

**PLANNING AND ZONING COMMISSION ACTION ITEM
STAFF SUMMARY
DECEMBER 5, 2018 PLANNING AND ZONING COMMISSION MEETING**

DATE: November 28, 2018

AGENDA ITEM NUMBER: 7

ACTION TO BE CONSIDERED:

Consideration of Resolution No. PZ 20-18, Series of 2018.

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING INDIVIDUAL SIGN APPLICATIONS FOR THREE BUILDING SIGNS ON THE CHRISTY SPORTS BUILDING LOCATED AT 817 U.S. HIGHWAY; AND, SETTING FORTH DETAILS IN RELATION THERETO.

SUMMARY:

Signdealz (“**Applicant**”) has submitted three (3) applications for individual building signs for the new Christy Sports building located at 817 US Highway 6. Since this building has a single tenant, a master sign plan was not required for the building, so each sign then needs to be approved by the planning and zoning commission.

PUD APPROVAL:

The Christy Sports Planned Unit Development (PUD) was approved by the Dillon Town Council on October 3rd, 2017 by the passing of Resolution 53-17, Series of 2017. The PUD was recommended for approval by the Town of Dillon Planning and Zoning Commission on September 1st, 2017 by the passing of Resolution PZ 10-17, Series of 2017.

PUD SIGN CRITERIA:

The new Christy Sports building is located within Sign Zone B. The sign submittal package is attached for reference and each sign is constructed with individual internally lit letters. The Christy Sports PUD modified the requirements of Sign Zone ‘B’ to allow three signs as follows:

Sign Number	Location	Allowable Sign Area Per the approved PUD	Proposed Sign Area
Sign 1	North Elevation (Highway 6 Side)	35 sf	31.4 sf
Sign 2	West Elevation (W. Anemone Trail Side)	85 sf	83.4 sf
Sign 3	East Elevation (Parking Lot Side)	75 sf	68.3 sf
	TOTALS	195 sf	183.1 sf



**Proposed Signage
as seen from the Northwest**



**Proposed Signage
as seen from the Northeast**

ANALYSIS:

The proposed (3) individual building signs will be installed in the locations and configurations approved in the Christy Sports PUD, and therefore the proposal meets the quantity and dimensional requirements established in the PUD approval.

The three signs total 183.1 square feet, which is 94% of the approved PUD sign area of 195 square feet.

Town staff recommends approval of the three individual sign permits.

ACTION REQUESTED: Motion, Second, Roll Call Vote.

Resolutions require the affirmative vote of a majority of the members present.

STAFF MEMBER RESPONSIBLE: Dan Burroughs, Town of Dillon

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RESOLUTION NO. PZ 20-18
Series of 2018

A RESOLUTION APPROVING AN APPLICATION FOR THREE PERMITS FOR BUILDING SIGNS PROPOSED FOR MOUNTING ON THE CHRISTY SPORTS BUILDING.

WHEREAS, Sec. 16-11-70 of the Dillon Municipal Code of the Town of Dillon (“**Town Code**”) requires that Class I Sign Permits be reviewed and approved by the Planning and Zoning Commission for each individual sign to be permanently mounted on a single tenant building; and

WHEREAS, the Christy Sports Planned Unit Development (“**Christy Sports PUD**”), approved October 3rd, 2017, by Town Council Resolution 53-17, approved the installation of three permanent individual signs on the Christy Sports building located at 817 U.S. Highway 6 (“**Christy Sports Building**”), totaling a maximum combined area of 195 square feet, and dictated their locations, proportions, lengths and maximum sign areas; and

WHEREAS, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) has received an application for three separate permanent signs to be mounted on the Christy Sports Building (the “**Application**”); and

WHEREAS, the Planning Commission has determined that the Application is complete; and

WHEREAS, the Planning and Zoning Commission reviewed the Application on December 5th, 2018 at the regularly scheduled meeting; and

WHEREAS, the applicant has demonstrated that the three proposed individual signs meets the requirements set forth in Section 16 of the Town Code and in the Christy Sports PUD; and

WHEREAS, following the review of the Application, the Planning Commission has made certain findings of fact regarding the Application and has determined that certain conditions which are reasonable and necessary to and relate to impacts created by the development should attach to the approval of the Application.

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

Section 1. That the Planning Commission, reviewed the Application for three (3) individual sign permits on December 5th, 2018, and following said review makes the following findings of fact:

- A. That the Application is complete.

- B. That the Application is in conformance with the signage locations, proportions, dimensions and maximum sign areas established by the Christy Sports PUD.
- C. That the Application meets the remaining applicable Town of Dillon Municipal Code requirements that were not amended by the Christy Sports PUD.

Section 2. That the Planning and Zoning Commission of the Town of Dillon does hereby approve the Class I sign permit for permanent individual Sign #1 located on the north elevation of the Christy Sports building, as depicted in Exhibit “A”.

Section 3. That the Planning and Zoning Commission of the Town of Dillon does hereby approve the Class I sign permit for permanent individual Sign #2 located on the west elevation of the Christy Sports building, as depicted in Exhibit “A”.

Section 4. That the Planning and Zoning Commission of the Town of Dillon does hereby approve the Class I sign permit for permanent individual Sign #3 located on the east elevation of the Christy Sports building, as depicted in Exhibit “A”.

Section 5. That the Town Manager may approve additional minor changes to the Application that do not change the character or intent of the Application as approved by this resolution.

APPROVED AND ADOPTED THIS 5th DAY OF DECEMBER 2018 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.

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

By: _____
_____, Chairperson

ATTEST:

By: _____
Kelly Stevens, Secretary to the Commission



817 Dillon Rd, Dillon CO 80435

REVISED 11/28/18

WHAT MAKES SIGNDEALZ BETTER ?

Signdealz Corporation History

In 2011, William Hayes, owner of Signdealz invented a new approach to manufacturing custom electric and architectural signage using a cloud network of sign professionals. We believe that our strength lies within our network of independent contractors and manufacturers. Signdealz has created a market approach that drives up quality while providing more options, savings, and benefits for our customers.

Options - It's all about options. With our vast network of partners in all fields allows us a nearly infinite level of productive capacity and schedule flexibility.

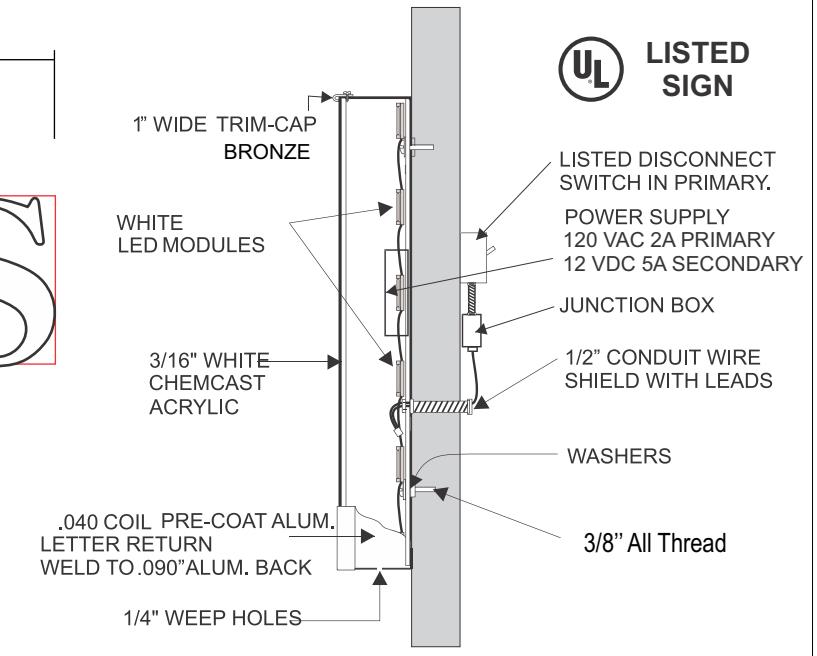
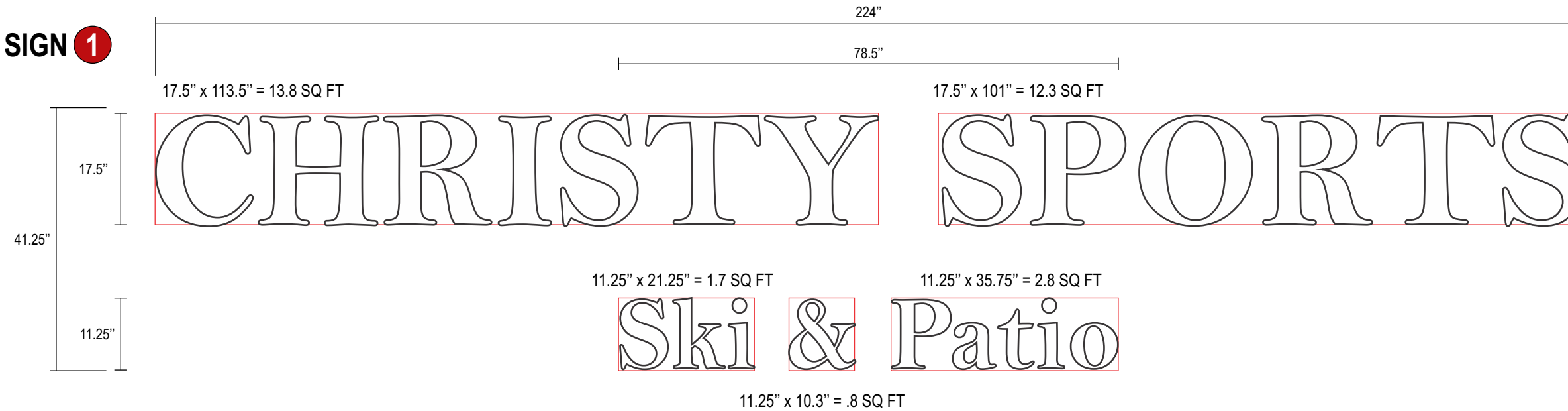
- **Project Management -**
Signdealz takes our market based approach to talent acquisition into the project management field. Our focus is on building the best team possible to deliver a well executed project. It starts with recruiting and qualifying the best independent project managers in the business. Our key strength is in complex problem solving and strategic planning.
- **Permit Processing -**
The key to successful permitting is selecting the correct installation partner who is qualified and won't drop the ball on your permits. Signdealz PM team members know what questions to ask installation partners and also know to look into the past performance of an installation partner to ensure they will get those permits on time.
 - We perform a detailed code review of every job site and all of the municipality code information is loaded into our system built on Salesforce.com.
 - Please Refer to our code review process slideshow for detailed information on our code review training process.
 - Once Code Review is completed we work with our partner to verify what is allowed based on their experience produce initial drawings which are checked with a city planner for accuracy before releasing to the client.
 - Drawings are produced per approved code review.
- **Technology -**
Our project management and CRM platform is built on Salesforce.com. We also utilize Signnow for electronic document management and e-signature capabilities. Our internal file structure and enterprise file system is built on Google Apps, enterprise.
- **Design -**
Signdealz design network is radically different than any sign company in the world. We created our own network of independent design professionals in every discipline. We have access to award winning sign designers, interior designers, print and digital designers, architects, structural engineers and the list goes on. Our proven customer driven process provides more amazing design options with higher customer satisfaction.

- **Fabrication -**
Signdealz uses a qualified network of wholesale manufacturers that compete for your business. This provides more options for our customers and lowers the price of your sign. Every shop is qualified before they enter our shop network. From glass blowers to 100' Pylon Signs, there is no size project Signdealz cannot tackle. Just look at our results. We have over 28 custom sign shops, 18 wholesale channel letter manufacturers, and over 40 other specialized custom sign specialty shops.
- **Installation -**
Choosing good installers is not easy. Using our cloud platform, Signdealz connects our nationwide network of sign installation professionals together giving us unprecedented options for servicing and installing your sign package. We have converged multiple trades into one platform. Electricians, lighting installers, concrete fabrication, digital signage installers, stonemasons, high-rise installations, or just applying window vinyl, we have the team to get it done.



GREAT SIGNS AT GREAT PRICES

SIGN 1



TYPICAL SIDE SECTION DETAIL
NO SCALE

31.4 SQ FT

Fabrication Specs

- 5" Deep remote face lit channel letters
- White acrylic faces
- 1" Bronze trim cap
- 5" Deep aluminum returns painted bronze
- Internally illuminated with white LED's
- Remotely mounted to wall

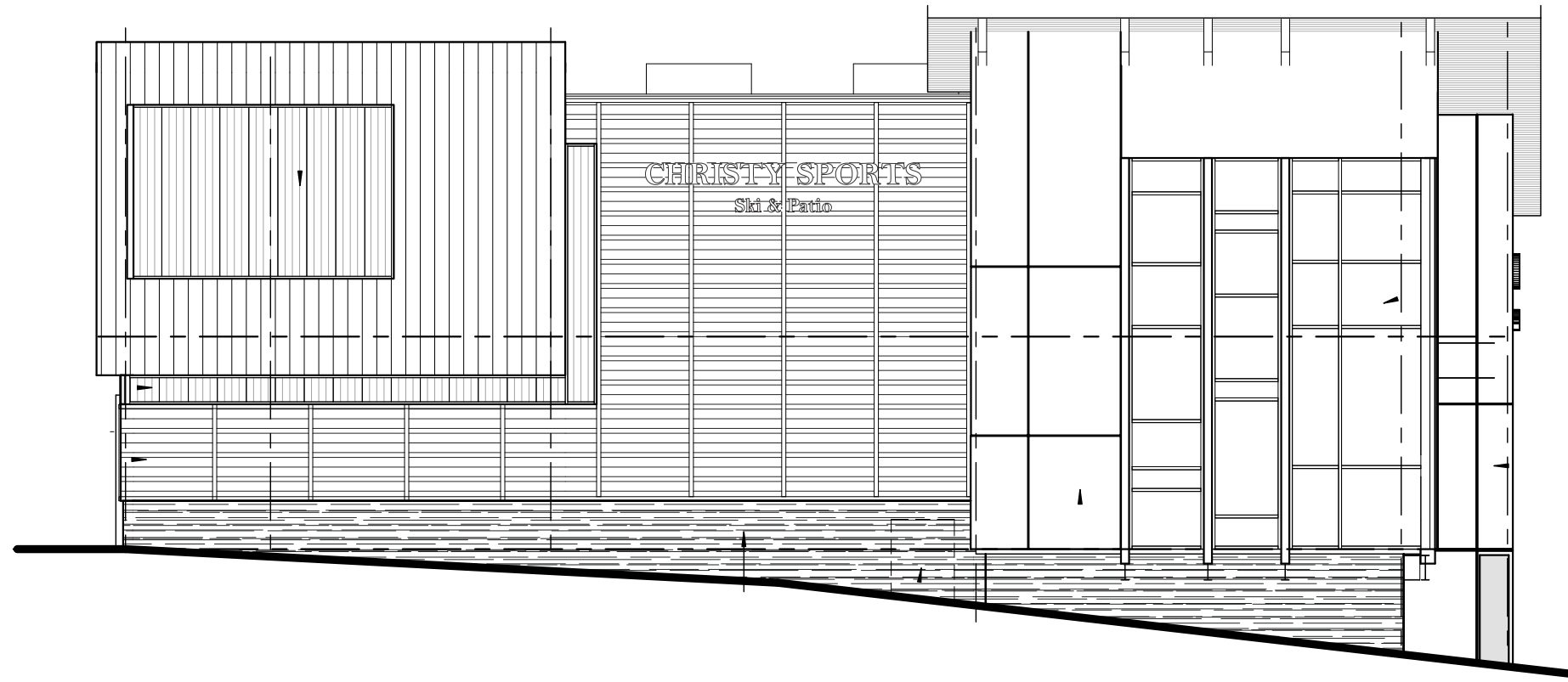


Attachment Method Specifications:

- Hardware Type: 3/8" All Thread
- Hardware Length: 6"
- Approximate Number of fasteners and Position: 5 to 6 per letter

Electrical Specifications:

- Who Makes Electrical Connection: Signdealz - GC
- Power Requirement: 120V/3 AMP
- J-Box/Primary Circuit Location: Interior Wall
- Electrical Whip Location: Center



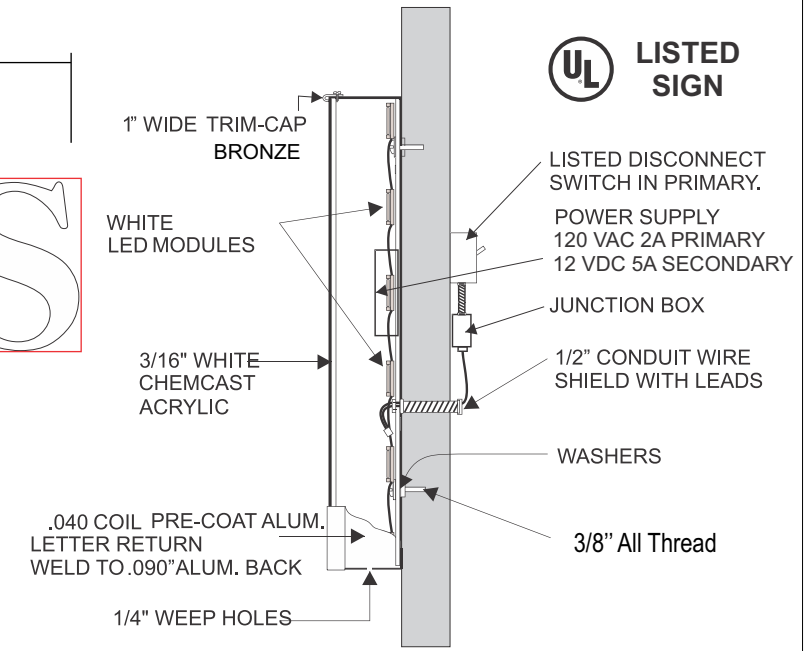
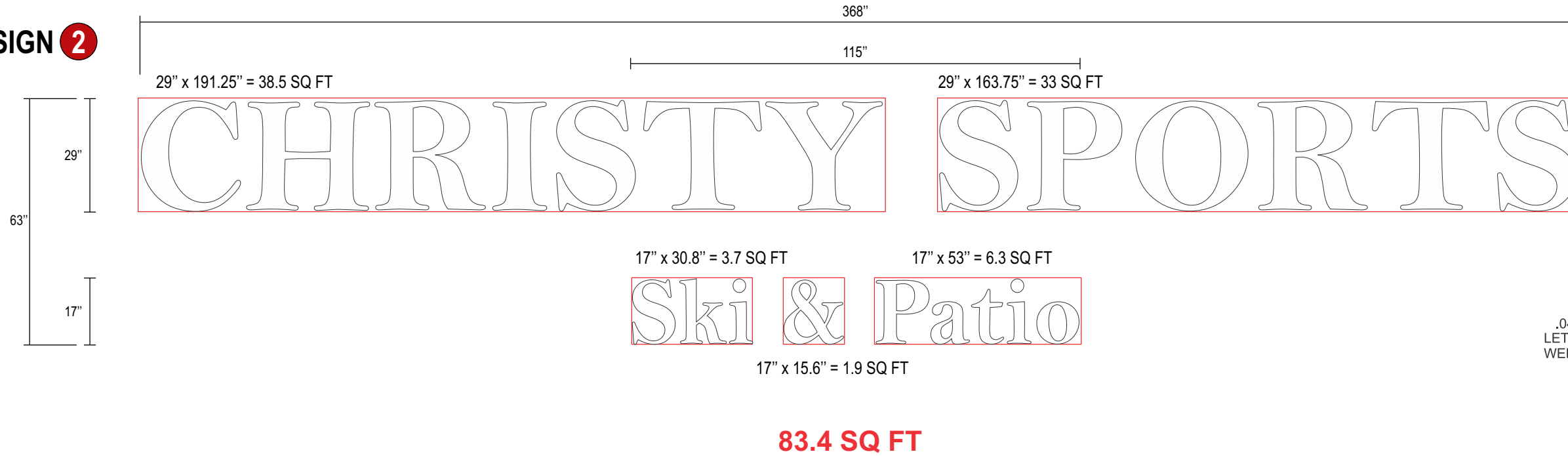
Signdealz
1062 Delaware St
Denver, CO 80204
PHONE: 1-800-405-0686

CUSTOMER NAME:	Christy Sports
PROJECT NAME:	Exterior Signage
LOCATION:	817 Dillon Rd, Dillon CO 80435
OPPORTUNITY / P.O. NO (#):	OP-BH-002497
DATE:	9/27/18
SALES:	BILL HAYES

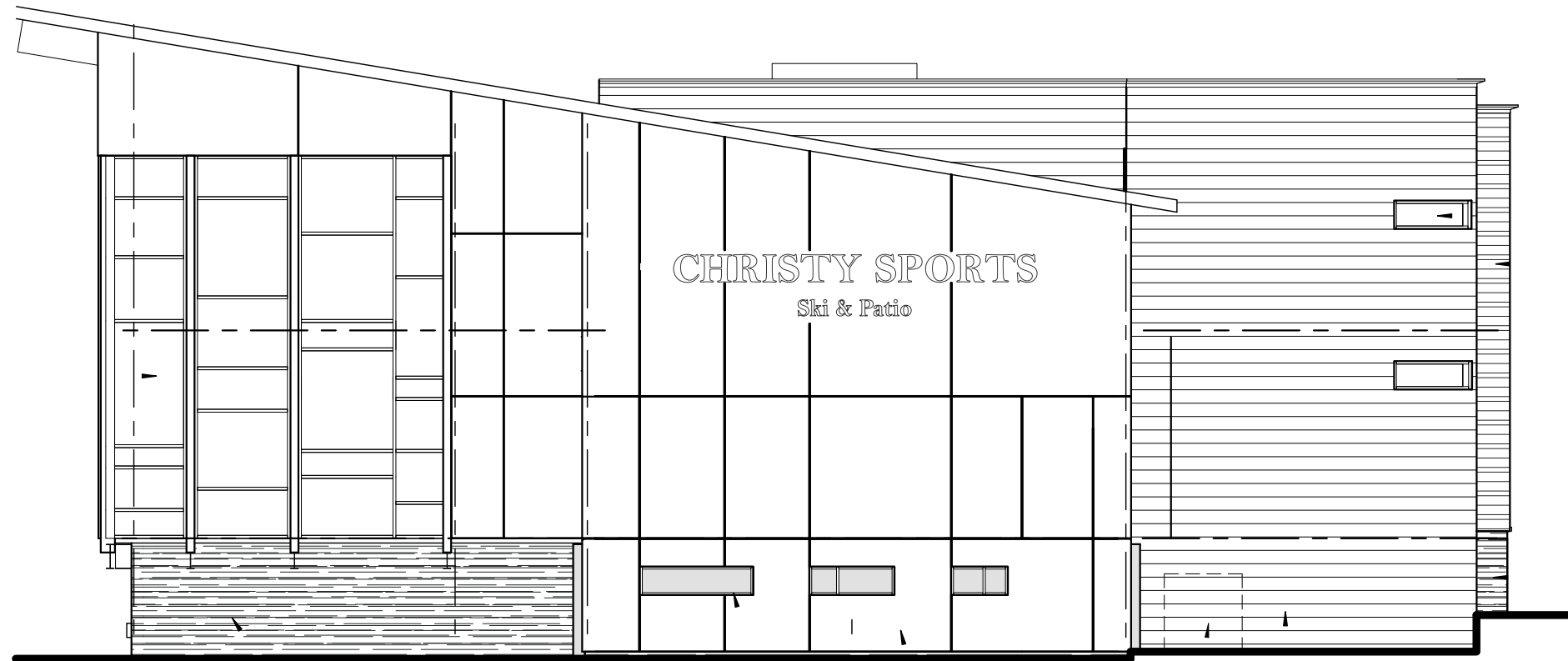
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PAGE 3	
APPROVAL:	Customer Signature (legible)
	(X)
Approval Date:	

INSTALLER NOTES

SIGN 2



TYPICAL SIDE SECTION DETAIL
NO SCALE



Fabrication Specs

- 5" Deep remote face lit channel letters
- White acrylic faces
- 1" Bronze trim cap
- 5" Deep aluminum returns painted bronze
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DESIGNER
TH
PAGE 4

APPROVAL:

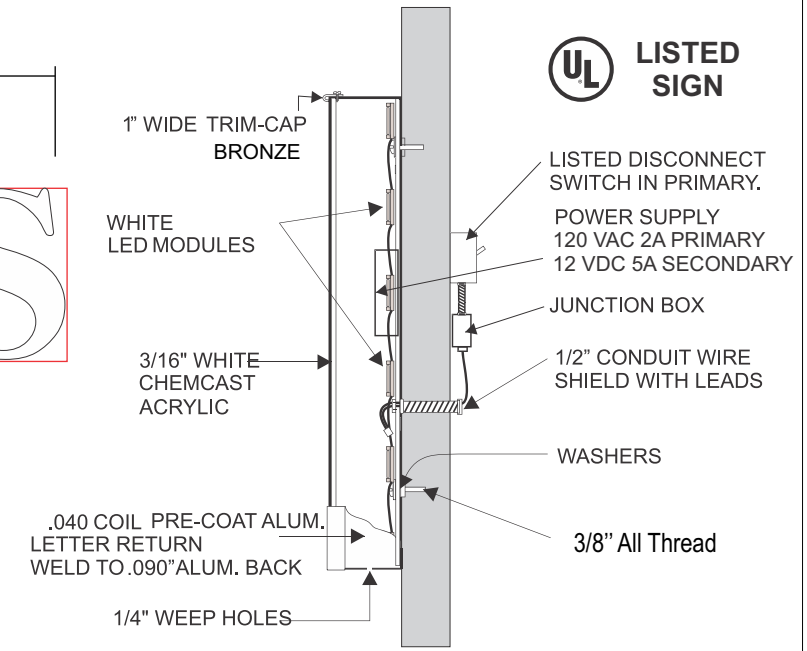
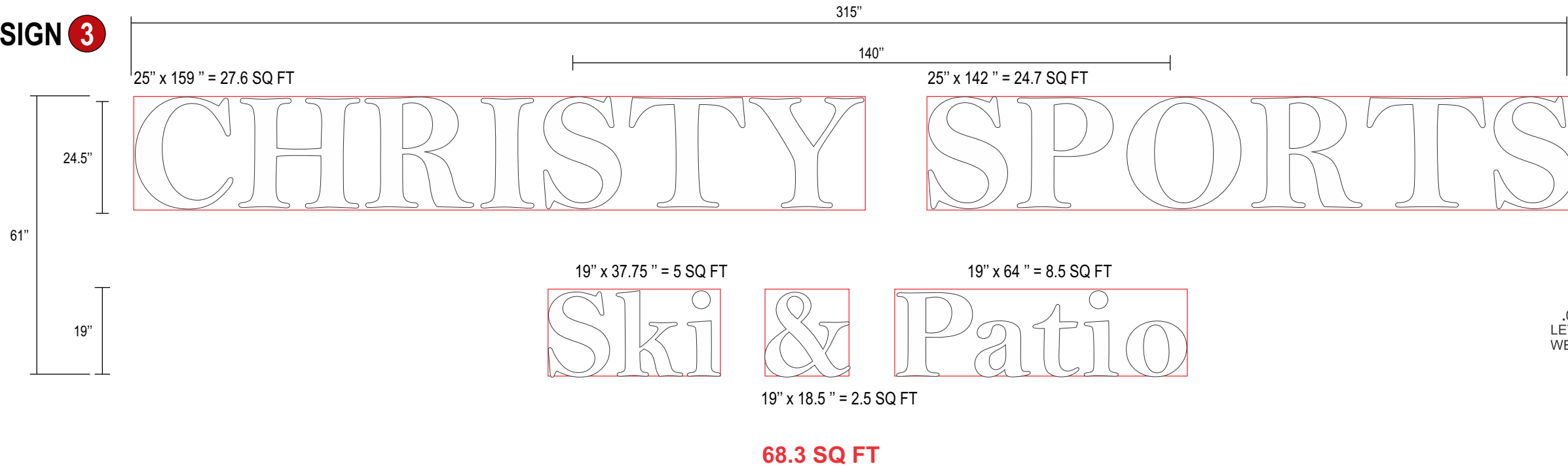
Customer Signature (legible)

(X)

Approval Date:

INSTALLER NOTES

SIGN 3



TYPICAL SIDE SECTION DETAIL
NO SCALE

Fabrication Specs

- 5" Deep remote face lit channel letters
- White acrylic faces
- 1" Bronze trim cap
- 5" Deep aluminum returns painted bronze
- Internally illuminated with white LED's
- Remotely mounted to wall



Attachment Method Specifications:

- Hardware Type: 3/8" All Thread
- Hardware Length: 6"
- Approximate Number of fasteners and Position: 5 to 6 per letter

Electrical Specifications:

- Who Makes Electrical Connection: Signdealz - GC
- Power Requirement: 120V/3 AMP
- J-Box/Primary Circuit Location: Interior Wall
- Electrical Whip Location: Center

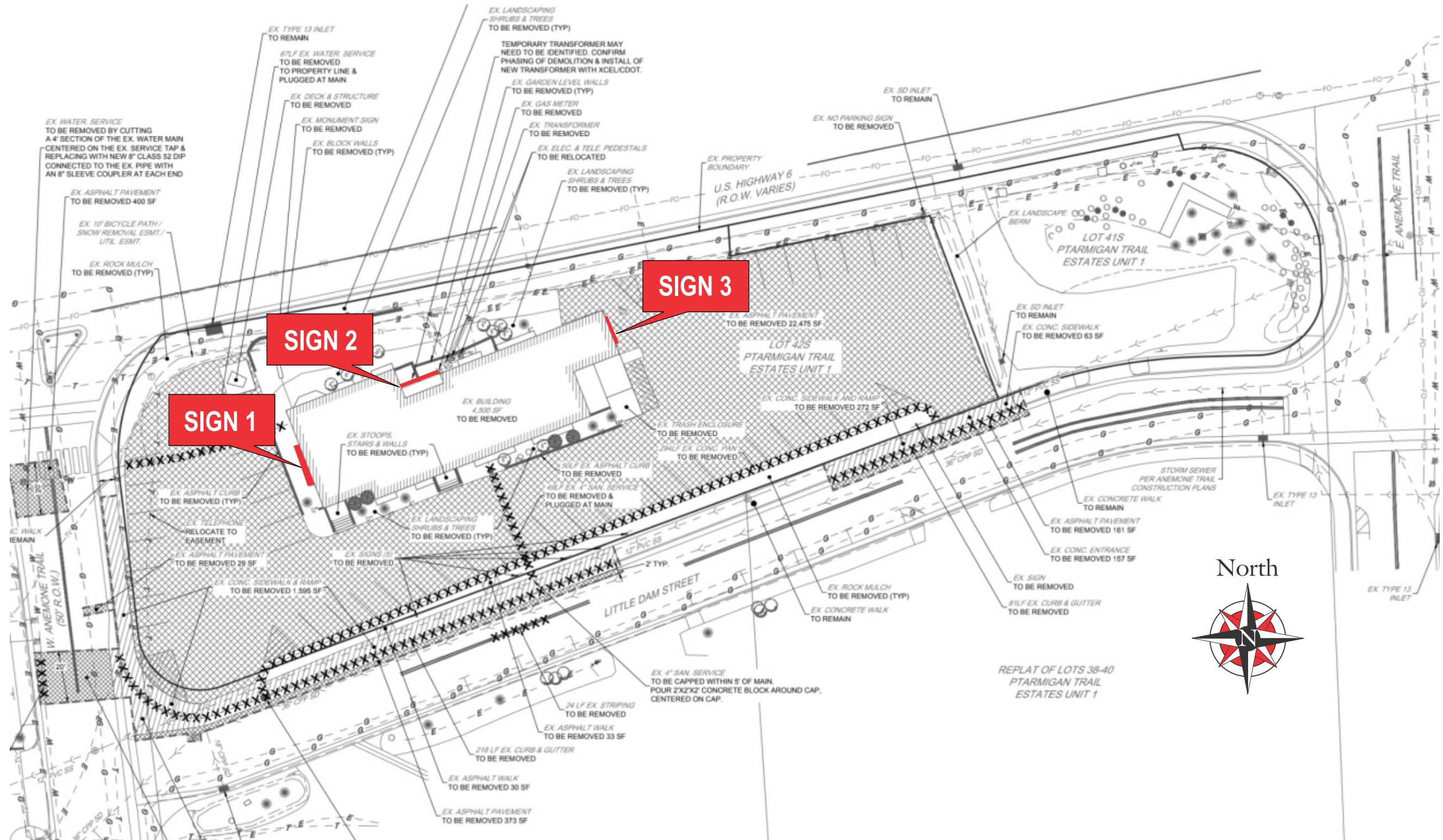


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DESIGNER:	TH
PAGE 5	
APPROVAL:	Customer Signature (legible)
	(X)
Approval Date:	

INSTALLER NOTES



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DESIGNER:
 TH
PAGE 6

APPROVAL:
 Customer Signature (legible)
 (X)
 Approval Date:

INSTALLER NOTES

CUSTOMER (ONLY)

Color Disclaimer Note

By Initialing this Box, Customer **"Agrees"** that He/She **"Approves"** of the following Colors and Materials specifications listed. Customer **"Agrees"** that Signdealz is "not" responsible for Color Accuracy if Physical Samples have "not" been provided. It is the Customers responsibility to Request Physical Samples.

COLORS & MATERIALS



LIGHTING

White LED's

APPROVAL OF COLOR(S) & MATERIAL(S):

Customer Initials Approval Date:

CUSTOMER (ONLY)

Electrical Disclaimer Note:

Unless otherwise Noted in Contract, Electrical "Runs" or Final Electrical Connection Charges are not included. Illuminated Displays are Wired for 120V unless otherwise indicated on Drawing.

Electrical Disclaimer Acknowledgement:

Customer Initials Approval Date:

LANDLORD/MANAGEMENT (ONLY)

Landlord / Mgmt. Approval Required:

As the Manager / Landlord / Homeowners Association Representative / Owner of the above mentioned property, I (we) represent that I (we) have the authority to sign this Approval Authorization and hereby do "Authorize" installation of Outdoor Signage at the above-mentioned address by Signdealz, Inc. of their authorized subcontractor. I (we) have reviewed the Sign Specification package, and "Approve" the modifications to the property listed on the Sign Specifications package.

Landlord / Mgmt. Initials Approval Date:

Landlord / Management:

Print Name:

Address:

Phone:

Email:

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Denver, CO 80204

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CUSTOMER NAME: Christy Sports
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DESIGNER
TH
PAGE 7

APPROVAL:
Customer Signature (legible)

Approval Date:

INSTALLER NOTES