

RESOLUTION 89 - 9

SERIES OF 1989

RESOLUTION FROM THE TOWN OF AVON PLANNING AND ZONING COMMISSION RECOMMENDING THE AVON TOWN COUNCIL APPROVE AN AMENDMENT TO AVON TOWN COUNCIL RESOLUTION 88 - 27, DELETING CONDITION NO. 1, "RESIDENTIAL USE IS RESTRICTED TO A TENANT BUSINESS OF THE WOLFF WAREHOUSE, LOT 23, BLOCK 1, BENCHMARK AT BEAVER CREEK SUBDIVISION."

WHEREAS, Henry and Ester Wolff, owners of Lot 23, Block 1, Benchmark at Beaver Creek, have requested the approval of an amendment to Avon Town Council Resolution 88 - 27, which would delete condition No. 1, "Residential use is restricted to employees of the tenant business of the Wolff Warehouse, Lot 23, Block 1, Benchmark at Beaver Creek", in order to allow for an onsite building manager; and

WHEREAS, a residential use in connection with a business is allowed as a Special Review Use in the IC (Industrial Commercial) Zone District; and

WHEREAS, the Planning and Zoning Commission has held a public hearing and has determined that the proposed use:

1. Otherwise complies with all requirements imposed by the Zoning Code; and
2. Is consistent with the objectives and purposes of the Zoning Code; and
3. Is deemed compatible with surrounding land uses and uses in the area.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF AVON, COLORADO, THAT:

The Planning and Zoning Commission hereby approves and recommends the Town Council of the Town of Avon, Colorado approve the amendment to the Avon Town Council Resolution 88 - 27, which would delete the condition that states, "1. Residential use is restricted to employees of the tenant business of the Wolff Warehouse, Lot 23, Block 11, Benchmark at Beaver Creek.", subject to:

1. Use of the residential unit be restricted to the employee of the landlord and no subletting of that apartment is allowed.
2. That young children between the ages of 2 and 10 be prohibited from living on site because of the proximity of the traffic and hazards.
3. That this Special Review Use be reviewed the first meeting of February 1990.

APPROVED THIS 20<sup>th</sup> DAY OF June, 1989.

Denise Hill  
Denise Hill, Secretary

Frank Doll  
Frank Doll, Chairman