

RESOLUTION NO. PZ 01-20
Series of 2020

**A RESOLUTION RECOMMENDING THE APPROVAL OF
A LEVEL IV DEVELOPMENT APPLICATION FOR A CLASS S-2
SUBDIVISION TO BE KNOWN AS FINAL PLAT OF DILLON
URGENT CARE AND SUMMIT RESIDENCES SUBDIVISION.**

WHEREAS, Pikes Peak Professional Services LLC is the owner of 956 W. Anemone Trail in Dillon, Colorado that is more specifically described as Lot 45R, A Replat of Lots 43, 44, & 45 Ptarmigan Trail Estates, Unit 1 (“**Lot 45R**”), according to the plat recorded on August 9, 2004, Reception No. 765161, 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 Pikes Peak Professional Services LLC (the “**Applicant**”) for a Class S-2 subdivision to replat Lot 45R on a plat titled “Final Plat of Dillon Urgent Care and Summit Residences Subdivision” (“**Application**” or “**Replat**”), for the purposes of subdividing Lot 45R into two lots to be called Lot 45A and Lot 45B, and dedicating new easements for the purposes of a site access, drainage and utilities; 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 January 8th, 2020, 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 subdivision 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 January 8th, 2020 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 Mixed Use Zone District 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 replats Lot 45R into two lots to be called Lots 45A and 45B, and dedicates new easements for the purposes of site access, drainage and utilities as shown on the 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 45A and Lot 45B, and creating new easements for the purposes of a site access, drainage and utilities, with the following conditions:

- A. Prior to recording the final subdivision plat, the Applicant shall enter into a Development Agreement with the Town of Dillon and post a required Letter of Credit for public improvements as required by the agreement.
- B. 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.
- C. The Applicant shall record the “Final Plat of Dillon Urgent Care and Residences Subdivision” in the office of the Summit County Clerk and Recorder.
- D. The Applicant shall file a copy of the recorded “Final Plat of Dillon Urgent Care and Residences Subdivision” with the Town of Dillon.

RECOMMENDED FOR APPROVAL THIS 8TH DAY OF JANUARY 2020 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