

RESOLUTION NO. PZ 02-22
Series of 2022

**A RESOLUTION APPROVING A LEVEL III
DEVELOPMENT PERMIT FOR A NEW DECK ON A
COMMERCIAL BUILDING LOCATED AT 765 W. ANEMONE
TRAIL.**

WHEREAS, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) has received a Level III Development Application from Snarf’s Dillon LLC (the “**Applicant**”) for the construction of a new deck on a commercial building located at 765 W. Anemone Trail, Dillon, Colorado; 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 June 1, 2022, 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 1, 2022 on the Application, and following said public hearing makes the following findings of fact:

1. That the Application is complete.
2. That the Town of Dillon Planning and Zoning Commission approved a variance on May 10, 1982 reducing the setback from the U.S. Highway 6 Right-of-way from twenty-five (25) feet to twenty (20) feet.
3. That the Application meets the applicable Town of Dillon Municipal Code (“Code”) requirements.
4. That the Application is compatible with the Commercial (C) Zoning 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 Level III Development Application for the construction of a new deck on a commercial building located at 765 W. Anemone Trail, Dillon, Colorado, 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 construction commencement, the Applicant shall obtain a Grading and Excavation Permit for the deck footing construction.
- C. Following Development Permit issuance, and prior to construction commencement, the Applicant shall obtain a Building Permit from the Summit County Building Inspection Department.
- D. A Land Survey Plat shall be submitted to the Town showing all site improvements and setbacks from property lines prior to the issuance of the Certificate of Occupancy for the deck.
- E. A copy of the Certificate of Occupancy for the deck and restaurant tenant finish shall be provided to the Town.

APPROVED AND ADOPTED THIS 1ST DAY OF JUNE, 2022 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.

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

By: _____
Alison Johnston, Chairperson

ATTEST:

By: _____
Michelle Haynes, Secretary to the Commission