

**PLANNING AND ZONING COMMISSION ACTION ITEM  
STAFF SUMMARY  
OCTOBER 20, 2020 PLANNING AND ZONING COMMISSION SPECIAL MEETING**

**DATE:** October 16, 2020

**AGENDA ITEM NUMBER:** 3

**ACTION TO BE CONSIDERED:**

Consideration of Resolution No. PZ 12-20, Series of 2020.

**PUBIC HEARING**

A RESOLUTION APPROVING AN APPLICATION FOR CLASS S-3 SUBDIVISION  
TO BE KNOWN AS THE CONDOMINIUM MAP OF SAIL LOFTS AT LAKE  
DILLON BUILDING 2.

**BACKGROUND & TIMELINE:**

- September 6, 2017: Planning and Zoning Commission approval of the Level III Development Application for Building 2 of Sail Lofts at Lake Dillon Condominiums (originally “Dillon Flats”)
- September 19, 2017: Town Council Notification of the Planning and Zoning Commission Approval of Building 2 of Sail Lofts at Lake Dillon Condominiums (originally “Dillon Flats”)
- December 17, 2017: Town Council Approval of the Development Agreement for the Sail Lofts at Lake Dillon Condominiums (originally “Dillon Flats”)

**SUMMARY:**

This Class S-3 Subdivision application is for approval of the condominium map for the Sail Lofts at Lake Dillon Condominiums Building 2 (“Condominium Map”). The Applicant for this subdivision condominium map is Sail Lofts 2 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.

Easements required for the Development in accordance with the Development Agreement have been executed by separate instrument. All other conditions of the Development Agreement have been met.

**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 12-20**  
**Series of 2020**

**A RESOLUTION APPROVING AN APPLICATION FOR  
CLASS S-3 SUBDIVISION TO BE KNOWN AS THE  
CONDOMINIUM MAP OF SAIL LOFTS AT LAKE DILLON  
BUILDING 2.**

**WHEREAS**, the Town Council sitting, *ex officio*, as the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) pursuant to Emergency Ordinance No. 20-20, Series of 2020, has received an application from Sail Lofts 2, LLC (“**Applicant**”) for approval of a Class S-3 Subdivision of Lot 16R, Block A, New Town of Dillon Subdivision, to be known as the “Condominium Map of Sail Lofts at Lake Dillon Building 2” (“**Application**”); 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 October 20, 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 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 Town Council sitting, *ex officio*, as the Planning and Zoning Commission of the Town of Dillon pursuant to Emergency Ordinance No. 20-20, Series of 2020, following the required notice, held a public hearing on October 20, 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 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 Town Council sitting, *ex officio*, as the Planning and Zoning Commission of the Town of Dillon pursuant to Emergency Ordinance No. 20-20, Series of 2020, hereby approves the Application, subject to 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 “Condominium Map of Sail Lofts at Lake Dillon Building 2” in the office of the Summit County Clerk and Recorder.
- C. The Applicant shall file a copy of the recorded “Condominium Map of Sail Lofts at Lake Dillon Building 2” with the Town of Dillon.

**APPROVED AND ADOPTED THIS 20<sup>TH</sup> DAY OF OCTOBER, 2020 BY  
THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON,  
COLORADO.**

**PLANNING AND ZONING COMMISSION,  
TOWN OF DILLON**

By: \_\_\_\_\_  
Carolyn Skowyra, Chairperson

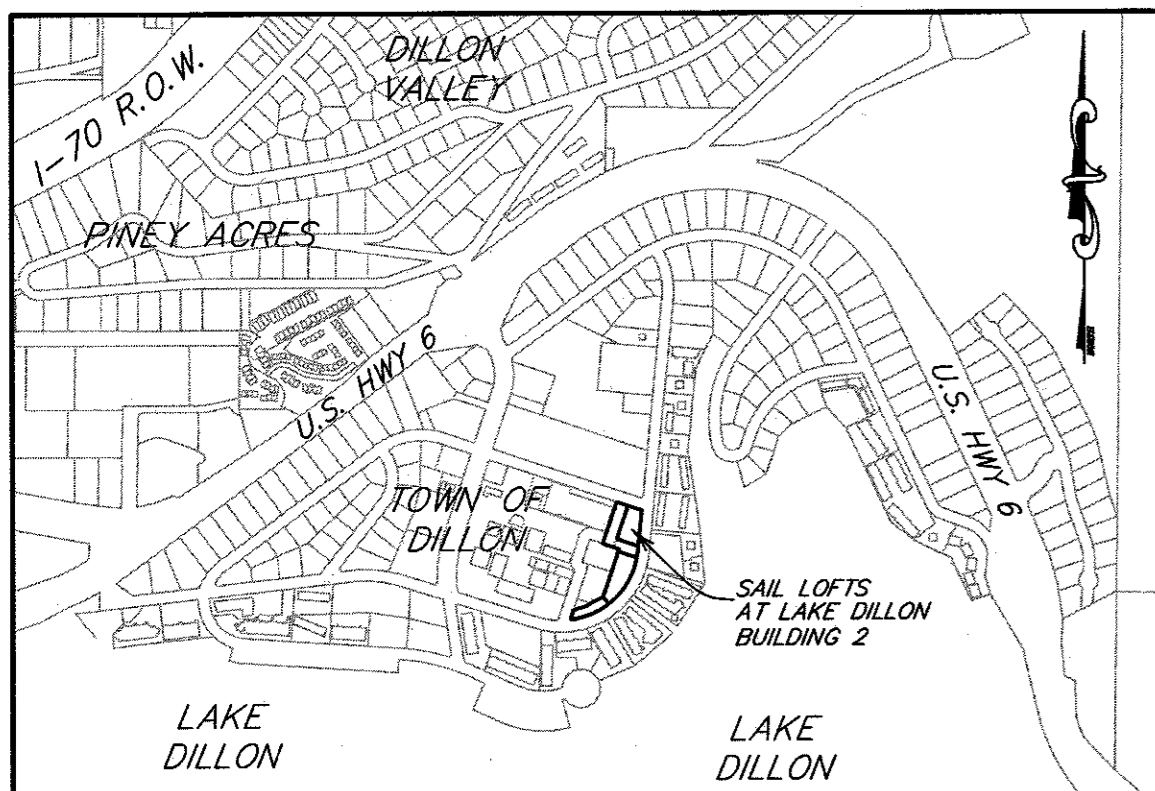
ATTEST:

By: \_\_\_\_\_  
Michelle Haynes, Secretary to the Commission

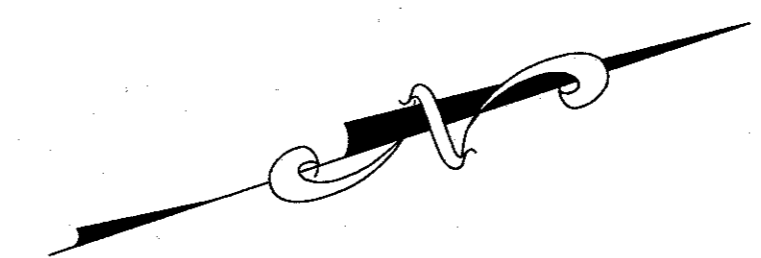
# A CONDOMINIUM MAP OF SAIL LOFTS AT LAKE DILLON BUILDING 2

LOT 16R, BLOCK A, NEW TOWN OF DILLON SUBDIVISION  
 A RESUBDIVISION OF LOTS 16, 17 AND OPEN AREA, BLOCK A  
 SECTION 8, TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF DILLON, SUMMIT COUNTY, COLORADO

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VICINITY MAP



GRAPHIC SCALE

( IN FEET )  
 1 inch = 20 ft.

**LEGEND**

- REBAR & YELLOW PLASTIC CAP (PLS 26292)
- ⊙ MAG NAIL WITH WASHER (PLS 26292)
- C.E. COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT
- UTILITY PEDESTAL
- ⊙ WATER VALVE BOX
- ⊙ SEWER CLEANOUT
- ⊙ ROOF DRAIN
- ⊙ SEWER MANHOLE
- ⊙ FIRE HYDRANT

**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, STREETLIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN OF DILLON.

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.

CHAIRPERSON \_\_\_\_\_

**CLERK'S CERTIFICATE:**

STATE OF COLORADO )  
 COUNTY OF SUMMIT ) SS.  
 TOWN OF DILLON )  
 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 DILLON TOWN ENGINEER.

TOWN ENGINEER, DAN BURROUGHS, P.E.

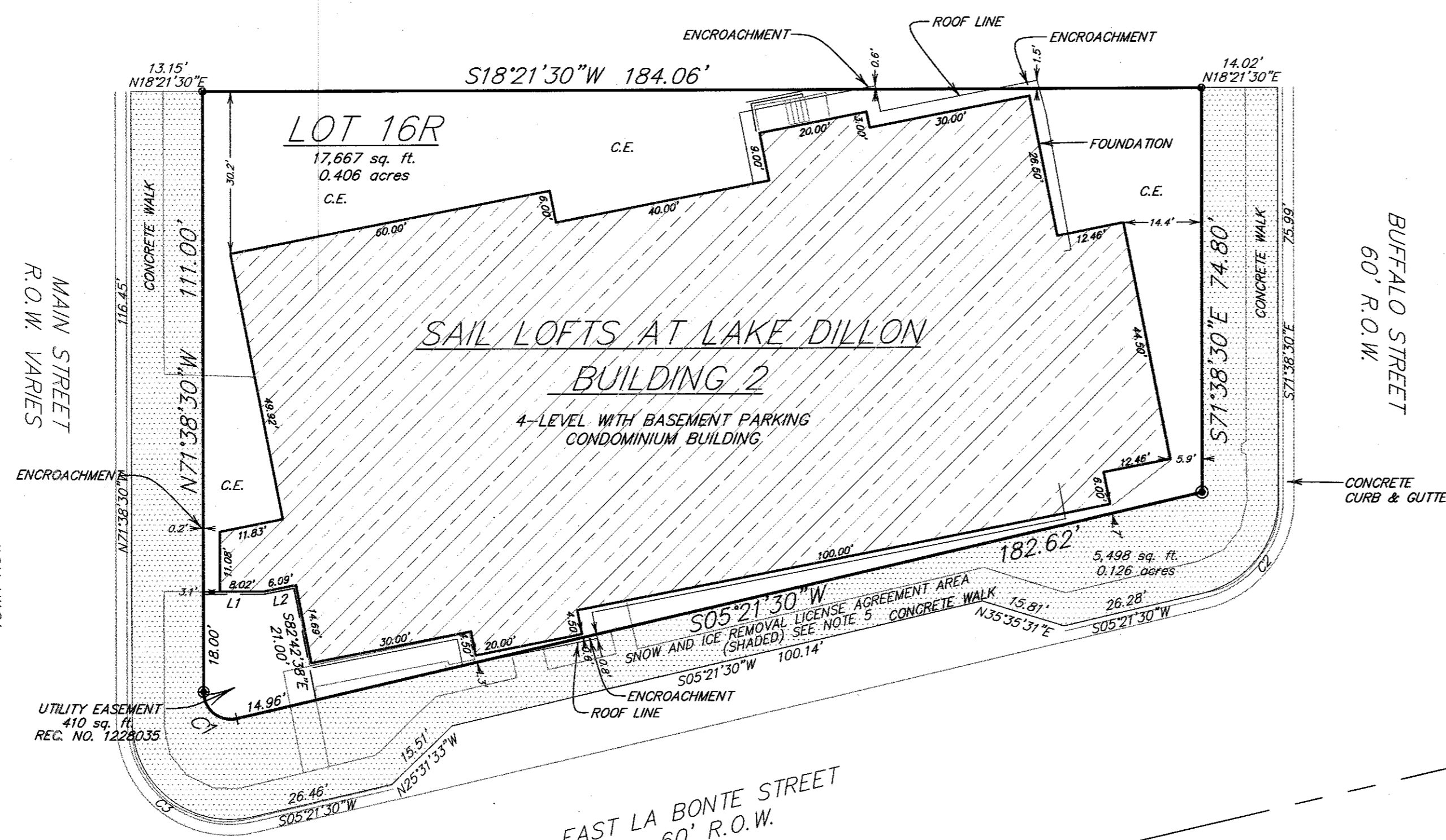
**MAP NOTES:**

- 1) DECLARATION. ALL PROPERTY DESCRIBED IN THIS MAP IS SUBJECT TO THE DECLARATION FOR SAIL LOFTS AT LAKE DILLON RECORDED JUNE 13, 2019 AT RECEPTION NO. 1200329 AND THE SUPPLEMENTAL DECLARATION FOR SAIL LOFTS AT LAKE DILLON BUILDING 2 RECORDED AUGUST 22, 2019 AT RECEPTION NO. 1205689.
- 2) PARTIAL ASSIGNMENT OF DECLARANT RIGHTS. SAIL LOFTS 2, LLC WAS ASSIGNED THE SPECIAL DECLARANT RIGHTS AND THE DEVELOPMENT RIGHTS FOR LOT 16R BY THE INSTRUMENT RECORDED AUGUST 22, 2019 AT RECEPTION NO. 1205689.
- 3) PARKING. 6 PARKING SPACES CREATED BY THE MAP OF SAIL LOFTS ON LOT 17R ARE PERMANENTLY AVAILABLE FOR USE BY UNIT OWNERS IN SAIL LOFTS 2 IN LOCATIONS AS MAY BE DETERMINED BY THE ASSOCIATION.
- 4) THE ROOF ENCROACHMENTS ARE SUBJECT TO THE EASEMENT AGREEMENT RECORDED \_\_\_\_\_ AT RECEPTION NO. \_\_\_\_\_.
- 5) THE SNOW AND ICE REMOVAL AND MAINTENANCE AGREEMENT RECORDED \_\_\_\_\_ AT RECEPTION NO. \_\_\_\_\_.
- 6) THE UTILITY EASEMENT ON LOT 16R AS DEPICTED ON THE CONDOMINIUM MAP FOR SAIL LOFTS AT LAKE DILLON CONDOMINIUMS RECORDED JUNE 4, 2019 AT REC. NO. 1199489 IS VACATED BY THIS PLAT.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	400.69	498.85	468.07	N46°39'08"E	71°28'32"
C2	5.00	7.20	6.60	N30°21'49"W	82°33'22"
C3	351.51	67.61	67.51	N74°05'36"E	11°01'13"
C4	5.00	8.99	7.83	N56°51'30"E	103°00'00"

LA RIVA DEL LAGO CONDOMINIUMS

TOWN ROW



LODGE AT LAKE DILLON

**OWNER'S CERTIFICATE:**

KNOW ALL MEN BY THESE PRESENTS: THAT THE SAIL LOFTS 2, LLC, A COLORADO LIMITED LIABILITY CORPORATION, BEING THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

LOT 16R, BLOCK A, NEW TOWN OF DILLON SUBDIVISION, A RESUBDIVISION OF LOTS 16, 17 AND OPEN AREA, BLOCK A, TOWN OF DILLON SUMMIT COUNTY, COLORADO. (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 "A CONDOMINIUM MAP OF SAIL LOFTS AT LAKE DILLON BUILDING 2, LOT 16R, BLOCK A, NEW TOWN OF DILLON, A RESUBDIVISION OF LOTS 16, 17, AND OPEN AREA, BLOCK A, NEW TOWN OF DILLON, TOWN OF DILLON, SUMMIT COUNTY, COLORADO", 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, AS MANAGER OF SAIL LOFTS 2, LLC, HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_

SAIL LOFTS 2, LLC

BY: \_\_\_\_\_  
 TIM CRANE, MANAGER

**ACKNOWLEDGEMENT:**

STATE OF COLORADO )  
 COUNTY OF SUMMIT ) SS.  
 TOWN OF DILLON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_ BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL. (SEAL OF NOTARY)

MY COMMISSION EXPIRES: \_\_\_\_\_

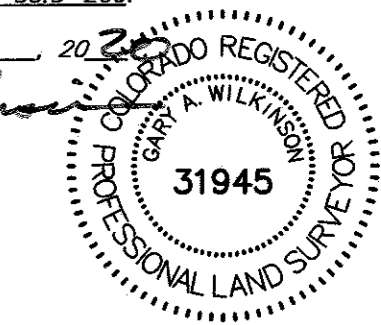
NOTARY PUBLIC \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, GARY A. WILKINSON, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY THAT THE FINAL PLAT AND CONDOMINIUM MAP OF SAIL LOFTS CONDOMINIUMS BUILDING 2 AND THE DECLARATION TOGETHER CONTAIN ALL INFORMATION REQUIRED BY C.R.S. 38-33.3-209.

DATED THIS 14th DAY OF OCTOBER, 2020

SIGNATURE \_\_\_\_\_  
 GARY A. WILKINSON  
 COLORADO REGISTRATION NO. 31945



**CERTIFICATE OF ARCHITECT:**

I, ROBERT E. CRAIG, BEING A REGISTERED ARCHITECT IN THE STATE OF COLORADO, CERTIFY THAT ALL STRUCTURAL COMPONENTS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS THEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

SIGNATURE \_\_\_\_\_  
 ROBERT E. CRAIG  
 AIA, LICENSE NO. 303137029

**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

**TITLE COMPANY'S CERTIFICATE:**

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 \_\_\_\_\_

**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: \_\_\_\_\_

TITLE: \_\_\_\_\_

**CLERK & RECORDER'S CERTIFICATE:**

STATE OF COLORADO )  
 COUNTY OF SUMMIT ) SS.  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_ AND FILED UNDER RECEPTION NO. \_\_\_\_\_

SUMMIT COUNTY CLERK AND RECORDER

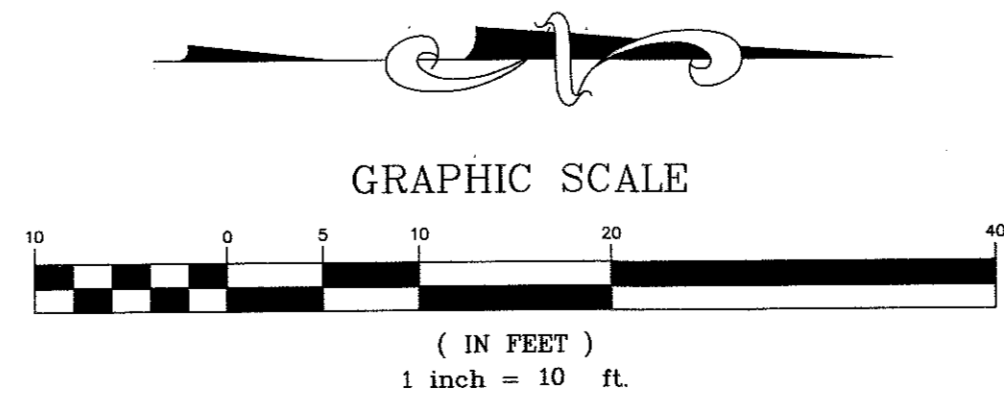
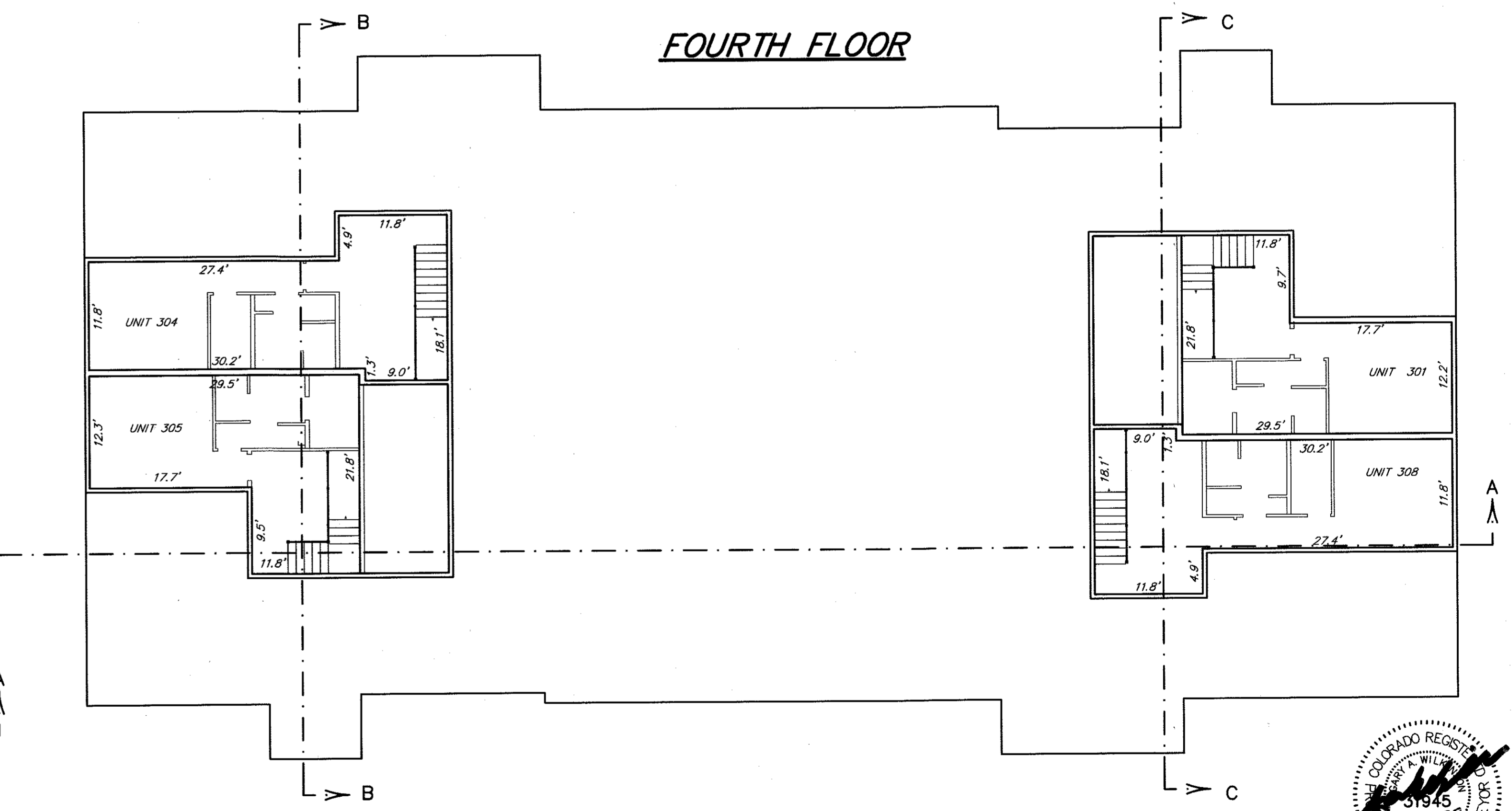
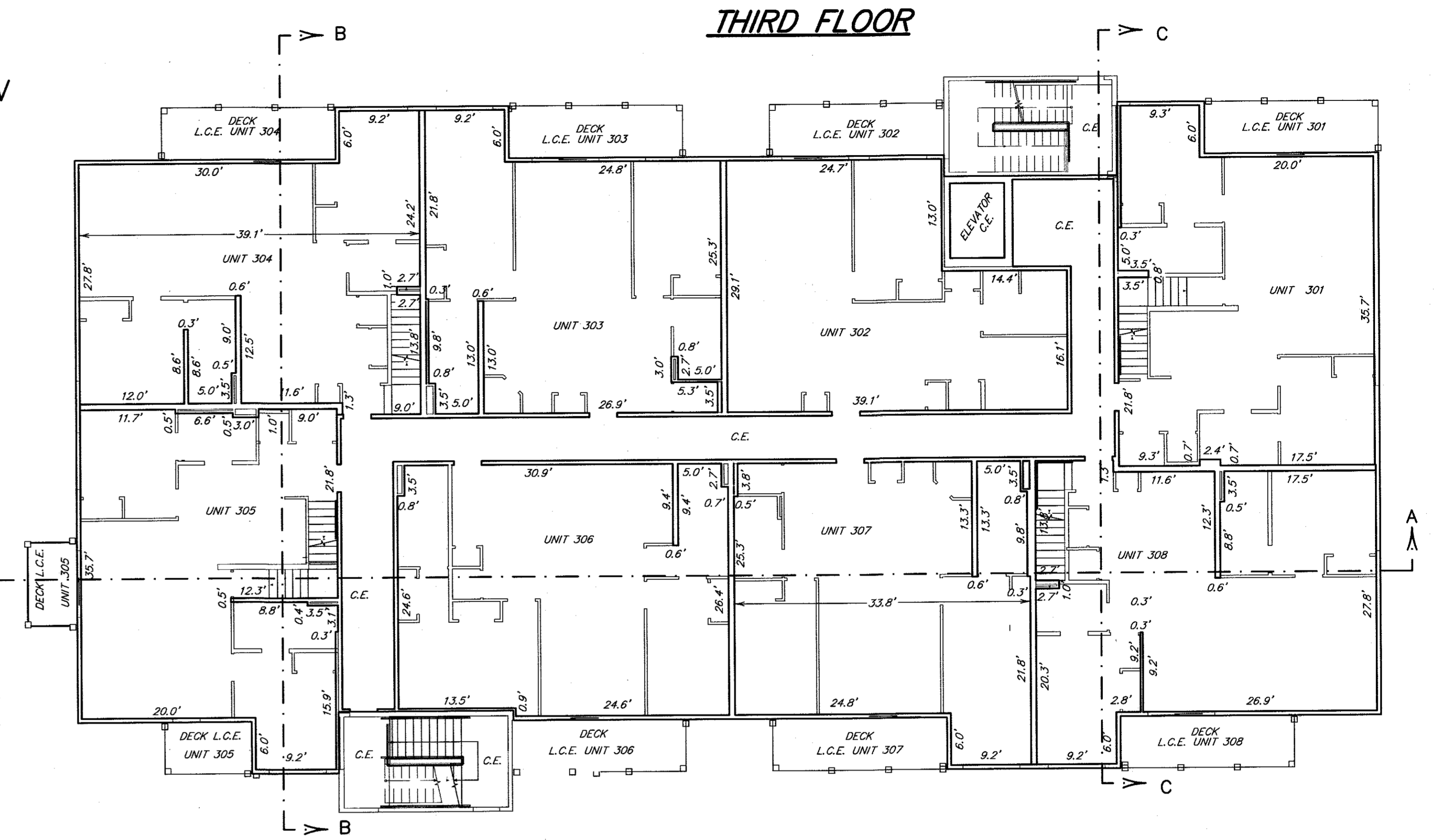
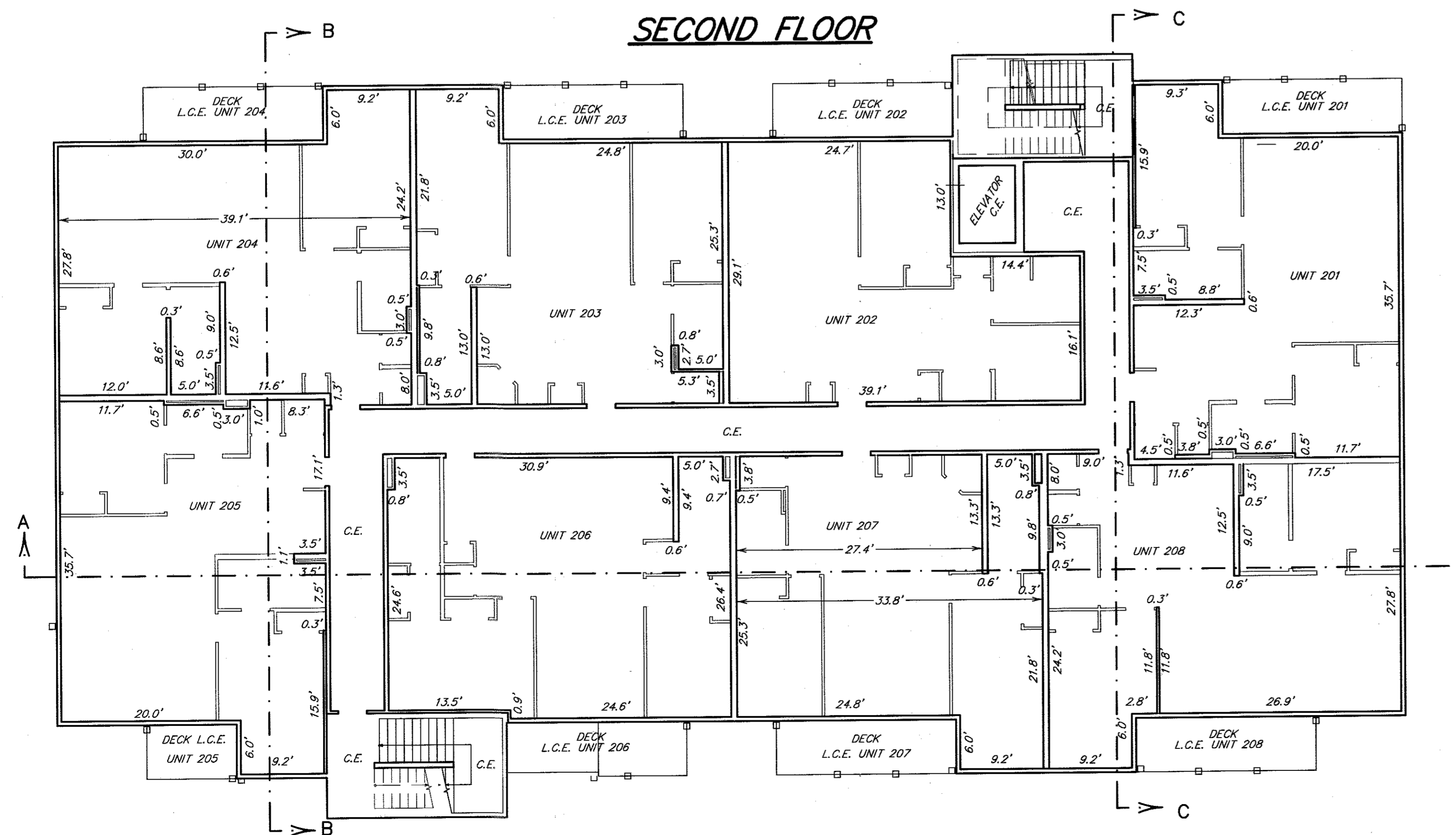
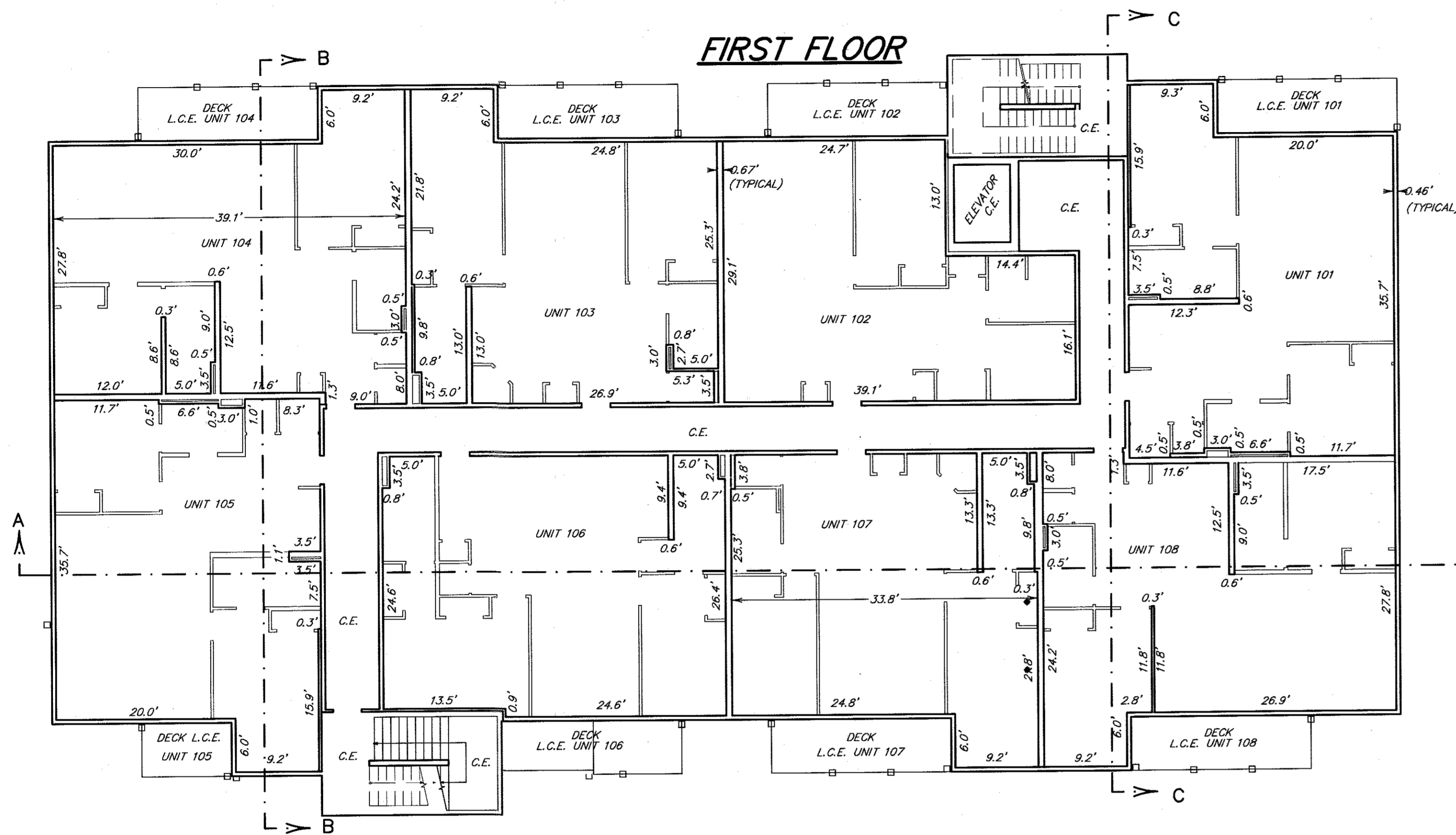
Drawn RRU/KK/GAW	Dwg CONDO 2 SHEET 1	Project 21410
Checked RRI	Date 10/14/2020	Sheet 1 of 3
<b>R-A-N-G-E-W-E-S-T</b> ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

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.

# A CONDOMINIUM MAP OF SAIL LOFTS AT LAKE DILLON BUILDING 2

LOT 16R, BLOCK A, NEW TOWN OF DILLON SUBDIVISION  
 A RESUBDIVISION OF LOTS 16, 17 AND OPEN AREA, BLOCK A  
 SECTION 8, TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF DILLON, SUMMIT COUNTY, COLORADO

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



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Drawn RRJ/JK/GAW Dwg CONDO 2 SHEET 2 Project 21410  
 Checked RRJ Date 08/18/2020 Sheet 2 of 3

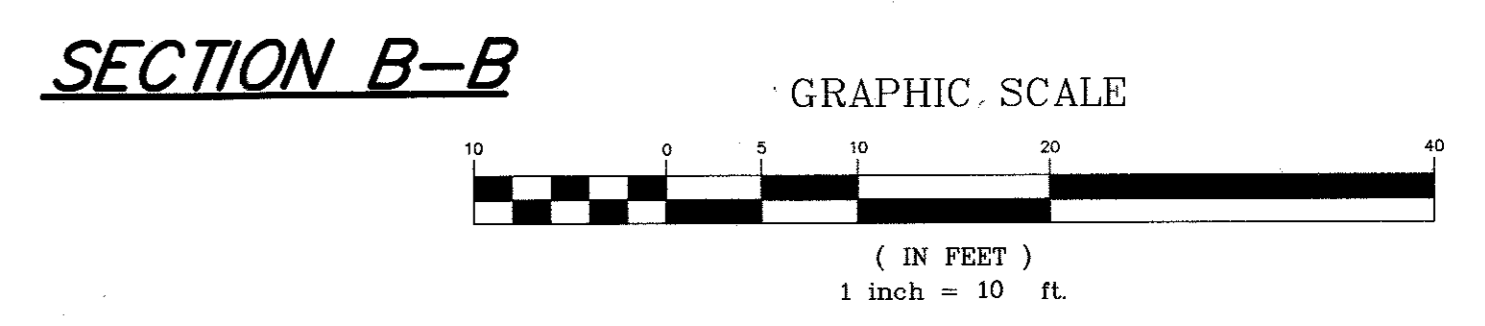
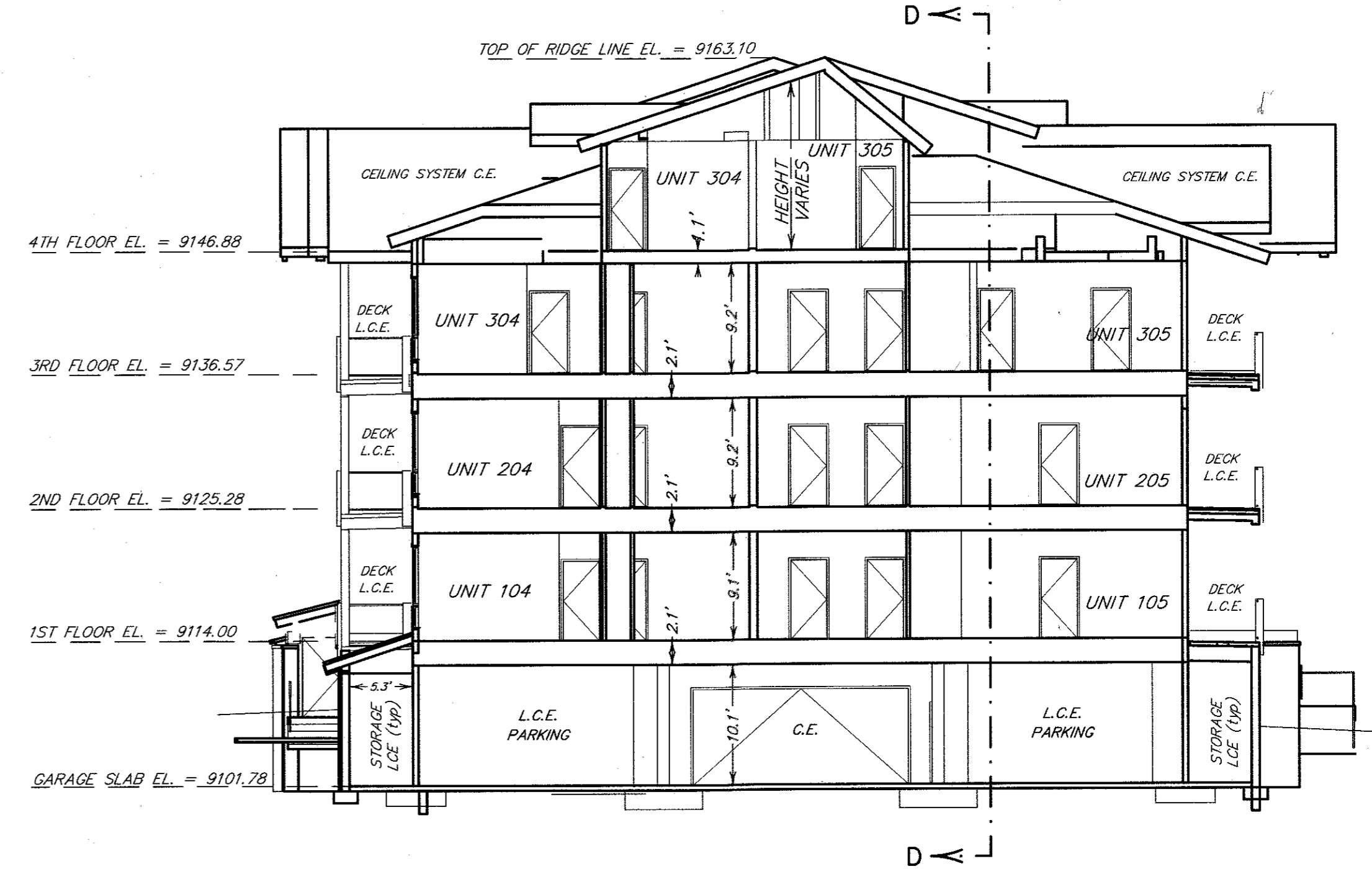
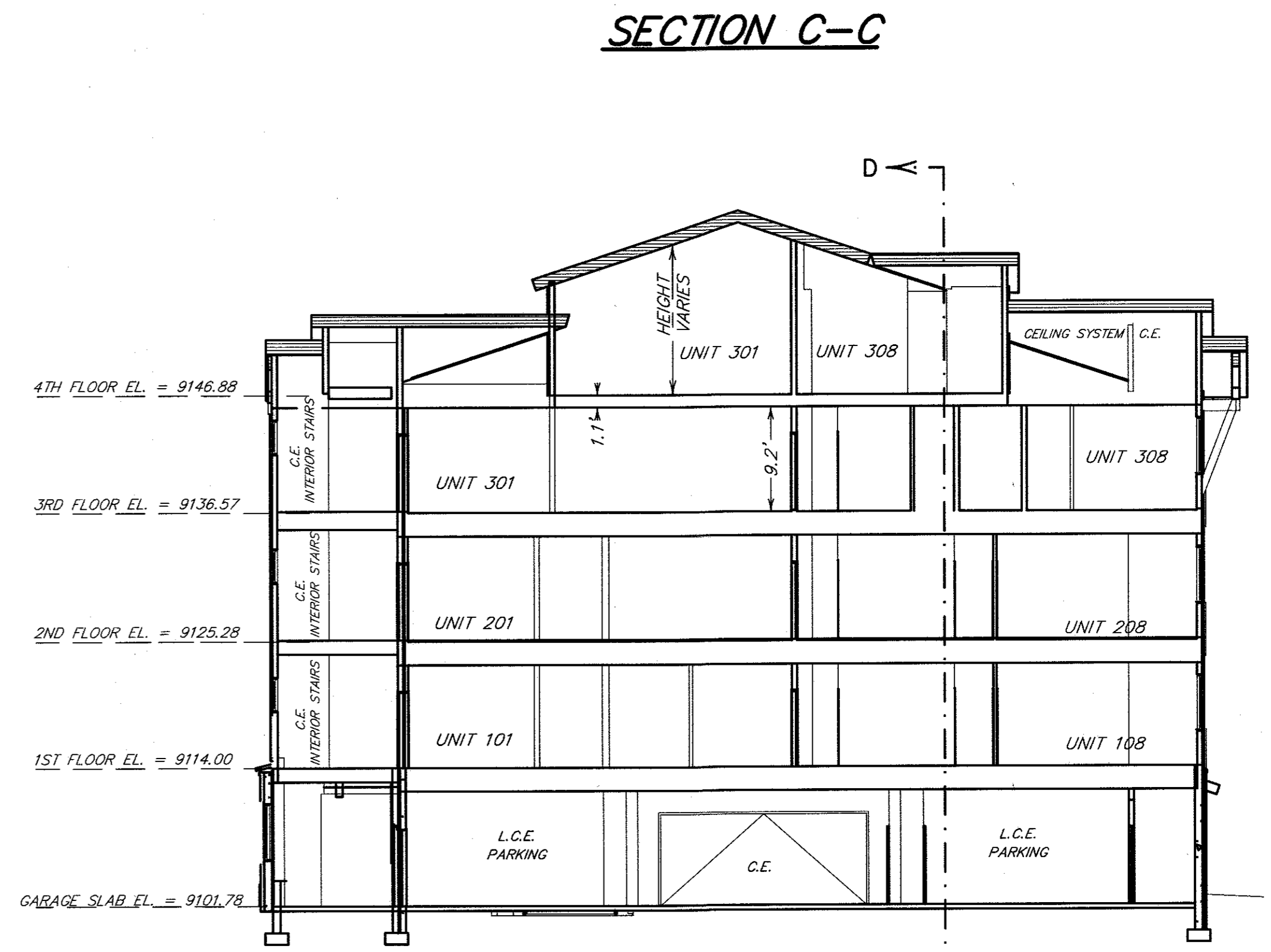
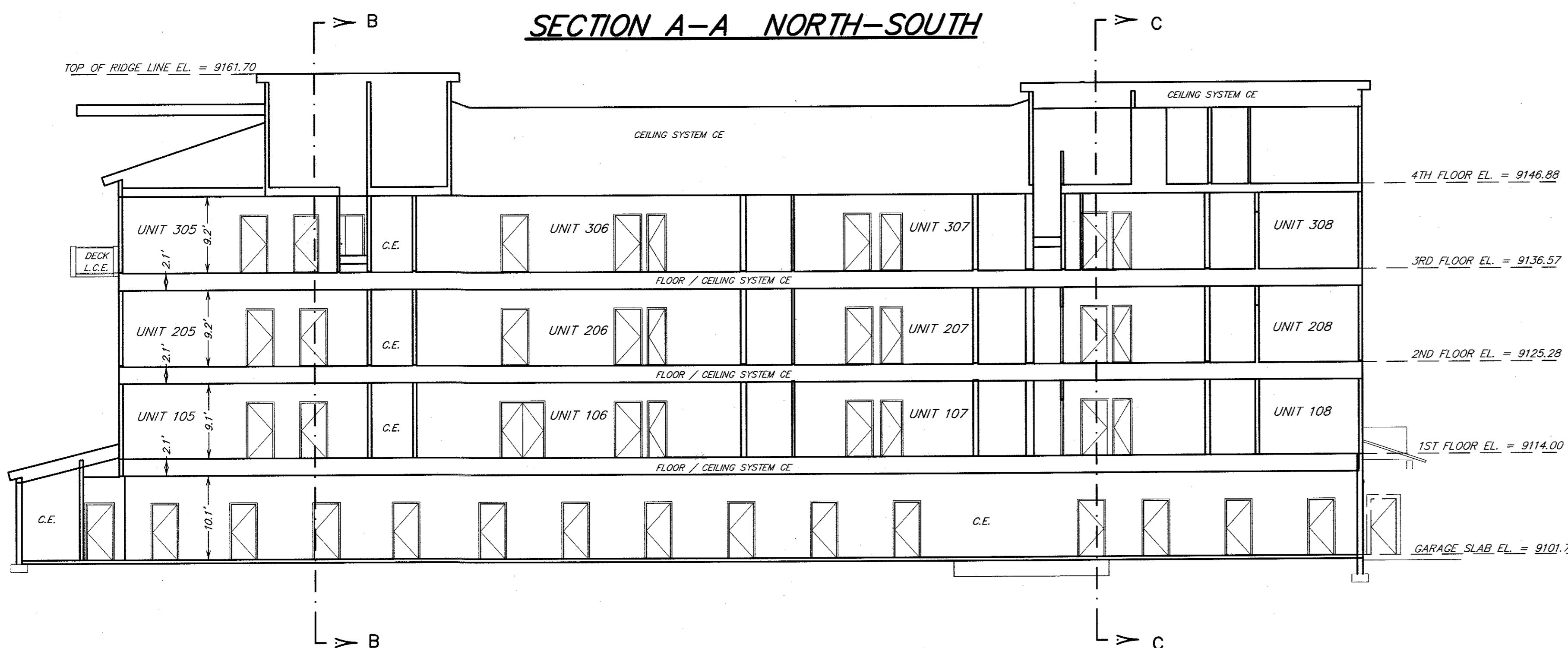
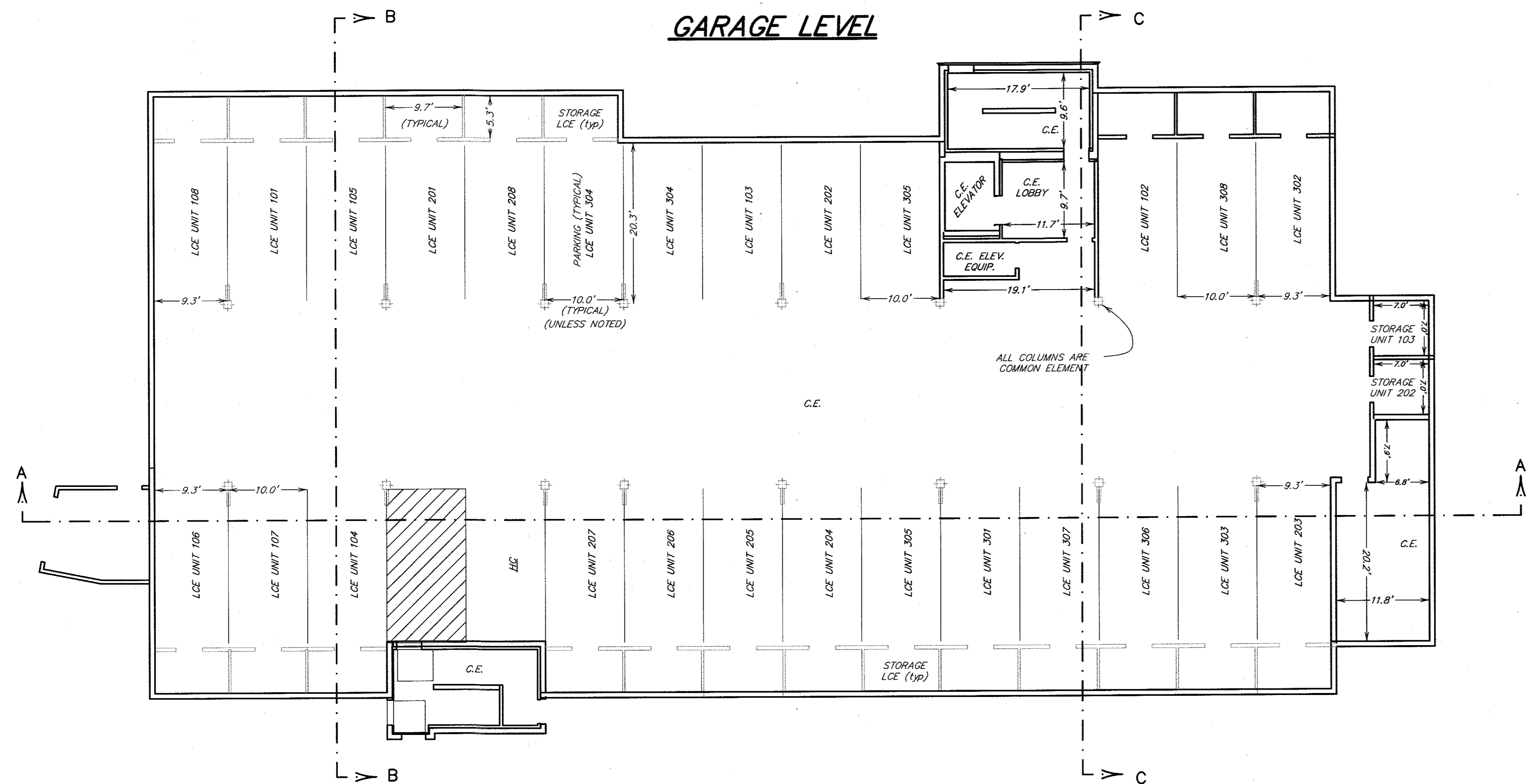
**RANGE WEST**  
 ENGINEERS & SURVEYORS INC.

P.O. Box 589  
 Silverthorne, CO 80498 970-468-6281

# A CONDOMINIUM MAP OF SAIL LOFTS AT LAKE DILLON BUILDING 2

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 TOWN OF DILLON, SUMMIT COUNTY, COLORADO

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Drawn RRJ/JK/GAW	Dwg CONDO 2 SHEET 3	Project 21410
Checked RRJ	Date 10/02/2020	Sheet 3 of 3
<b>RANGE WEST INC.</b>		
ENGINEERS & SURVEYORS		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		