITNESS WHEREOF, TIM CRANE, MANAGER, HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, A.D., _____

BY TIM CRANE, AS MANAGER OF SAIL LOFTS, LLC
ATTEST:
SECRETARY
(CORPORATE SEAL)

ACKNOWLEDGEMENT:
STATE OF _____)
COUNTY OF _____) SS
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY TIM CRANE AS MANAGER OF SAIL LOFTS, LLC A COLORADO LIMITED LIABILITY CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL:
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

DILLON TOWN COUNCIL CERTIFICATE:
APPROVED THIS _____ DAY OF _____, A.D., _____ TOWN COUNCIL, DILLON, COLORADO, THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OF 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, STREET LIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN OF DILLON.
ATTEST: _____ TOWN CLERK
ATTEST: _____ MAYOR

NOTICE PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE TOWN OF DILLON DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS-OF-WAY REFLECTED HEREON FOR MAINTENANCE BY SAID TOWN. UNTIL SUCH ROADS AND RIGHTS-OF-WAY MEET TOWN ROAD SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED BY THE TOWN, THE MAINTENANCE, CONSTRUCTION AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THIS SUBDIVISION.

DILLON PLANNING & ZONING COMMISSION CERTIFICATE:
APPROVED THIS _____ DAY OF _____, A.D., _____ TOWN PLANNING AND ZONING COMMISSION, DILLON, COLORADO.
CHAIRMAN

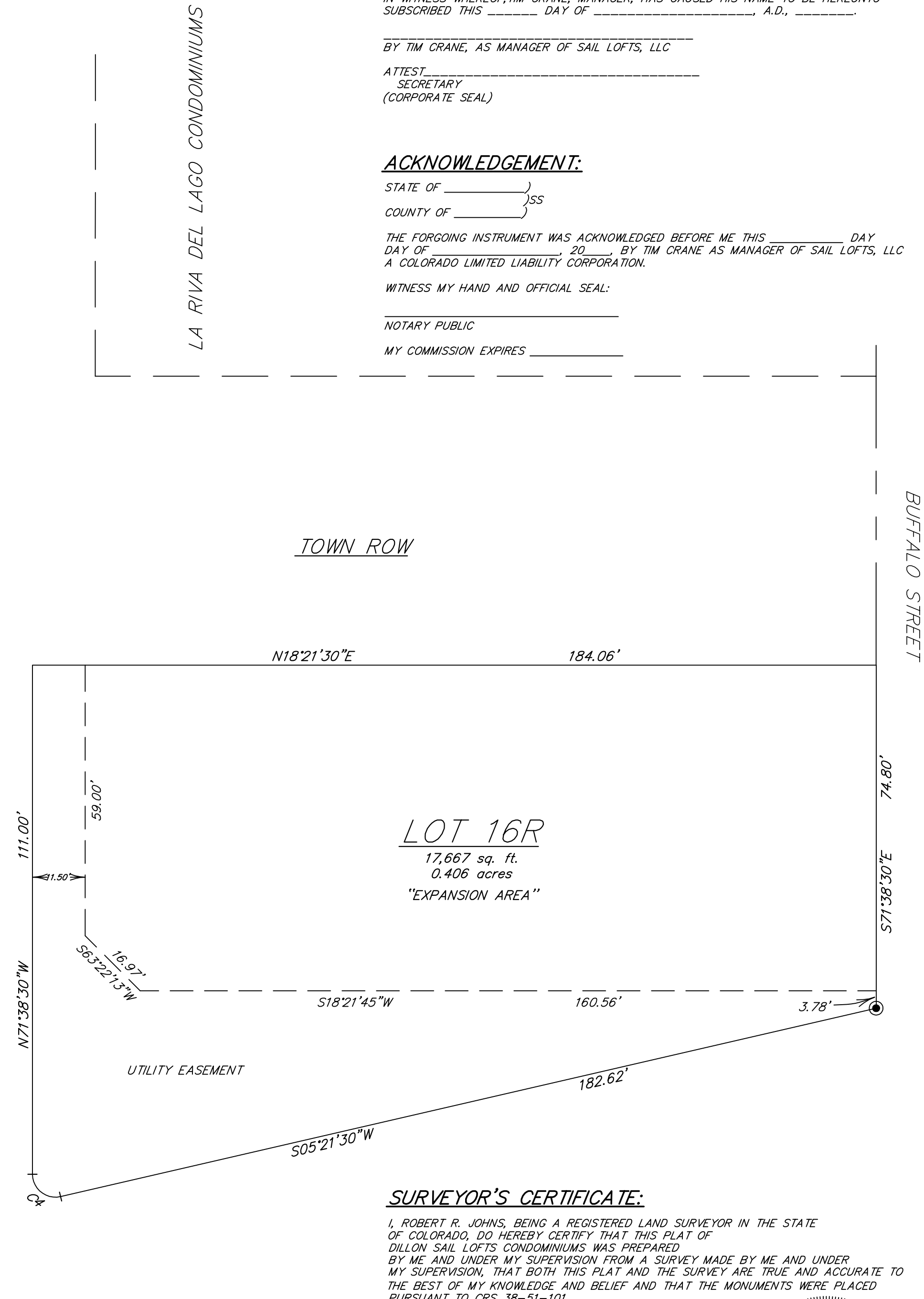
CLERK'S CERTIFICATE:
STATE OF COLORADO)
TOWN OF DILLON) SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, _____ A.D., _____ AND IS DULY RECORDED.
TOWN CLERK

ENGINEERS CERTIFICATE:
ALL ROAD AND DRAINAGE IMPROVEMENTS ARE TO BE CONSTRUCTED ACCORDING TO ROAD AND DRAINAGE PLANS THAT HAVE BEEN APPROVED FOR CONSTRUCTION BY THE TOWN OF DILLON ENGINEER.
NAME _____

CERTIFICATE OF TAXES PAID:
I THE UNDERSIGNED DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF _____ UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.
DATED THIS _____ DAY OF _____, 20____
SIGNATURE _____
SUMMIT COUNTY TREASURER

MORTGAGE HOLDER CERTIFICATE:
FIRST BANK OF COLORADO, DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED THIS PLAT AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS PLAT.
BY: _____
NAME: MIKE SHAMBARGER
TITLE: _____

TITLE COMPANY'S CERTIFICATE:
_____ DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY 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 _____



SURVEYOR'S CERTIFICATE:
I, ROBERT R. JOHNS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF DILLON SAIL LOFTS CONDOMINIUMS 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____
SIGNATURE ROBERT R. JOHNS
COLORADO REGISTRATION NO. 26292



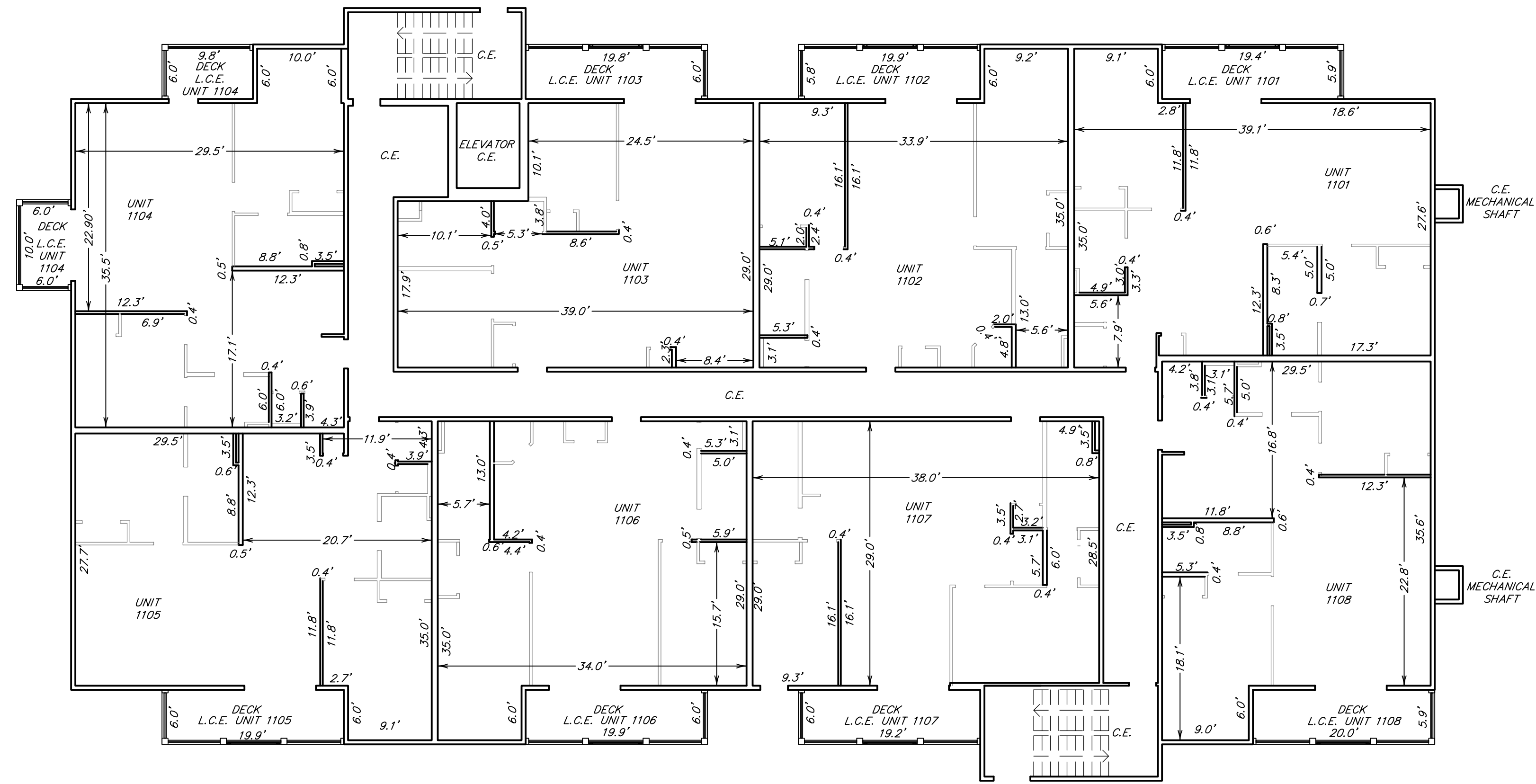
CLERK & RECORDER'S CERTIFICATE:
STATE OF COLORADO)
COUNTY OF SUMMIT) SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ DAY OF _____ THIS _____ A.D., _____ AND FILED UNDER RECEPTION NO. _____
SUMMIT COUNTY CLERK AND RECORDER

Drawn RRJ/JKK/ESH	Dwg SHEET1	Project 21410
Checked RRJ	Date 04/16/19	Sheet 1 of 1

R-A-N-G-E-W-E-S-T
ENGINEERS & SURVEYORS INC.
P.O. Box 589
Silverthorne, CO 80498 970-468-6281

A CONDOMINIUM MAP OF
DILLON SAIL LOFTS CONDOMINIUMS
 A RESUBDIVISION OF LOT 17A AND 17B
 CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON
 THE THIRD RESUBDIVISION OF BLOCK "A"
 TOWN OF DILLON, SUMMIT COUNTY, COLORADO
 SHEET 2 OF 3

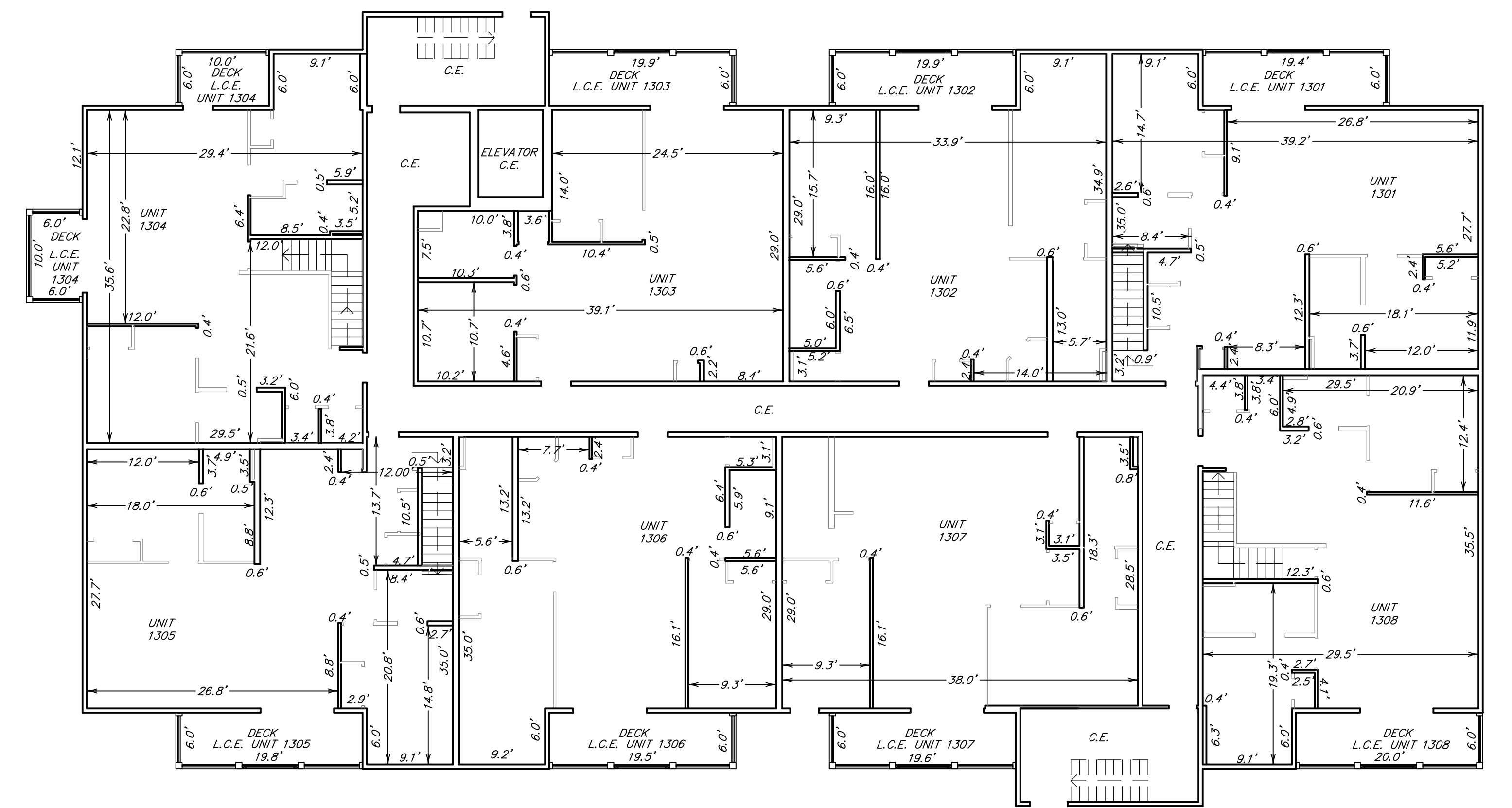
FIRST FLOOR



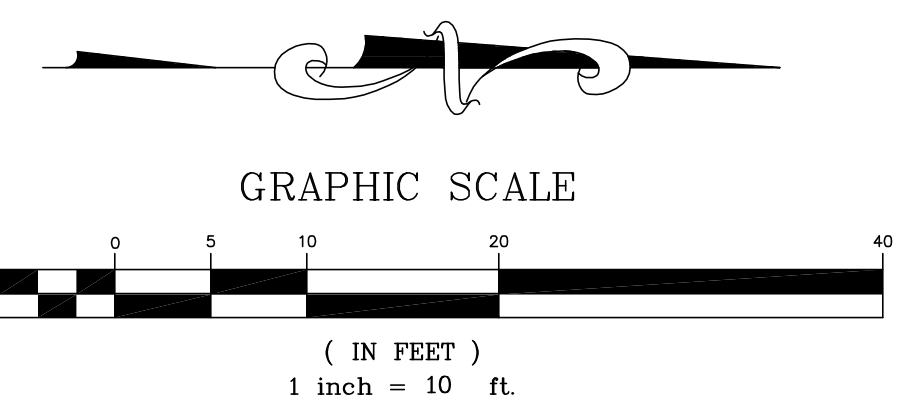
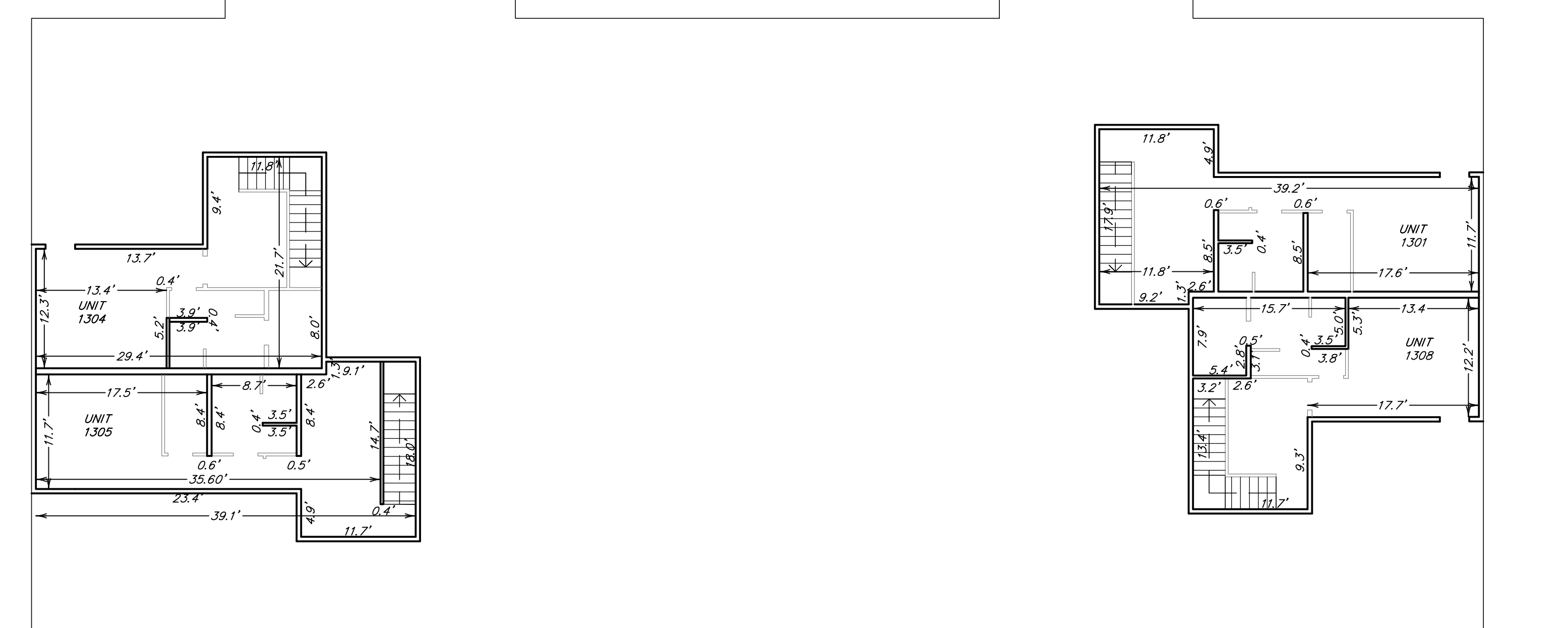
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



NOTE: WALLS INSIDE OF UNITS THAT ARE DIMENSIONED ARE C.E. AND UNDIMENSIONED WALLS DEPICTED IN A LIGHT LINE ARE PART THE UNIT.



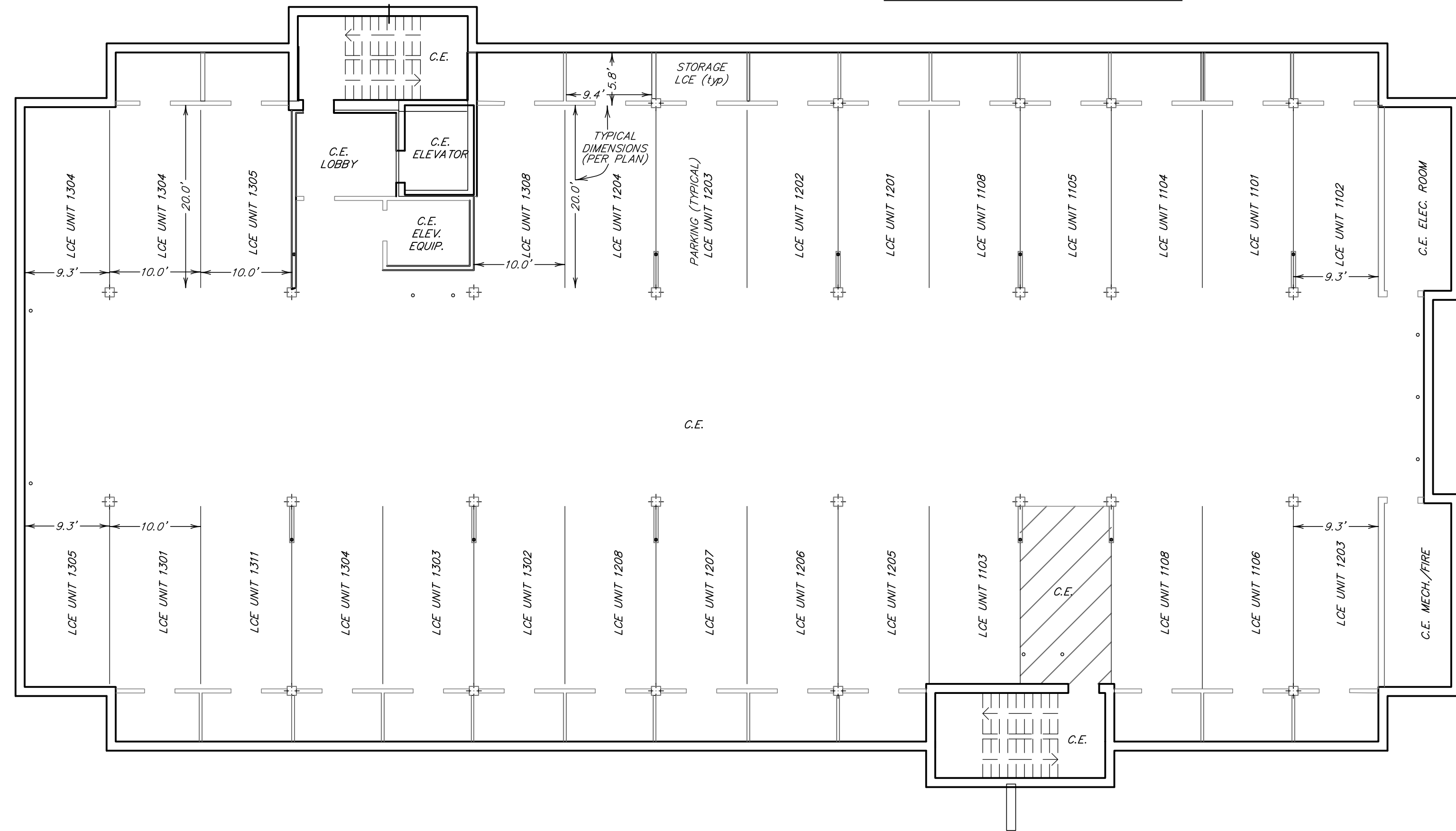
Drawn RRJ/JK/EH	Dwg SHEET_2	Project 21410
Checked RRJ	Date 04/18/19	Sheet 2 of 3
RANGE WEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

NOTE: 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.

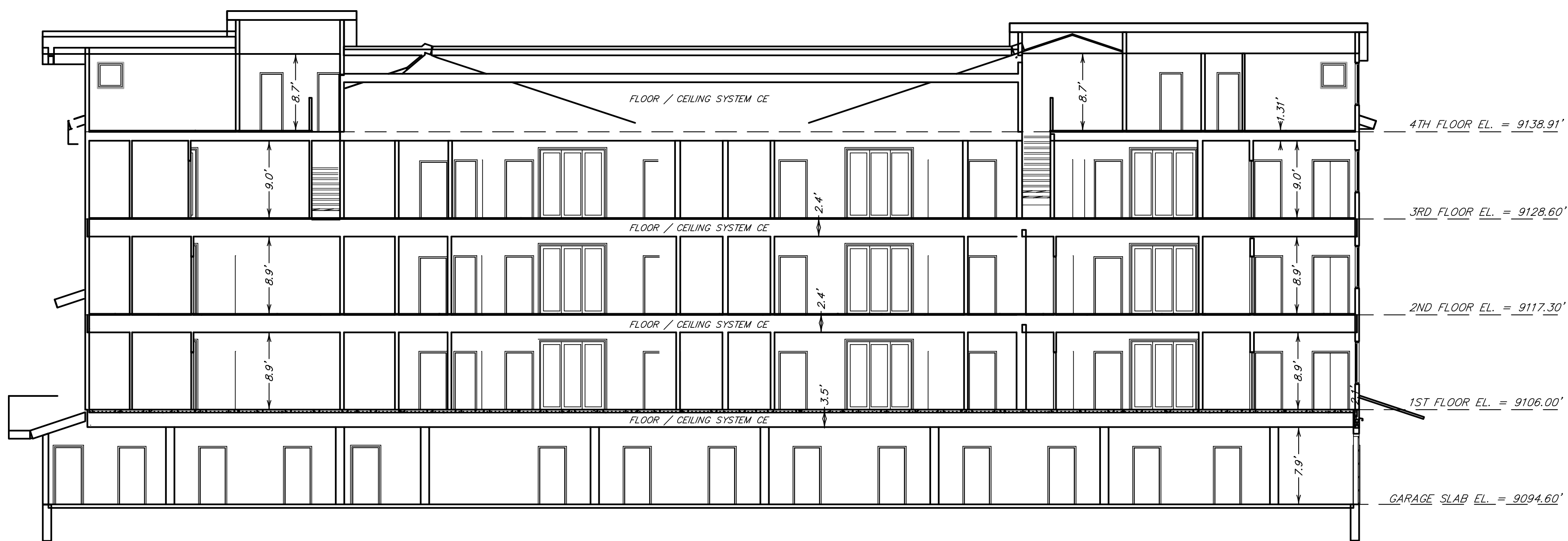
R:\RRJ\PROJECTS\21410.dwg\SHEET2.dwg, 4/18/2019 1:13:47 PM, RRJ

A CONDOMINIUM MAP OF
DILLON SAIL LOFTS CONDOMINIUMS
 A RESUBDIVISION OF LOT 17A AND 17B
 CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON
 THE THIRD RESUBDIVISION OF BLOCK "A"
 TOWN OF DILLON, SUMMIT COUNTY, COLORADO
 SHEET 3 OF 3

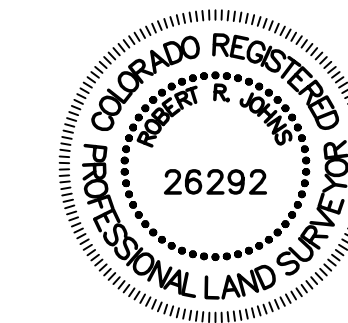
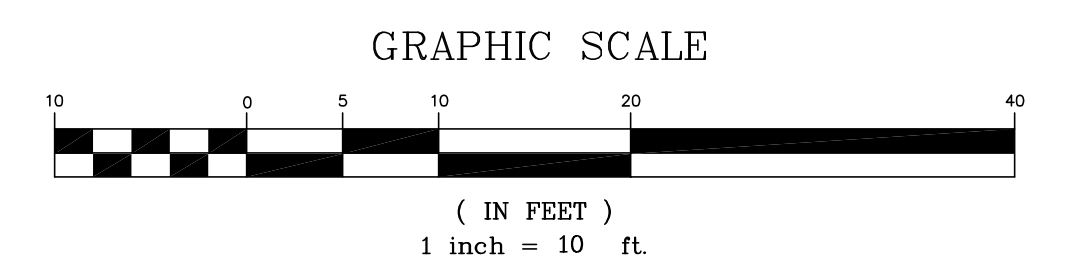
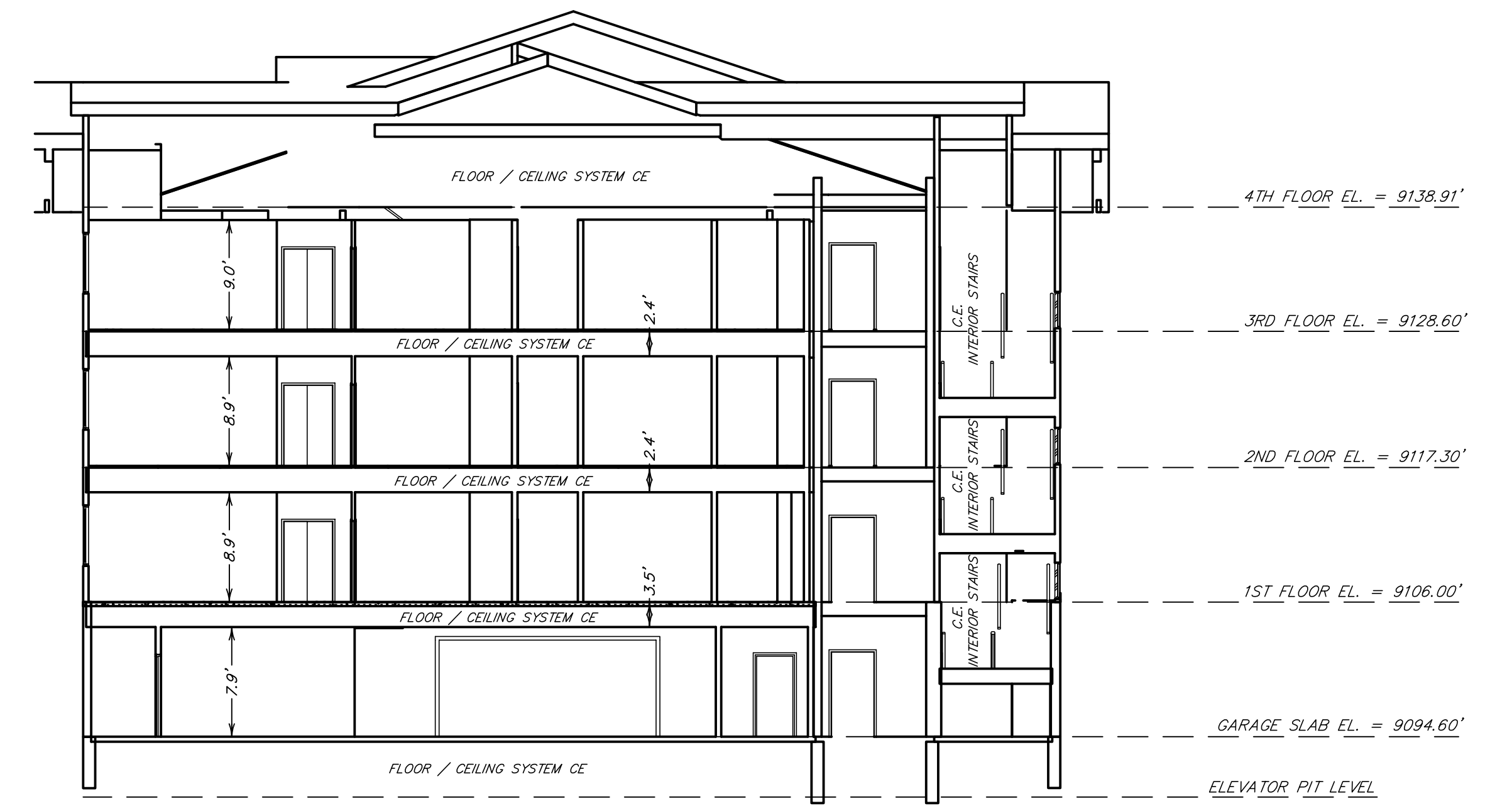
GARAGE LEVEL



SECTION NORTH-SOUTH



SECTION EAST-WEST



Drawn RRJ/JK/EH	Dwg SHEET_3	Project 21410
Checked RRJ	Date 04/18/19	Sheet 2 of 3
RANGE WEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

R:\RRJ\PROJECTS\21410.dwg\SHEET3.dwg, 4/18/2019 1:15:04 PM, RRJ