

**RESOLUTION NO. PZ 12-19**  
**Series of 2019**

**A RESOLUTION APPROVING A CONDITIONAL USE  
AND LEVEL III DEVELOPMENT APPLICATION FOR A MULTI-  
FAMILY DEVELOPMENT AT 14 ENSIGN DRIVE.**

**WHEREAS**, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) has received an application from James Haass (the “**Applicant**”) for a Conditional Use Permit and Level III Development Permit to develop a multi-family development at 14 Ensign Drive to be known as Corinthian Townhomes (“**Application**”); and

**WHEREAS**, the Town Code requires a Conditional Use approval for multi-family dwellings as set forth in Section 16-3-130(3)(a) of the Dillon Municipal Code (“**Code**”) subject to satisfying the criteria established in the Code; and

**WHEREAS**, the Planning Commission has determined that the Application is complete and satisfies the criteria for the proposed conditional use as set forth in the Town Code; and

**WHEREAS**, following the required notice, a public hearing on the Application was held on June 5<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.

**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 June 5th, 2019 on the Application, and following said public hearing makes the following findings of fact:

1. That the Application is complete.
2. That the Application meets the applicable Code requirements.
3. That the Application satisfies the criteria established for a Conditional Use approval for multi-family dwellings as set forth in the Code.
4. That the Application is compatible with the Residential Medium (RM) Zone District.

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

Section 2. That the Planning Commission hereby approves the Application for the development of a multi-family development at 14 Ensign Drive to be known as Corinthian Townhomes, 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 submit a revised site plan that removes any portion of a structure, including roof overhangs and deck cantilevers, from the limits of any platted utility easement, prior to issuance of a Building Permit.
- C. The revised site plan shall include the delineation of the required snow storage areas of not less than twenty-five percent (25%) of the hardscape snow removal area.
- D. The Applicant shall submit a revised grading plan to the Town for review and approval prior to issuance of a Building Permit.
- E. The Applicant shall submit a Landscaping Plan for review by the Planning and Zoning Commission in a future meeting which conforms to the Code landscaping requirements prior to issuance of a Certificate of Occupancy. Not less than fourteen (14) street trees shall be planted, irrigated, and maintained in the front yard. Additional landscaping in all yards and throughout the site is required in accordance with the Code.
- F. The Applicant shall pay all water and sewer tap fees associated with the Application prior to the issuance of a Building Permit.
- G. The Applicant shall pay all Impact Fees associated with the Application prior to issuance of a Building Permit.
- H. The Applicant shall submit an application for a Class S-3 Subdivision to map the individual units and the common elements prior to issuance of the Certificate of Occupancy.

**APPROVED AND ADOPTED THIS 5<sup>th</sup> DAY OF JUNE, 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