



**TOWN OF DILLON  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
Wednesday May 6, 2015  
5:30 p.m.  
Dillon Town Hall  
275 Lake Dillon Dr.**

1. Call to Order
2. Approval of the minutes of the December 8, 2014 rescheduled regular meeting.
3. Public Comments: Open comment period for planning and zoning topics not on tonight's agenda.
4. Consideration of Resolution PZ 05-15, Series of 2015; A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING A LEVEL III DEVELOPMENT APPLICATION FOR A NEW 1.5 MILLION GALLON TOWN OF DILLON MUNICIPAL WATER TANK TO REPLACE THE EXISTING TANK AT 640 COUNTY ROAD 51 / STRAIGHT CREEK TRAIL, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO. PUBLIC HEARING.
5. Consideration of Resolution PZ 06-15, Series of 2015; A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING A LEVEL III DEVELOPMENT APPLICATION FOR A CONDITIONAL USE PERMIT FOR AN ACCESSORY APARTMENT AT 104 THREE RIVERS STREET, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO. PUBLIC HEARING.
6. Consideration of Resolution PZ 07-15; A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING A MASTER SIGN PLAN FOR 850 LITTLE BEAVER TRAIL, DILLON, COLORADO.

7. Project and Application Update:

- a) The Town issued a Level I Development Permit for a minor remodel in the Lookout Ridge Townhomes.
- b) The Town issued a Level II Development Permit for a home addition and remodel at 163 Tenderfoot Street.
- c) The Town issued a Level I Development Permit for a minor remodel in the Marina Place Condominiums.
- d) The Town issued a Grading and Excavation Permit for sewer line repairs at 513 Oro Grande Street.
- e) The Town has received an application for a tenant finish for a retail marijuana store at 850 Little Beaver Trail. The Town reviewed the plans, issued comments, and is reviewing the resubmitted plans.
- f) The Town will be repairing cracks on the nearly two mile stretch of Recreation Path between Tenderfoot Street and the Summerwood Subdivision between May 6<sup>th</sup> and May 20<sup>th</sup>. Later in the summer, when warmer temperatures will permit, the Town will slurry seal the section of pathway.
- g) The Town has resumed Marina Park landscaping construction work with the donor brick paver path construction, the completion of concrete flat work, and starting the landscape plantings.

8. Other Business

9. Adjournment

**RECORD OF PROCEEDINGS**

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**DRAFT**

**TOWN OF DILLON  
PLANNING AND ZONING COMMISSION**

**REGULAR MEETING  
WEDNESDAY, APRIL 1, 2015  
5:30 p.m.  
Town Hall**

**CALL TO ORDER**

The regular meeting of the Planning and Zoning Commission of the Town of Dillon, Colorado, was held on Wednesday, April 1, 2015, at Dillon Town Hall. Chairman Brady Bailey called the meeting to order at 5:30 p.m. Commissioners present were: Amy Gaddis, Nathan Nosari, Jerry Peterson, and Jeff Shibley. Staff members present were Tom Breslin, Town Manager; Dan Burroughs, Town Engineer; Carri McDonnell, Finance Director; Scott O'Brien, Public Works Director; and Ned West, Town Planner.

**APPROVAL OF THE MINUTES OF DECEMBER 8, 2014 REGULAR MEETING**

Commissioner moved to approve the meeting minutes for December 8, 2014. Commissioner seconded the motion, which unanimously passed upon roll call vote.

**PUBLIC COMMENTS** NO PUBLIC COMMENT

**CONSIDERATION OF RESOLUTION PZ 01-15, SERIES OF 2015**

Public Hearing

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE AMENDING OF CHAPTER 16, "ZONING," ARTICLE I, "GENERAL PROVISIONS," SECTION 16-1-50 "DEFINITIONS," ARTICLE III, "ZONING DISTRICTS," SECTION 16-3-160, "COMMERCIAL (C) ZONE" AND MODIFYING THE MATRIX TABLE AT THE END OF ARTICLE III TO ADD DEFINITIONS RELATING TO PAWNBROKERS AND PAWNSHOPS, TO MODIFY THE CONDITIONAL USES IN THE COMMERCIAL ZONING DISTRICT TO INCLUDE PAWNSHOPS; AND, SETTING FORTH DETAILS IN RELATION THERETO.

This Resolution provides for the zoning requirements for a Pawnbroker to operate in the Town of Dillon. Although we do not anticipate a Pawnbroker to open a business in the Town of Dillon in the near future, we have determined that without any regulations, a Pawnbroker could open a store just as any other retailer might, without any specific regulations governing such activity. Due to the nature of the Pawnbroker business, and in an interest to protect the general safety and welfare of the community, the Town has determined that it is in the best interest of the citizens of the Town to enact regulations specific to the operation of a Pawnbroker's establishment, or a Pawnshop. Town staff first engaged the Planning and Zoning Commission to determine the appropriate zoning that might best suit a Pawnshop during the April 3, 2013 meeting of the Planning and Zoning Commission. Just prior to that meeting, the Town had received a telephone inquiry into what zoning regulations exist for Pawnshops in the Town; no further inquiries have been received since. The Commission voted at the April 3<sup>rd</sup> meeting, unanimously providing for Pawnshops to operate only in the Commercial (C) zoning district and only as a Conditional Use. This Resolution will recommend to Town Council the approval of an Ordinance to codify that previous determination.

## RECORD OF PROCEEDINGS

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This Resolution states that a Pawnbroker may only operate in the Commercial (C) zoning district, and only upon issuance of a Conditional Use Permit from the Town. The resolution also sets forth setback requirements for Pawnbrokers from adjoining uses. The setbacks presented are the same setbacks set forth in the Dillon Municipal Code utilized to provide for separation from Retail Marijuana Stores in the Town from other uses. The setbacks in general are:

- 300 feet from: a Church; Land Zoned as Parks and Open Space (POS); a residential zoning district; or a residential use unless said use is within the Mixed Use (MU) of Commercial (C) zoning districts.
- 1,000 feet from: a School; a Child Care Facility or a Child Care Center; a College Campus; a Correctional Institution, Rehabilitation Center, or Halfway House; or a Public Housing Project owned and operated by a government agency.

Separate Code amendments for Chapter 6 “Business Licenses and Requirements” and Chapter 19 “Fees” are being developed for the actual licensing and associated fees for Pawnbrokers. These amendments to the Dillon Municipal Code are not review by the Planning and Zoning Commission, as the Commission’s purview resides with Chapter 16 “Zoning”.

This public hearing was published in accordance with public posting requirements as set forth by the Dillon Municipal Code. Chairman Bailey opened the public hearing at p.m. There were no public comments and at p.m. Chairman Bailey closed the public hearing.

Commissioner moved to approved Resolution PZ 01-15, Series of 2015. Commissioner seconded the motion which passed unanimously upon roll call vote.

### **CONSIDERATION OF RESOLUTION PZ 02-15, SERIES OF 2015**

#### Public Hearing

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE AMENDING OF CHAPTER 16, “ZONING,” ARTICLE I, “GENERAL PROVISIONS,” SECTION 16-1-50 “DEFINITIONS,” TO MODIFY THE DEFINITIONS FOR LEVEL I, LEVEL II, LEVEL III AND LEVEL IV DEVELOPMENT; AND, SETTING FORTH DETAILS IN RELATION THERETO.

The staff has reviewed the definitions of development levels and is recommending changes to better suit the public’s needs and staffs response time. These changes include several items which have never been addressed by the code such as decks, fences, replacement of roofs, siding, windows and doors. We need to review these items to determine if a building permit is required.

Additionally some of the application types have been moved between the different levels to accomplish the following goals:

- 1) All single family and duplex residential development and remodels should be handled at the staff level. Public hearing process for these applications tend not to be productive.
- 2) All commercial and multifamily applications should be handled by the Planning and Zoning Commission. All external additions to commercial and multi-family buildings need to be reviewed in a public hearing format.

## RECORD OF PROCEEDINGS

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This public hearing was published in accordance with public posting requirements as set forth by the Dillon Municipal Code. Chairman Bailey opened the public hearing at p.m. There were no public comments and at p.m. Chairman Bailey closed the public hearing.

Commissioner moved to approved Resolution PZ 02-15, Series of 2015. Commissioner seconded the motion which passed unanimously upon roll call vote.

### **CONSIDERATION OF RESOLUTION PZ 03-15, SERIES OF 2015**

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE APPROVAL OF A CLASS I SIGN PERMIT FOR A PERMANENT INDIVIDUAL SIGN FOR THE DILLON MARINA SHOP AND STORE BUILDING LOCATED AT 150 MARINA DRIVE.

The Dillon Marina submitted a Class I Sign Permit application for an Individual Sign Permit for a permanent sign to be located on the southwestern corner of the Marina shop and store building located at 150 Marina Drive.

The proposed sign is to be a projecting sign that will be designed to swivel inward to provide unobstructed clearance for trailered boat movements in the summer, and snow removal operations during the winter months. According to Section 16-11-270, no project sign shall extend more than four (4) feet from a building wall. The proposed sign is designed to stick out from the building wall by not more than forty-eight (48) inches.

Commissioner moved to approved Resolution PZ 03-15, Series of 2015. Commissioner seconded the motion which passed unanimously upon roll call vote.

### **CONSIDERATION OF RESOLUTION PZ 04-15, SERIES OF 2015**

Public Hearing

A RESOLUTION APPROVING A CLASS S-2 SUBDIVISION OF LOT 16, LOT 17 AND A PORTION OF THE OPEN AREA IN BLOCK A, NEW TOWN OF DILLON SUBDIVISION, FOR THE PURPOSE OF CREATING THREE NEW PARCELS, TO BE CALLED LOTS 16R, 17A AND 17B, BLOCK A AND ADJACENT STREET RIGHT OF WAY.

The Town received a Class 2 resubdivision application from the Town of Dillon to replat lots 16 and 17 and a portion of the open area in Block A, New Town of Dillon. These existing Town owned parcels will be replatted into new lots 16R, 17A and 17B, as well as Town Right-of-way.

The Town of Dillon is interested in reconfiguring two existing lots owned by the Town (Lots 16 and 17) and combining them with some undeveloped land along the east side of these lots to create a new 0.406 acre lot called Lot 16R. The undeveloped land between the Colorado Mountain College properties (Lots 33 through 40-A) and East LaBonte Street will be replatted into two lots: Lot 17A at 0.557 acres and Lot 17B at 0.226 acres. Please refer to the attached subdivision plat for additional information.

Existing Lot 16 is a part of an underutilized parking lot located between Main Street and Buffalo Street. The Town has named this Parking Lot B. Existing Lot 17 contains a portion of Parking Lot B and Main Street. Town Staff counted cars in the parking lot over the course of one year and found that the parking lot usually only sees between 5-12 cars per day. The Town proposes to reconfigure the lot into a 24' access drive with 19 parking spaces along the west end to serve the La Riva Del Lago building.

## RECORD OF PROCEEDINGS

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The existing lots 16 and 17 will be vacated by this plat. Main Street is currently constructed on the southern portion of existing Lot 17. The proposed plat will also create a permanent right-of-way for the east end of Main Street where it ties into E. LaBonte Street. The plat widens the right of way along the west side of proposed Lot 16R from 60' to 63'. The right-of-way to the West of Lot 16R will be used as a 24' access drive plus perpendicular parking next to the east end the La Riva Del Lago building. The Main Street right-of-way is proposed at 60' to best accommodate the existing location of Main Street and plan for some attached sidewalks on both sides.

The subject existing properties are all currently zoned CA – Core Area.  
The proposed properties will also remain zoned as CA – Core Area.

A 20' access easement is reserved on the plat at the line between Lots 17A and 17B in order to provide a future mid-block pedestrian access opportunity to the Colorado Mountain College from East LaBonte Street.

This public hearing was published in accordance with public posting requirements as set forth by the Dillon Municipal Code. Chairman Bailey opened the public hearing at p.m. There were no public comments and at p.m. Chairman Bailey closed the public hearing.

Commissioner moved to approved Resolution PZ 04-15, Series of 2015. Commissioner seconded the motion which passed unanimously upon roll call vote.

### **DISCUSSION ITEM**

Window Signage and Window Film.

### **PROJECT AND APPLICATION UPDATE:**

- a. The Town issued a Level I Development Permit for a tenant finish for a Dickey's Barbeque Pit restaurant to occupy a vacancy in the multi-tenant building at 324 Dillon Ridge Way.
- b. The Town issued a Level I Development Permit for a tenant finish for a retail marijuana store at 817 Little Beaver Trail.
- c. The Town of Dillon Official LED Sign faces were installed on February 19, and began displaying communications on Tuesday, February 24. First traffic notifications were displayed on Wednesday, February 25 announcing the closure of Interstate 70.
- d. The Town is moving forward with construction this summer of a new 1.5 million gallon water tank adjacent to the existing tank on County Road 51. The old tank will be removed as part of the project.

### **OTHER BUSINESS** NO OTHER BUSINESS

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:25 p.m.

Respectfully submitted,

*Carri McDonnell*

Carri McDonnell,  
Acting Secretary to the Commission

**PLANNING AND ZONING COMMISSION ACTION ITEM  
STAFF SUMMARY  
May 6, 2015 PLANNING AND ZONING COMMISSION MEETING**

**DATE:** May 1, 2015

**AGENDA ITEM NUMBER:** 4

**ACTION TO BE CONSIDERED:**

Consideration of a Resolution No. PZ 05-15, Series of 2015: **A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING A LEVEL III DEVELOPMENT APPLICATION FOR A NEW 1.5 MILLION GALLON TOWN OF DILLON MUNICIPAL WATER TANK TO REPLACE THE EXISTING TANK AT 640 COUNTY ROAD 51, DILLON, COLORADO ; AND, SETTING FORTH DETAILS IN RELATION THERETO.**

**SUMMARY:**

The Town is planning the construction of a new 1.5 million gallon municipal water tank to replace the existing 400,000 gallon tank located at the water plant at 640 County Road 51. There are several compelling reasons the Town seeks to replace the existing tank:

1. The service life of the existing tank has been exceeded.
2. The new, larger tank will provide the storage required to aid in the firefighting efforts should a large building in Dillon catch fire, such as a condominium.
3. The larger tank will provide additional storage that will help to provide municipal water should there be a source water contamination requiring that source water not be drawn for some period of time.
4. The additional storage also provides for additional municipal water should there be a water plant outage.
5. Finally, the old tank design does not provide for the proper chlorine exposure time. The configuration of the inlet and outlet of the new tank provides for a longer exposure time that the currently configured tank does not allow for.

**STAFF RECOMMENDATION:**

Staff recommends approval of Resolution PZ 05-15, Series of 2015.

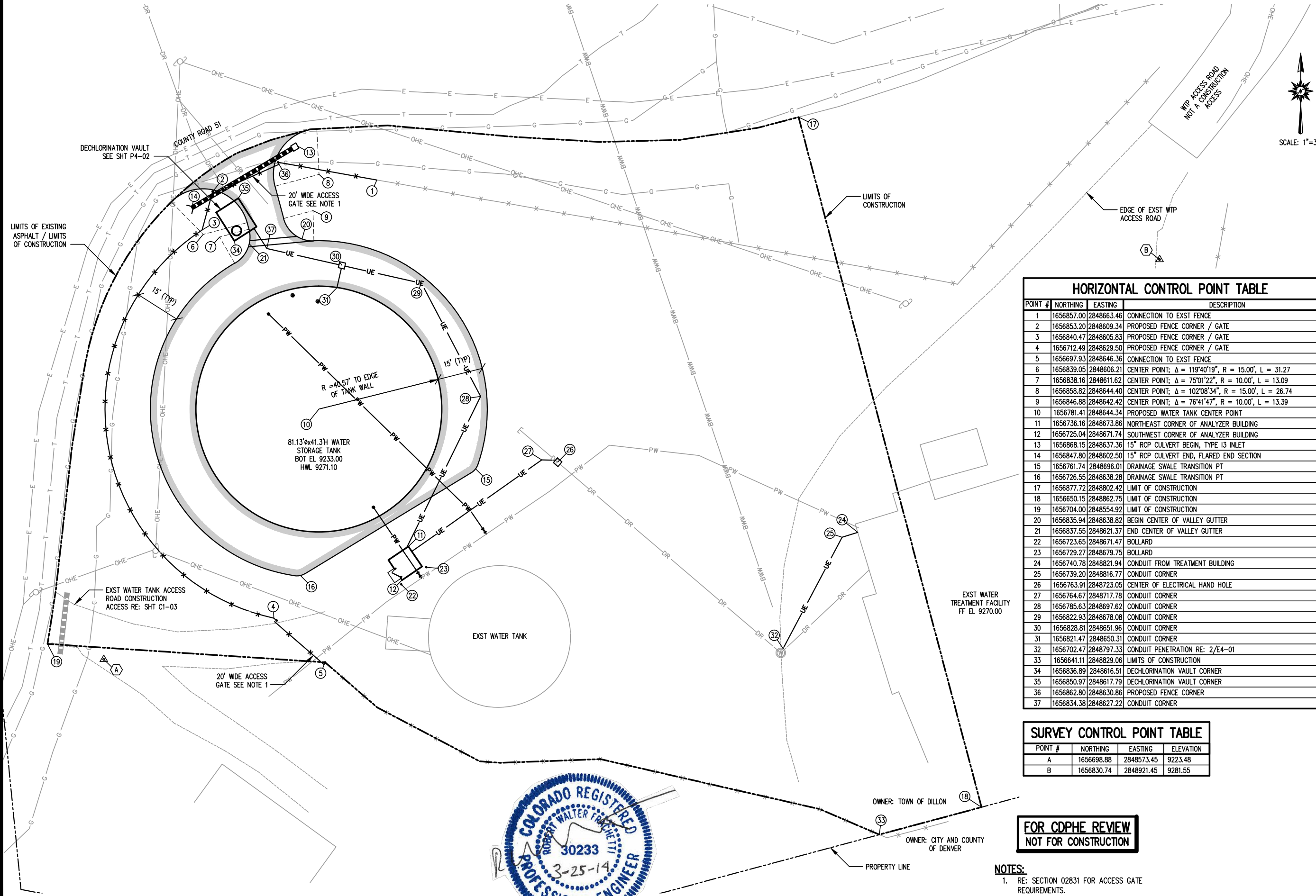
**ACTION REQUESTED:**

Public Hearing.

Motion, Second, Roll Call Vote.

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

**STAFF MEMBER RESPONSIBLE:** Ned West, Town Planner



**HORIZONTAL CONTROL POINT TABLE**

| POINT # | NORTHING   | EASTING    | DESCRIPTION   |
|---------|------------|------------|---|
| 1       | 1656857.00 | 2848663.46 | CONNECTION TO EXST FENCE                            |
| 2       | 1656853.20 | 2848609.34 | PROPOSED FENCE CORNER / GATE                        |
| 3       | 1656840.47 | 2848605.83 | PROPOSED FENCE CORNER / GATE                        |
| 4       | 1656712.49 | 2848629.50 | PROPOSED FENCE CORNER / GATE                        |
| 5       | 1656697.93 | 2848646.36 | CONNECTION TO EXST FENCE                            |
| 6       | 1656839.05 | 2848606.21 | CENTER POINT; Δ = 119°40'19", R = 15.00', L = 31.27 |
| 7       | 1656838.16 | 2848611.62 | CENTER POINT; Δ = 75°01'22", R = 10.00', L = 13.09  |
| 8       | 1656858.82 | 2848644.40 | CENTER POINT; Δ = 102°08'34", R = 15.00', L = 26.74 |
| 9       | 1656846.88 | 2848642.42 | CENTER POINT; Δ = 76°41'47", R = 10.00', L = 13.39  |
| 10      | 1656781.41 | 2848644.34 | PROPOSED WATER TANK CENTER POINT                    |
| 11      | 1656736.16 | 2848673.86 | NORTHEAST CORNER OF ANALYZER BUILDING               |
| 12      | 1656725.04 | 2848671.74 | SOUTHWEST CORNER OF ANALYZER BUILDING               |
| 13      | 1656868.15 | 2848637.36 | 15" RCP CULVERT BEGIN, TYPE I3 INLET                |
| 14      | 1656847.80 | 2848602.50 | 15" RCP CULVERT END, FLARED END SECTION             |
| 15      | 1656761.74 | 2848696.01 | DRAINAGE SWALE TRANSITION PT                        |
| 16      | 1656726.55 | 2848638.28 | DRAINAGE SWALE TRANSITION PT                        |
| 17      | 1656877.72 | 2848802.42 | LIMIT OF CONSTRUCTION                               |
| 18      | 1656650.15 | 2848862.75 | LIMIT OF CONSTRUCTION                               |
| 19      | 1656704.00 | 2848554.92 | LIMIT OF CONSTRUCTION                               |
| 20      | 1656835.94 | 2848638.82 | BEGIN CENTER OF VALLEY GUTTER                       |
| 21      | 1656837.55 | 2848621.37 | END CENTER OF VALLEY GUTTER                         |
| 22      | 1656723.65 | 2848671.47 | BOLLARD   |
| 23      | 1656729.27 | 2848679.75 | BOLLARD   |
| 24      | 1656740.78 | 2848821.94 | CONDUIT FROM TREATMENT BUILDING                     |
| 25      | 1656739.20 | 2848816.77 | CONDUIT CORNER                                      |
| 26      | 1656763.91 | 2848723.05 | CENTER OF ELECTRICAL HAND HOLE                      |
| 27      | 1656764.67 | 2848717.78 | CONDUIT CORNER                                      |
| 28      | 1656785.63 | 2848697.62 | CONDUIT CORNER                                      |
| 29      | 1656822.93 | 2848678.08 | CONDUIT CORNER                                      |
| 30      | 1656828.81 | 2848651.96 | CONDUIT CORNER                                      |
| 31      | 1656821.47 | 2848650.31 | CONDUIT CORNER                                      |
| 32      | 1656702.47 | 2848797.33 | CONDUIT PENETRATION RE: 2/E4-01                     |
| 33      | 1656641.11 | 2848829.06 | LIMITS OF CONSTRUCTION                              |
| 34      | 1656836.89 | 2848616.51 | DECHLORINATION VAULT CORNER                         |
| 35      | 1656850.97 | 2848617.79 | DECHLORINATION VAULT CORNER                         |
| 36      | 1656862.80 | 2848630.86 | PROPOSED FENCE CORNER                               |
| 37      | 1656834.38 | 2848627.22 | CONDUIT CORNER                                      |

**SURVEY CONTROL POINT TABLE**

| POINT # | NORTHING   | EASTING    | ELEVATION |
|---------|------------|------------|-----------|
| A       | 1656698.88 | 2848573.45 | 9223.48   |
| B       | 1656830.74 | 2848921.45 | 9281.55   |

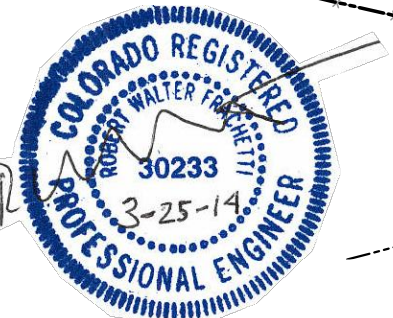
**FOR CDPHE REVIEW  
NOT FOR CONSTRUCTION**

**NOTES:**

- RE: SECTION 02831 FOR ACCESS GATE REQUIREMENTS.



LOCATION: W:\DILL-12-0059 - Dillon Water Tank\C1-02.dwg PLOTTED: 3/26/2014 1:55 PM BY: Keith P. Rindt



| REV. No. | DATE | BY | DESCRIPTION |
|----------|------|----|-------------|
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|          |      |    |             |
|          |      |    |             |
|          |      |    |             |

TOWN OF DILLON  
DILLON WATER TANK

**HORIZONTAL CONTROL PLAN**

PROJECT No.: DILL-12-0059  
DESIGNED BY: NWM  
DRAWN BY: KPR  
CHECKED BY: RPO

**C1-02**



LOCATION: W:\DILL-12-0059 - Dillon Water Tank C1-03.dwg PLOTTED: 3/26/2014 1:56 PM BY: Keith P. Rindt



5325 S. Valencia Way  
Greenwood Village,  
Colorado 80111  
Ph: (303) 300-3464  
Fx: (303) 300-3451



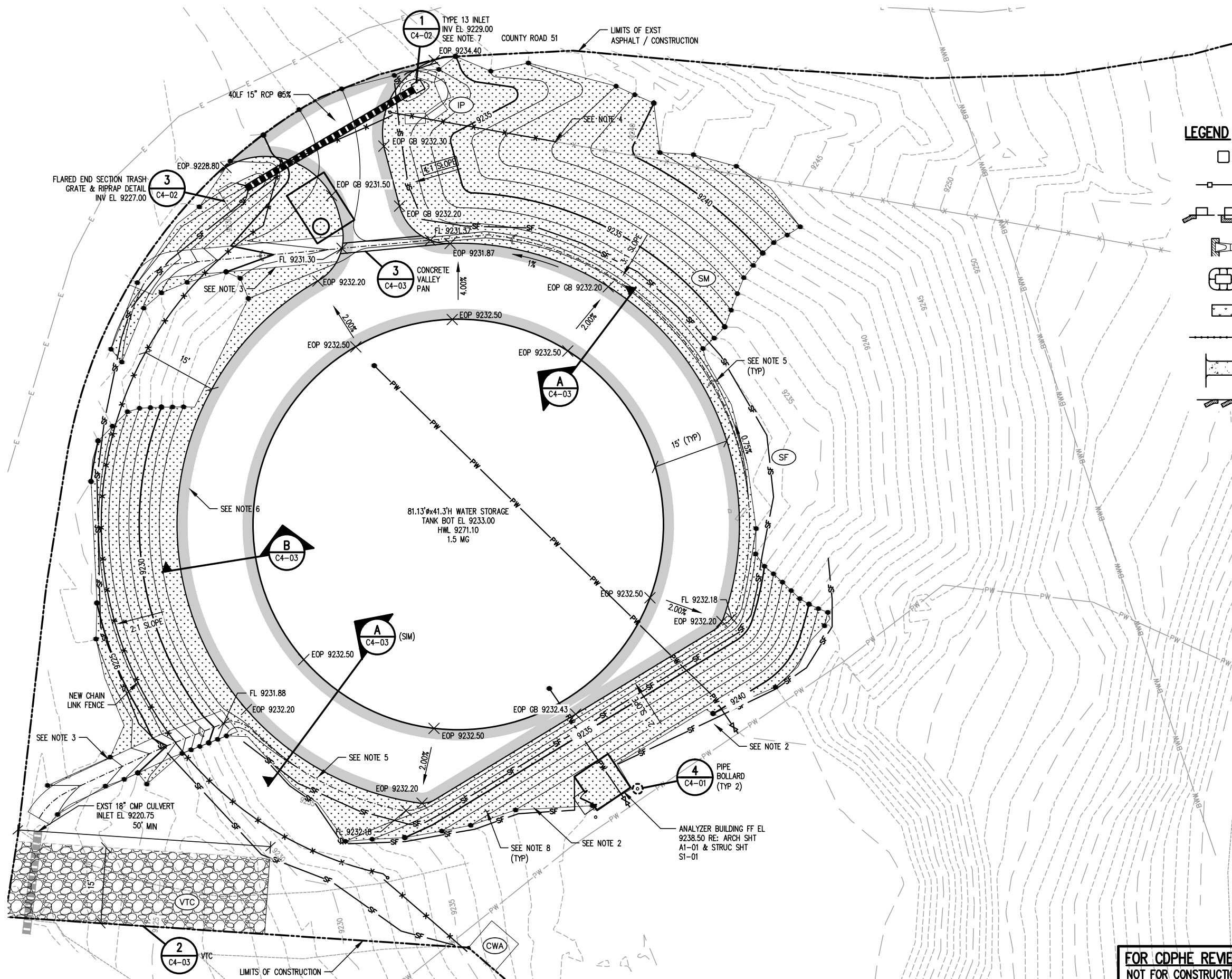
SCALE: 1"=20'

**LEGEND**

- CWA CONCRETE WASHOUT AREA
- CF CONSTRUCTION FENCE
- IP INLET PROTECTION
- RRC RRB FOR CULVERT PROTECTION
- SB SEDIMENT BASIN
- SM SEEDING AND MULCHING (APPROX. AREAS)
- SF SILT FENCE, COIR ROLL OR CURB SOCK
- VTC VEHICLE TRACKING CONTROL
- CS CURB SOCK

**NOTES:**

1. STOCKPILE BOULDERS 30" AND LARGER DURING EXCAVATION FOR OWNER. COORDINATE WITH OWNER FOR LOCATION.
2. OWNER TO SELECT, PROVIDE & MAINTAIN VEHICLE BARRIER PROTECTION AT TOP OF SLOPE.
3. PLACE 5' WIDE MINIMUM OF TYPE "M" RIPRAP (DEPTH = 12") AT SLOPE OF 4:1 OR GREATER FOR ALL ONSITE DRAINAGE SWALES. RE: SPEC 02275.
4. CONNECT TO EXISTING FENCE.
5. PLACE EROSION CONTROL LOGS EVERY 50' MINIMUM. ALONG ALL DRAINAGE SWALES.
6. LIMITS OF CRUSHED STONE PAVING (CLASS 6). RE: SPEC 02511
7. PROVIDE STRAW BALE SEDIMENT BARRIERS AND DROP INLET EROSION LOG PROTECTION AROUND INLET. RE: DETAILS 1/C4-05, 2/C4-05.
8. AREAS DISTURBED WITHIN LIMITS OF CONSTRUCTION TO BE REVEGETATED WITH NATIVE GRASS SEED. RE: SPEC SECTION 02900.
9. RE: SHTS C4-04 & C4-05 FOR EROSION CONTROL NOTES AND DETAILS.



**FOR CDPHE REVIEW  
NOT FOR CONSTRUCTION**



0 1 IF THIS BAR DOES NOT MEASURE 1" DRAWING IS NOT TO LABELED SCALE

Copyright: Frchetti Engineering Inc.

| REV. No. | DATE | BY | DESCRIPTION |
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|          |      |    |             |
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TOWN OF DILLON  
DILLON WATER TANK

**GRADING & DRAINAGE PLAN**

PROJECT No.: DILL-12-0059  
DESIGNED BY: NWM  
DRAWN BY: KPR  
CHECKED BY: RPO

**C1-03**



**PLANNING AND ZONING COMMISSION ACTION ITEM  
STAFF SUMMARY  
May 6, 2015 PLANNING AND ZONING COMMISSION MEETING**

**DATE:** May 1, 2015

**AGENDA ITEM NUMBER:** 5

**ACTION TO BE CONSIDERED:**

Consideration of a Resolution No. PZ 06-15, Series of 2015: **A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING APPROVAL OF A LEVEL III DEVELOPMENT APPLICATION FOR A CONDITIONAL USE PERMIT FOR AN ACCESSORY APARTMENT AT 104 THREE RIVERS STREET, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.**

**SUMMARY:**

The Town received an application for a Conditional Use Permit for an accessory Apartment at 104 Three Rivers Street, Dillon, Colorado. The proposed project would include the construction of a new, two car detached garage, with a small accessory apartment above it. The application demonstrates conformance to the Code Sections pertaining to Conditional Use Permits and Accessory Apartments, Section 16-5-220 and Section 16-4-40, respectively.

The following conditions are attached to the Conditional Use Permit for the Accessory Apartment:

1. The applicant shall re-vegetate the existing gravel driveway by planting a native grass seed mix and maintaining vegetative cover. The continued, limited use of said gravel driveway may continue, so long as grass cover is maintained. This condition is in response to the property owner's statement that the existing limited access gravel driveway is necessary for access to the primary structure, and there is no way to achieve the access otherwise given the location of the primary structure on the parcel. The access is not for daily access, but for waste removal and other tasks requiring closer access. Town staff is satisfied with this so long as the existing gravel driveway is maintained with a vegetative cover.
2. All site soil disturbed during the project shall be stabilized and re-vegetated.
3. The applicant shall pay the required water and sewer tap fees in the amount of \$9,727.90.
4. The applicant shall file with the Town the required restrictive covenant preventing subdividing into separate ownership.

5. The applicant shall file with the Town a deed restriction that prevents short term rentals of the accessory apartment.

**STAFF RECOMMENDATION:**

Staff recommends approval of Resolution PZ 06-15, Series of 2015.

**ACTION REQUESTED:**

Public Hearing.

Motion, Second, Roll Call Vote.

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

**STAFF MEMBER RESPONSIBLE:** Ned West, Town Planner

**PLANNING AND ZONING COMMISSION ACTION ITEM  
STAFF SUMMARY  
May 6, 2015 PLANNING AND ZONING COMMISSION MEETING**

**DATE:** May 1, 2015

**AGENDA ITEM NUMBER:** 5

**ACTION TO BE CONSIDERED:**

Consideration of a Resolution No. PZ 06-15, Series of 2015: **A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING APPROVAL OF A LEVEL III DEVELOPMENT APPLICATION FOR A CONDITIONAL USE PERMIT FOR AN ACCESSORY APARTMENT AT 104 THREE RIVERS STREET, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.**

**SUMMARY:**

The Town received an application for a Conditional Use Permit for an accessory Apartment at 104 Three Rivers Street, Dillon, Colorado. The proposed project would include the construction of a new, two car detached garage, with a small accessory apartment above it. The application demonstrates conformance to the Code Sections pertaining to Conditional Use Permits and Accessory Apartments, Section 16-5-220 and Section 16-4-40, respectively.

The following conditions are attached to the Conditional Use Permit for the Accessory Apartment:

1. The applicant shall re-vegetate the existing gravel driveway by planting a native grass seed mix and maintaining vegetative cover. The continued, limited use of said gravel driveway may continue, so long as grass cover is maintained. This condition is in response to the property owner's statement that the existing limited access gravel driveway is necessary for access to the primary structure, and there is no way to achieve the access otherwise given the location of the primary structure on the parcel. The access is not for daily access, but for waste removal and other tasks requiring closer access. Town staff is satisfied with this so long as the existing gravel driveway is maintained with a vegetative cover.
2. All site soil disturbed during the project shall be stabilized and re-vegetated.
3. The applicant shall pay the required water and sewer tap fees.
4. The applicant shall file with the Town the required restrictive covenant preventing subdividing into separate ownership.

5. The applicant shall file with the Town a deed restriction that prevents short term rentals of the accessory apartment.

**STAFF RECOMMENDATION:**

Staff recommends approval of Resolution PZ 06-15, Series of 2015.

**ACTION REQUESTED:**

Public Hearing.

Motion, Second, Roll Call Vote.

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

**STAFF MEMBER RESPONSIBLE:** Ned West, Town Planner

**GENERAL NOTES:**

1. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL THE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES TO FIELD LOCATE ALL UTILITIES. LOCATIONS OF UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. UTILITIES SHOWN DO NOT NECESSARILY REPRESENT ALL UTILITIES WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION.
2. LOCATIONS OF EXISTING WATER AND SEWER MAINS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATIONS OF MAINS AND/OR SERVICE STUBS.
3. ALL SITE CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE TOWN OF DILLON AND THE SILVERTHORNE-DILLON JOINT SEWER AUTHORITY.
4. EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY BY RANGE WEST, INC., DATED MARCH 16, 2015. ELEVATIONS ARE BASED ON U.S.G.S MEAN SEA LEVEL DATUM.
5. THROUGHOUT CONSTRUCTION THE CONTRACTOR SHALL MONITOR SEDIMENT BARRIERS AND SHALL CLEAN OUT THESE AREAS AS NECESSARY TO PREVENT THE RELEASE OF SEDIMENT FROM THE SITE.
6. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REVEGETATED WITH NATIVE GRASSES USING THE USFS SEED MIXTURE AND NODD TREES. STRAW MULCH OR OTHERWISE NURSANCE NEEDED SPECIES.
7. SEED ALL DISTURBED AREAS WITH NATIVE GRASSES USING THE USFS SEED MIXTURE AND NODD TREES. STRAW MULCH OR OTHERWISE NURSANCE NEEDED SPECIES.
8. BUILDING FOOTPRINT, DECKS AND ROOF LINE ARE BASED ON DRAWINGS PROVIDED BY THE OWNER. VERIFY ALL DIMENSIONS WITH APPROVED FOR CONSTRUCTION PLANS PRIOR TO ANY SITE WORK.

**BUILDING HEIGHT ANALYSIS**

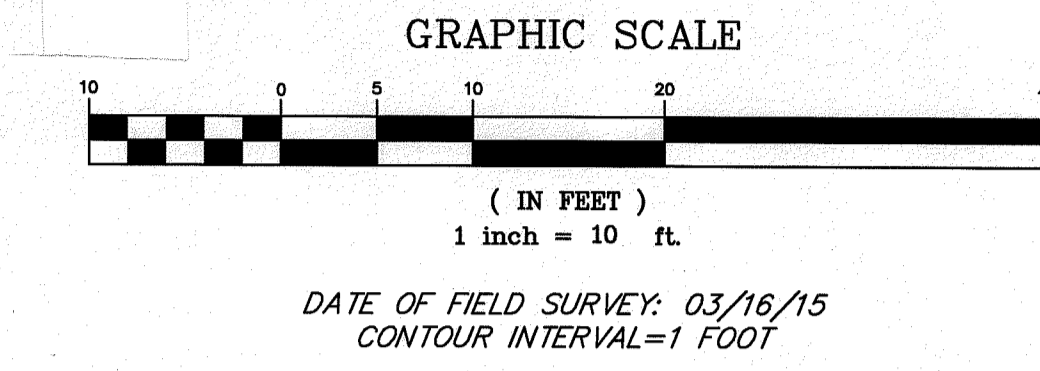
EXISTING GRADE WITHIN FOOTPRINT:  
 9049.1(High) 9046.9(Low) 9048.0(Average)  
 MAXIMUM ALLOWABLE HEIGHT: 9048.0 + 30' = 9078.0  
 PROPOSED RIDGE HEIGHT = 9077.2

**SNOW STORAGE ANALYSIS**

AREA OF DRIVEWAY ON LOT = 672 sf.  
 REQUIRED SNOW STORAGE AREA (25%) = 168 sf.  
 SNOW STORAGE PROVIDED = 220 sf.

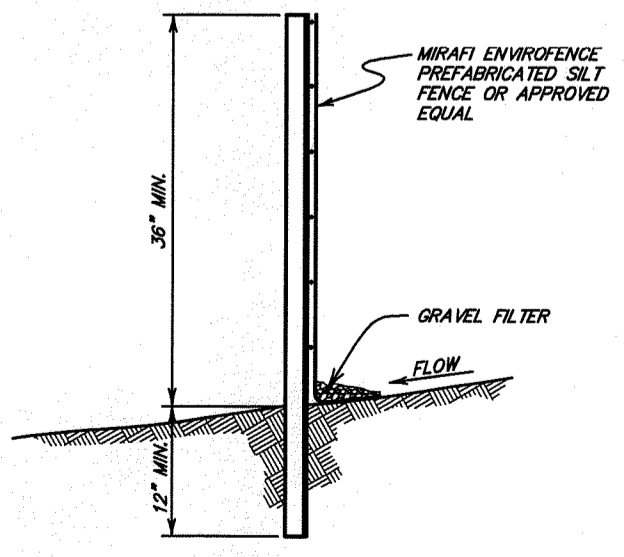
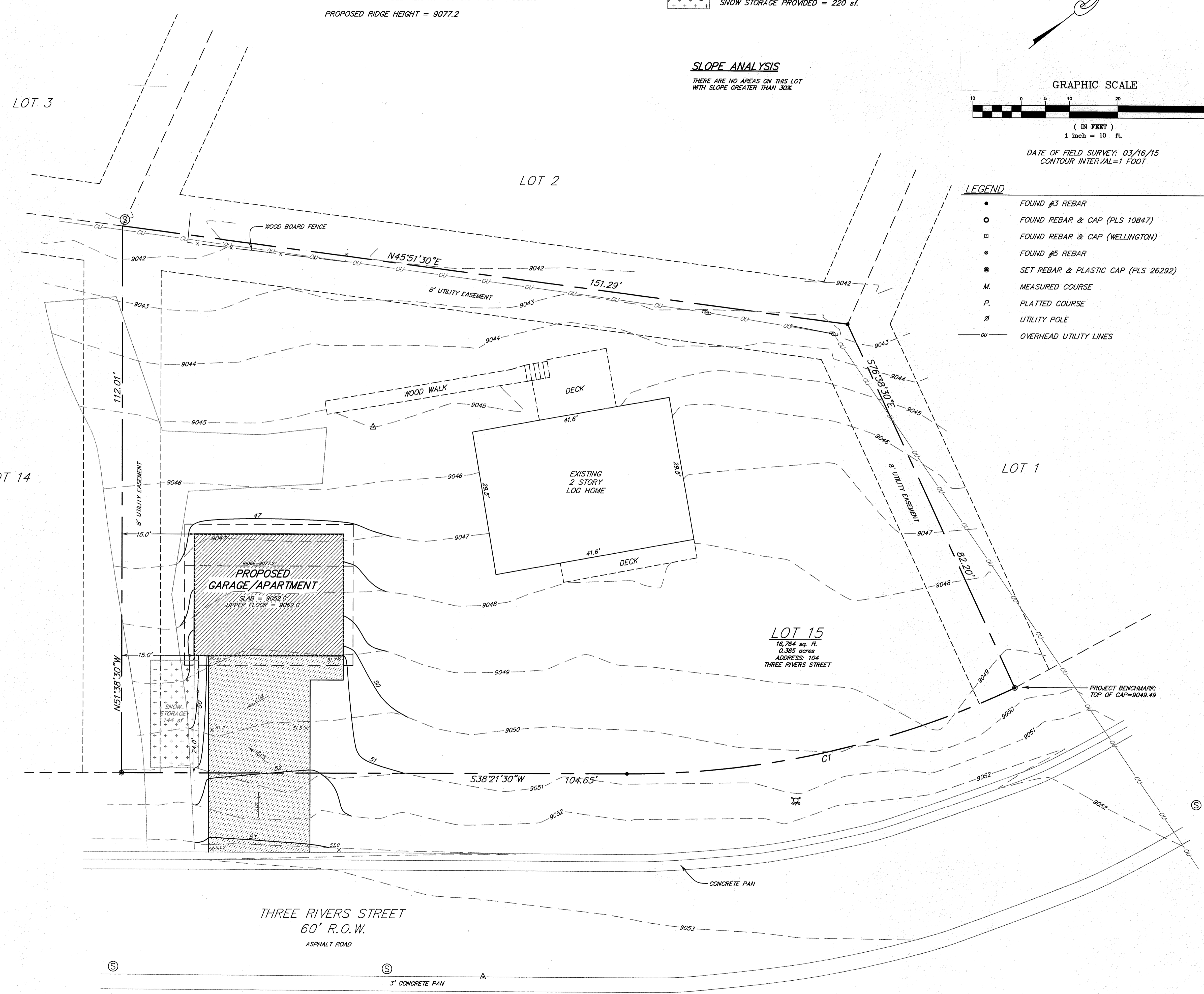
**SLOPE ANALYSIS**

THERE ARE NO AREAS ON THIS LOT WITH SLOPE GREATER THAN 30%.



**LEGEND**

- FOUND #3 REBAR
- FOUND REBAR & CAP (PLS 10847)
- FOUND REBAR & CAP (WELLINGTON)
- FOUND #5 REBAR
- SET REBAR & PLASTIC CAP (PLS 26292)
- M. MEASURED COURSE
- P. PLATTED COURSE
- ⊗ UTILITY POLE
- OVERHEAD UTILITY LINES



NOTE: 4"x4" OR STEEL FENCE POSTS  
 10' SPACING w/ 6"x6" WIRE  
 MESH AND MIN 1/4" FILTER  
 FABRIC MAY BE SUBSTITUTED  
**TYPICAL SILT FENCE DETAIL**  
 NO SCALE

WIDENED DRIVEWAY PER OWNER COMMENTS  
 3-26-15 DDC Drawn: DDC  
 3-26-15 DDC Drawn: DDC  
 03-24-15 Date: 03-24-15  
 12461-C1.DWG Drawing: 12461-C1.DWG

**RANGE WEST, INC.**  
 Consulting Engineers - Land Surveyors - Construction Managers  
 P.O. Box 589 Silverthorne, CO 80498 Phone 970 468-6281 Denver Direct 623-0426

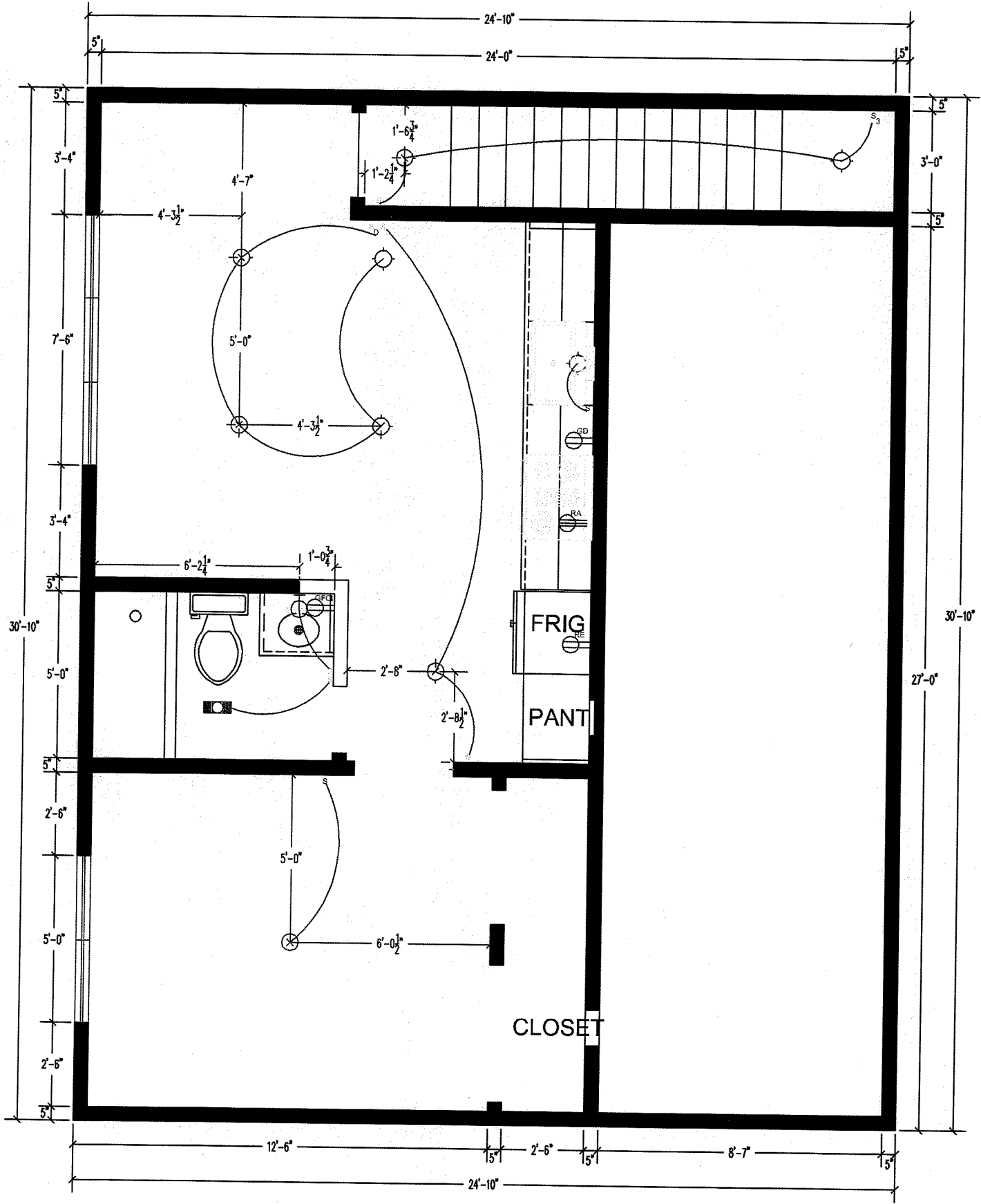
RON WALSH / ACTION BUILDER  
 P.O. BOX 314  
 SILVERTHORNE, COLORADO 80498  
**THORNTON GARAGE/APARTMENT**  
 LOT 15, BLOCK E, NEW TOWN OF DILLON  
 SUMMIT COUNTY, COLORADO

**SITE PLAN**  
 Sheet: 1 OF 2  
**C1**  
 Proj. No.: 12461





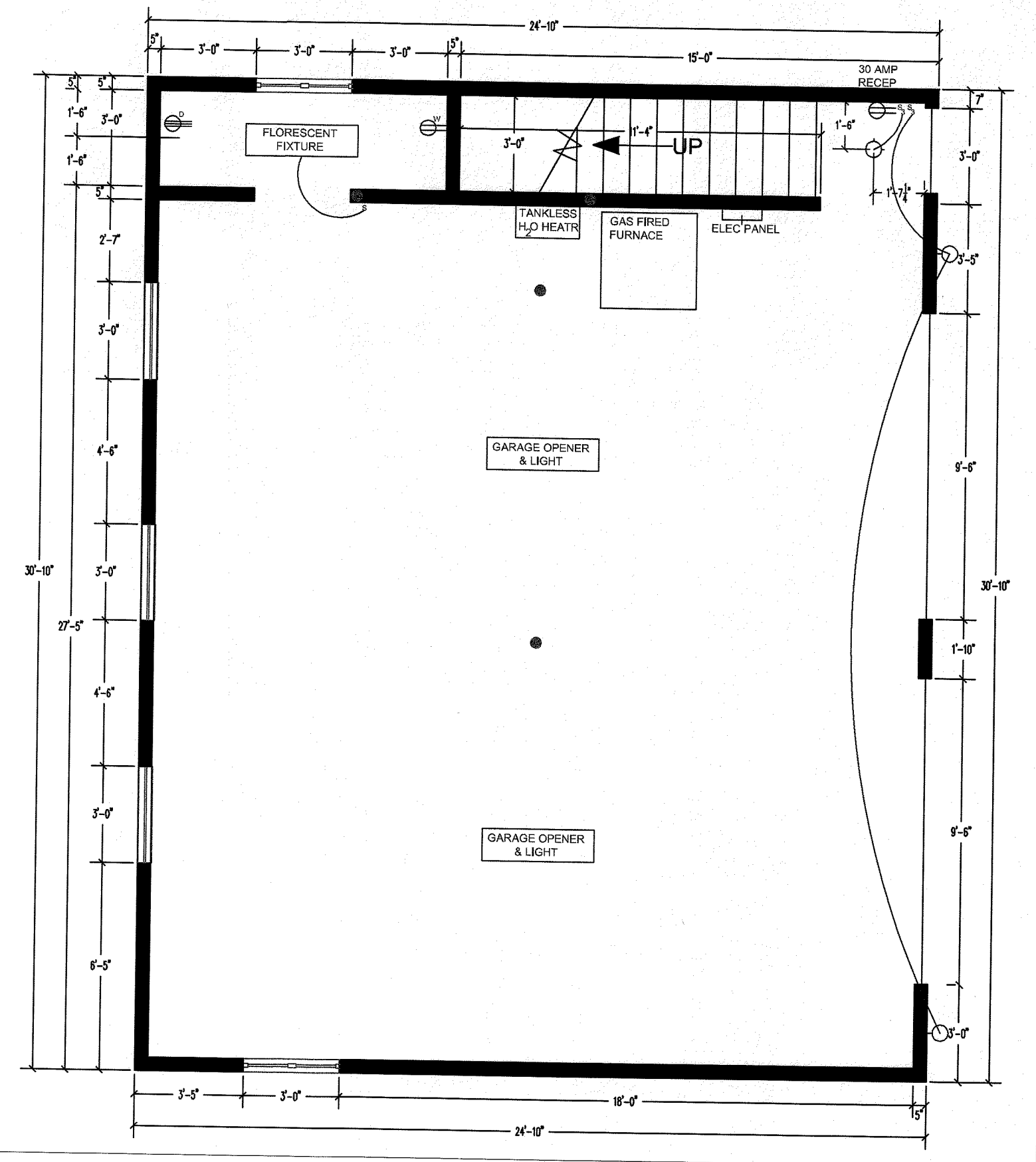
CLIENT; THORNTON  
 DATE: FEB 7, 2015  
 SCALE: 1/4" = 1'0"



**ELECTRICAL PLAN**

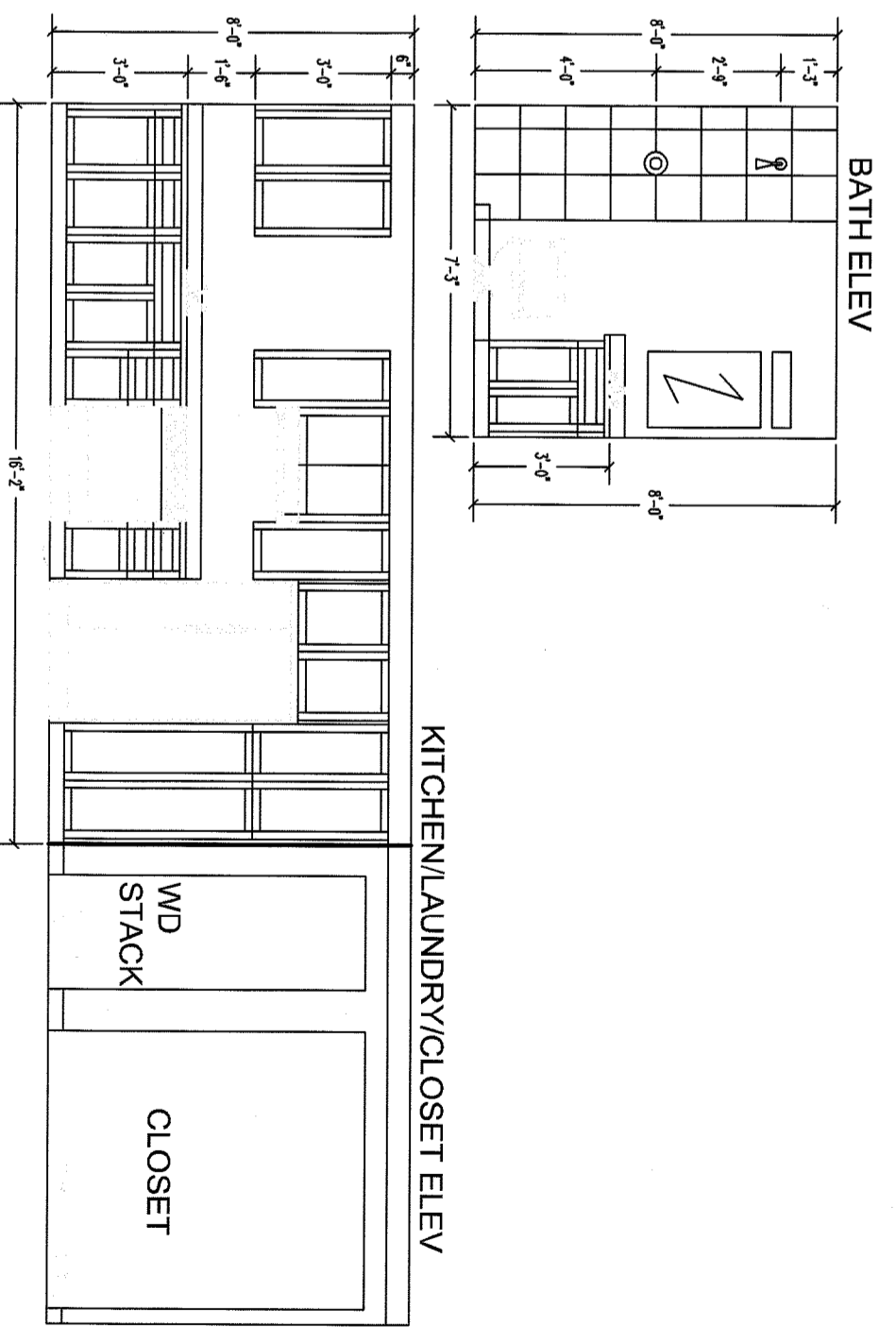
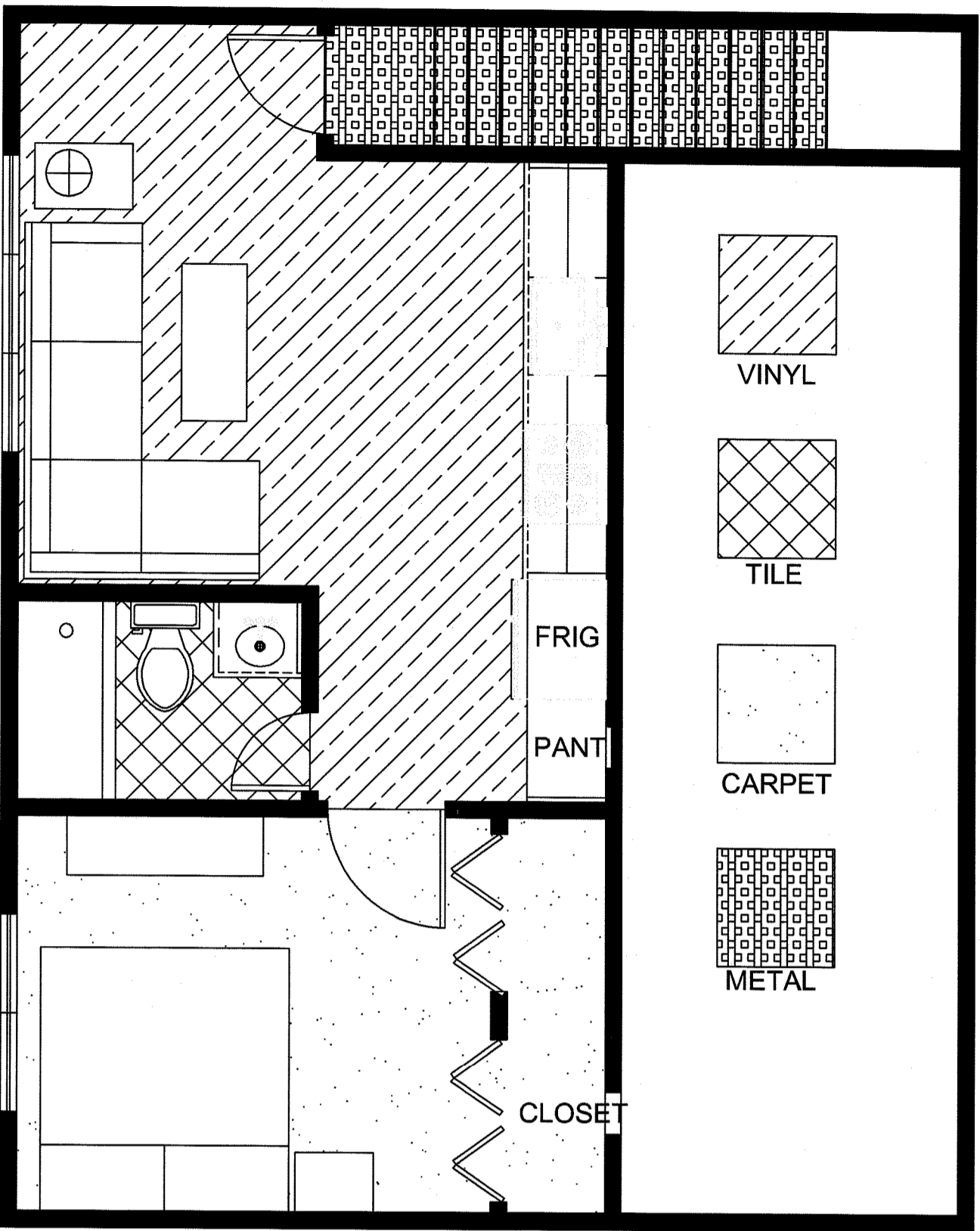
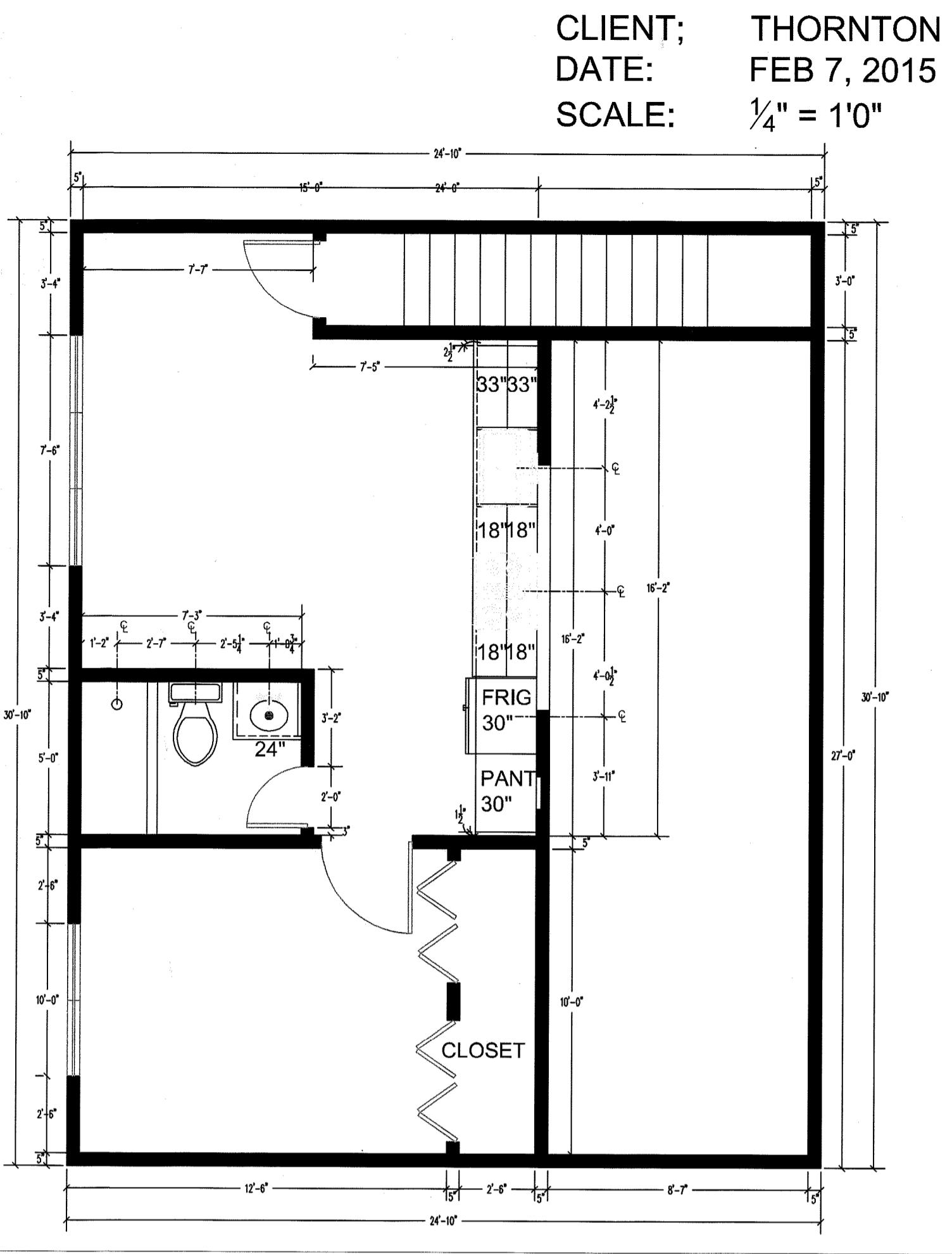
| ELECTRICAL LEGEND |                         |
|-------------------|-------------------------|
| S                 | SINGLE POLE SWITCH      |
| S <sub>D</sub>    | DIMMER SWITCH           |
| S <sub>3</sub>    | 3-WAY SWITCH            |
| ○                 | RECESSED FIXTURE        |
| ○                 | WALL MOUNTED FIXTURE    |
| ○                 | CEILING MOUNTED FIXTURE |
| ○                 | GFCI                    |
| ○                 | GFCI RECEPTACLE         |
| ○                 | REFRIGERATOR            |
| ○                 | RANGE                   |
| ○                 | WASHER                  |
| ○                 | DRYER                   |
| ○                 | GARBAGE DISPOSAL        |
| ○                 | EXHAUST FAN/LIGHT COMBO |

CLIENT; THORNTON  
 DATE: FEB 7, 2015  
 SCALE: 1/4" = 1'0"

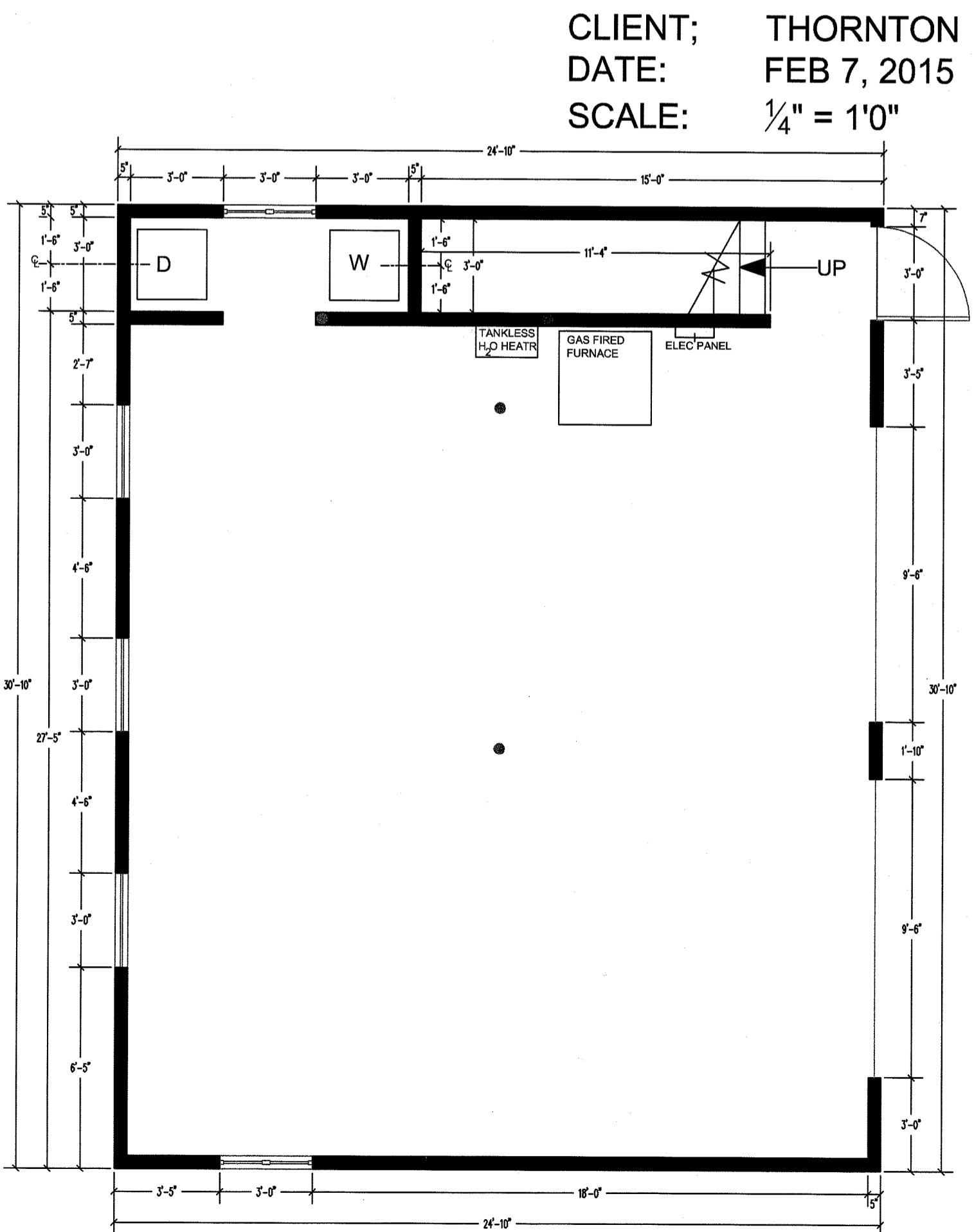


Ron Walsh / Action Builder  
 P.O. Box 314  
 Silverthorne, Colorado 80498

THORNTON GARAGE / APARTMENT  
 104 THREE RIVERS STREET, DILLON, COLORADO  
 SUMMIT COUNTY, COLORADO

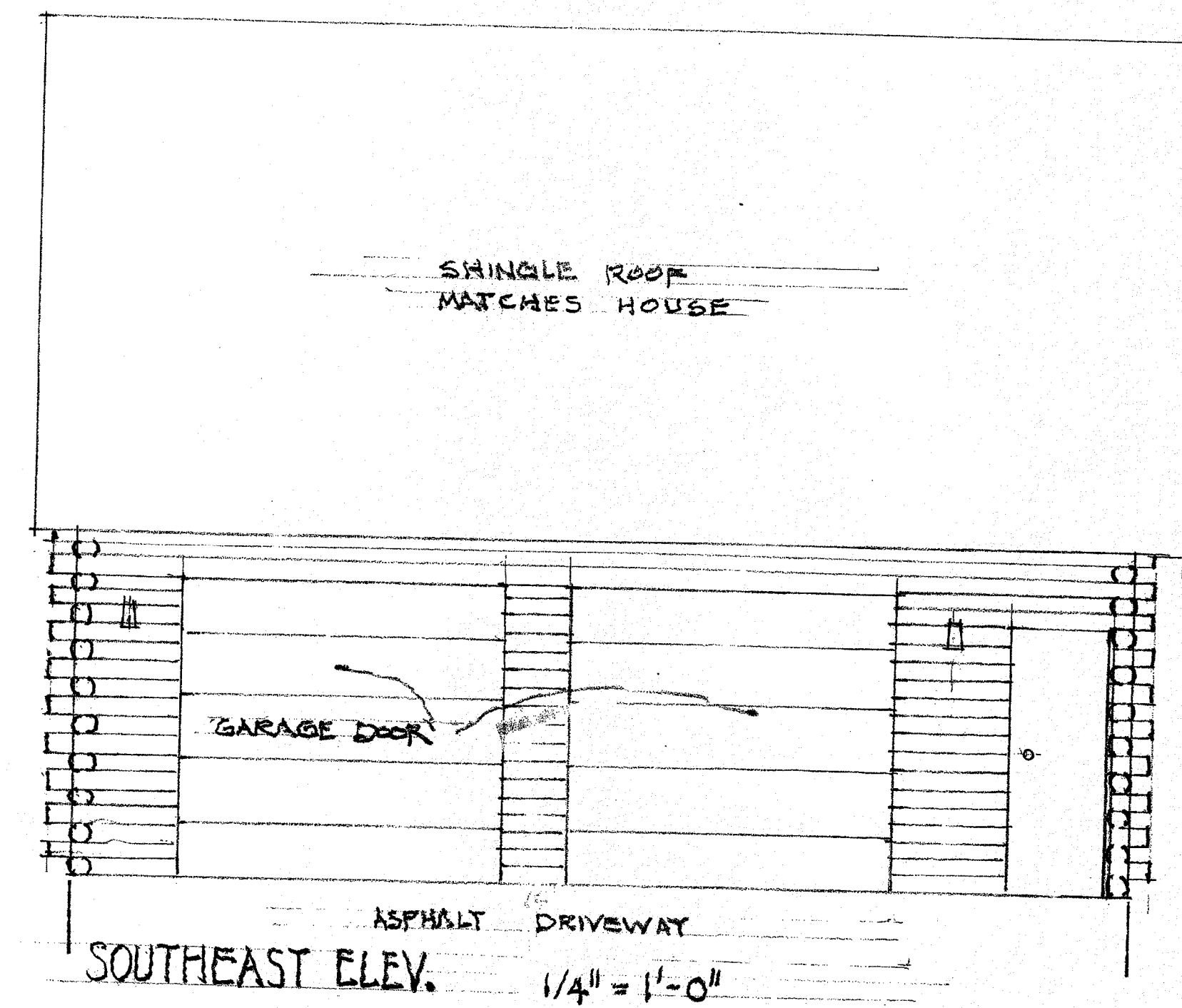
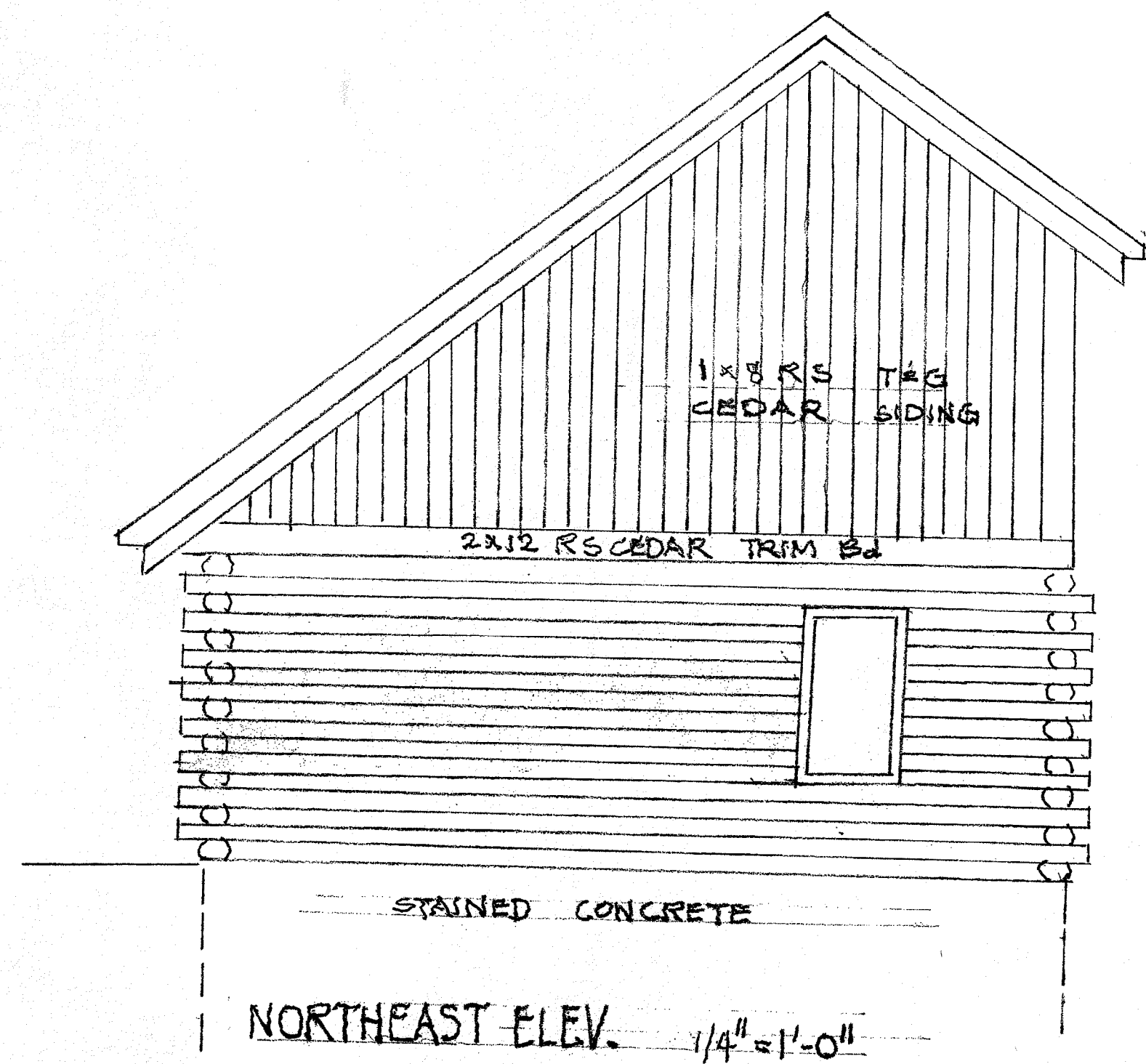
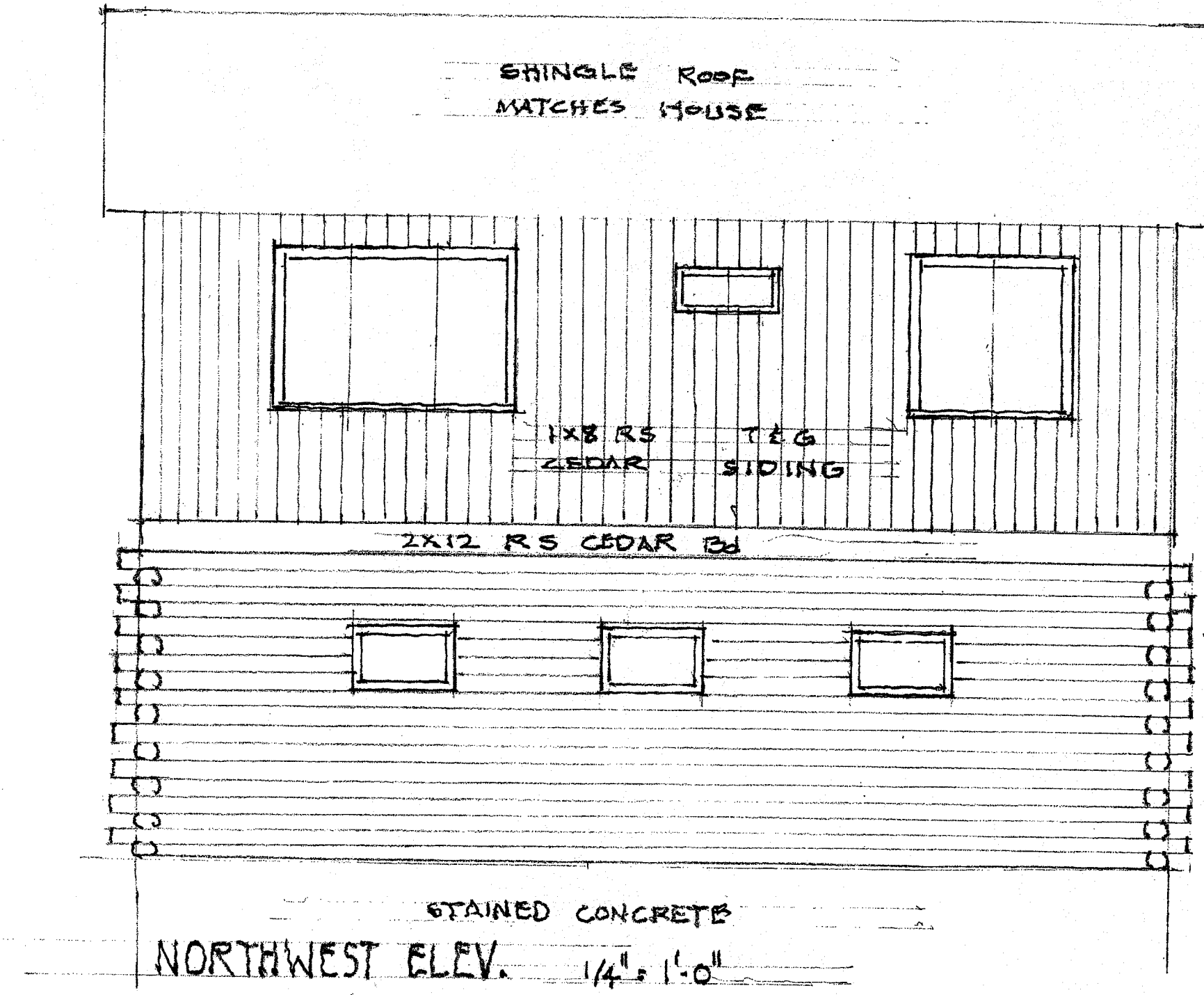
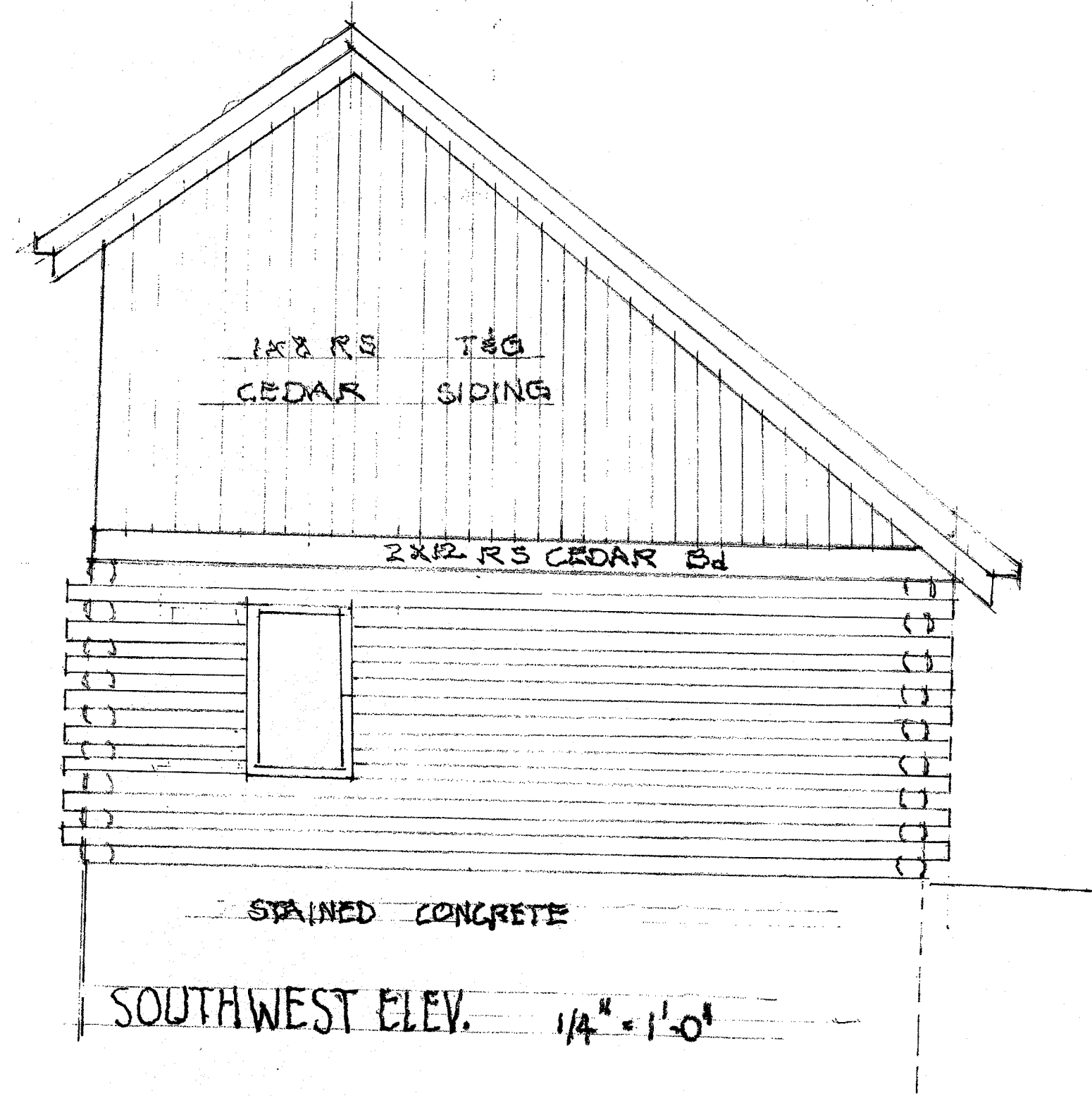


CLIENT: THORNTON  
 DATE: FEB 7, 2015  
 SCALE: 1/4" = 1'0"



Ron Walsh / Action Builder  
 P.O. Box 314  
 Silverthorne, Colorado 80498

THORNTON GARAGE / APARTMENT  
 104 THREE RIVERS STREET, DILLON, COLORADO  
 SUMMIT COUNTY, COLORADO



**THORNTON GARAGE / APARTMENT**  
 104 THREE RIVERS STREET, DILLON, COLORADO  
 SUMMIT COUNTY, COLORADO

Ron Walsh / Action Builder  
 P.O. Box 314  
 Silverthorne, Colorado 80498

**RESOLUTION NO. PZ 06-15**  
**Series of 2015**

**A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING APPROVAL OF A LEVEL III DEVELOPMENT APPLICATION FOR A CONDITIONAL USE PERMIT FOR AN ACCESSORY APARTMENT AT 104 THREE RIVERS STREET, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.**

**WHEREAS**, the Planning and Zoning Commission of the Town of Dillon has received a Class III development application for a conditional use permit for an accessory apartment at 104 Three Rivers Street, Dillon, Colorado; and

**WHEREAS**, following the public hearing the Planning and Zoning Commission of the Town of Dillon has made certain findings of fact regarding the application; and,

**WHEREAS**, the Planning and Zoning Commission of the Town of Dillon has determined that certain conditions which are reasonable and necessary to and relate to impacts created by the proposed development should attach to the approval of the application for the Class III conditional use permit.

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

Section 1. That the Planning and Zoning Commission of the Town of Dillon, following the required notice, held a public hearing on May 6<sup>th</sup>, 2105, on the application for a conditional use permit for an accessory apartment at 104 Three Rivers Street, Dillon, Colorado, and following said public hearing makes the following findings of fact:

A. That the application for the conditional use permit for an accessory apartment is complete.

B. That the proposed Class III application for a conditional use permit for an accessory apartment complies with the specific requirements of Section 16-5-220 “Conditional use criteria” of the Town of Dillon Municipal Code, as detailed as follows:

1. The use is listed as an allowed conditional use within the zone, or is otherwise identified as a conditional use and is consistent with the intent and purpose of the Comprehensive Plan and applicable zoning district.

*The site is zoned Residential Low (RL). An accessory apartment is allowed in the Residential Low (RL) zoning district so long as certain conditions are met. The accessory apartment is consistent with the*

*existing residential uses in this developed neighborhood, and accessory apartments exist on adjoining properties.*

2. The parcel is suitable for the proposed conditional use, considering such factors as size, shape, location, topography, soils, slope stability, drainage and natural features.

*The proposed detached garage with an accessory apartment above is suitable for the parcel. The size, shape, location, topography, soils, slope stability, drainage, and natural features are not anticipated to be affected by the proposed garage and accessory apartment project.*

3. The proposed conditional use will not have significant adverse impacts on the air or water quality of the community.

*The existing site is developed with appropriate drainage and vegetation, and any areas disturbed during the project are to be re-vegetated to ensure soil stability and thus the protection of air and water quality. Town staff cannot identify any potential air quality concerns with the proposed accessory apartment use on this property.*

4. The proposed conditional use will not substantially limit, impair or preclude the use of surrounding properties for the uses permitted in the applicable zoning district.

*The existing developed site is adjacent to existing residences and accessory structures. The proposed garage structure with the accessory apartment will not substantially limit or impair the existing uses on the surrounding properties.*

5. Adequate public utilities and services are available or will be made available to the site prior to the establishment of the conditional use.

*The existing site is already served by gas, electric, water, and sanitary sewer facilities. The project requires the assessment of additional water and sewer tap fees, which the applicant has agreed to pay. Such payment shall be made prior to issuance of a building permit.*

6. If the conditional use is parking or storage uses accessory to a primary single-family use and located on an adjoining lot, the following criteria shall be met:

- a. Parking shall not be allowed in any setback of the vacant lot.
- b. There is no predetermined limit to the number of vehicles allowed on the vacant lot, but the Planning and Zoning Commission, using the perceived capacity as appropriate for the neighborhood, shall determine a maximum number of vehicles.
- c. If more than two (2) vehicles are parked on the vacant lot, they shall be fully screened in accordance with Section 16-7-30.

d.No commercial vehicles are allowed to be parked or stored on the vacant lot. (Ord. 10-00 §2; Ord. 05-04 §6)

*The criteria in this sub-section do not apply to this application.*

7. If the conditional use is for wholesale trade class 1 or wholesale trade class 2, the following additional criteria shall be met:
  - a.The proposed conditional use will not produce any noise or vibration issues that have significant adverse impacts on the community and the neighboring property owners and tenants in a multi-tenant building.
  - b. The proposed conditional use will not produce any smells, odors or noxious fumes that have significant adverse impacts on the community and the neighboring property owners and tenants in a multi-tenant building. The proposed conditional use shall meet all applicable code requirements for ventilation and fire protection.
  - c.The proposed conditional use will not produce any storage, loading or delivery activities related to the storage, loading or delivery of finished products or raw materials that have significant adverse impacts on the community and the neighboring property owners and tenants in a multi-tenant building.
  - d. The proposed conditional use will not cause its employees and vendors to occupy parking spaces intended for retail businesses within two hundred (200) feet of the business.

*The criteria in this sub-section do not apply to this application.*

Section 2. That the proposed Class III application for a conditional use permit for an accessory apartment complies with the specific requirements of Section 16-4-40 “Accessory apartments and secondary units” of the Town of Dillon Municipal Code, as detailed as follows:

A secondary residential unit or accessory apartment may be permitted in the RE, RL, RM and RH zones in a single-family residence, subject to the following provisions:

1. The Planning and Zoning Commission shall review and approve, under the Level III process, a site plan showing the location of the unit.

*The application includes a site plan indicating the proposed location of the detached garage with the accessory apartment above.*
2. The property owner shall pay all required water and sewer tap fees.

*The property owner has agreed to pay the required 0.65 EQR water and sewer tap fee of \$9,727.90 associated with the accessory apartment.*

3. The unit shall meet all building code requirements.

*Once approved by the Town, the plans will be submitted to the Summit County Building Inspection Department for their review, approval, and inspections.*

4. Two (2) parking spaces shall be provided per unit, and such parking area shall be landscaped to buffer parking from neighboring properties.

*Two parking spaces for the accessory apartment are provided as part of the application. The parcel is currently heavily vegetated.*

5. The habitable portion of the accessory apartment is not greater than nine hundred (900) square feet in size, nor is it more than one-third ( $\frac{1}{3}$ ) the size of the heated living area of the primary residential unit.

*The habitable portion of the accessory apartment is approximately 450 square feet, and the primary structure is approximately 1588 square feet. This sub-section is satisfied with the application.*

6. A restrictive covenant is filed stating the unit will not be subdivided into a separate ownership unit from the primary unit.

*The property owner agrees to the restrictive covenant to not subdivide into separate ownership.*

7. The unit is deed restricted against utilization as a short-term rental, which means it may not be rented for periods of time of less than six (6) months.

*The property owner agrees to the restrictive covenant to not subdivide into separate ownership.*

8. The unit design is compatible with the neighborhood and the principal structure.

*The design is architecturally similar to the principal structure and is compatible with the neighborhood.*

9. The unit may be a separate building from the primary structure, when placed above a freestanding garage, or on lots greater than one (1) acre.

*The accessory apartment will be constructed above a new detached garage, as permitted by this sub-section.*

Section 3. That the Planning and Zoning Commission of the Town of Dillon does hereby approve a conditional use permit for an accessory apartment at 104 Three Rivers Street, Dillon, Colorado with the following conditions:

1. The applicant shall re-vegetate the existing gravel driveway by planting a native grass seed mix and maintaining vegetative cover. The continued, limited use of said gravel driveway may continue, so long as grass cover is maintained.

2. All site soil disturbed during the project shall be stabilized and re-vegetated.

3. The applicant shall pay the required water and sewer tap fees.
4. The applicant shall file with the Town the required restrictive covenant preventing subdividing into separate ownership.
5. The applicant shall file with the Town a deed restriction that prevents short term rentals of the accessory apartment.

**APPROVED AND ADOPTED THIS 6<sup>TH</sup> DAY OF MAY, 2015 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.**

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

By: \_\_\_\_\_  
Brad Bailey, Chairperson

ATTEST:

By: \_\_\_\_\_  
Debbie Wilkerson, Secretary to the Commission



**PLANNING AND ZONING COMMISSION ACTION ITEM  
STAFF SUMMARY  
May 6, 2015 PLANNING AND ZONING COMMISSION MEETING**

**DATE:** May 1, 2015

**AGENDA ITEM NUMBER:** 6

**ACTION TO BE CONSIDERED:**

Consideration of a Resolution No. PZ 07-15, Series of 2015: **A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING A MASTER SIGN PLAN FOR 850 LITTLE BEAVER TRAIL, DILLON, COLORADO.**

**SUMMARY:**

The Town received an application for a new Master Sign Plan for 850 Little Beaver Trail. The application is complete and found to conform to the standards set forth in the Dillon Municipal Code, Chapter 16 “Zoning”, Article XI “Sign Regulations”.

The Master Sign Plan does present an option for the location of the freestanding sign. The location for Option ‘A’, the “preferred option” by the applicant, is constrained by wetlands vegetation along Straight Creek. The applicant has been advised to obtain a wetlands survey to delineate the wetlands boundaries. The Dillon Municipal Code requires a 75’ buffer between wetlands along principal water bodies because of their role as habitat (Appendix 17-C “Wetland Regulations”). The removal of soil, and the construction of structures, is prohibited within the wetland buffer area. The option ‘A’ location could be approved if the condition of the wetland buffer is clearly noted in said approval. The applicant would need to provide the wetlands boundary survey prior to the approval of the installation of the freestanding sign in the Option ‘A’ location.

**STAFF RECOMMENDATION:**

Staff recommends approval of Resolution PZ 07-15, Series of 2015.

**ACTION REQUESTED:**

Motion, Second, Roll Call Vote.

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

**STAFF MEMBER RESPONSIBLE:** Ned West, Town Planner

**RESOLUTION NO. PZ 07-15**  
**Series of 2015**

**A RESOLUTION BY THE PLANNING AND ZONING  
COMMISSION OF THE TOWN OF DILLON, COLORADO,  
APPROVING A MASTER SIGN PLAN FOR 850 LITTLE BEAVER  
TRAIL, DILLON, COLORADO.**

**WHEREAS**, the Planning and Zoning Commission of the Town of Dillon has received a Class I Sign Application for a new Master Sign Plan submitted by 850 Little Beaver Trail, LLC (“Applicant”); and

**WHEREAS**, the application for the proposed new Master Sign Plan is complete;  
and

**WHEREAS**, the Planning and Zoning Commission of the Town of Dillon has determined that the proposed Master Sign Plan Amendment conforms to the Town of Dillon Municipal Code.

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

Section 1. That the Planning and Zoning Commission of the Town of Dillon does hereby approve the Master Sign Plan for 850 Little Beaver Trail with the following conditions:

A. The Master Sign Plan for 850 Little Beaver Trail shall be implemented in conformance with the Dillon Municipal Code of the Town of Dillon, Colorado.

B. The property owner, or its designee, shall be the manager of the master sign plan and ensure signs conform to the Dillon Municipal Code and the Master Sign Plan for the building.

C. The signs shall conform to the Master Sign Plan submitted with the application on April 18, 2015 attached hereto as Exhibit A.

D. Illuminated signs shall be turned off when the business is closed.

E. Sign raceways, if utilized, shall match the building siding color immediately adjacent to the sign.

F. The Freestanding Sign location described as Option ‘A’ shall only be approved with approval of a wetland delineation map along with a site plan that clearly indicates the required 75’ buffer.

G. All signage within a Master Sign Plan, including the freestanding sign, require individual permits issued under separate application.

**APPROVED AND ADOPTED THIS 8<sup>th</sup> DAY OF DECEMBER, 2014 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.**

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

By: \_\_\_\_\_  
Brad Bailey, Chairperson

ATTEST:

By: \_\_\_\_\_  
Debbie Wilkerson, Secretary to the Commission

EXHIBIT 'A'  
RESOLUTION PZ 07-15, SERIES OF 2015



NATIVE ROOTS CENTER

Master Sign Plan  
850 Little Beaver Trail  
Dillon, Colorado 80435

Section 16-11-480 of the Dillon sign code requires a master sign plan for all buildings containing two (2) or more separate businesses. The purpose of the master sign plan is to integrate sign styles with the building design and coordinate at least two (2) of the following design elements: size, shape, materials, letter style and color.

Section 16-11-460 of the Dillon sign code (sign zone B) permits a maximum of seventy-five (75) square feet of signage to be used in one (1) or two (2) signs for building identification or building directories. Tenant signs for this building shall be allowed a total of 30 square feet of signage that may be used in one (1) or two (2) signs, plus an additional 50% (per window coverage) that may be used as window signage, or in those instances where a roof overhang or balcony exists over the entry, signage may be placed here pending Planning and Zoning Commission approval.

This MSP allows for the following exterior signage:

- One (1) 75 sq. ft. building ID freestanding / wall sign (up to 2 signs)
- Four (4) 30 sq. ft. individual tenant signs (up to 2 locations each)
- Total permitted sign area: 195 sq. ft.
- Total proposed sign area: 153 sq. ft.

The common elements within this MSP include the use of corrugated metal as a secondary background, matte black panels as the primary backgrounds, horizontal shapes for each tenant sign, top & bottom accent bars, white lettering for all text, green accent stripes.

*Note: A master sign plan is already in place for this building, however, it is no longer in conformance due to the change of business and more tenants than previously stated, and too many ground signs on the same parcel of land. The following changes are being proposed for approval of a more up-to-date master sign plan.*



## NATIVE ROOTS CENTER

Master Sign Plan  
850 Little Beaver Trail  
Dillon, Colorado 80435

**Building ID Freestanding & Wall Sign:** 75 sq. ft. allowed

- One (1) two-sided building ID sign measuring 64 sq. ft.
- Aluminum sign cabinet construction with pan-channel letters & symbol
- Translucent vinyl faces
- Steel post with sign @ 18' maximum height
- LED internally illuminated

- 
- One (1) one-sided building ID sign measuring 11 sq. ft.
  - Aluminum sign cabinet construction with pan-channel symbol
  - Translucent vinyl face
  - LED internally illuminated

**Tenant Sign Unit A:** 30 sq. ft. allowed

- One (1) one-sided tenant sign measuring 30 sq. ft.
- Black aluminum background with raised border
- Raised or vinyl white letters and border details
- Green accent trim
- Raised top and bottom steel accent bar

**Tenant Sign Unit B:** 30 sq. ft. allowed

- One (1) one-sided tenant sign measuring 12 sq. ft.
- Corrugated metal background with raised black front-plate
- Raised or vinyl white letters and border details
- Green accent trim
- Raised top and bottom steel accent bar

**Tenant Sign Unit C:** 30 sq. ft. allowed

- One (1) one-sided tenant sign measuring 12 sq. ft.
- Corrugated metal background with raised black front-plate
- Raised or vinyl white letters and border details
- Green accent trim
- Raised top and bottom steel accent bar



## NATIVE ROOTS CENTER

Master Sign Plan  
850 Little Beaver Trail  
Dillon, Colorado 80435

**Tenant Sign Unit D:** 30 sq. ft. allowed

- Two (1) one-sided tenant signs measuring (24) sq. ft. (2 signs - combined total)
- Corrugated metal background with raised black aluminum front-plate
- Raised urethane or vinyl white letters and border details
- Green accent trim
- Raised top and bottom steel accent bar

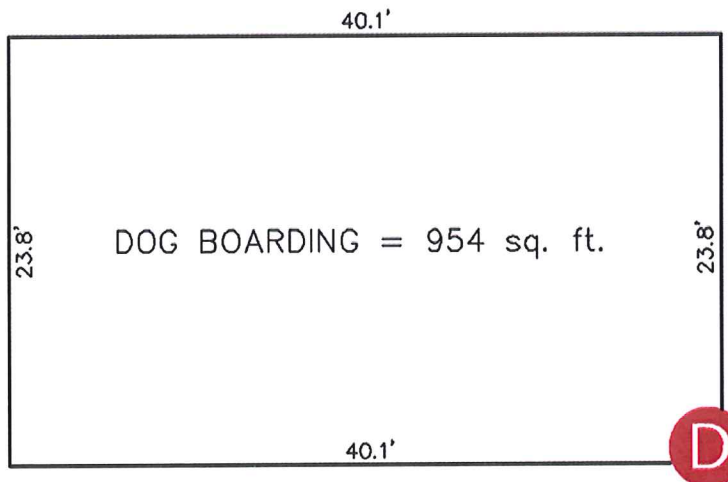
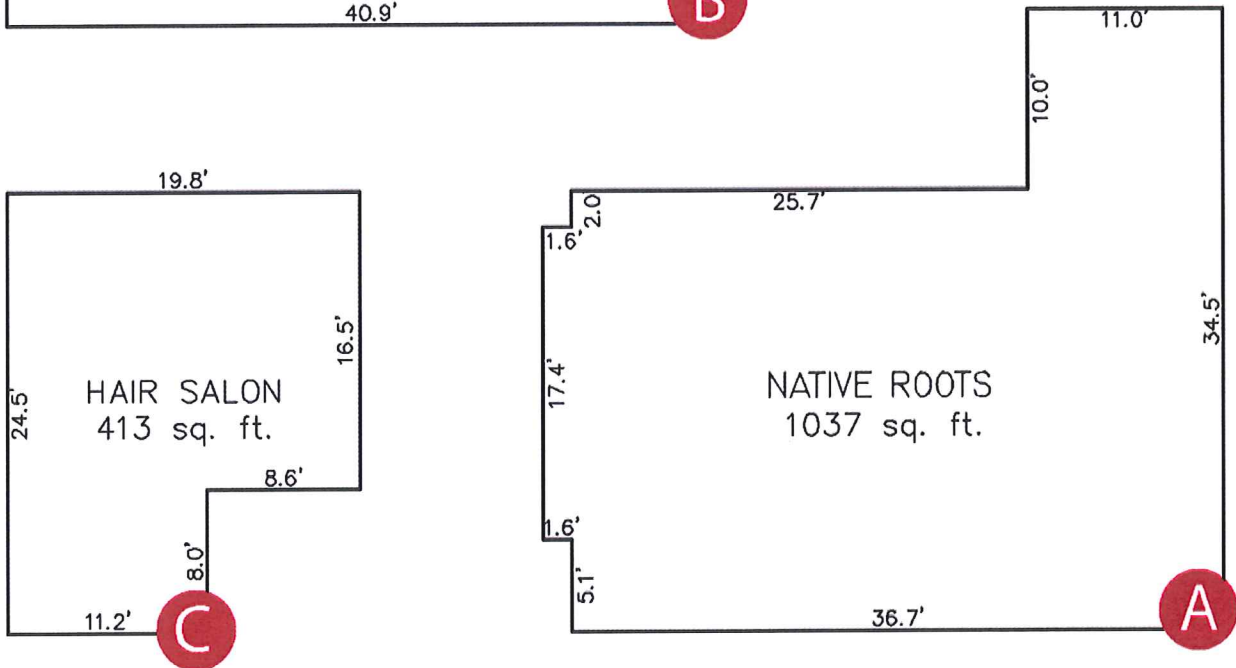
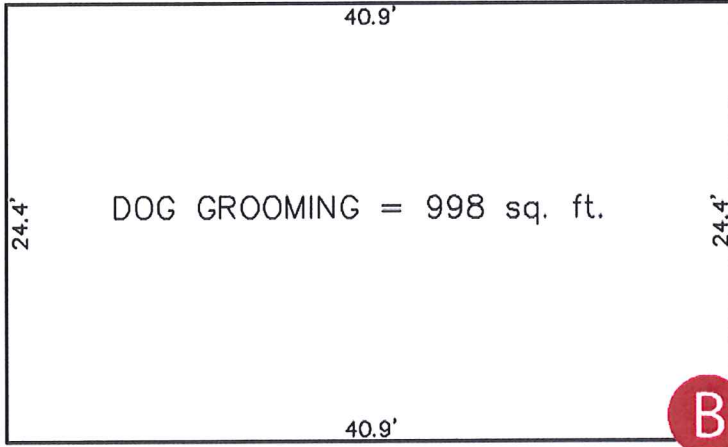
**Window / Door Graphics:**

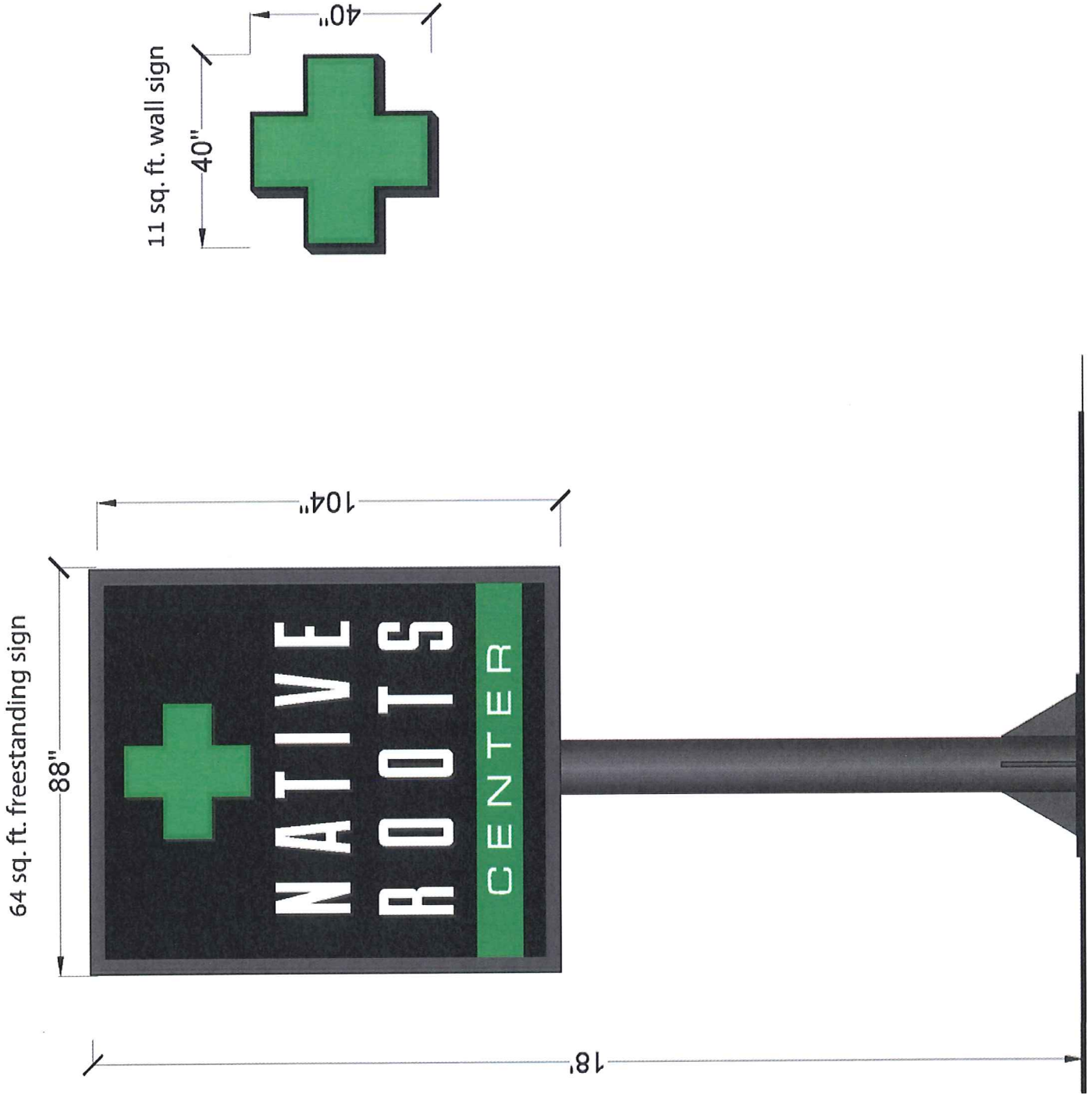
- All window signage not to exceed 50% coverage
- Installed to interior of glass
- Frosted film to be the approved finish

**Directional Signs:**

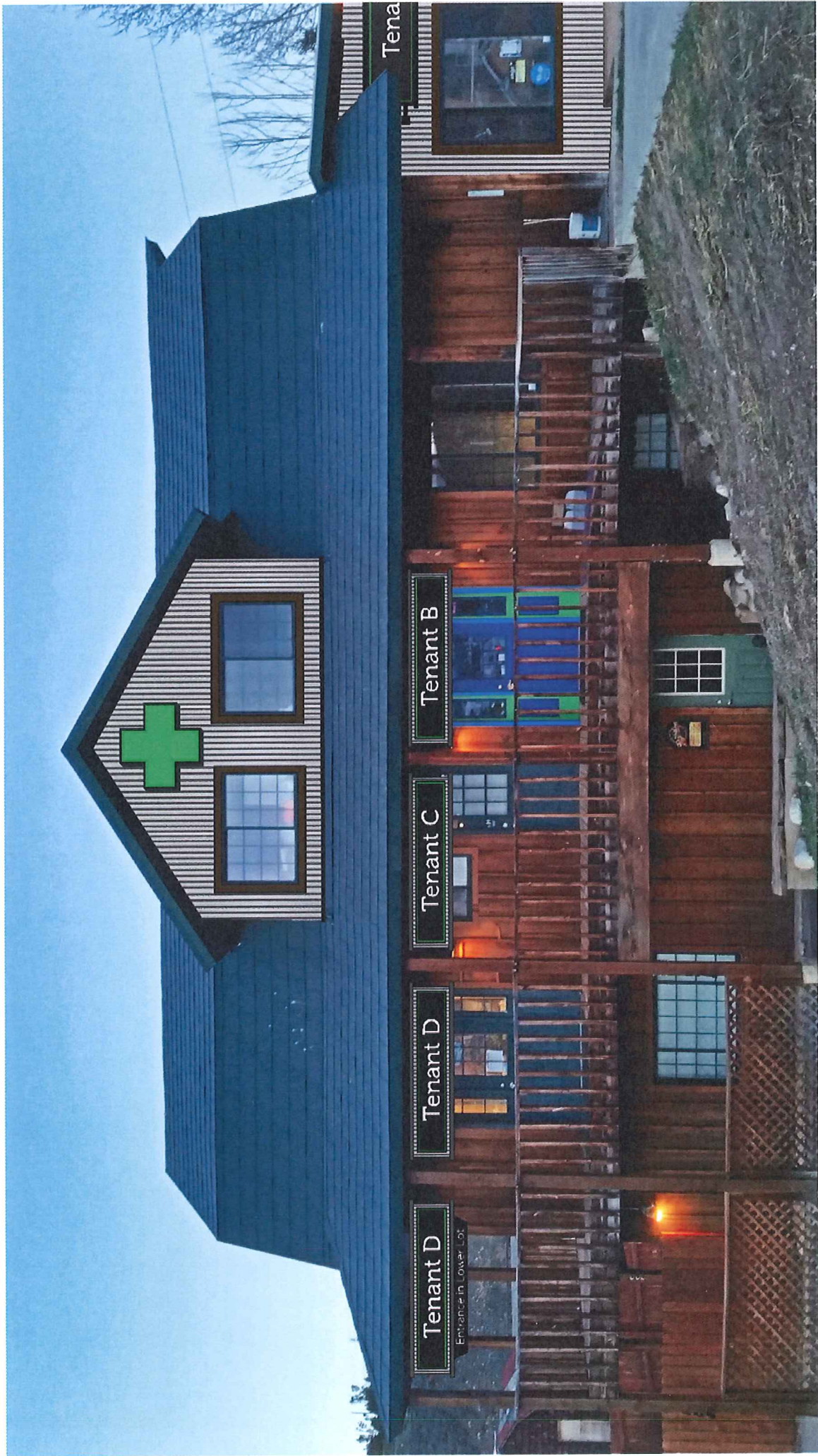
- Two directional ground signs permitted at each entrance
- To follow sign code parameters
- Wood post with aluminum sign
- Black, silver, green & white color palette to match other signs

# 850 Little Beaver Trail - Unit designations & sizes









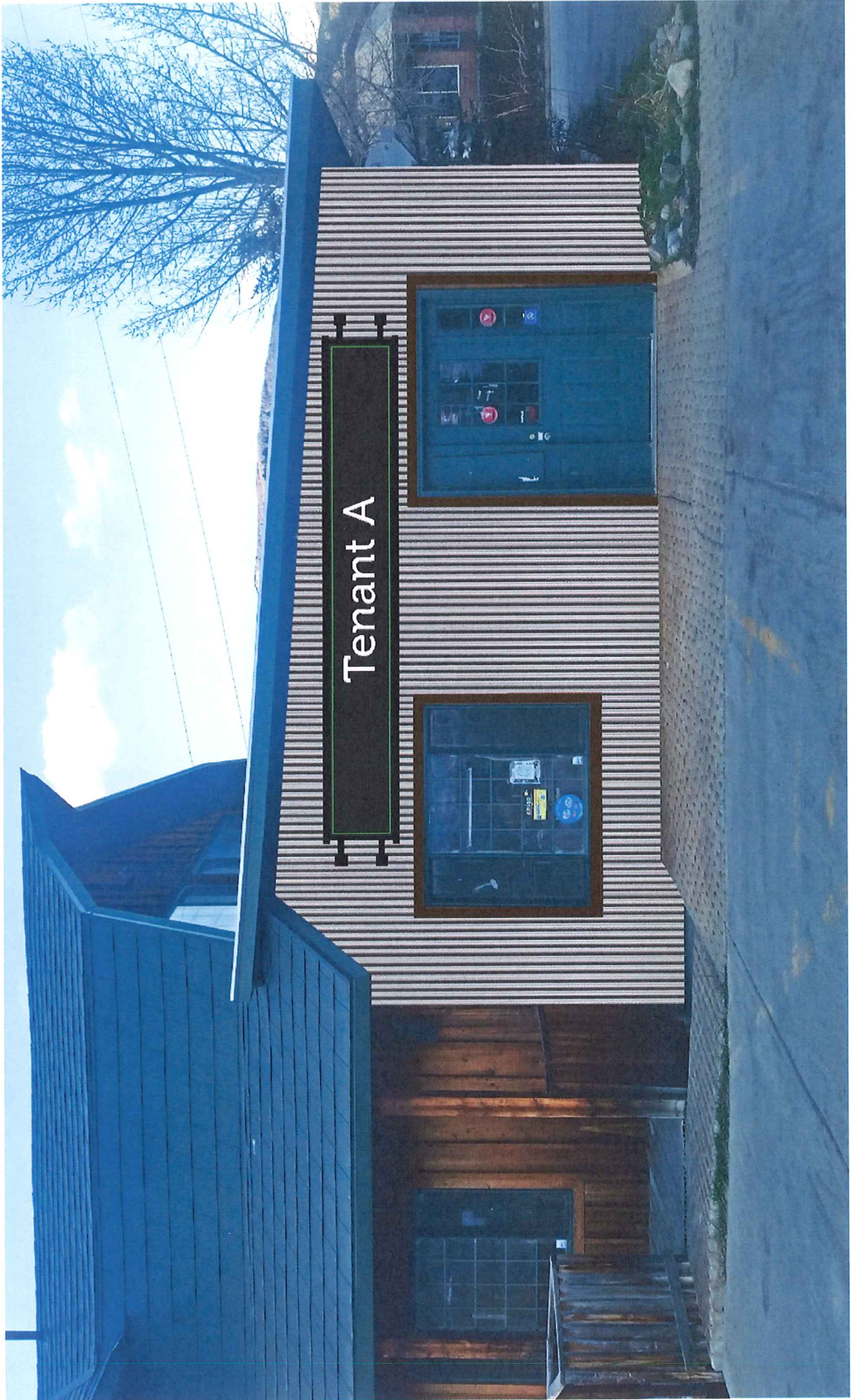
Tenant D  
Entrance in Lower Lot

Tenant D

Tenant C

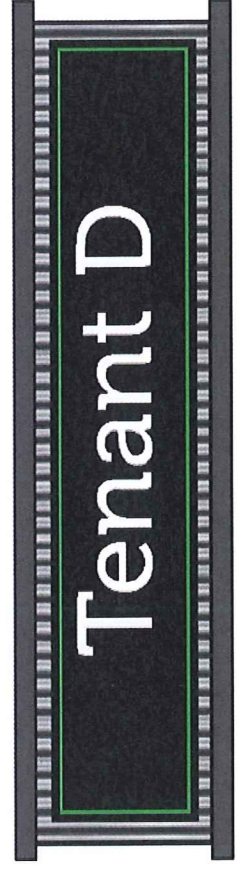
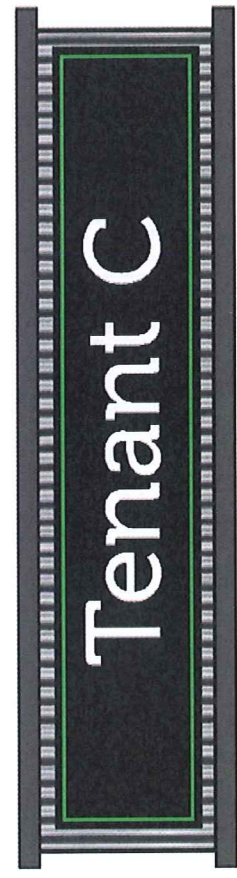
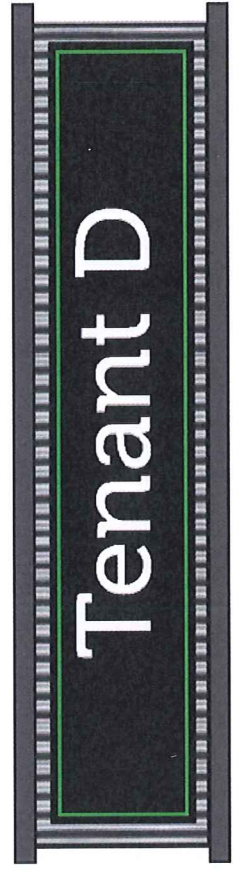
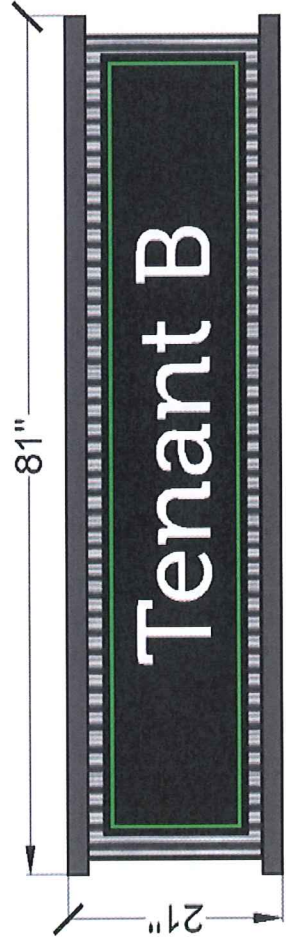
Tenant B

Tena



Tenant A

850 Little Beaver Trail - Tenant Signs

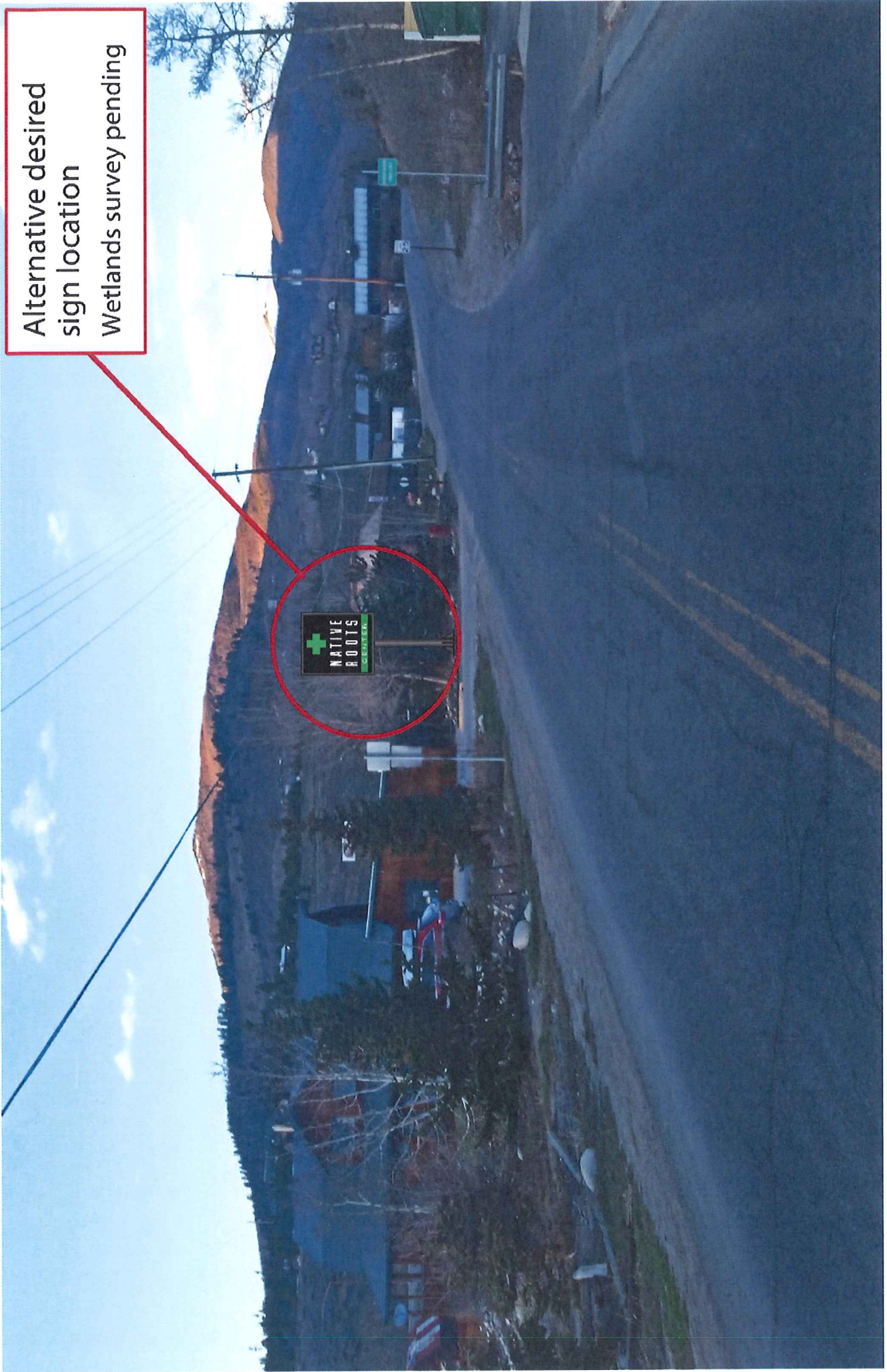


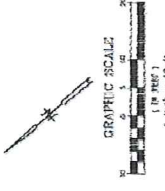
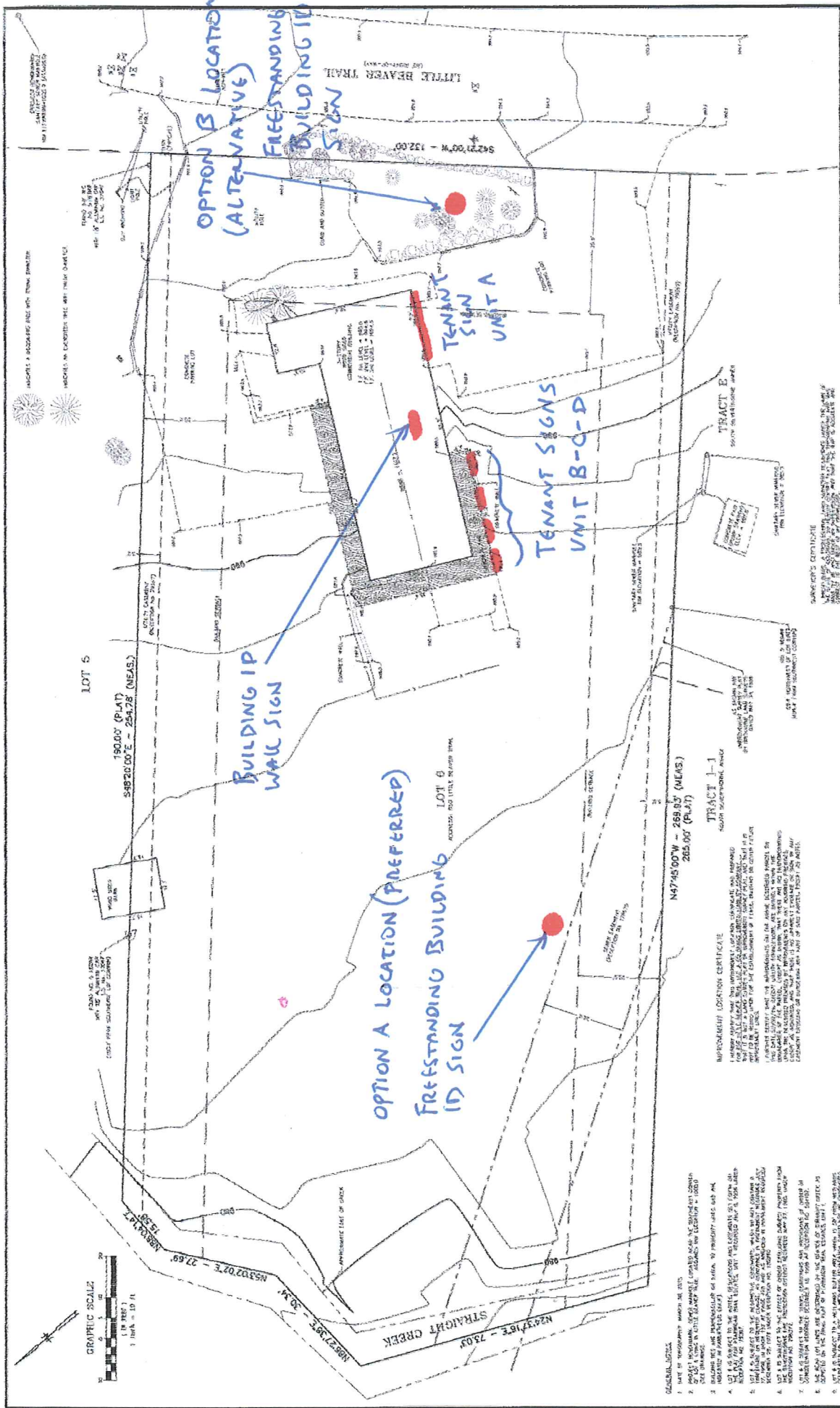


Tentative desired  
sign location  
Wetlands survey pending

Alternative desired  
sign location  
Wetlands survey pending

NATIVE  
ROOTS  
RESERVE





- GENERAL NOTES:
1. BASED ON INFORMATION PROVIDED BY THE CLIENT.
  2. THE CLIENT HAS REPRESENTED THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT.
  3. THE CLIENT HAS REPRESENTED THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT.
  4. THE CLIENT HAS REPRESENTED THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT.
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  8. THE CLIENT HAS REPRESENTED THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT.
  9. THE CLIENT HAS REPRESENTED THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT.
  10. THE CLIENT HAS REPRESENTED THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT.

IMPROVEMENT LOCATION CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO. I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPOSED IMPROVEMENTS AND HAVE FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE CITY ENGINEER'S REQUIREMENTS. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE PROPOSED IMPROVEMENTS AND HAVE FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE CITY ENGINEER'S REQUIREMENTS.

**TOPOGRAPHIC MAP AND IMPROVEMENT LOCATION CERTIFICATE**  
**LOT 5, PARAMOUNT TRAIL STATES, UNIT-1**  
 TOWN OF DILLON,  
 SUMMIT COUNTY, COLORADO  
 PREPARED BY: [Firm Name]  
 SHEET 1 OF 1

DATE: [Date]  
 SCALE: [Scale]  
 PROJECT: [Project Name]