

**RESOLUTION NO. PZ 03-20**  
**Series of 2020**

**A RESOLUTION APPROVING A MASTER SIGN PLAN AMENDMENT  
FOR THE MULTI-TENANT BUILDING LOCATED AT 707 E. ANEMONE  
TRAIL.**

**WHEREAS**, the Planning and Zoning Commission for the Town of Dillon (“**Commission**”) has received an application from Live Work Dillon LLC (“**Applicant**”) for an amendment to the Master Sign Plan (“**Existing Sign Plan**”) approved in connection with the multi-tenant building located at 707 E. Anemone Trail (“**Sign Plan Amendment**”); and

**WHEREAS**, the Commission reviewed the Sign Plan Amendment on March 4, 2020 at its regular meeting; and

**WHEREAS**, following the review of the Sign Plan Amendment, the Commission has found that the Sign Plan Amendment is generally compatible with the architectural character of the community, and that the proposed individual signs are consistent and of coordinated design, and has thus determined that the Sign Plan Amendment should be approved.

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

Section 1. The Planning and Zoning Commission of the Town of Dillon (“**Commission**”) hereby approves the Master Sign Plan Amendment for the multi-tenant building located at 707 E. Anemone Trail, Dillon, Colorado as shown in Exhibit ‘A’ attached hereto.

**APPROVED AND ADOPTED THIS 4<sup>th</sup> DAY OF MARCH, 2020, BY THE  
PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON,  
COLORADO.**

**TOWN OF DILLON**  
a Colorado municipal corporation

By: \_\_\_\_\_  
Teresa England, Chair

ATTEST:

\_\_\_\_\_  
Michelle Haynes, Secretary

**RESOLUTION PZ 03-20, SERIES OF 2020**

**Exhibit 'A'**  
Amended Master Sign Plan  
707 E. Anemone Trail

**Master Sign Plan**  
**Multi-tenant Building**

**Address:** 707 E. Anemone Trail – The Courtyard Building, Red Mountain Plaza

**Sign Zone:** B

**Number of Tenant Units:** Four (4)

**Common Master Sign Plan Elements, General:**

Signs within a Master Sign Plan shall have a consistent and coordinated design with a combination of at least two (2) of the following elements: size, shape, materials, letter style and color:

1. **Size:**
  - a. 18 SF each maximum Tenant Sign;
  - b. 18 SF maximum Building Identification Sign
2. **Shape:** Rectangular with dimensional ratio
3. **Materials:** MDO Plywood, Natural Materials, or painted / coated Aluminum
4. **Letter Style:** Not Specified
5. **Color:** Not specified, but shall be architecturally compatible

**Total Number of Signs Permitted:** Five (5)

**Sign Dimensional Allowances:**

1. **Building Identification Signs (optional):** One (1) sign eighteen (18) SF to identify the building.
2. **Tenant Signs (optional):** Four (4) signs, up to 18 SF each attached to the building:
  - a. Dimensions: Rectangular Two (2') Feet High by Nine (9) Feet Wide
  - b. Each tenant is permitted one (1) sign – 18 SF maximum
  - c. Mounted below the sign band framework (sign spandrel) fronting the building. Each of the three (3) tenants accessing their units by the front of the building may install one (1) tenant sign in one (1) of the master sign plan one (1) through seven (7) sign band locations in the vicinity of the primary access to the tenant space.
  - d. Each Tenant sign shall be approved by the property owner prior to application for an individual sign permit.

- e. Application and approval by the Town for each tenant sign is required.
- 3. **Freestanding Sign (optional):**
  - a. One (1) eight (8) square foot freestanding sign on the left side facing the building frontage, and as indicated on the sign site plan, see Figure 3, sign location 8.
  - b. The freestanding sign is only for the potential live / work unit that is accessed by the walkway and stairs heading behind the building at the northern corner (or left side facing the building) of the building.
  - c. The freestanding sign shall be located not less than five (5) feet to the interior of the building lot line
  - d. The sign shall be approved by the property owner prior to application for an individual sign permit.
  - e. Application and approval by the Town for each tenant sign is required. The materials and post mounting shall be approved by the Town.
- 4. **Directory Sign:** None

**Total Permitted Sign Area:**

- 1. **Building Identification Signs:** 18 SF Total
- 2. **Tenant Signs:** 4 x 18 SF max = 72 SF Total
- 3. Freestanding Tenant Sign: 8 SF
- 4. **TOTAL SIGN AREA:** 98 SF

**Sign Materials:**

- 1. MDO Plywood
- 2. Natural Materials:
- 3. Aluminum with a painted finish to resemble MDO Plywood

**Design Standards / Common Elements:**

- 1. Rectangular Signs: 2' x 9'
- 2. Installed uniformly on the sign spandrel in close proximity of the primary access to the tenant spaces.

**Sign Lighting:**

Shall conform with the Master Sign Plan and Sign Regulations as set forth in the Dillon Municipal Code, to include, but not limited to:

- 1. Downcast gooseneck lights
- 2. Shielded / zero cutoff lighting directed onto the sign and not adjacent rights-of-way, residential properties, or the night sky.
- 3. Subdued lighting: limited to that light necessary to illuminate the sign such that it may be viewed from an adjacent right-of-way or dedicated

multi-modal way. The sign illumination shall not be discernably brighter than surrounding area lighting.

4. Direction of lighting: Downcast onto the sign surface.
5. All light fixtures, conduit and shielding shall be a flat, dark color or shall be a color to be architecturally compatible with either the building or the supporting structure that serves as the background of the sign. Fixtures and shielding for the lighting associated with the signs on the building shall be consistent.
6. Energy efficient lighting, in general conformance with industry standards, is required.

**Architectural Compatibility:**

A sign, including its supporting structure and components, if any, shall be architecturally compatible with the building and with the surrounding structures. Architectural compatibility includes features such as sign location, materials, letter style, colors or size.

**Architectural Compatibility:**

All signs to be hung from the exterior glue laminate beam structure. This structure accentuates the clean, linear style of the building while highlighting the use of natural materials found in the area. Individual signage panels to be 2' x 9' and rectangular in shape to keep with the clean, linear style of the building. The uniform size of the signage enables visitors to identify their destination without making the signage unduly large and allowing it to detract from the architecture of the area. The signage should incorporate hues commonly found in nature and prohibits the use of excessively bright neon colors. The intent of the signage is to be informational in nature, to provide adequate identification, to complement the architecture and landscaping found on site, and not to become the focal point or detract from the surroundings.

To Show the sign band locations, attached are a few photos of the exterior beam that show its proximity and relation to the building.

The first photo is how the original Master Sign Plan laid out the tilt of the signs. The second picture shows how we would like to amend the MSP and have the signs in a horizontal position.



*Figure 1. Architectural Compatibility Description.*

**Sign Band Locations:**

As depicted in the sign plan architectural plan as depicted in Figure 2 as follows:

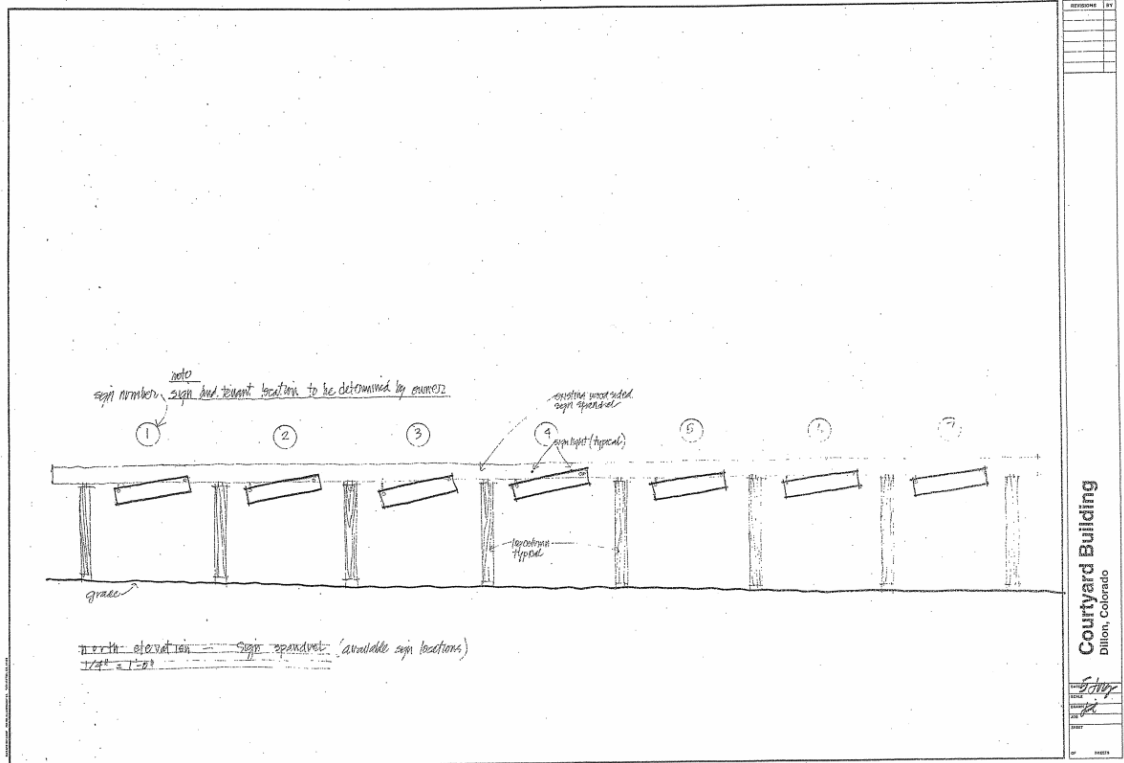


Figure 2. Sign band locations.  
 Note: This MSP Amendment removes the tilted signs.

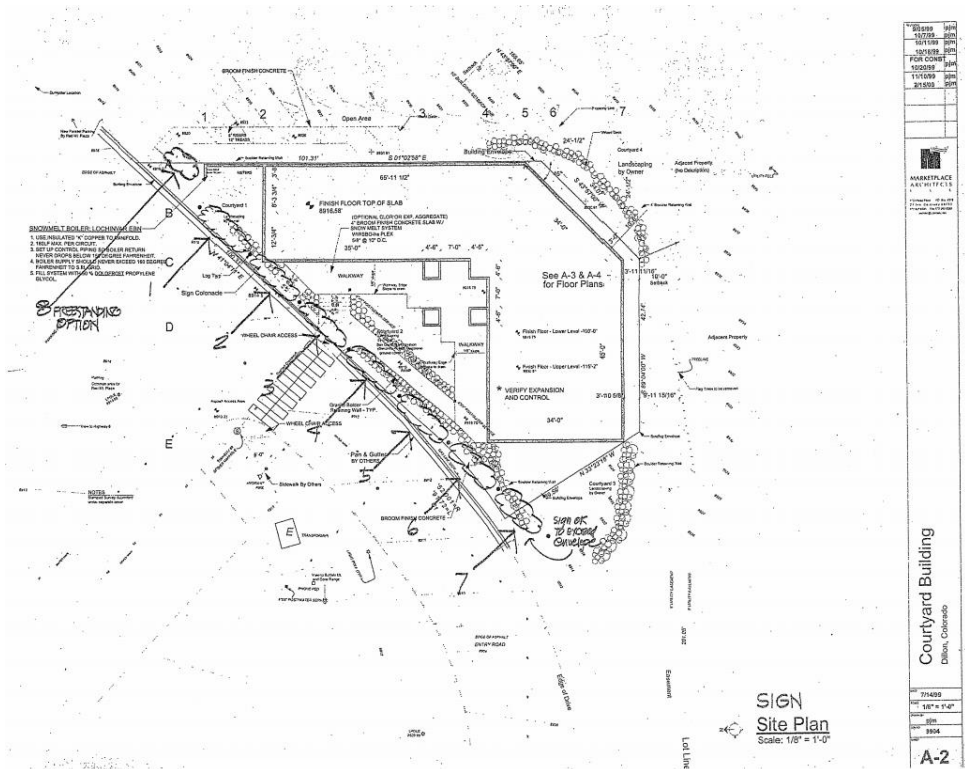


Figure 3. Sign Site Plan.

### **Conditions of Approval:**

1. The existing “Southern Exposure Salon” sign shall remain as a permitted sign so long as it is mounted in the horizontal configuration as part of the master sign plan amendment. Any modifications to this sign or change in copy shall require a new Tenant Sign within an Approved Master Sign Plan Permit, which shall be applied for and approved by the Town.
2. A major redevelopment of the building requiring a Town issued Development Permit shall require the submittal of a new Master Sign Plan.
3. Tenants shall obtain property owner approval for their sign to submit with the Town sign permit application.
4. Tenants shall apply for a Town issued building Tenant Sign within an approved Master Sign Plan Permit, if desired.
5. The Tenant of the upper, rear live / work unit shall apply for a Town issued freestanding Tenant Sign within an Approved Master Sign Plan Permit, if desired.
6. The building owner shall apply for a sign permit for the Building Identification Sign, if desired.
7. A Sign Permit is required for each sign.
8. No sign shall extend above the roofline of the building.
9. Building Identification Signs shall not identify or advertise a single tenant but shall be only for the purposes of identifying the building.
10. No signs may be installed on the roof features of the building.
11. Window signs shall conform with the Sign Regulations set forth in the Dillon Municipal Code. No permit is required, but window signs are regulated. Window signs shall be on the interior of the window.
12. Banners, temporary signs, and sandwich board signs shall conform with the Sign Regulations set forth in the Dillon Municipal Code and permits are required.