

April 27, 2018

Town of Dillon Planning and Zoning Commission
275 Lake Dillon Drive
Dillon, CO 80435

Attention Town of Dillon Planning and Zoning Commission;

The homeowner, Jeff Kistler, of 34 Crown Ct. Dillon, CO 80435 would like to build a modest wood deck on his townhome at the above-mentioned address. Jason Staberg of Ptarmigan Mountain Services has been contracted to do the work if approved by the commission and Town Council.

The homeowner began the process by inquiring with the Lookout Ridge Townhomes Board president, Chip Lambert, and the property management representative, John Murtha of Wildernest HOA. After discussion of the location and size of the proposed deck, the homeowner obtained approval to seek design and pricing for the deck addition. The Board provided in writing its requirements for what would be approved by the HOA. The major stipulations included; the deck must match the existing second story decks in the complex in construction style, size and stain. The existing decks are no larger than 10'x10' and the stain color and manufacturer was provided. A design and price was agreed upon between the homeowner and contractor and the process for the approval of the Level III development permit with the Town of Dillon began.

Jeff Kistler is asking to have a 10' x 10' square deck with a standard railing, be built off of the back of his townhome. The deck would be built to match an existing deck, in aesthetics and materials, that is on the same elevation of his complex, one unit to the northeast. Photos of the existing deck have been included. To complete this project the existing window will be removed and a standard sliding patio door will be installed. This door will also match in finish and manufacturer the existing patio doors in the complex. Additionally, a Dark Sky compliant wall mounted fixture and GFCI receptacle will be installed on the exterior of the unit. Both fixture and receptacle will match the existing units of the complex.