

**RESOLUTION NO. PZ 07-16**  
**Series of 2016**

**A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE APPROVAL A CLASS S-1 RESUBDIVISION OF LOT C AND PORTIONS OF THE PUBLIC AREA, PARKING AREA AND OPEN AREA IN BLOCK A, NEW TOWN OF DILLON SUBDIVISION, FOR THE PURPOSE OF CREATING NEW PARCELS, TO BE CALLED LOTS SW-1, SW-2, SW-3, SE-1, SE-2, SE-3, SE-4, NE-1, NW-1, NW-2 AND NW-3, BLOCK A AND DEDICATING STREET RIGHT OF WAY AND PUBLIC AREAS ADJACENT TO THESE PARCELS IN DILLON, COLORADO.**

**WHEREAS**, the Planning and Zoning Commission of the Town of Dillon has received a Class S-1 application for the resubdivision of Lot C and portions of the Public Area, Parking Area and Open Area in Block A, New Town of Dillon subdivision, for the purpose of creating new parcels, to be called Lots SW-1, SW-2, SW-3, SE-1, SE-2, SE-3, SE-4, NE-1, NW-1, NW-2 and NW-3, Block A and dedicating street Right of Way and public areas adjacent to these parcels; and

**WHEREAS**, following the required notice, a public hearing was held on November 2<sup>nd</sup>, 2016, before the Planning and Zoning Commission of the Town of Dillon on the application to resubdivide Lot C and portions of the Public Area, Parking Area and Open Area in Block A, New Town of Dillon subdivision, for the purpose of creating new parcels, to be called Lots SW-1, SW-2, SW-3, SE-1, SE-2, SE-3, SE-4, NE-1, NW-1, NW-2 and NW-3, Block A and dedicating street Right of Way and public areas adjacent to these parcels; and,

**WHEREAS**, following the public hearing the Planning and Zoning Commission of the Town of Dillon has made certain findings of fact regarding the application to resubdivide Lot C and portions of the Public Area, Parking Area and Open Area in Block A, New Town of Dillon subdivision, for the purpose of creating new parcels, to be called Lots SW-1, SW-2, SW-3, SE-1, SE-2, SE-3, SE-4, NE-1, NW-1, NW-2 and NW-3, Block A and dedicating street Right of Way and public areas adjacent to these parcels; and,

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:**

Section 1. That the Planning and Zoning Commission of the Town of Dillon, following the required notice, held a public hearing on November 2<sup>nd</sup>, 2016, on the application to resubdivide Lot C and portions of the Public Area, Parking Area and Open Area in Block A, New Town of Dillon subdivision, for the purpose of creating new

parcels, to be called Lots SW-1, SW-2, SW-3, SE-1, SE-2, SE-3, SE-4, NE-1, NW-1, NW-2 and NW-3, Block A and dedicating street Right of Way and public areas adjacent to these parcels and following said public hearing makes the following findings of fact:

- A. That the application for the proposed Class S-1 subdivision is complete.
- B. That the application for the proposed resubdivision complies with the specific requirements of Chapter 16, "Zoning," of the Town of Dillon Municipal Code.
- C. That the application for the proposed resubdivision is in substantial conformance with the Comprehensive Plan.
- D. That the resubdivision plat creates Lots SW-1, SW-2, SW-3, SE-1, SE-2, SE-3 and SE-4 and dedicates Town Right of Way as shown on the plat titled "*DILLON EAST LABONTE LOTS, A RESUBDIVISION OF A PORTION OF THE OPEN AREA AND A PORTION OF THE PARKING AREA AND A PORTION OF THE PUBLIC AREA, CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON, THE THIRD RESUBDIVISION OF BLOCK 'A', TOWN OF DILLON, SUMMIT COUNTY, COLORADO,*" dated 07/28/2015 and prepared by Range West, Inc.
- E. That the resubdivision plat creates Lots NE-1, NW-1, NW-2 and NW-3 and dedicates Town Right of Way and public areas adjacent to these parcels as shown on the plat titled "*DILLON MAIN STREET LOTS, A RESUBDIVISION OF A PORTION OF THE OPEN AREA, A PORTION OF PUBLIC AREA AND A PORTION OF THE PARKING AREA, CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON, THE THIRD RESUBDIVISION OF BLOCK 'A', TOWN OF DILLON, SUMMIT COUNTY, COLORADO,*" dated 07/28/2015 and prepared by Range West, Inc.

Section 2. That the Planning and Zoning Commission of the Town of Dillon hereby recommends to the Town Council of the Town of Dillon the approval of the resubdivision of Lot C and portions of the Public Area, Parking Area and Open Area in Block A, New Town of Dillon subdivision, for the purpose of creating new parcels, to be called Lots SW-1, SW-2, SW-3, SE-1, SE-2, SE-3, SE-4, NE-1, NW-1, NW-2 and NW-3, Block A and dedicating street Right of Way and public areas adjacent to these parcels.

**APPROVED AND ADOPTED THIS 2<sup>ND</sup> DAY OF NOVEMBER, 2016 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.**

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

By: \_\_\_\_\_  
Nathan Nosari, Chairperson

ATTEST:

By: \_\_\_\_\_  
Corrie Woloshan, Secretary to the Commission