

RESOLUTION NO. PZ 03-24
Series of 2024

A RESOLUTION APPROVING A LEVEL III DEVELOPMENT APPLICATION FOR COMMERCIAL DECKS AT 135 MAIN STREET.

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

WHEREAS, because the Applicant proposes Commercial Decks on the Main Street side of the building, 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 decks 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. The Applicant shall submit structural drawings and details for the decks and proposed new exterior doorways.
- C. The Applicant shall coordinate construction with the Public Works Director who must approve in writing any and all staging of equipment, materials, or waste receptacles in the Right-of-way or Town-owned parking lots.
- D. The Applicant shall obtain a Town-issued Grading and Excavation permit for all ground-disturbing activity associated with the decks and remodel.
- E. The Owner shall submit a business operations plan and schedule to the Town to include hours of operation of the proposed decks. The operations plan and schedule shall be approved by the Town Manager and shall be subject to review at least annually.
- F. Outdoor lighting shall conform to the Code.
- G. Outdoor speakers for music shall conform to the Code and may be further restricted should the Town Manager determine that they negatively affect the health, safety, and welfare of the community.
- H. The displaced bicycle racks shall be reset or replaced to continue to serve the building.
- I. Landscaping shall be preserved, replaced, enhanced, and maintained to the greatest extent possible.

APPROVED AND ADOPTED THIS 10th DAY OF JULY, 2024, BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.

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

By: _____
Alison Johnston, Chairperson

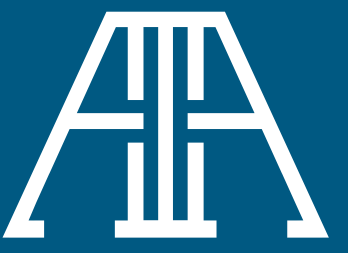
ATTEST:

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

Resolution PZ 03-24, Series of 2024

EXHIBIT 'A'

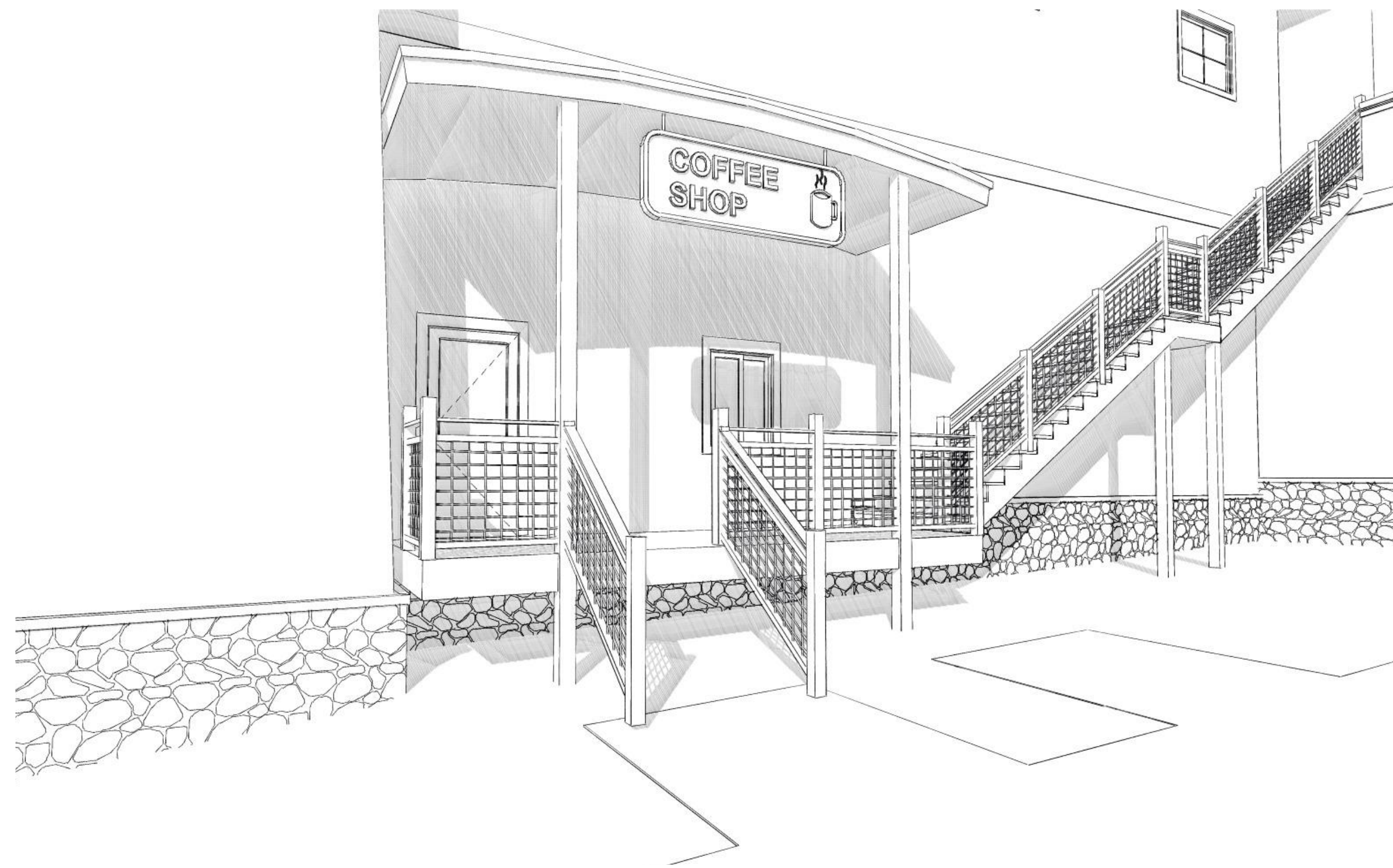
La Riva Del Lago Remodel and
Commercial Decks Plan



ARAPAHOE
ARCHITECTS

P.O. BOX 4780
BRECKENRIDGE, CO 80424
970 453 8474

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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

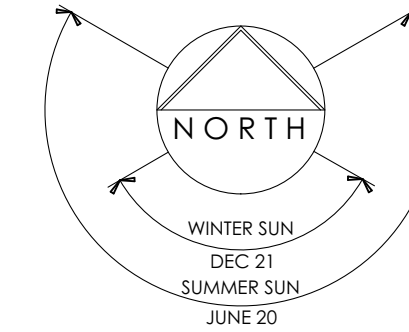
LA RIVA DEL LAGO
COMMERCIAL REMODEL
135 MAIN ST
DILLON, CO

3D VIEWS

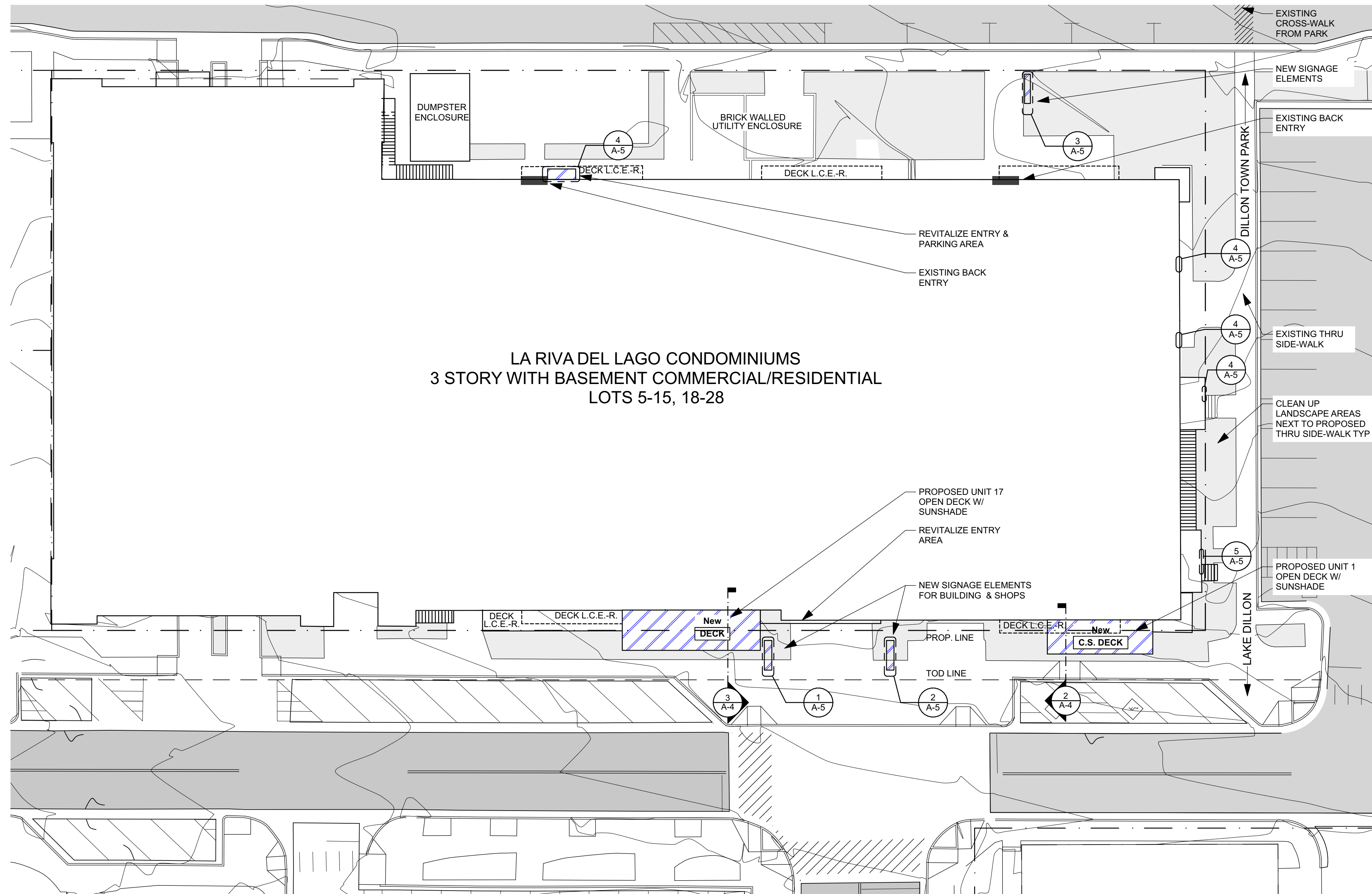
JOB 1933
DWN BY GP
ISSUE 02/12/24 - TOWN SUBMITTAL

SHEET

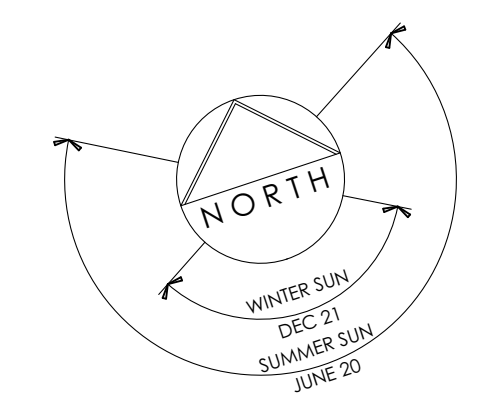
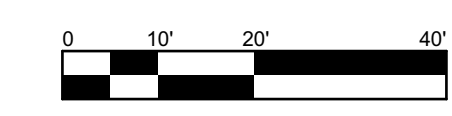
A-0



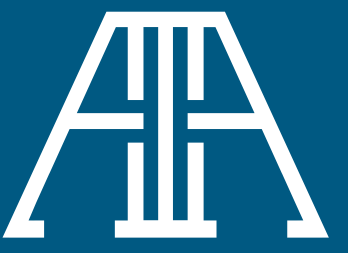
1 SITE SATELLITE IMAGE
A-1 NOT TO SCALE



2 SITE PLAN
A-1 SCALE: 1" = 20'



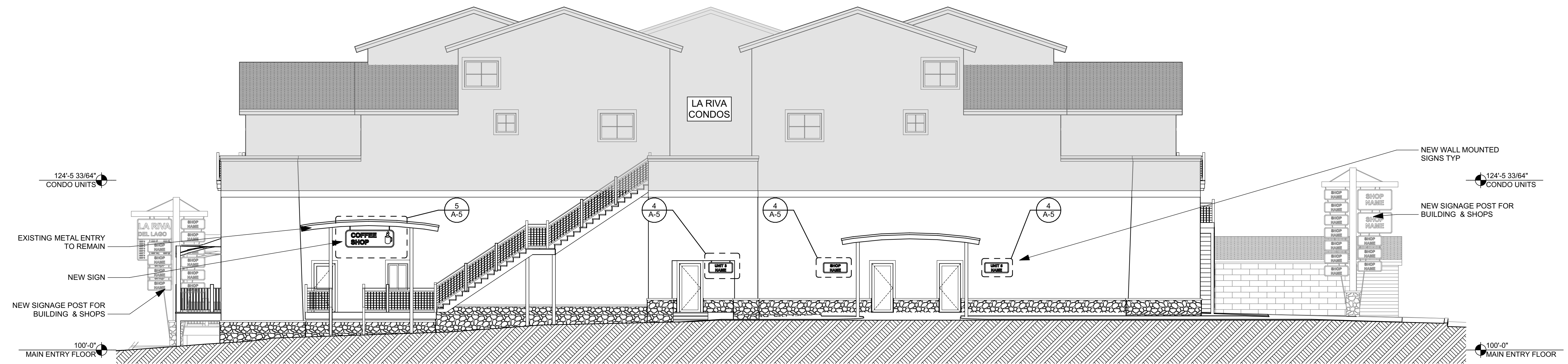
FILE: C:\AA\Arch\Project\2019-2021\1933 - La Riva Commercial Remodel\Drawings\Arch Drawings\1933 - La Riva Commercial Remodel.dwg PLOT DATE: 2/2/2024



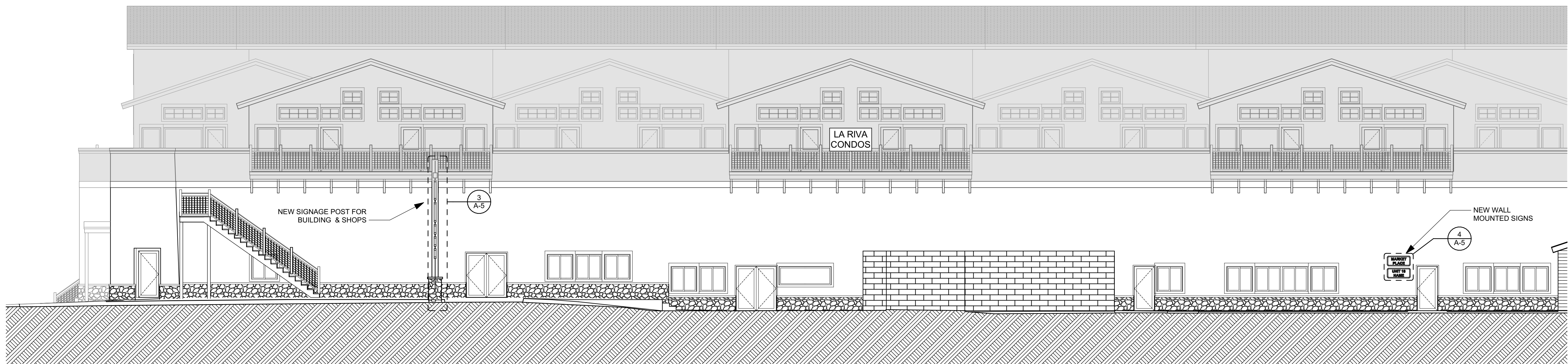
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1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

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

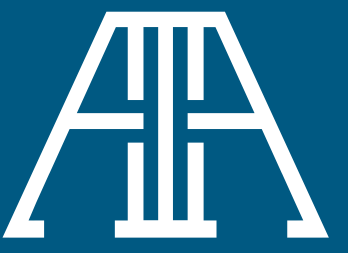
BUILDING
ELEVATIONS

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

SHEET

A-3

FILE: G:\AA\Arch\Project 2019-2021\1933 - La Riva Commercial Remodel\Drawings\Arch Drawings\1933 - La Riva Commercial Remodel.dwg (in PLOT DATE: 2/20/24)



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LA RIVA DEL LAGO
COMMERCIAL REMODEL

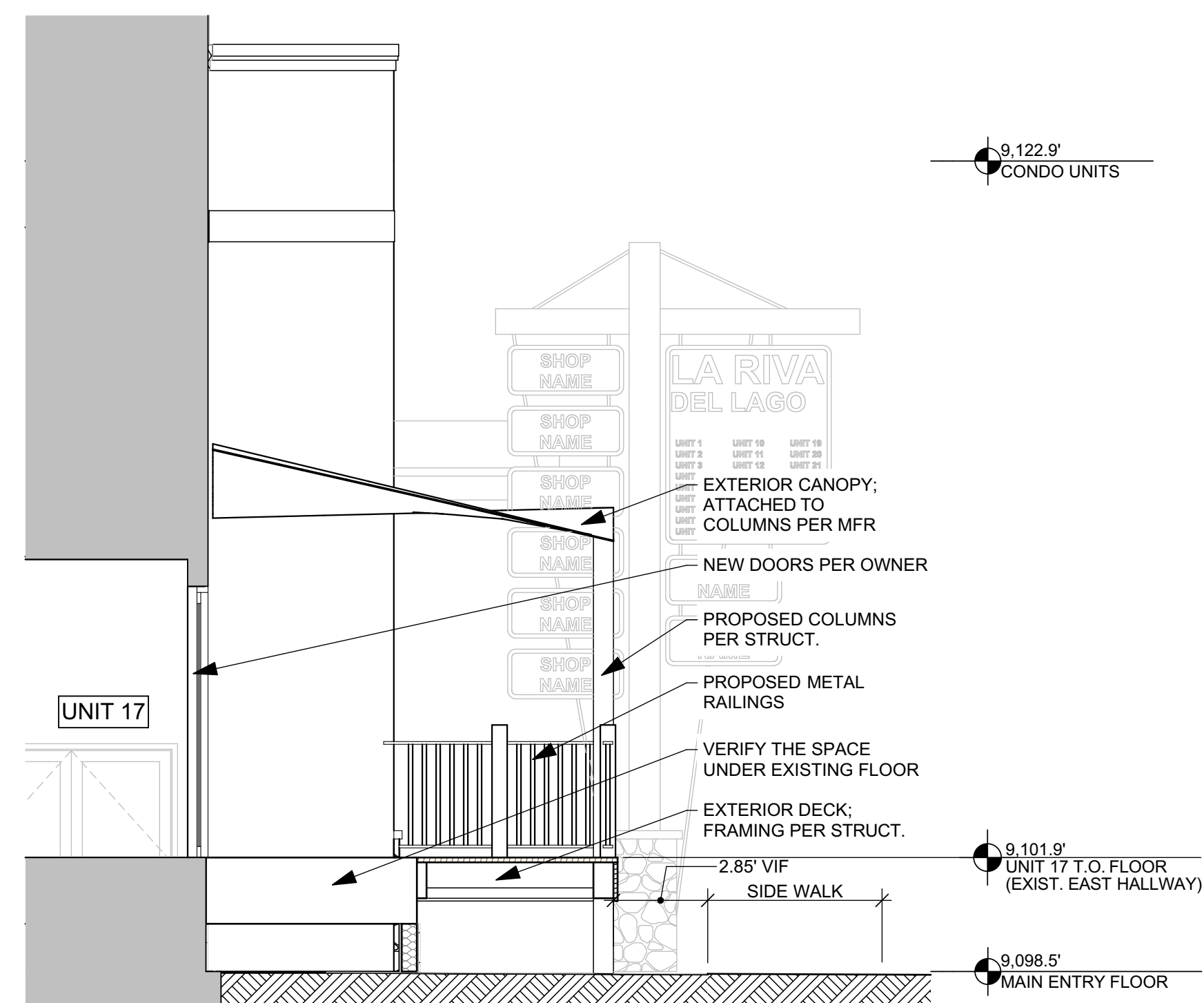
135 MAIN ST
DILLON, CO

SOUTH
ELEVATION &
DECKS
SECTIONS

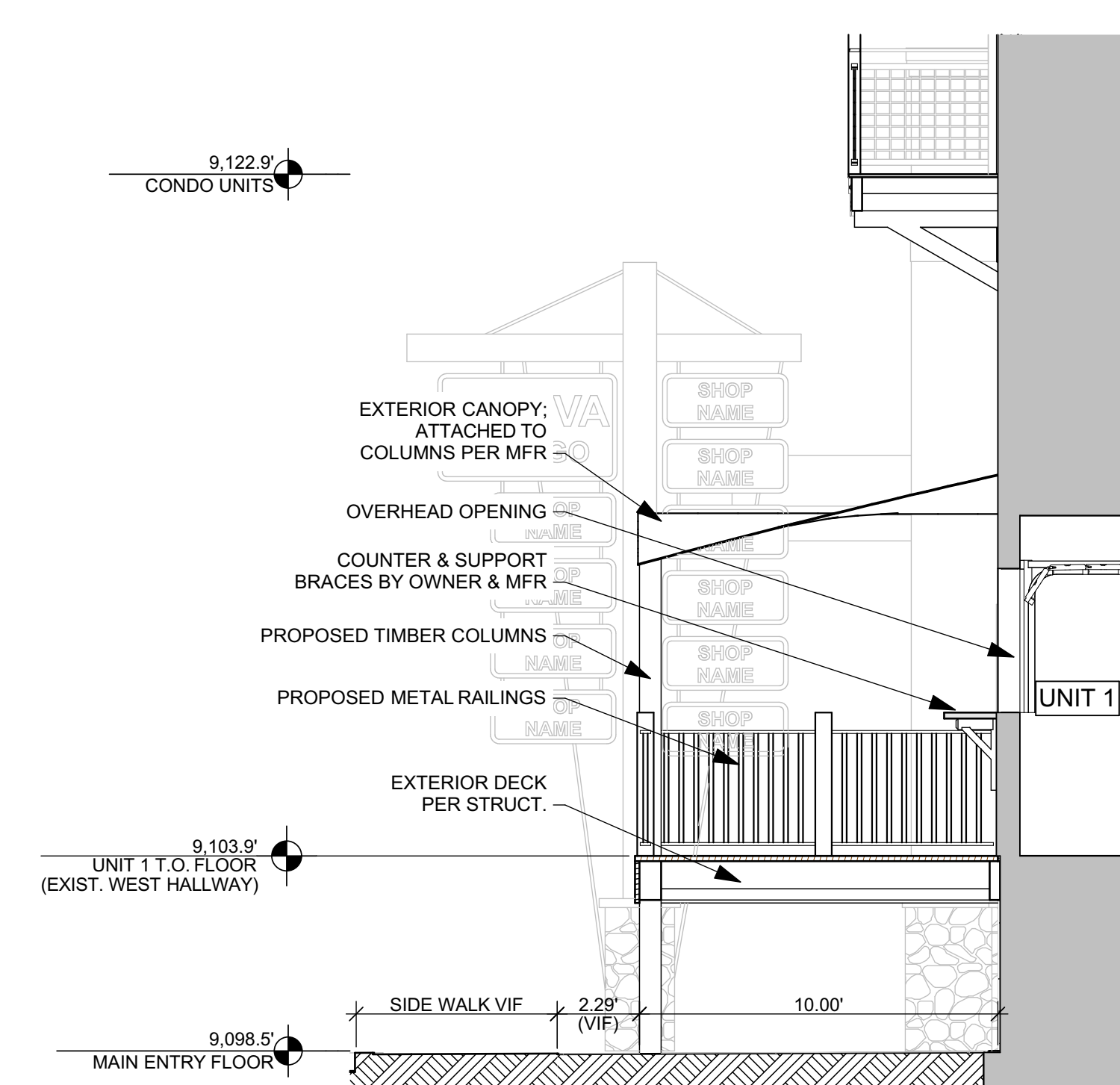
JOB 1933
DWN BY GP
ISSUE 02/12/24 - TOWN SUBMITTAL

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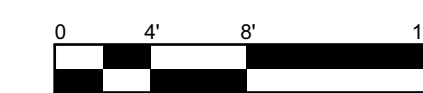
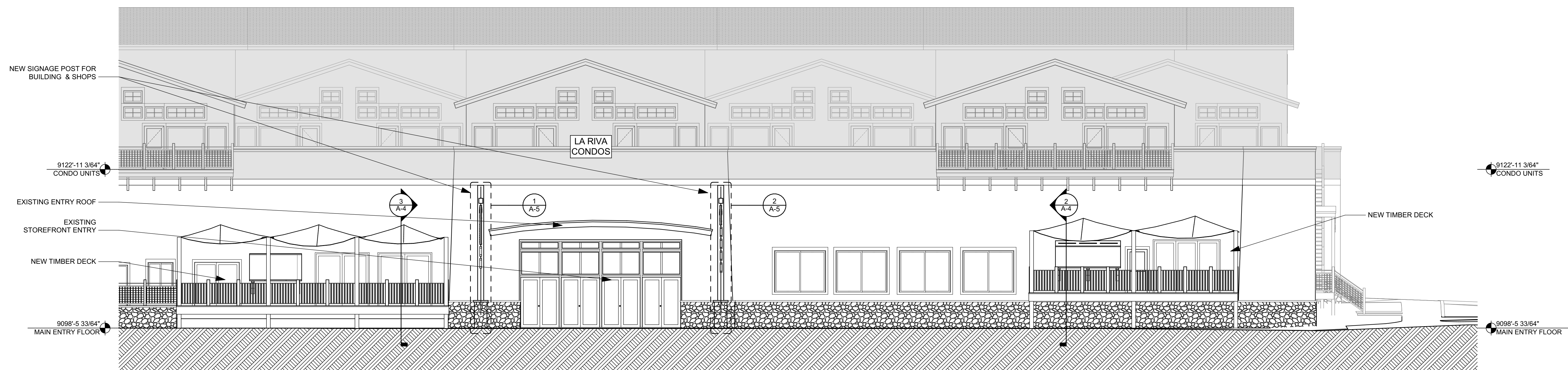
A-4



3 UNIT 17 DECK SECTION
A-4 SCALE: 1/4" = 1'-0"



2 COFFE SHOP DECK SECTION
A-4 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
A-4 SCALE: 1/8" = 1'-0"



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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

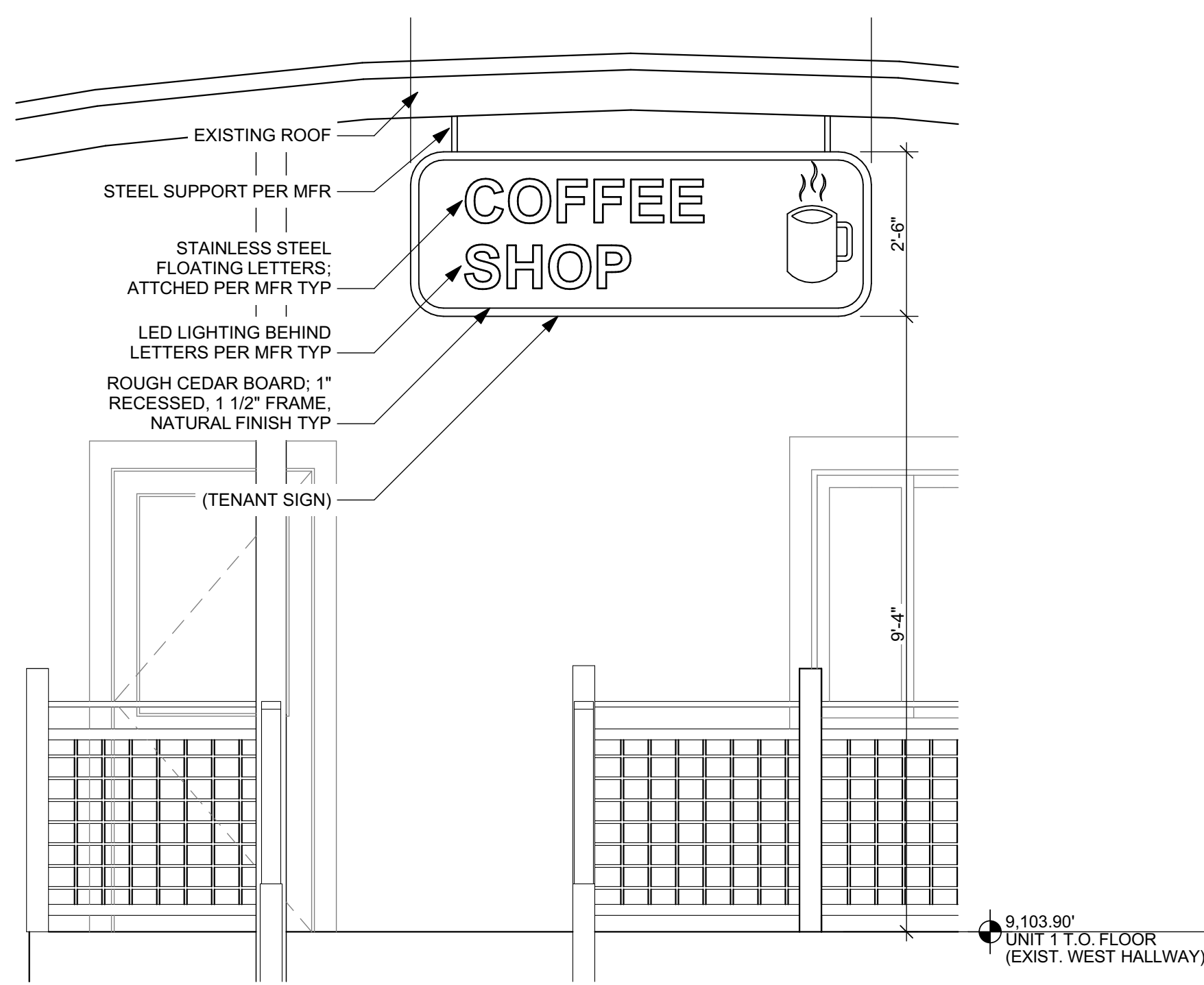
TYPICAL SIGN NOTES

- 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

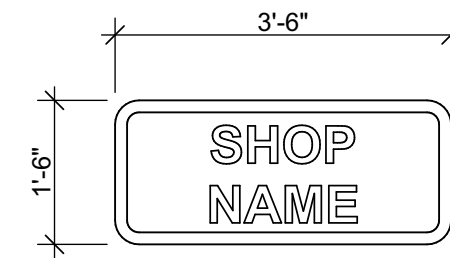
SIGN AREA CALCULATIONS

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



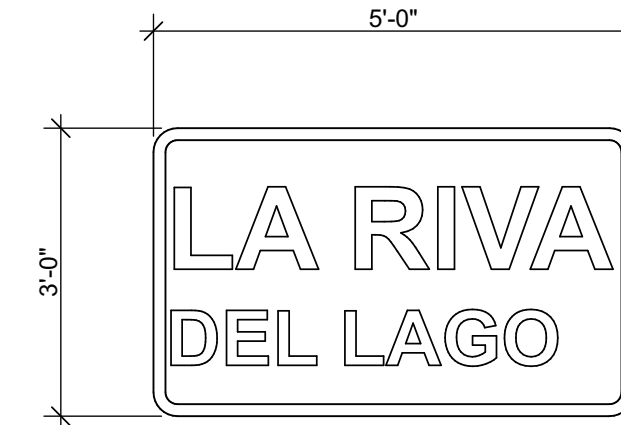
5 05 COFFEE SHOP SIGN DETAIL
A-5 SCALE: 1/2" = 1'-0"



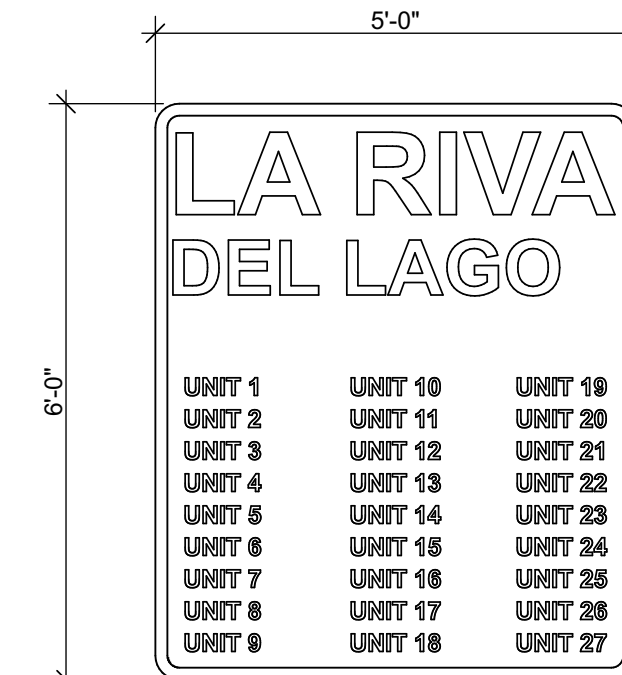
4 04 STANDARD SHOP SIGN
A-5 SCALE: 1/2" = 1'-0"



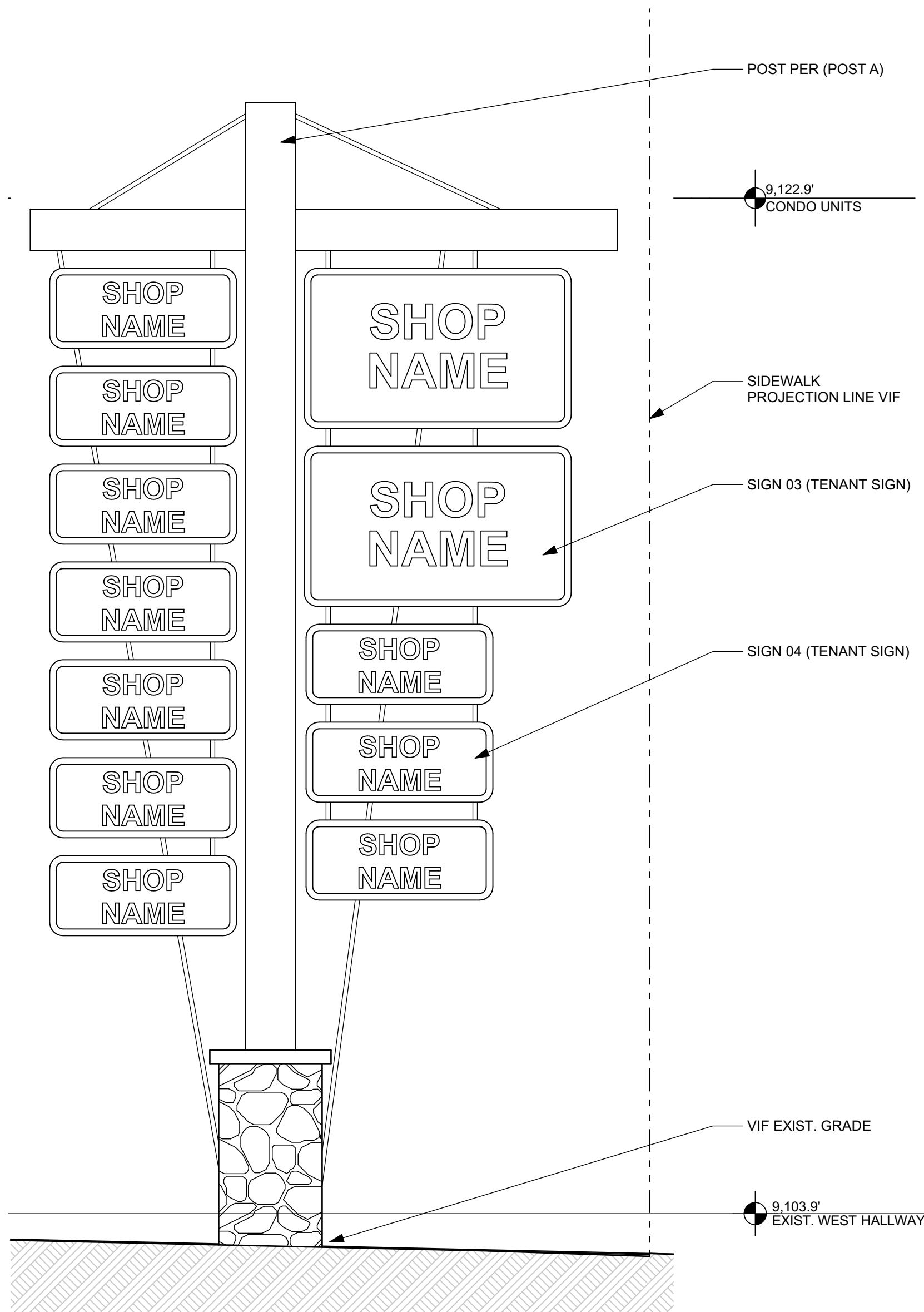
3 03 SPECIAL SHOP SIGN
A-5 SCALE: 1/2" = 1'-0"



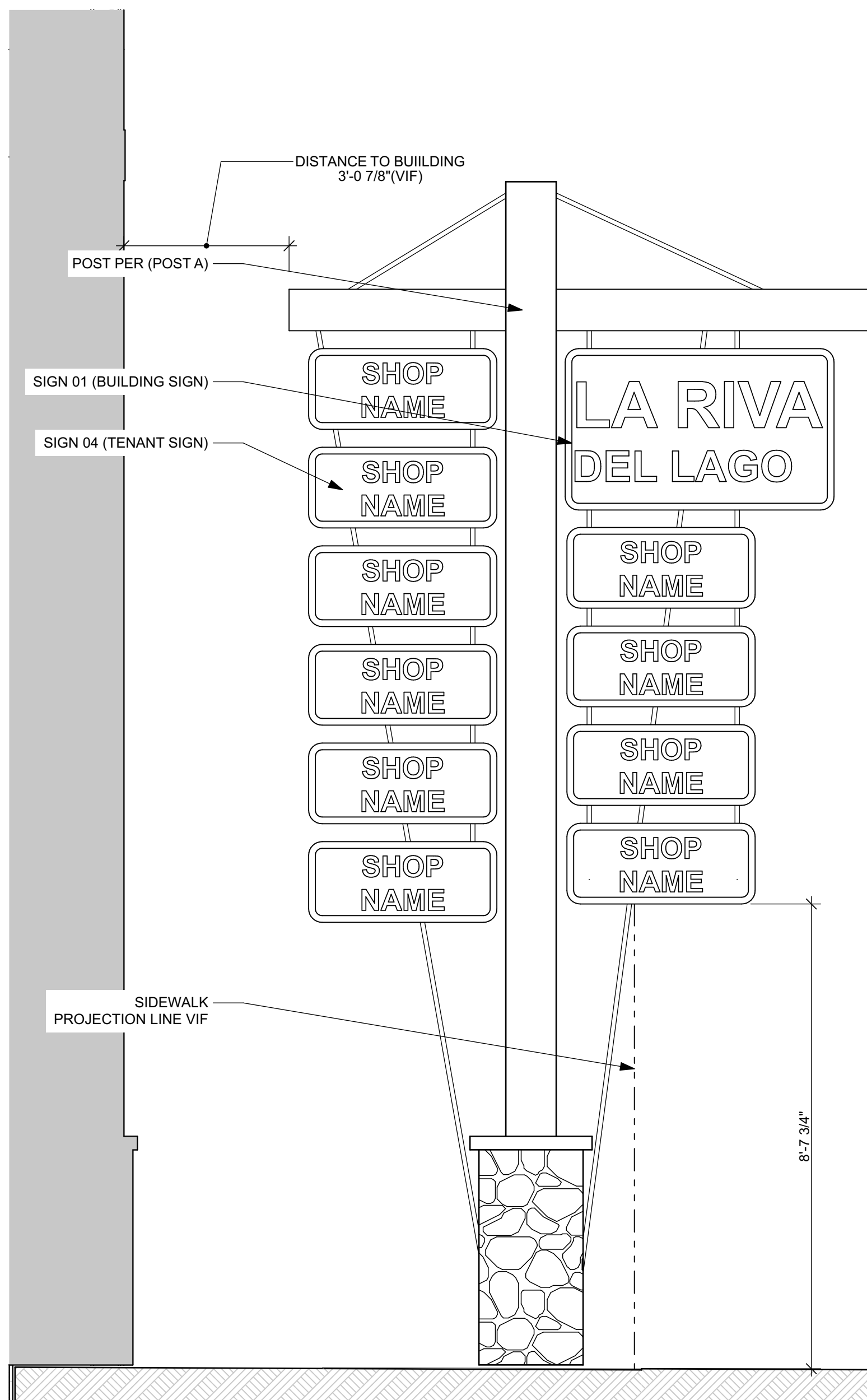
2 02 BUILDING SIGN
A-5 SCALE: 1/2" = 1'-0"



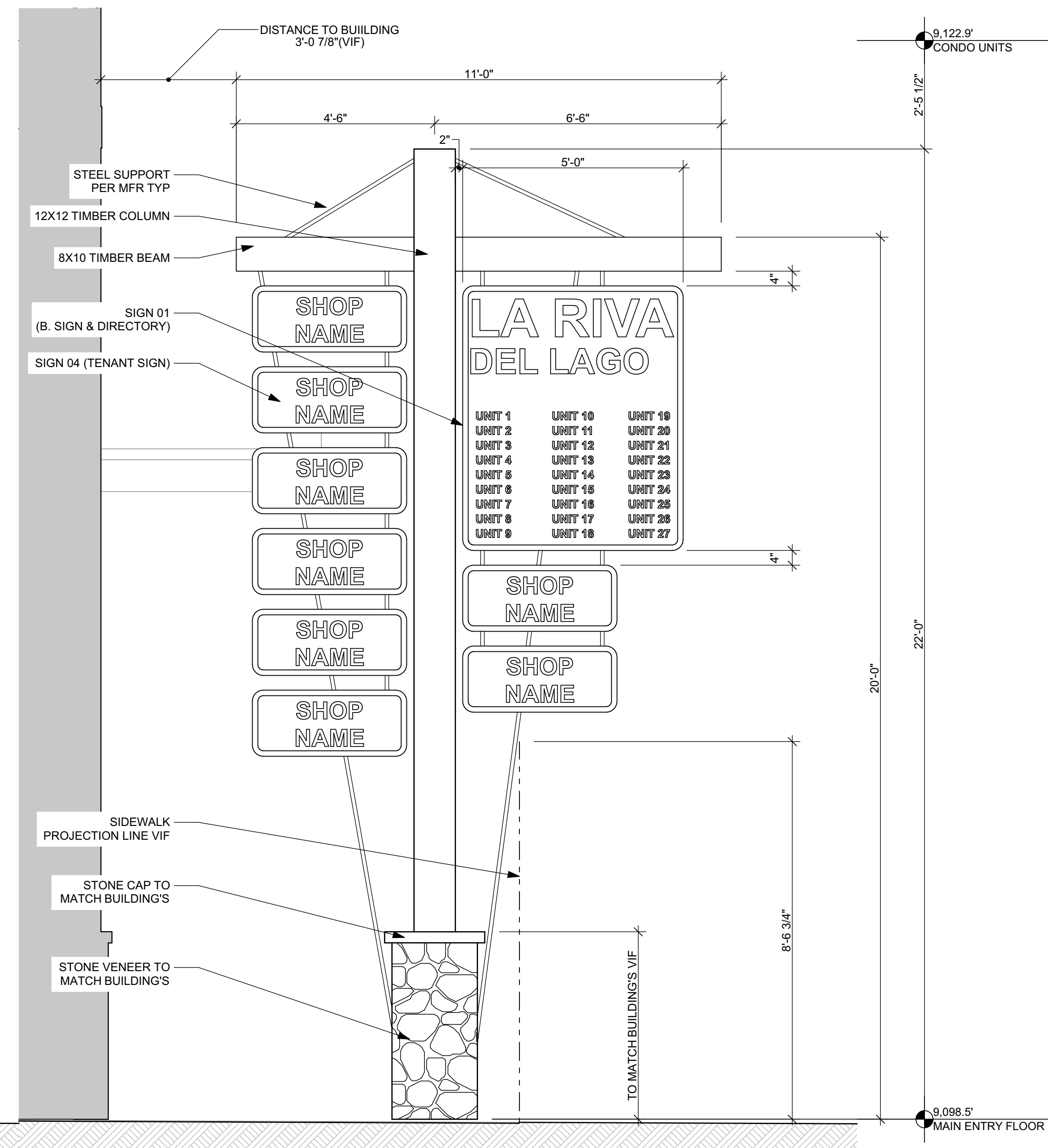
1 01 DIRECTORY SIGN
A-5 SCALE: 1/2" = 1'-0"



8 NORTH ENTRY POST "C" DETAIL
A-5 SCALE: 1/2" = 1'-0"



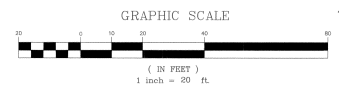
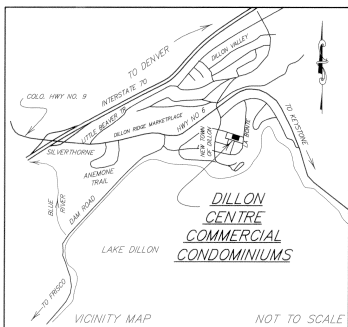
7 ENTRY POST "B" DETAIL
A-5 SCALE: 1/2" = 1'-0"



6 ENTRY POST "A" DETAIL
A-5 SCALE: 1/2" = 1'-0"



A CONDOMINIUM MAP OF
DILLON CENTRE COMMERCIAL CONDOMINIUMS
 LOTS 9-15 AND 18-24, CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON
 THE THIRD RESUBDIVISION OF BLOCK "A"
 ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 4, 1977 AT RECEPTION NO. 163118
 NEW TOWN OF DILLON, SUMMIT COUNTY, COLORADO
SHEET 1 of 5



OWNER'S CERTIFICATE:
 KNOW ALL MEN BY THESE PRESENTS:
 THAT D C ROBERTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE PROPERTY DESCRIBED BELOW, LOCATED IN SECTIONS 6 & 7, TOWNSHIP 6, RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A TRACT OF LAND BEING ALL OF LOTS 9-15 AND 18-24, CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON, THE THIRD RESUBDIVISION OF BLOCK "A", ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 4, 1977 AT RECEPTION NO. 163118, CONTAINING 42,500 SQUARE FEET OR 0.9757 ACRES, MORE OR LESS.
 HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO UNITS, COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "DILLON CENTRE COMMERCIAL CONDOMINIUMS" AND BY THESE PRESENTS, DO HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.
 IN WITNESS WHEREOF, **Abbas C. Rajabi** and I, _____, HAVE CAUSED THESE PRESENTS TO BE HERETO SIGNED AND SEALED THIS 1st DAY OF March, A.D. 2006.
 D C ROBERTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.
 Attest: **Abbas C. Rajabi** AS: MANAGER

ACKNOWLEDGEMENT:
 STATE OF Colorado
 COUNTY OF Summit
 THE PERSONS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF March, 2006, BY **Abbas C. Rajabi** A COLORADO LIMITED LIABILITY MEMBER OF D C ROBERTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.
 WITNESS MY HAND AND OFFICIAL SEAL:
 Notary Public: **John P. ...**
 MY COMMISSION EXPIRES 6/1/08
 LINCOLN PROOF-BRENTNORTH

MORTGAGE HOLDER CERTIFICATE:
Bank of the West DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED THIS PLAT AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS PLAT.
 BY: **Kenneth L. Boff**
 NAME: **Kenneth L. Boff**
 TITLE: **Vice President**
TITLE COMPANY'S CERTIFICATE:
Security Title Guaranty Co. DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LOTS SHOWN HEREON AND ALL LANDS DEDICATED BY WRIT OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DESIGNATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:
Those listed above.

DATED THIS 1st DAY OF March, 2006.
 By: **Scott A. ...**
DILLON PLANNING & ZONING COMMISSION CERTIFICATE:
 APPROVED THIS DAY OF February, A.D. 2006, TOWN OF DILLON, COLORADO.
 PLANNING & ZONING COMMISSION, DILLON, COLORADO.
 Attest: **Sharon Babura**

DILLON TOWN COUNCIL CERTIFICATE:
 APPROVED THIS 8th DAY OF February, A.D. 2006, TOWN COUNCIL, DILLON, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OF SOIL OR FLOODING CONDITIONS OF LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT MAY BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREETLIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE FINANCED BY OTHERS TO THE TOWN OF DILLON.
 ATTEST: **Sharon Babura**

SURVEYOR'S CERTIFICATE:
 I, **TERRY C. BAIRDS**, BEING A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF DILLON CENTRE COMMERCIAL CONDOMINIUMS WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS WERE PLACED PURSUANT TO CRS 38-51-101.
 DATED THIS 10th DAY OF FEB, 2006.
Terry C. Bairds
 TERRY C. BAIRDS
 COLORADO REGISTRATION NO. 15242

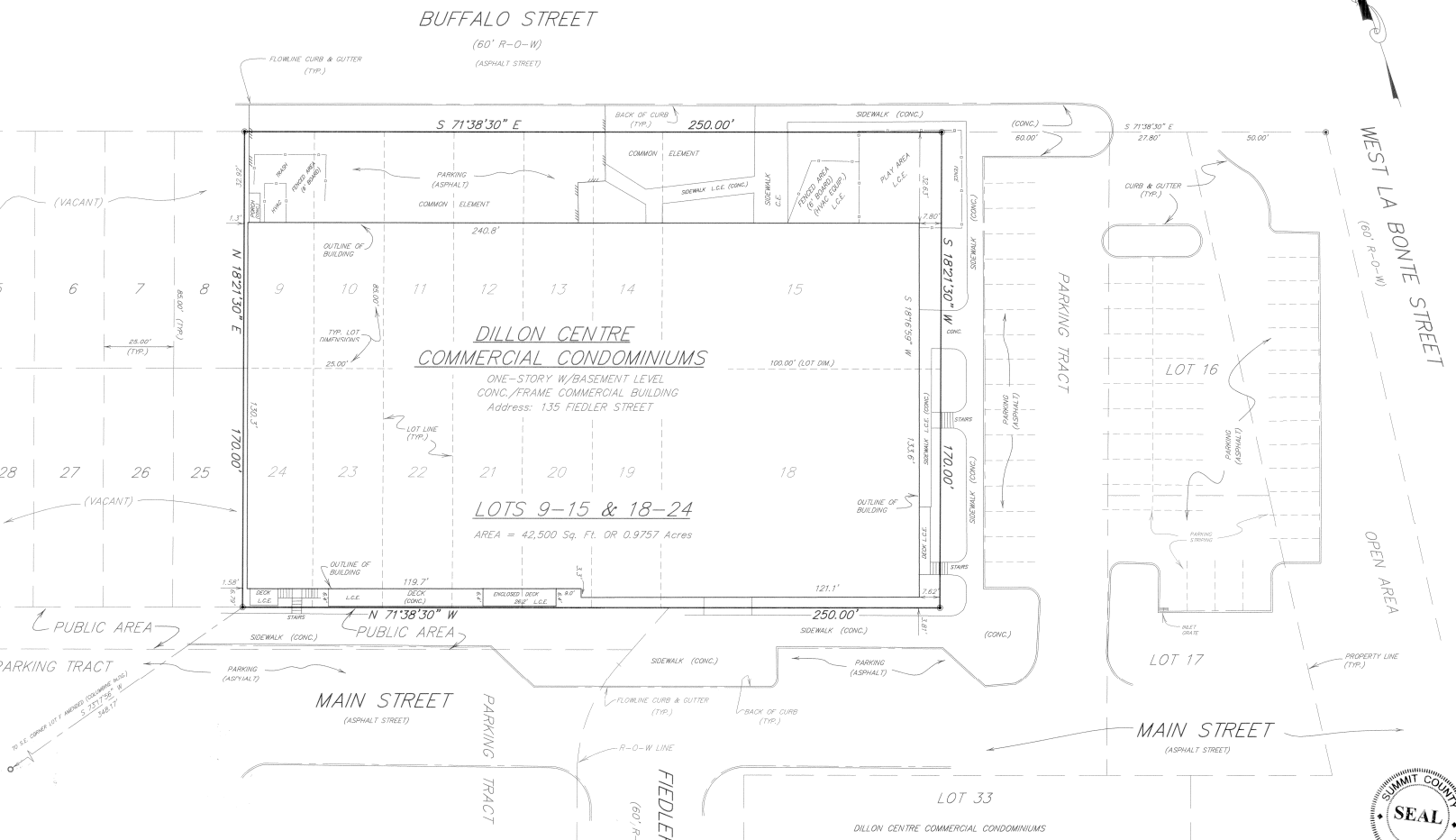
CLERK'S CERTIFICATE:
 STATE OF COLORADO)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:00 O'CLOCK, A.M. ON February 3, A.D. 2006 AND IS DULY RECORDED.
Jan Monroe
 CLERK

CLERK & RECORDER'S ACCEPTANCE:
 STATE OF COLORADO)
 COUNTY OF SUMMIT)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:31P THIS 10th DAY OF March, A.D. 2006 AND FILED UNDER RECEPTION NO. 816916.
 SIGNATURE: **Cheri Brunsd** BY: **Becky Johnson**
 CLERK & RECORDER
 CONDOMINIUM DECLARATION RECORDED UNDER RECEPTION NUMBER 816417 03/06



LEGEND
 FOUND IN 4 REBAR W/RED PLASTIC CAP PLS 15242
 C.E. COMMON ELEMENT
 L.C.E. LIMITED COMMON ELEMENT

ENGINEER'S CERTIFICATE:
 ALL NECESSARY DRAINAGE IMPROVEMENTS ARE TO BE CONSTRUCTED FOR THE PROPOSED IMPROVEMENTS THAT HAVE BEEN APPROVED FOR CONSTRUCTION BY THE DILLON TOWN ENGINEER.
Cheri Brunsd
 21506
 ENGINEER



PLAT NOTES:
 1. David Criss, LLC ("Developer") expressly reserves the right to convert all or any part of the portion of the Project located on the Map as "Convertible Real Estate" for additional development into a separate residential community which may include additional units, common elements and limited common elements as set forth in Section 18 of the Declaration of Covenants, Conditions, Restrictions and Easements for Dillon Centre Commercial Condominiums. Developer may exercise such rights for conversion on all or any portion of the Convertible Real Estate in whole or in part under a separate Declaration, in its sole discretion, determines. The consent of existing Owners or Mortgagees will not be required for any such conversion, and Declarant may proceed with such conversion without invitation of the sole option.

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT OR TEN YEARS AFTER ANY DEFECT IN THIS SURVEY IS COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE RECEPTION NUMBER SHOWN HEREON.

Drawn: CAW	DWG: 15846C-1	Project: 15846
Checked: TCB	Date: 01/31/06	Sheet: 1 of 5
R-A-N-G-E-W-E-S-T		
ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-458-6281		