

RESOLUTION NO. PZ 01-23
Series of 2023

**A RESOLUTION APPROVING A MASTER SIGN PLAN AMENDMENT
FOR THE MULTI-TENANT BUILDING LOCATED AT 701 E. ANEMONE
TRAIL.**

WHEREAS, the Planning and Zoning Commission for the Town of Dillon (“**Commission**”) has received an application from Brent Ford, Pioneer Sports (“**Applicant**”) for an amendment to the Master Sign Plan (“**Existing Sign Plan**”) approved in connection with the multi-tenant building located at 701 E. Anemone Trail (“**Sign Plan Amendment**”); and

WHEREAS, the Masthead Commercial Condominium Association, Inc. provided approval for Pioneer Sports to submit the application; and

WHEREAS, the Commission reviewed the Sign Plan Amendment on January 18, 2023 at a special meeting; and

WHEREAS, following the review of the Sign Plan Amendment, the Commission has found that the Sign Plan Amendment is generally compatible with the architectural character of the community, and that the proposed individual signs are consistent and of coordinated design, and has thus determined that the Sign Plan Amendment should be approved.

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

Section 1. The Planning and Zoning Commission of the Town of Dillon (“**Commission**”) hereby approves the Master Sign Plan Amendment for the multi-tenant building located at 701 E. Anemone Trail, Dillon, Colorado as shown in Exhibit ‘A’ attached hereto.

**APPROVED AND ADOPTED THIS 18th DAY OF JANUARY, 2023, BY
THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON,
COLORADO.**

TOWN OF DILLON
a Colorado municipal corporation

By: _____
Alison Johnston, Chairperson

ATTEST:

Michelle Haynes, Secretary

Exhibit 'A'
Master Sign Plan
701 E. Anemone Trail

AMENDMENT APPLICATION FOR THE MASTHEAD BUILDING MASTER SIGN PLAN FOR LOT 3R, RED MOUNTAIN PLAZA, 701 E ANEMONE TRAIL.

Pioneer Sports, owner of the main lower unit in the Red Mountain Plaza Lot 3R at 701 E Anemone trail, is requesting approval of an amendment to the master sign plan. This is a new business to the unit that replaced illuminated wilderness sports signs with illuminated pioneer sports signs not knowing that the building master sign plan did not include verbiage for illuminated signs. A majority of the verbiage has been changed to be less ambiguous and to match the format suggested by the town for a Master Sign Plan. The building design/elevations page is also new.

Address: 701 E Anemone Tr, Lot 3R

Sign Zone: B

Number of Tenant Units: 3 (A) First Floor (B) Second Floor SE (C) Second Floor NW

Signs within a Master Sign Plan shall have a consistent and coordinated design with a combination of at least two (2) of the following elements: size, shape, materials, letter style and color:

1. **Size:**
 - a. **First Floor (Units 101-105 = 4,250 Sq. ft.):** One or Two signs combined to total 40 sq. ft. on the NE and NW side of the building with an additional 10 sq. ft. sign above the main entrance on the SW side under the front balcony of roof overhang.
 - b. **Second Floor SE (Units 202-203 = 2,482 Sq. ft.):** One or Two signs combined to total 30 sq. ft. mounted on the hand railing of the second floor on the SW and NE side of the building.
 - c. **Second Floor NW (Unit 201 = 2,147 Sq. ft.):** One or Two signs combined to total 30 sq. ft. mounted on the hand railing of the second floor on the SW and NE side of the building.
 - d. 110 sq. ft. maximum building signage.
2. **Shape:** All sign outlines will be rectangular
3. **Materials:** Materials can range from Wood, HDU, Metal, Polyurethane, & vinyl.
4. **Letter Style:** Dependent on business letter style/logo
5. **Color:** All signs will contain white, blue or black

Raceways: if used, will be painted to match the building.

Sign Lighting:

1. Signs on the SW side of the building will be lit with gooseneck light fixtures for a consistent look from the front/parking area.
2. Signs on the NW and NE side of the building can be lit by either goose neck lights or internally illuminated LEDs.
3. Internally lit signs shall not be so bright as to cause a hazard for passing motorists.
4. All internally lit signs must receive an electrical permit from the summit county building department who can be reached at (970) 668-3170.

Design Standards / Common Elements:

1. Shape: Rectangular
2. Color: White, Blue, Black

Total number of signs permitted: 7 building signs

Sign Band Locations: Attachment 1

Freestanding Business Area Directory Sign:

- a. There exists a Business Area Directory (B.A.D) sign which is a shared sign for the entire Red Mountain Plaza consisting of 4 buildings, the sign is located at the corner of E Anemone tr & Highway 6.
- b. Permits for sign panels in the B.A.D are issued once the property owner approves the sign panel and an application is submitted to the Town for review.
- c. For the Masthead building on lot 3R, 2 panels are currently used in the top right of the two-sided sign totaling 16 sq. ft. per side. The top right panel is currently designated for the First-Floor tenant and measures 4' X 28" per side. The next panel down is currently designated for the Second-Floor SE tenant and measures 4' X 20" per side.

B.A.D sign materials:

1. Acrylic, or similar face material

B.A.D Design Standards/Common Elements:

1. Rectangular sign.
2. Sign Materials

B.A.D lighting:

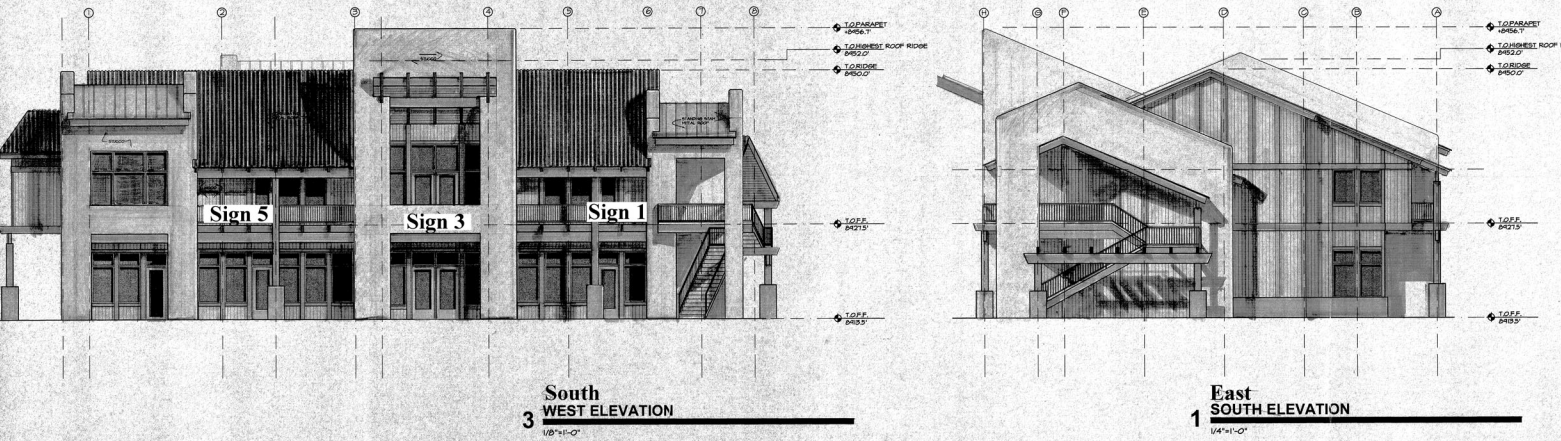
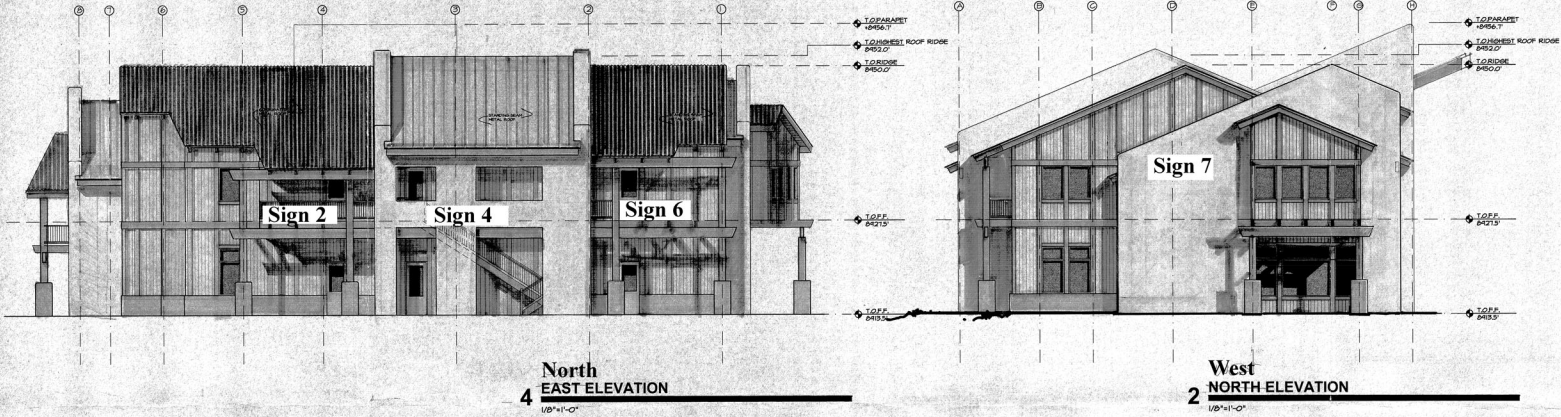
1. internal illumination with LEDs.

Building sign schedule

Sign Band	Unit Designation
"1" & "2"	Second Fl SE
"3" & "4"	First Fl
"5" & "6"	Second Fl NW

Building sign schedule

Sign Band	Unit Designation
"7"	First Fl



117 MAIN STREET SUITE 1000
 1125 BROAD STREET
 EDWARDS, CO 81632
 970.261.0122
 INFO@R2ARCH.COM

MASTHEAD COMMERCIAL BUILDING
 LOT 2, RED MOUNTAIN PLAZA, DILLON, COLORADO

STAMP OF RECORD:

JOB #: 02180
 ISSUE DATE:
 PREPARED BY: