

LEGAL DESCRIPTION

THE "UPTOWN 240" PUD DEVELOPMENT PLAN INCLUDES TWO PARCELS OF LAND LOCATED IN THE TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF COLORADO. THE REAL PROPERTY LOCATED AT 186 W. BUFFALO STREET, MORE SPECIFICALLY DESCRIBED AS LOT 1G, BLOCK B, NEW TOWN OF DILLON SUBDIVISION AS RECORDED ON MARCH 19, 1962 IN THE OFFICE OF THE SUMMIT COUNTY CLERK & RECORDER AS RECEPTION NO. 94749; AND THE REAL PROPERTY LOCATED AT 240 LAKE DILLON DRIVE, MORE SPECIFICALLY DESCRIBED AS ALPINE LAKE LODGE PUD, ACCORDING TO THE PLAT RECORDED JULY 17, 2008 IN THE OFFICE OF THE SUMMIT COUNTY CLERK & RECORDER AS RECEPTION NO. 892579.

ALLOWED USES:

THE "UPTOWN 240" PUD DEVELOPMENT PLAN IS APPROVED WITH EIGHTY (80) RESIDENTIAL CONDOMINIUM UNITS AND ASSOCIATED PARKING, A RESTAURANT USE AND ASSOCIATED PARKING, AND RESIDENTIAL COMMON ELEMENTS INCLUDING A PRIVATE FITNESS CENTER AND A COMMUNITY ROOM.

ALLOWED BUILDING HEIGHT:

THE PUD DEVELOPMENT PLAN IS APPROVED WITH A BUILDING HEIGHT OF SIXTY (60) FEET (WITH AN ADDITIONAL EIGHT (8) FEET AVAILABLE FOR NON-INHABITABLE ARCHITECTURAL AND MECHANICAL HEIGHT IN ACCORDANCE WITH THE DEFINITION OF BUILDING HEIGHT IN THE DILLON MUNICIPAL CODE). THE MAXIMUM ELEVATION APPROVED IS 9,159 FEET.

AFFORDABLE HOUSING COMPONENT:

THE PUD DEVELOPMENT PLAN IS APPROVED WITH NINE (9) FOR SALE DEED RESTRICTED CONDOMINIUM UNITS. THESE UNITS SHALL BE DEED RESTRICTED FOR RESIDENTS THAT RESIDE AND WORK IN SUMMIT COUNTY A MINIMUM OF 30 HOURS PER WEEK.

YARDS (SETBACKS):

THE MINIMUM YARDS (SETBACKS) ALLOWED FOR THIS PROJECT ARE AS FOLLOWS:
LAKE DILLON DRIVE=0'
BUFFALO STREET=0'
40' RIGHT-OF-WAY (NORTH)=10'
ALL OTHER PROPERTY LINES=10'

ARCHITECTURE:

THE ARCHITECTURE AS SHOWN ON THE ATTACHED PLANS IS APPROVED AND HAS BEEN DETERMINED TO CONFORM WITH THE TOWN OF DILLON'S ARCHITECTURAL GUIDELINES.

LANDSCAPING:

THE LANDSCAPING PROVIDED FOR THIS DEVELOPMENT SHALL BE PROVIDED IN CONFORMANCE WITH THE GENERAL INTENT OF THE PLAN SHOWN ON SHEET 18.

RESIDENTIAL PARKING PROVIDED:

143 PARKING SPACES ARE REQUIRED FOR THE RESIDENTIAL USES. THESE PARKING SPACES SHALL BE DISTINCT AND SEPARATE FROM THE COMMERCIAL PARKING AND SHALL BE SIGNED OR SEPARATED BY A GATE FROM THE COMMERCIAL PARKING SPACES.

COMMERCIAL PARKING PROVIDED:

40 PARKING SPACES ARE REQUIRED FOR THE RESTAURANT UNIT. 32 PARKING SPACES ARE PROVIDED ONSITE. THE OTHER 8 PARKING SPACES WILL EACH BE ASSESSED THE "PER DEFICIENT SPACE" FEE SET FORTH IN THE THE CORE AREA ZONE DISTRICT.

TOTAL PARKING AND COMPACT PARKING:

A TOTAL OF 175 PARKING SPACES WILL BE PROVIDED ON-SITE. OF THESE 35 WILL BE COMPACT SPACES WITH DIMENSIONS NO SMALLER THAN 8' WIDE X 15' LONG.

ON-SITE PARKING USE RESTRICTIONS:

THE RESIDENTIAL AND COMMERCIAL PARKING SPACES LOCATED ONSITE MAY NOT BE USED FOR THE STORAGE OF ANY VEHICLE OR NON-VEHICLE ITEMS, INCLUDING, BUT NOT LIMITED TO STORAGE SHEDS, TRAILERS, BOATS, KAYAKS, ATVS OR RECREATIONAL EQUIPMENT, CONSTRUCTION EQUIPMENT OR ANY OTHER VEHICLE OR NON-VEHICLE ITEMS. THIS PARKING SPACE USE RESTRICTION MUST BE INCLUDED IN ALL OWNERSHIP ASSOCIATION DOCUMENTS CREATED FOR THE DEVELOPMENT. ALL OWNERSHIP ASSOCIATION DOCUMENTS CREATED FOR THE DEVELOPMENT SHALL BE PRESENTED TO THE TOWN UPON THEIR ADOPTION, BUT NO LATER THAN THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE DEVELOPMENT.

UPTOWN 240 PUD Development Plan 240 Lake Dillon Drive Town of Dillon, Colorado Town of Dillon Ordinance 01-18, Series of 2018

HEATED PAVEMENTS (SNOW MELT SYSTEMS):

THE "UPTOWN 240" PUD DEVELOPMENT SHALL PROVIDE A HEATED SNOW MELT SYSTEM UNDER THE SIDEWALK, PAVEMENT AND 3' CONCRETE VALLEY PAN ON THE NORTH SIDE OF THE BUILDING BETWEEN THE BUILDING AND THE ASPHALT PAVEMENT.

ALL DRIVEWAYS THAT EXCEED 10% IN LONGITUDINAL GRADE, SHALL HAVE A SNOW MELT SYSTEM.

HEATED AREAS DO NOT NEED TO PROVIDE ONSITE SNOW STORAGE AREAS.

THE DEVELOPER SHALL INSTALL AN ADEQUATELY SIZED SNOWMELT SYSTEM BENEATH THESE PARKING SPACES. ALL SNOWMELT MECHANICAL EQUIPMENT AND BOILERS MUST BE CONTAINED WITHIN A BUILDING OR ONSITE WITHIN AN ENCLOSURE CREATED BY A 6' HIGH WOOD PRIVACY FENCE.

ALLOWABLE PARKING DESIGN STANDARDS:

BACKING INTO THE RIGHT-OF-WAY: THE FIFTEEN (15) SPACES LOCATED ADJACENT TO THE 40' RIGHT-OF-WAY LOCATED ALONG THE NORTH SIDE OF THE BUILDING AS SHOWN ON THE SITE PLAN AND THE DEVELOPMENT PLANS, ARE ALLOWED TO BACK INTO THE 40' RIGHT-OF-WAY DUE TO THE LOW TRAFFIC VOLUME NATURE OF THIS UNNAMED DEAD END RIGHT-OF-WAY. THE DEVELOPER SHALL INSTALL AN ADEQUATELY SIZED SNOWMELT SYSTEM BETWEEN THE PARKING SPACES AND THE EDGE OF ASPHALT OF THE 24' PUBLIC DRIVEWAY LOCATED WITHIN THE 40' RIGHT-OF-WAY. THE SNOWMELT SYSTEM SHALL EXTEND INTO AND BENEATH THE CONCRETE PAN LOCATED ALONG THE SOUTH SIDE OF THE 24' ASPHALT ROADWAY.

PARKING GARAGE RAMP GRADES: THE LONGITUDINAL RAMP GRADES OF THE PARKING GARAGE RAMPS MAY BE CONSTRUCTED UP TO A MAXIMUM OF A TWENTY PERCENT GRADE (20%). THE PARKING GARAGE RAMPS THAT ARE EXTERNAL TO THE BUILDING SHALL BE EQUIPPED WITH AN ADEQUATELY SIZED SNOWMELT SYSTEM. ALL SNOWMELT MECHANICAL EQUIPMENT AND BOILERS MUST BE CONTAINED WITHIN THE BUILDING.

PARKING GARAGE RAMP WIDTH: THE PARKING GARAGE RAMPS SHALL HAVE A MINIMUM WIDTH OF 20' (TWENTY FEET).

ALLOWED SIGNAGE:

A MASTER SIGNED PLAN MUST BE PREPARED AND APPROVED BY THE TOWN OF DILLON PURSUANT TO THE TOWN OF DILLON MUNICIPAL CODE. THE PROJECT IS ALLOWED THE FOLLOWING SIGNAGE:

ONE (1) BUILDING IDENTIFICATION SIGN ALONG THE LAKE DILLON DRIVE SIDE OF THE BUILDING THAT SHALL NOT EXCEED FORTY (40) SQUARE FEET.

ONE (1) BUILDING IDENTIFICATION SIGN ALONG THE W. BUFFALO STREET SIDE OF THE BUILDING THAT SHALL NOT EXCEED ONE HUNDRED AND TWENTY (120) SQUARE FEET.

THE RESTAURANT UNIT SHALL BE ALLOWED TWO (2) SIXTY (60) SQUARE FOOT SIGNS. ONE SIGN SHALL BE ALLOWED ON THE WEST BUFFALO STREET SIDE OF THE RESTAURANT AND THE OTHER SIGN SHALL BE ALLOWED ON THE LAKE DILLON DRIVE SIDE OF THE RESTAURANT. THESE SIGNS MAY BE INCORPORATED INTO AN AWNING DESIGN OVER THE RESTAURANT WINDOWS.

P.U.D. PAGE NUM	SHEET TITLE
1	PUD Development Plan Cover
2	Architect's Cover Sheet (A031A)
3	Uptown 240 Rendering (PUD 100)
4	Overall Plan - Level 1 (PUD 101)
5	Overall Plan - Level 2 (PUD 102)
6	Overall Plan - Level 3 (PUD 103)
7	Overall Plan - Level 4-6 (PUD 104)
8	Elevations (PUD 201)
9	Elevations (PUD 202)
10	Elevations (PUD 203)
11	Exterior Materials (PUD 301)
12	Civil Cover Sheet (C-1)
13	Existing Conditions (C-2)
14	Site Plan (C-3)
15	Grading and Drainage Plan (C-4)
16	Utilities Plan (C-5)
17	Erosion Control Plan (C-6)
18	Conceptual Landscape Plan (L1)

PLANNING COMMISSION CERTIFICATE

THIS LEVEL IV DEVELOPMENT APPLICATION FOR THE "UPTOWN 240" PUD DEVELOPMENT PLAN WAS REVIEWED BY THE TOWN OF DILLON PLANNING COMMISSION AT THE REGULAR MEETING HELD ON MARCH 7, 2018.

CHAIRPERSON DATE

TOWN COUNCIL APPROVAL CERTIFICATE

THIS PUD DEVELOPMENT PLAN IS TO BE KNOWN AS THE "UPTOWN 240" AND WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 01-18, SERIES OF 2018 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE TOWN OF COUNCIL OF THE TOWN OF DILLON, COLORADO, HELD ON _____, ____ 2018.

KEVIN BURNS, MAYOR DATE

ATTEST: _____

JO-ANNE TYSON, MMC, TOWN CLERK DATE

PROPERTY OWNER APPROVAL CERTIFICATE

BY SIGNING THIS PUD DEVELOPMENT PLAN, THE PROPERTY OWNERS ACKNOWLEDGE AND ACCEPT ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

OWNER:

IVANO D. OTTOBORGO, OWNER GINA A. OTTOBORGO, OWNER

STATE OF COLORADO)
)ss.
COUNTY OF SUMMIT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, A.D. BY IVANO D. OTTOBORGO AND GINA A. OTTOBORGO.

by: _____
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

**OWNER:
LES PROPERTIES, LLC**

ERIC ST. GERMAIN, MANAGING MEMBER

STATE OF COLORADO)
)ss.
COUNTY OF SUMMIT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, A.D. BY ERIC ST. GERMAIN, MANAGING MEMBER OF LES PROPERTIES, LLC.

by: _____
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

**OWNER:
NOTE ACQUISITIONS, INC.**

JOHN C. GAZZO, MANAGING DIRECTOR

STATE OF COLORADO)
)ss.
COUNTY OF SUMMIT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, A.D. BY JOHN C. GAZZO, MANAGING DIRECTOR OF NOTE ACQUISITIONS, INC.

by: _____
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
)ss.
COUNTY OF SUMMIT)

I HEREBY CERTIFY THAT THIS PUD ZONING MAP WAS FILED IN MY OFFICE AT _____O'CLOCK, ON THIS ____ DAY OF ____, 2018 A.D. AND RECORDED AT RECEPTION NUMBER _____.

SUMMIT COUNTY CLERK & RECORDER