

RESOLUTION NO. 24-19
Series of 2019

A RESOLUTION APPROVING A LEVEL IV DEVELOPMENT APPLICATION 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, on May 1, 2019, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) held a properly noticed public hearing on a Level IV Development Application from Sail Lofts, LLC (the “**Applicant**”) for a Class S-3 subdivision to be know 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 following the public hearing, the Planning Commission, by Resolution No. PZ 06-19, recommended the Town Council approve the Application, subject to certain conditions; and

WHEREAS, on May 21, 2019, the Town Council held a properly noticed public hearing on the Application; and

WHEREAS, based on information, testimony and the documents made part of the record at the public hearing, the Town Council desires to approve the Application in essentially the same form as accompanies this Resolution, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:

Section 1. On May 21, 2019, the Town Council, following the required notice, held a public hearing 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 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. The Town Council of the Town of Dillon hereby approves 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. Prior to recording the final plat and condominium map, the Applicant and the Town shall execute and record the easement agreements as required under that certain Development Agreement, dated December 19, 2017, executed by and between Applicant and the Town.
- C. Prior to their recording, the Applicant shall revise the final plat and condominium map to show, by depiction and reference number, the easements required under that certain Development Agreement, dated December 19, 2017, executed by and between Applicant and the Town.
- D. Upon satisfying conditions B and C, 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.
- E. 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.

APPROVED AND ADOPTED THIS 21st DAY OF MAY, 2019 BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO.

TOWN OF DILLON,
a Colorado municipal corporation

By: _____
Carolyn Skowyra, Mayor

ATTEST:

By: _____
Adrienne Stuckey, Town Clerk