

RESOLUTION NO. PZ 02-24
Series of 20242

A RESOLUTION RECOMMENDING APPROVAL OF A LEVEL IV DEVELOPMENT APPLICATION FOR A PUD SIGN PLAN AT 135 MAIN STREET.

WHEREAS, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) has received a Level IV Development Application from KenJo, LLC (“**Owner**”) for a PUD Sign Plan (“**Application**”) for the La Riva Del Lago commercial condominium building located at 135 Main Street (“**Development**”); and

WHEREAS, because the Applicant proposes signage inconsistent with the Dillon Municipal Code, including the location of freestanding signs, the Application is necessary; and

WHEREAS, the Town Council by Resolution 25-24, Series of 2024 has entered into an Encroachment License Agreement with the Owner for portions of the freestanding signs encroaching into the Main Street Right-of-way; and

WHEREAS, the Town of Dillon encourages economic development to support businesses and the vitality of the community; and

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

WHEREAS, following the required notice, a public hearing on the Application was held on July 10, 2024, before the Planning Commission; and

WHEREAS, following the public hearing, the Planning Commission has made certain findings of fact regarding the Application and has determined that certain conditions that are reasonable and necessary to and relate to impacts created by the development should attach to the Town Council’s 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 on July 10, 2024, following the required notice, the Planning Commission held a public hearing on the Application, and following said public hearing made the following findings of fact:

- A. That the Application is complete.
- B. That the Application is in substantial conformance with the Town of Dillon Comprehensive Plan.
- C. That the Application meets the applicable Dillon Municipal Code (“**Code**”) requirements.

- D. That the Application is compatible with the Core Area zone district.
- E. The Application will not have an adverse impact on the surrounding area, and is compatible with the scale, intensity, and type of land uses located the property and on adjacent property.
- F. The proposed benefits of the Application offset the proposed exceptions to the underlying Sign Zone A and such exceptions are in the best interest of the public health, safety, and welfare.

Section 2. That the Planning Commission hereby recommends that the Town Council approve the Application for a PUD Sign Plan, with the following conditions:

- A. 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.
- B. Individual sign permits must be applied for and issued for each building sign and directory sign panel in accordance with the Code.
- C. The total sign area shall not exceed two-hundred thirty (230) square feet.
- D. The bottom of any sign panel on the freestanding signs over the sidewalk in front of the La Riva Del Lago building shall not be installed lower than eight (8) feet above the finished grade of the walk.
- E. The maximum height of the freestanding signs and associated architectural elements shall not exceed twenty-two (22) feet.

APPROVED AND ADOPTED THIS 10th DAY OF JULY, 2022, BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.

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

By: _____
Alison Johnston, Chairperson

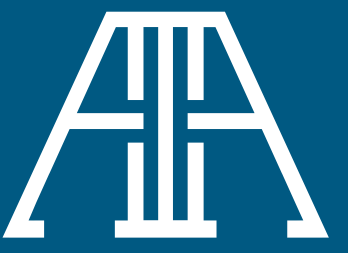
ATTEST:

By: _____
Jon Blank, Planner 1, Interim Secretary to the Commission

Resolution PZ 02-24, Series of 2024

EXHIBIT 'A'

La Riva Del Lago PUD Sign Plan



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ARCHITECTS

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970 453 8474

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LA RIVA DEL LAGO

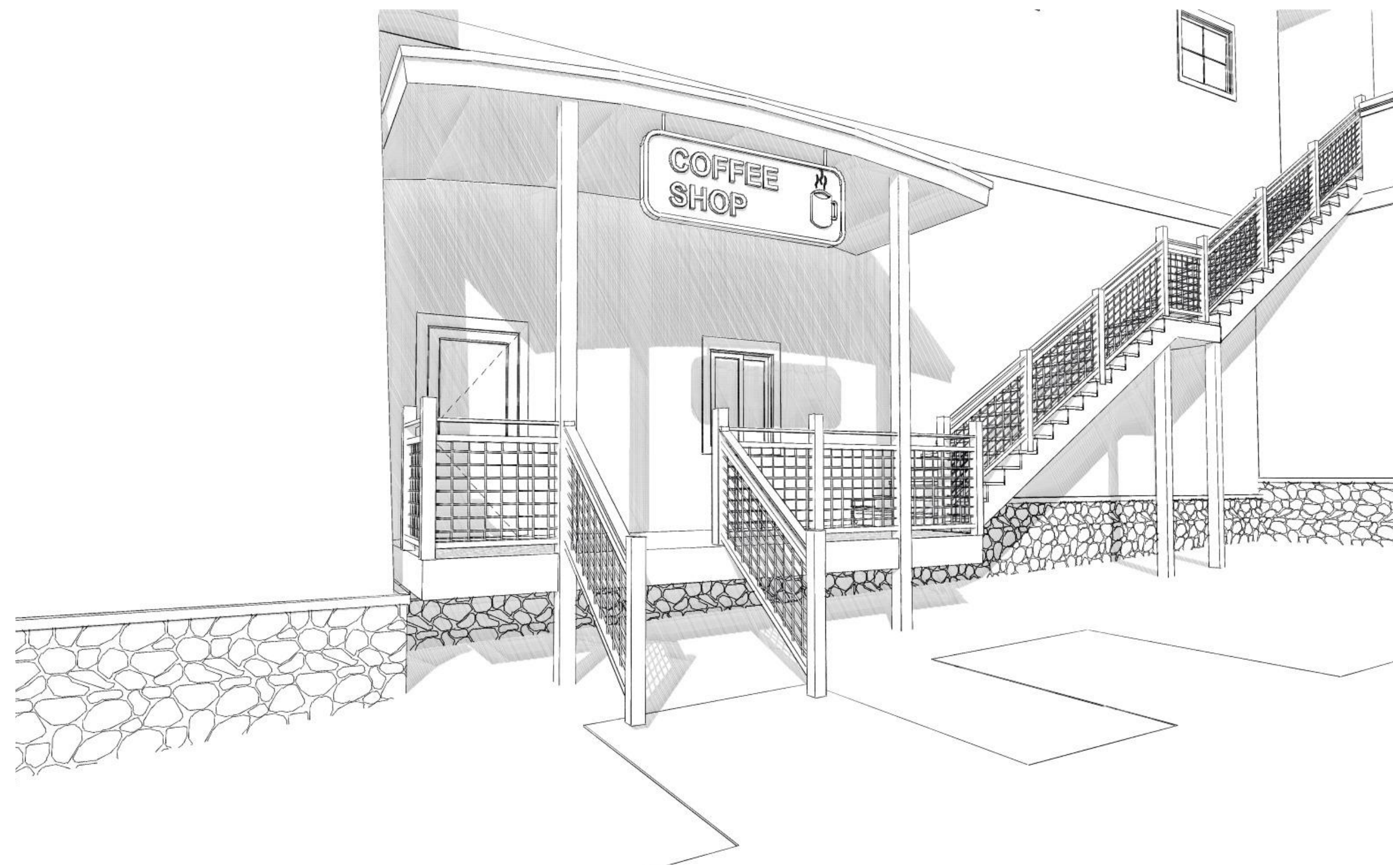
COMMERCIAL REMODEL
135 MAIN ST
DILLON, CO

3D VIEWS

JOB 1933
DWN BY GP
ISSUE 02/12/24 - TOWN SUBMITTAL

SHEET

A-0



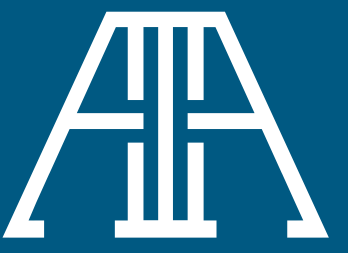
3 COFFEE SHOP SIDE ENTRY
A-0 NOT TO SCALE



2 COFFEE SHOP DECK
A-0 NOT TO SCALE



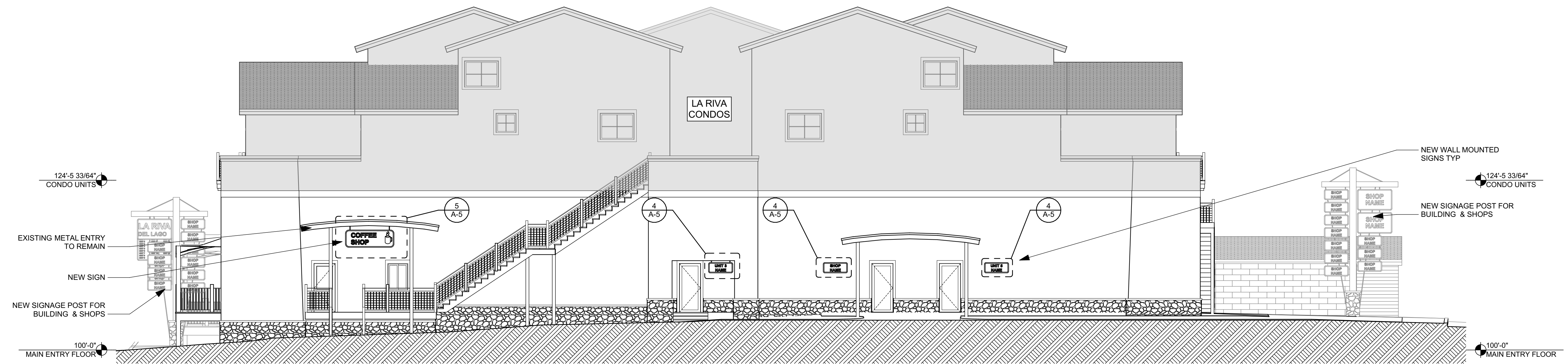
1 RESTAURANT DECK
A-0 NOT TO SCALE



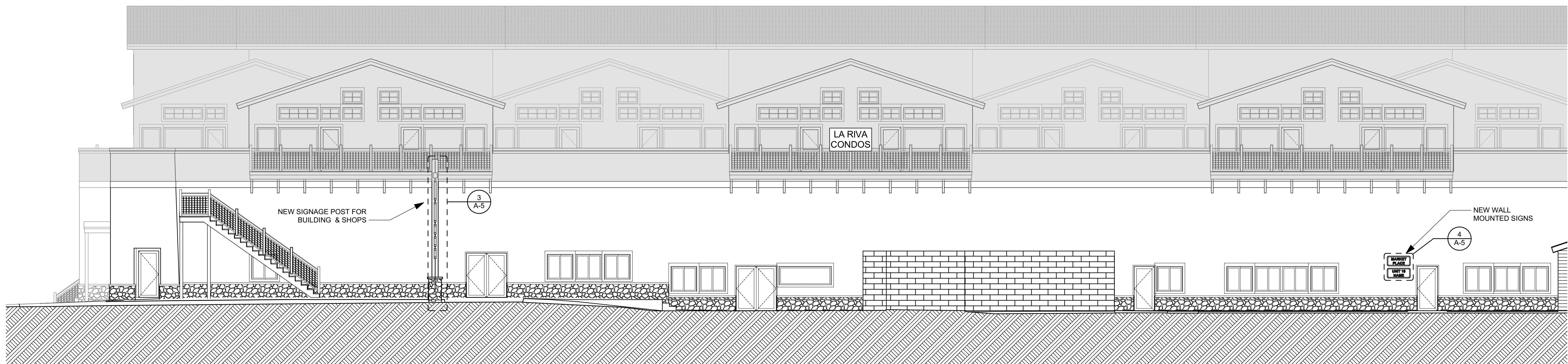
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1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

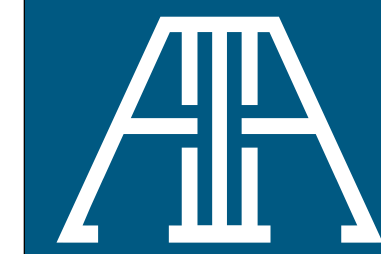
LA RIVA DEL LAGO
COMMERCIAL REMODEL
135 MAIN ST
DILLON, CO

BUILDING
ELEVATIONS

JOB 1933
DWN BY GP
ISSUE 02/12/24 - TOWN SUBMITTAL

SHEET

A-3



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LA RIVA DEL LAGO
COMMERCIAL REMODEL
135 MAIN ST
DILLON, CO

SIGN DETAILS
& SPECS

JOB 1933
DWN BY GP
ISSUE 02/12/24 - TOWN SUBMITTAL

SHEET

A-5

TYPICAL SIGN NOTES

- G.C. TO VIF ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO INSTALLATION
- DIMENSIONS AND SITE CONDITIONS PREVEL OVER PLANS
- ALL SIGNS ON POSTS A, B & C TO BE DOUBLE SIDED
- MAIN FRAME TO BE ROUGH CEDAR BOARD; 1" RECESSED, 1 1/2" FRAME, NATURAL FINISH
- STAINLESS STEEL FLOATING LETTERS; ATTCHED PER MFR
- LED LIGHTING STRIP BEHIND LETTERS PER MFR

SIGN AREA CALCULATIONS

BUILDING ID / DIRECTORY = 2 SIGNS, 50 SF TOTAL AREA ALLOWED

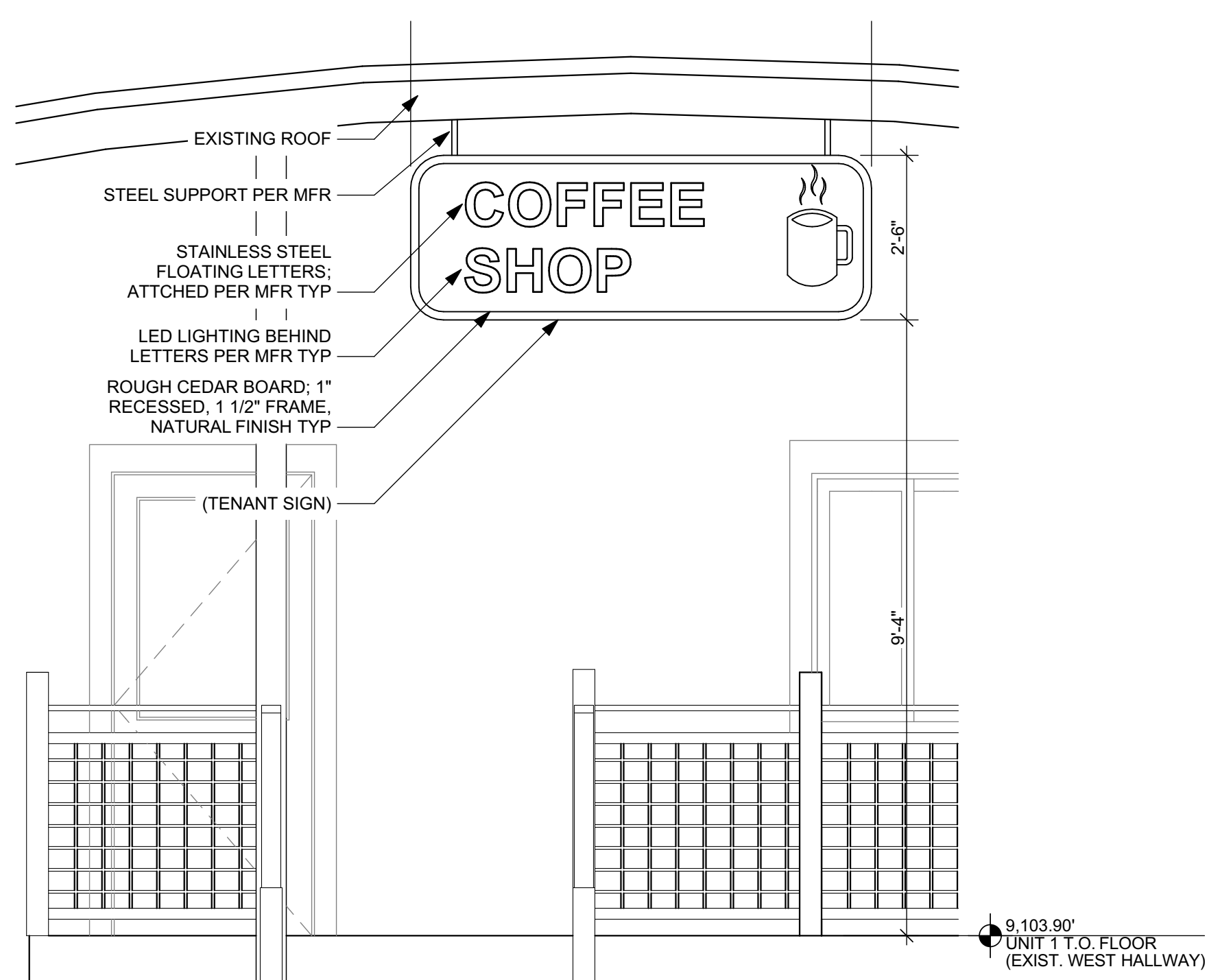
SIGN ID	HEIGHT	LENGH	AREA S.F.	QUANTITY	TOTAL S.F.
SIGN - 01	3.00	5.00	15.00	1	15.00
SIGN - 02	6.00	5.00	30.00	1	30.00
TOTAL				2	45.00

TENANT SIGNS = 2 SIGNS PER TENANT, 18 SF EACH ALLOWED

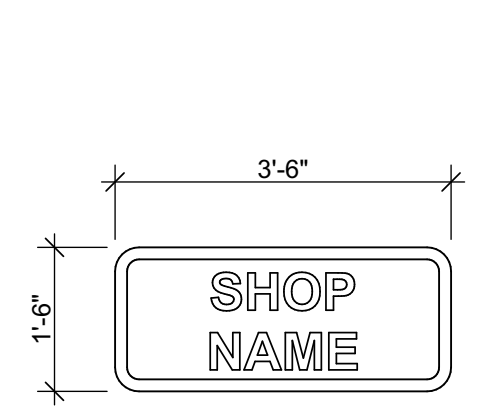
SIGN ID	HEIGHT	LENGH	AREA S.F.	QUANTITY	TOTAL S.F.
SIGNAGE ALLOWED	3.00	6.00	18.00	54	972.00
SIGN - 03	3.00	5.00	15.00	2	30.00
SIGN - 04	1.50	3.50	5.25	33	173.25
SIGN - 05	2.50	7.00	17.50	1	17.50
TOTAL				36	220.75

NOTES:

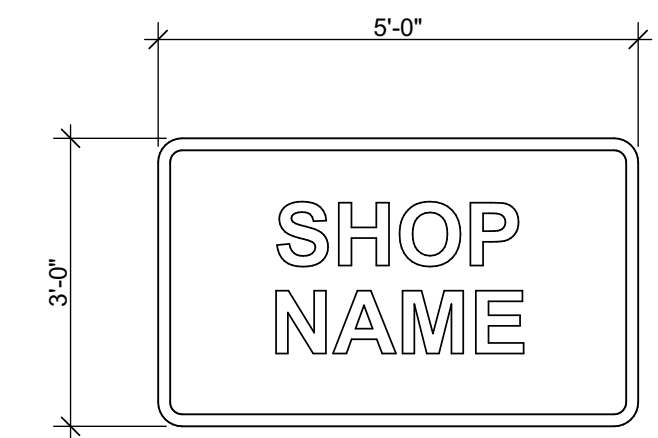
- LA RIVA DEL LAGO BUILDING IS COMPOSED BY 12 LOTS
- THE BUILDING HAS A TOTAL OF 27 UNITS FOR RENT



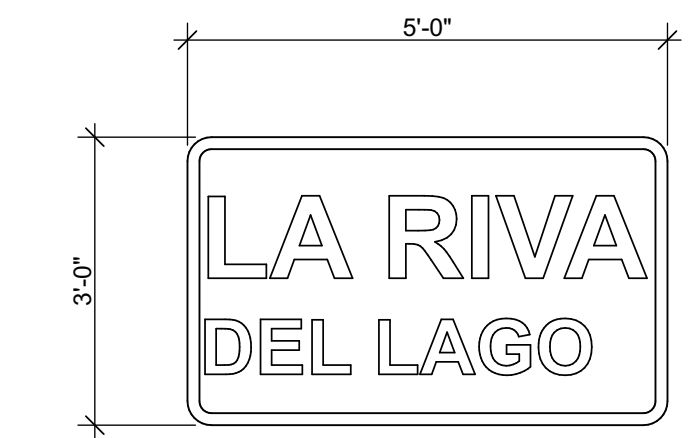
5 05 COFFEE SHOP SIGN DETAIL
SCALE: 1/2" = 1'-0"



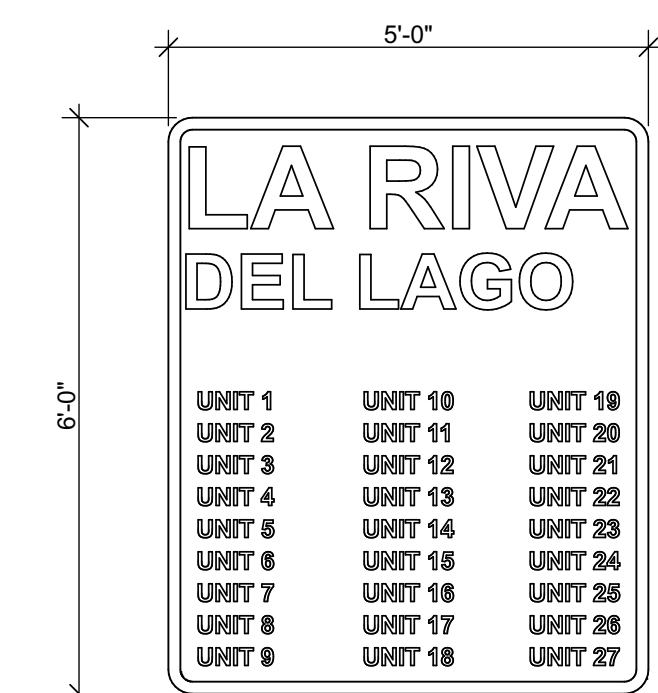
4 04 STANDARD SHOP SIGN
SCALE: 1/2" = 1'-0"



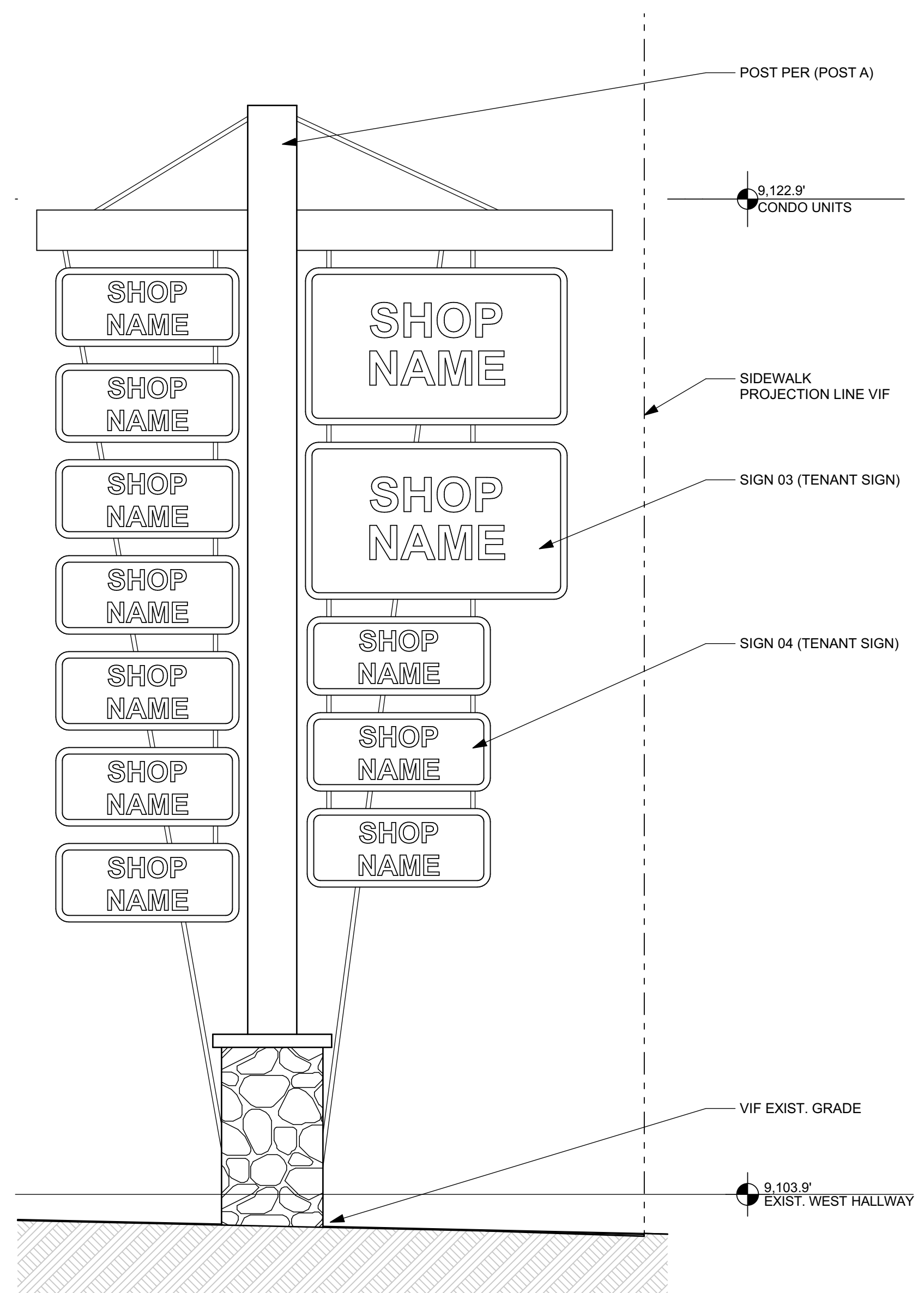
3 03 SPECIAL SHOP SIGN
SCALE: 1/2" = 1'-0"



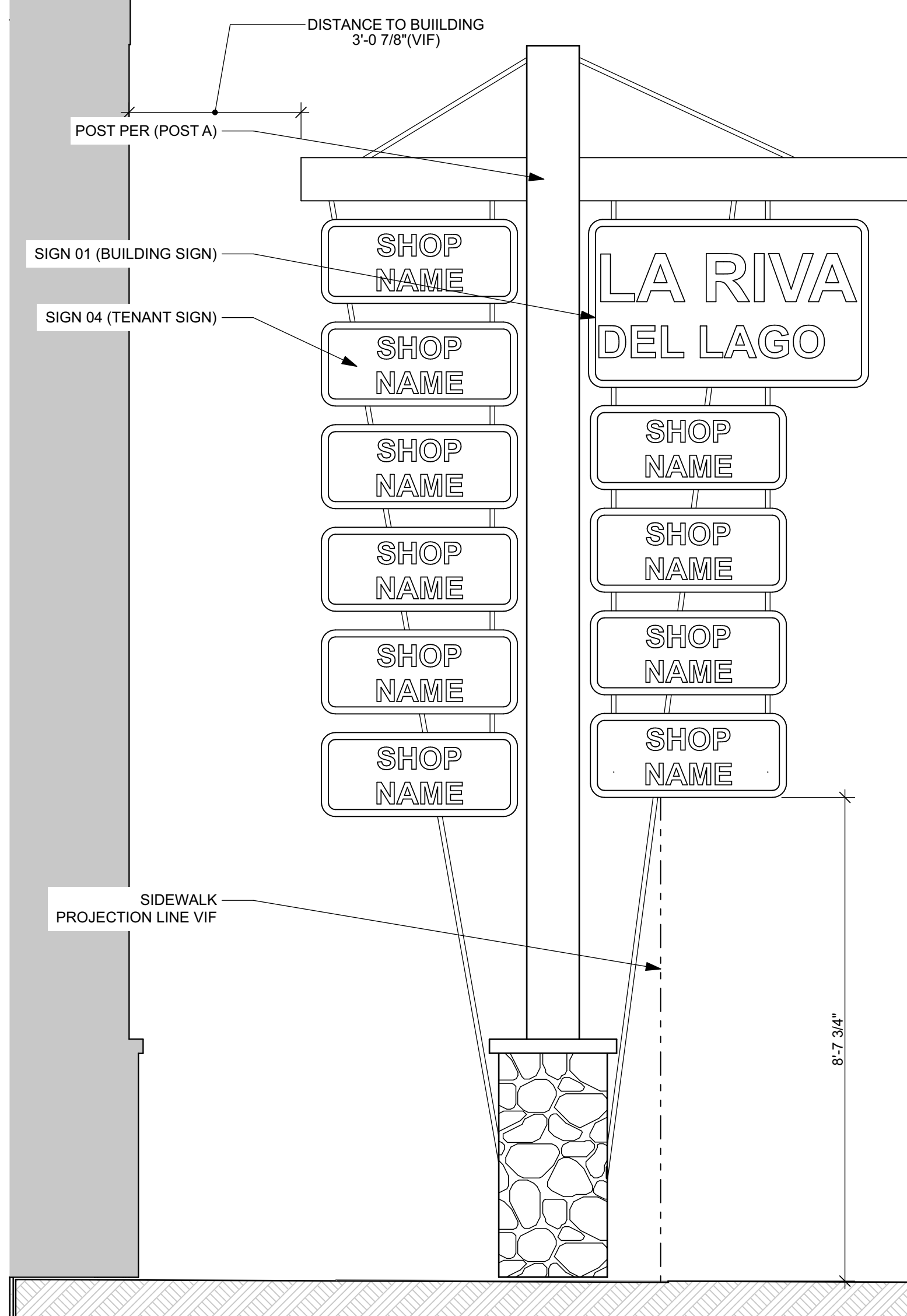
2 02 BUILDING SIGN
SCALE: 1/2" = 1'-0"



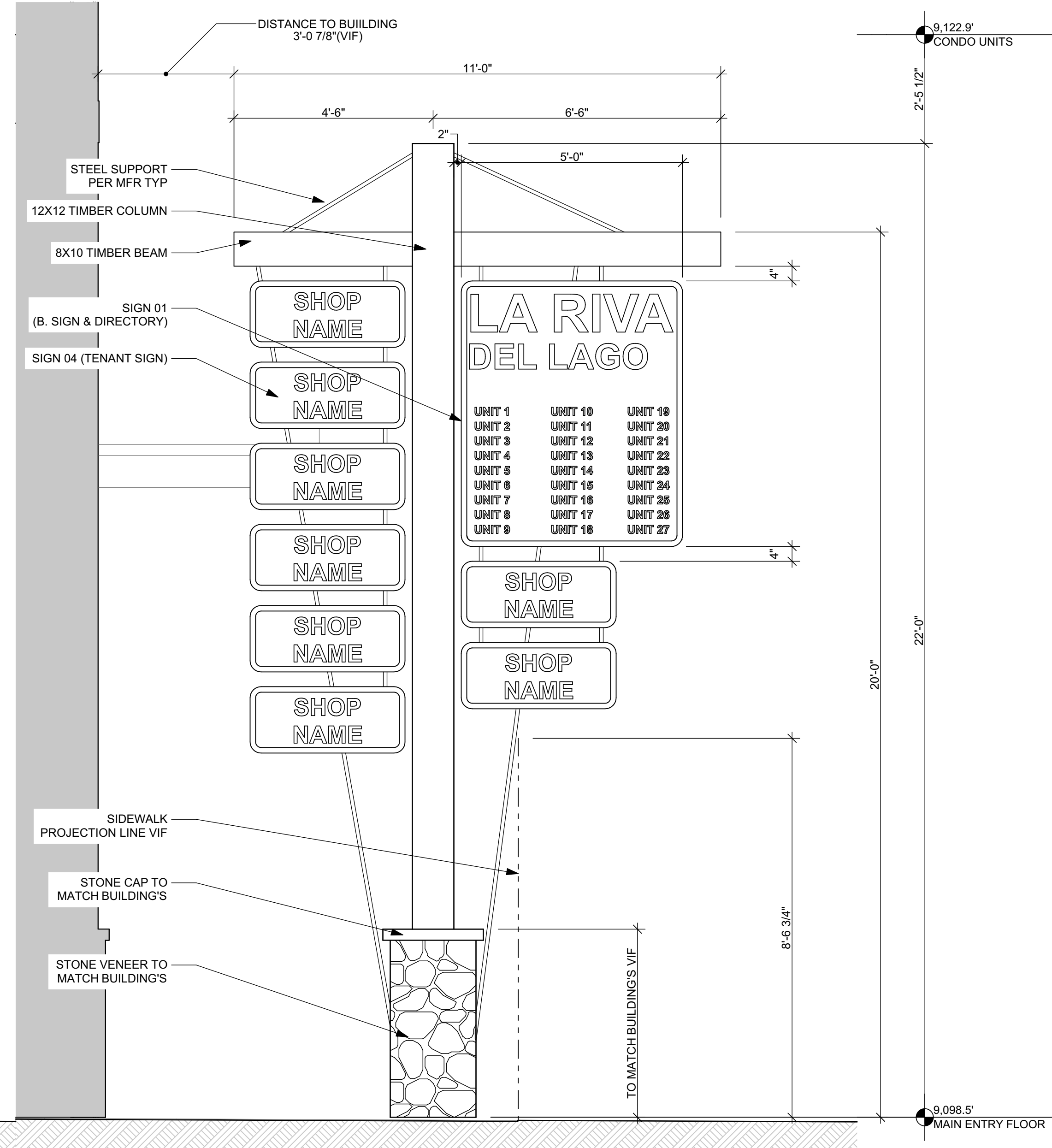
1 01 DIRECTORY SIGN
SCALE: 1/2" = 1'-0"



8 NORTH ENTRY POST "C" DETAIL
SCALE: 1/2" = 1'-0"



7 ENTRY POST "B" DETAIL
SCALE: 1/2" = 1'-0"



6 ENTRY POST "A" DETAIL
SCALE: 1/2" = 1'-0"



FILE: O:\AA\Projects\2019-2021\1933 - La Riva Commercial Remodel\Drawings\Arch Drawings\1933 - La Riva Commercial Remodel.dwg (PLOT DATE: 2/25/24)