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Cheri Brunvand-Summit County Recorder 12/22/2003 16:14 DF:

RESOLUTION NO. 2003 - 048

Before the Sign Review Commission

County of Summit

State of Colorado

A RESOLUTION APPROVING PLANNING CASE #SP03-010, A SIGN PROGRAM FOR BALDY RIDGE ESTATES (Applicant: Stahl Development Company, Inc.)

WHEREAS, Stahl Development Company, Inc. has applied to the Sign Review Commission for approval of a sign program for Baldy Ridge Estates; and

WHEREAS, the Planning Department has reviewed the application and recommended approval of the application to the Sign Review Commission; and

WHEREAS, the Sign Review Commission has reviewed the application at a public hearing held on September 3, 2003 with public notice as required by law and considered the evidence and testimony presented at that hearing; and

WHEREAS, the Sign Review Commission finds as follows:

1. The type, size, height, and location of the proposed signs are consistent with the guidelines for such signage established under Section 9100 et.seq. of the Summit County Land Use and Development Code. Section 9101 of the Development Code states that subdivision identification signs shall only be used to indicate a driveway or roadway entrance to a project. Since there are three separate driveway entrances to Baldy Ridge Estates, one subdivision identification sign at each of the three entrances is appropriate. Sign #1 shall be permitted within the Baldy Road right-of-way in accordance with the sign program shown as Attachment A. Given the 90' width of the Baldy Road right-of-way, if Sign #1 were located outside of the right-of-way (on Lot 9), the sign would not be visible to a motorist driving on Baldy Road and would most likely be obscured by vegetation. Such signage, as regulated by the attached sign program, should not create a significant, adverse visual impact on the surrounding neighborhood.
2. The sign program will ensure that the signs approved under this document will be coordinated as to color scheme, letter style, and type of materials used in accordance with the recommendations established under Section 9005 of the Summit County Land Use and Development Code. The use of natural materials is appropriate, and will complement the surrounding area.

**NOW, THEREFORE, BE IT RESOLVED BY THE SIGN REVIEW COMMISSION OF THE COUNTY OF SUMMIT, STATE OF COLORADO THAT** Planning Case #SP-03-010, a sign program for Baldy Ridge Estates is hereby approved as shown in Attachment A (Baldy Ridge Estates Sign Program), with the following conditions:

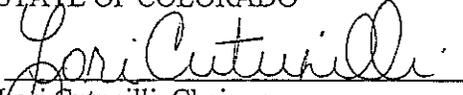
1. Prior to recordation of the resolution and sign program, the applicant shall submit a revised site plan showing the exact locations of the three subdivision identification signs, which shall be attached to the sign program as Exhibit A.
2. Prior to recordation of the resolution and sign program, the applicant shall submit a revised elevation drawing of the pedestrian bridge, showing the subdivision identification sign mounted on the eastern bridge abutment. The revised elevation drawing shall be attached to the sign program as Exhibit B.

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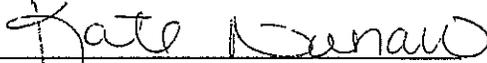
3. County Road signs, driveway name signs, and addressing signs shall be permitted at the three driveway entrances.
4. The Baldy Ridge Estates Homeowners Association shall maintain all signs regulated under the Baldy Ridge Estates Sign Program.

ADOPTED this 3<sup>rd</sup> day of September, 2003.

SIGN REVIEW COMMISSION  
COUNTY OF SUMMIT  
STATE OF COLORADO

  
Lori Cutunilli, Chairman

ATTEST:

  
Kate Noonan, Planner I

Attachment A  
Baldy Ridge Estates Sign Program: Case SP03-010  
September 3, 2003

**A. Subdivision Identification Signs:**

Maximum Number: Three (3) subdivision identification signs are permitted, one at each driveway entrance to Baldy Ridge Estates.

Location: The approved locations for the three subdivision identification signs are depicted on the attached site plan for Baldy Ridge Estates and the elevation drawing of the pedestrian bridge, as shown in Exhibits A and B.

Sign #1 – Placement of the sign in the public right-of-way is allowed at the intersection of Baldy Road and Green Jay Lane as long as the following criteria is met:

1. The sign must become an integral part of the retaining wall, flush with the existing rocks.
2. The sign must be at least 25 feet from the edge of asphalt of Baldy Road CR 520.
3. The maximum reveal height of the rock shall not exceed eight (8) feet above entryway rough grade.
4. The applicant must submit a letter of indemnification, exempting Summit County Government from any liabilities prior to issuance of a sign permit.
5. Road and Bridge will have a representative meet with the developer/contractor on site to approve final installation.

Sign #2 – Sign #2 shall be mounted on the eastern bridge abutment of the pedestrian trail bridge, which is constructed across the driveway entrance to Baldy Ridge Estates, Lots 4, 5, 6 and 11, as shown in the attached Exhibit B. The sign shall be located such that trail access is unobstructed and the sign does not pose a safety issue for trail users.

Sign #3 – Sign # 3 shall be located on Lot 1 at the intersection of Blue Jay Road and the 30' driveway easement that serves Lots 1, 2 and 3, as shown on the attached Exhibit A. Per the approved plat, this portion of the subdivision is known as Baldy Ridge Estates West.

Maximum Size: 16 square feet, single sided.

Maximum Height: 6 feet above natural surface grade. (Measured from natural surface grade to the top of the sign.)

Type of Materials Permitted: Stone or carved, sandblasted or painted wood.

Illumination: The subdivision identification signs shall not be illuminated.

Permit Process: A sign permit must be reviewed and approved by the Planning Department at the staff level in accordance with Section 9400 of the Development Code.

**B. Permanent Signs**

All permanent signs in Baldy Ridge Estates, except the three permitted subdivision identification signs, shall comply with the regulations for permanent signs in Residential Districts, as set forth

in Section 9101 of the Summit County Land Use and Development Code as currently in effect or hereinafter amended.

**C. Temporary Signs**

All temporary signs in Baldy Ridge Estates shall comply with the regulations for temporary signs in Residential Districts, as set forth in Section 9101 of the Summit County Land Use and Development Code as currently in effect or hereinafter amended.



# A FINAL PLAT FOR BALDY RIDGE ESTATES

PORIONS OF BERTIE H, JUNIATA EXTENSION, AND HILLSIDE LODES,  
ALL OF S.T.A. 1128 & 1110, ALL OF GOVERNMENT LOTS 54, 55, 56, & 61,  
ALL OF LOT 3, TROLEEN TERRACE, FILING NO. 2, AND ALL OF LOT 2 AND  
TRACT B, OLD IRONSIDES SUBDIVISION, ALL LOCATED IN THE NORTH ONE-HALF  
OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6TH P.M.,  
SUMMIT COUNTY, COLORADO

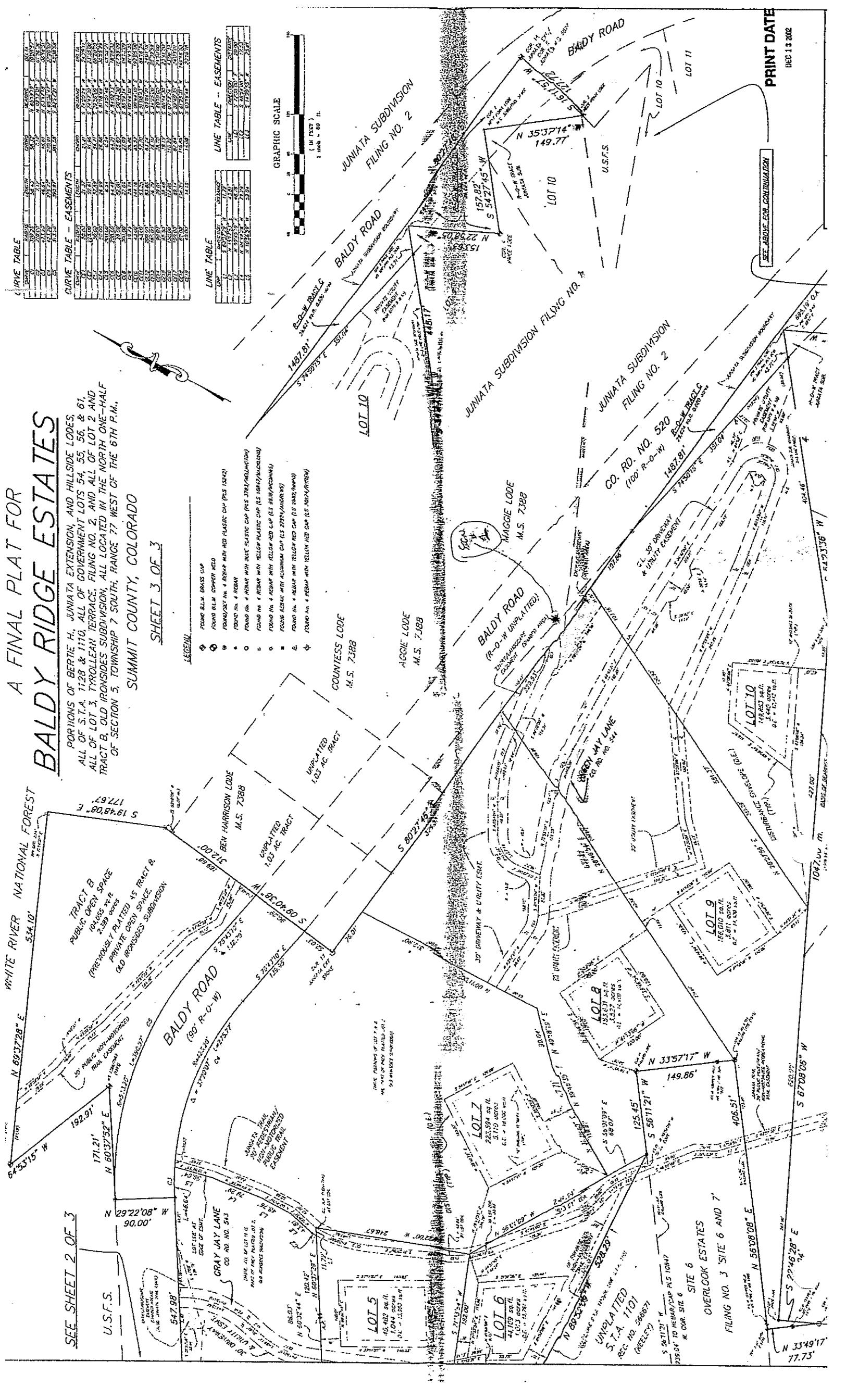
SHEET 3 OF 3

**CURVE TABLE**

STATION	CHORD	ARC	ANGLE	CHORD	ARC	ANGLE
1+00.00	100.00	100.00	180.00	100.00	100.00	180.00
1+10.00	99.95	99.95	179.97	99.95	99.95	179.97
1+20.00	99.80	99.80	179.94	99.80	99.80	179.94
1+30.00	99.55	99.55	179.89	99.55	99.55	179.89
1+40.00	99.20	99.20	179.82	99.20	99.20	179.82
1+50.00	98.75	98.75	179.72	98.75	98.75	179.72
1+60.00	98.20	98.20	179.59	98.20	98.20	179.59
1+70.00	97.55	97.55	179.43	97.55	97.55	179.43
1+80.00	96.80	96.80	179.24	96.80	96.80	179.24
1+90.00	95.85	95.85	179.01	95.85	95.85	179.01
2+00.00	94.70	94.70	178.74	94.70	94.70	178.74
2+10.00	93.35	93.35	178.43	93.35	93.35	178.43
2+20.00	91.80	91.80	178.08	91.80	91.80	178.08
2+30.00	90.05	90.05	177.69	90.05	90.05	177.69
2+40.00	88.10	88.10	177.26	88.10	88.10	177.26
2+50.00	85.95	85.95	176.79	85.95	85.95	176.79
2+60.00	83.60	83.60	176.28	83.60	83.60	176.28
2+70.00	81.05	81.05	175.73	81.05	81.05	175.73
2+80.00	78.30	78.30	175.14	78.30	78.30	175.14
2+90.00	75.25	75.25	174.51	75.25	75.25	174.51
3+00.00	71.90	71.90	173.84	71.90	71.90	173.84
3+10.00	68.25	68.25	173.13	68.25	68.25	173.13
3+20.00	64.30	64.30	172.38	64.30	64.30	172.38
3+30.00	60.05	60.05	171.59	60.05	60.05	171.59
3+40.00	55.50	55.50	170.76	55.50	55.50	170.76
3+50.00	50.65	50.65	169.89	50.65	50.65	169.89
3+60.00	45.50	45.50	168.98	45.50	45.50	168.98
3+70.00	40.05	40.05	168.03	40.05	40.05	168.03
3+80.00	34.30	34.30	167.04	34.30	34.30	167.04
3+90.00	28.25	28.25	166.01	28.25	28.25	166.01
4+00.00	21.90	21.90	164.94	21.90	21.90	164.94
4+10.00	15.25	15.25	163.83	15.25	15.25	163.83
4+20.00	8.30	8.30	162.68	8.30	8.30	162.68
4+30.00	1.05	1.05	161.49	1.05	1.05	161.49
4+40.00	0.00	0.00	160.26	0.00	0.00	160.26

**LINE TABLE - EASEMENTS**

LINE NO.	START STATION	END STATION	DESCRIPTION
1	1+00.00	1+10.00	5' EASEMENT
2	1+10.00	1+20.00	5' EASEMENT
3	1+20.00	1+30.00	5' EASEMENT
4	1+30.00	1+40.00	5' EASEMENT
5	1+40.00	1+50.00	5' EASEMENT
6	1+50.00	1+60.00	5' EASEMENT
7	1+60.00	1+70.00	5' EASEMENT
8	1+70.00	1+80.00	5' EASEMENT
9	1+80.00	1+90.00	5' EASEMENT
10	1+90.00	2+00.00	5' EASEMENT
11	2+00.00	2+10.00	5' EASEMENT
12	2+10.00	2+20.00	5' EASEMENT
13	2+20.00	2+30.00	5' EASEMENT
14	2+30.00	2+40.00	5' EASEMENT
15	2+40.00	2+50.00	5' EASEMENT
16	2+50.00	2+60.00	5' EASEMENT
17	2+60.00	2+70.00	5' EASEMENT
18	2+70.00	2+80.00	5' EASEMENT
19	2+80.00	2+90.00	5' EASEMENT
20	2+90.00	3+00.00	5' EASEMENT
21	3+00.00	3+10.00	5' EASEMENT
22	3+10.00	3+20.00	5' EASEMENT
23	3+20.00	3+30.00	5' EASEMENT
24	3+30.00	3+40.00	5' EASEMENT
25	3+40.00	3+50.00	5' EASEMENT
26	3+50.00	3+60.00	5' EASEMENT
27	3+60.00	3+70.00	5' EASEMENT
28	3+70.00	3+80.00	5' EASEMENT
29	3+80.00	3+90.00	5' EASEMENT
30	3+90.00	4+00.00	5' EASEMENT



- LEGEND**
- FOUND BALL BEARS CAP
  - FOUND BALL CORNER NED
  - FOUND/SET NO. 4 REBAR WITH RED PLASTIC CAP (P.S. 10002)
  - FOUND NO. 4 REBAR
  - FOUND NO. 4 REBAR WITH BLUE ELASTIC CAP (P.S. 10001/10001/10001)
  - FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP (P.S. 10001/10001/10001)
  - FOUND NO. 4 REBAR WITH YELLOW AND CAP (P.S. 10001/10001/10001)
  - FOUND NO. 4 REBAR WITH ALUMINUM CAP (P.S. 10001/10001/10001)
  - FOUND NO. 4 REBAR WITH YELLOW AND CAP (P.S. 10001/10001/10001)
  - FOUND NO. 4 REBAR WITH YELLOW AND CAP (P.S. 10001/10001/10001)

PRINT DATE  
DEC 13 2002

SEE ABOVE FOR CONTINUATION

SEE SHEET 2 OF 3

OVERLOOK ESTATES  
FILING NO. 3 SITE 6 AND 7



AGREEMENT REGARDING SIGN LOCATION

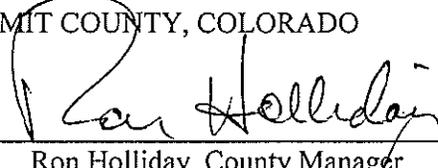
THIS AGREEMENT REGARDING SIGN LOCATION, made this 15th day of September, 2003 (the "Agreement"), between Summit County, Colorado, acting by and through its Board of County Commissioners, whose address is PO Box 68, Breckenridge, CO 80424 (hereinafter referred to as "County") and Stahl Development Co., Inc. as owner of Baldy Ridge Estates, Summit County, Colorado (hereinafter referred to as "Stahl").

In consideration of the mutual promises and covenants herein made, the parties hereto agree as follows:

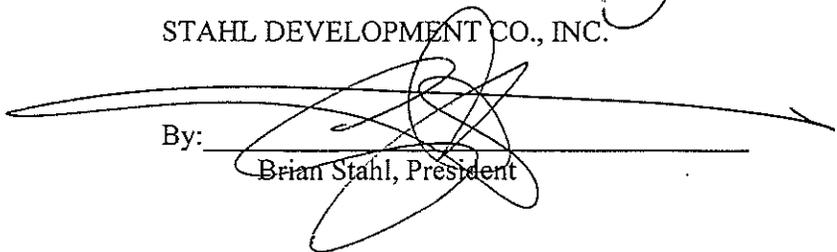
1. County shall approve Stahl's placement of one stone subdivision identification sign (the "Sign") in the public right-of-way at the intersection of Baldy Road CR 520 and Green Jay Lane CR 544, subject to the following conditions:
  - a. Stahl shall make the Sign an integral part of the retaining wall in the subject location, flush with the existing rocks.
  - b. Stahl shall locate the Sign at least 25 feet away from the edge of asphalt of Baldy Road CR 520.
  - c. Stahl shall install the Sign so that the maximum revealed height of the sign shall not exceed eight (8) feet above entryway rough grade.
  - d. Prior to installation of the Sign, Stahl shall meet with County Road and Bridge Department staff on site for determination and approval of final sign installation location.
2. Stahl hereby indemnifies and holds County, its agents and employees (including the Sign Review Commission), harmless from all loss, cost and damage incurred to the Sign on the property located within the County right-of-way at the intersection of Baldy Road CR 520 and Green Jay Lane CR 544.
3. Stahl hereby agrees to indemnify and hold County, its agents and employees (including the Sign Review Commission), harmless from all loss, cost, damage and claims for personal injuries or other property damage arising from all maintenance, snow removal and general use of the County right-of-way at the intersection of Baldy Road CR 520 and Green Jay Lane CR 544 by the County and the public.
4. The terms of this Agreement shall be binding upon and inure to the benefit of both parties hereto, their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first written above.

BOARD OF COUNTY COMMISSIONERS  
SUMMIT COUNTY, COLORADO

By:   
Ron Holliday, County Manager

STAHL DEVELOPMENT CO., INC.

By:   
Brian Stahl, President

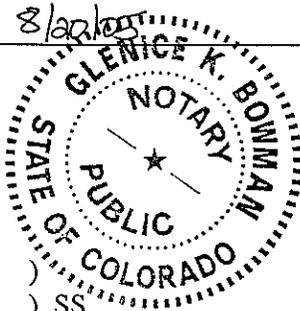
Approved as  
to form  
  
Legal

STATE OF COLORADO )  
 ) SS  
County of Summit )

The foregoing Agreement was acknowledged before me this 23rd day of September 2003 by Ron Holliday as County Manager of Summit County, Colorado.

My Commission expires: 8/22/05

Witness my Hand and Seal.



Glenice K. Bowman  
Notary Public

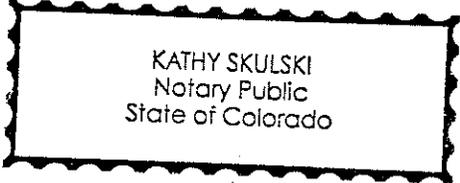
STATE OF COLORADO )  
 ) SS  
County of Summit )

The foregoing Agreement was acknowledged before me this 18th day of September 2003 by Brian Stahl as President of Stahl Development Co., Inc.

My Commission expires: 8/11/05

Witness my Hand and Seal.

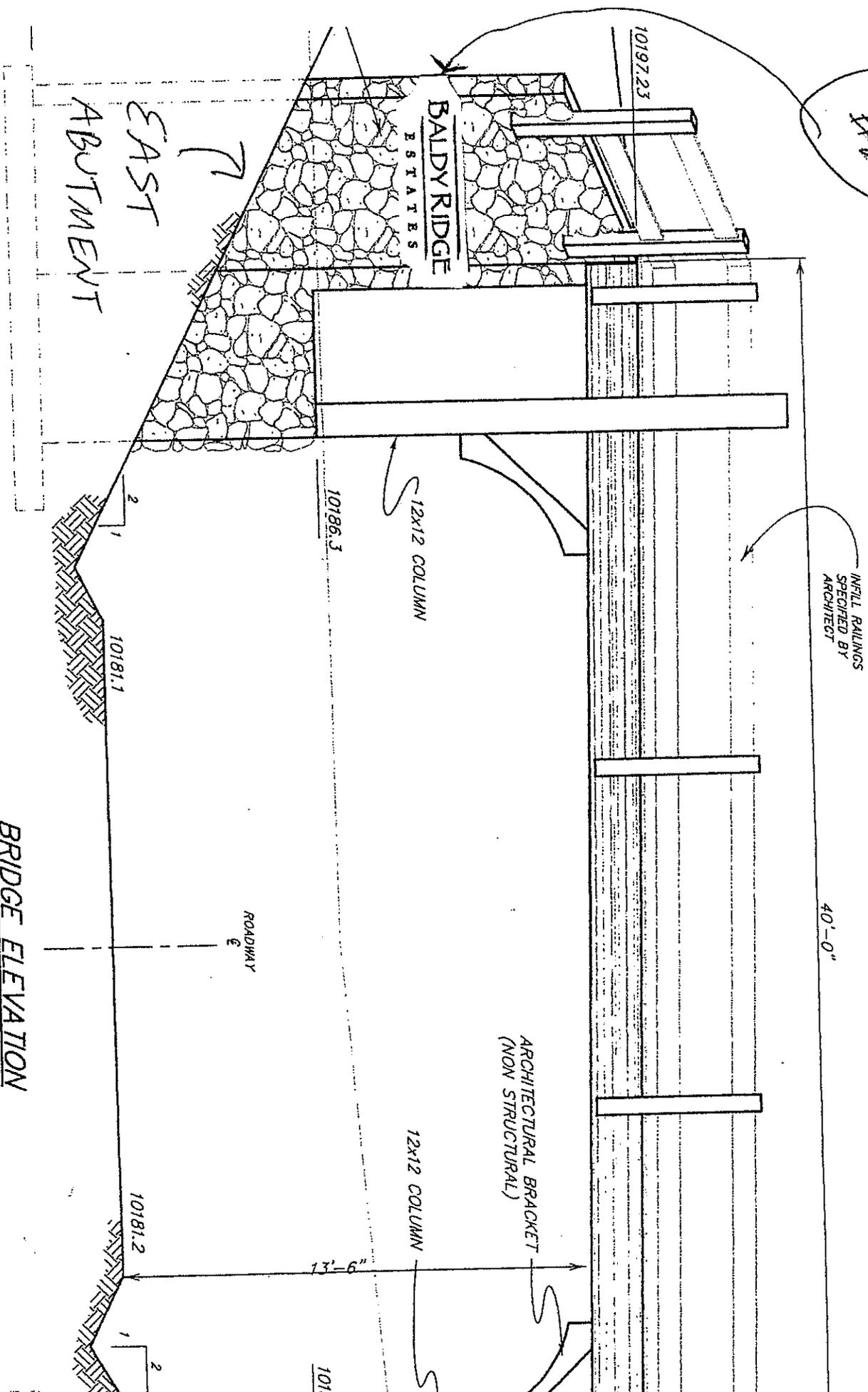
Kathy Skulski  
Notary Public



# EXHIBIT B

Scale: 1/4" = 1'

CHANG  
# 2



EAST  
ABUTMENT

BALDY RIDGE  
ESTATES

INFILL RAILINGS  
SPECIFIED BY  
ARCHITECT

12x12 COLUMN

ARCHITECTURAL BRACKET  
(NON STRUCTURAL)

40'-0"

ROADWAY

12x12 COLUMN

13'-6"

BRIDGE ELEVATION

Scale: 1/4" = 1'

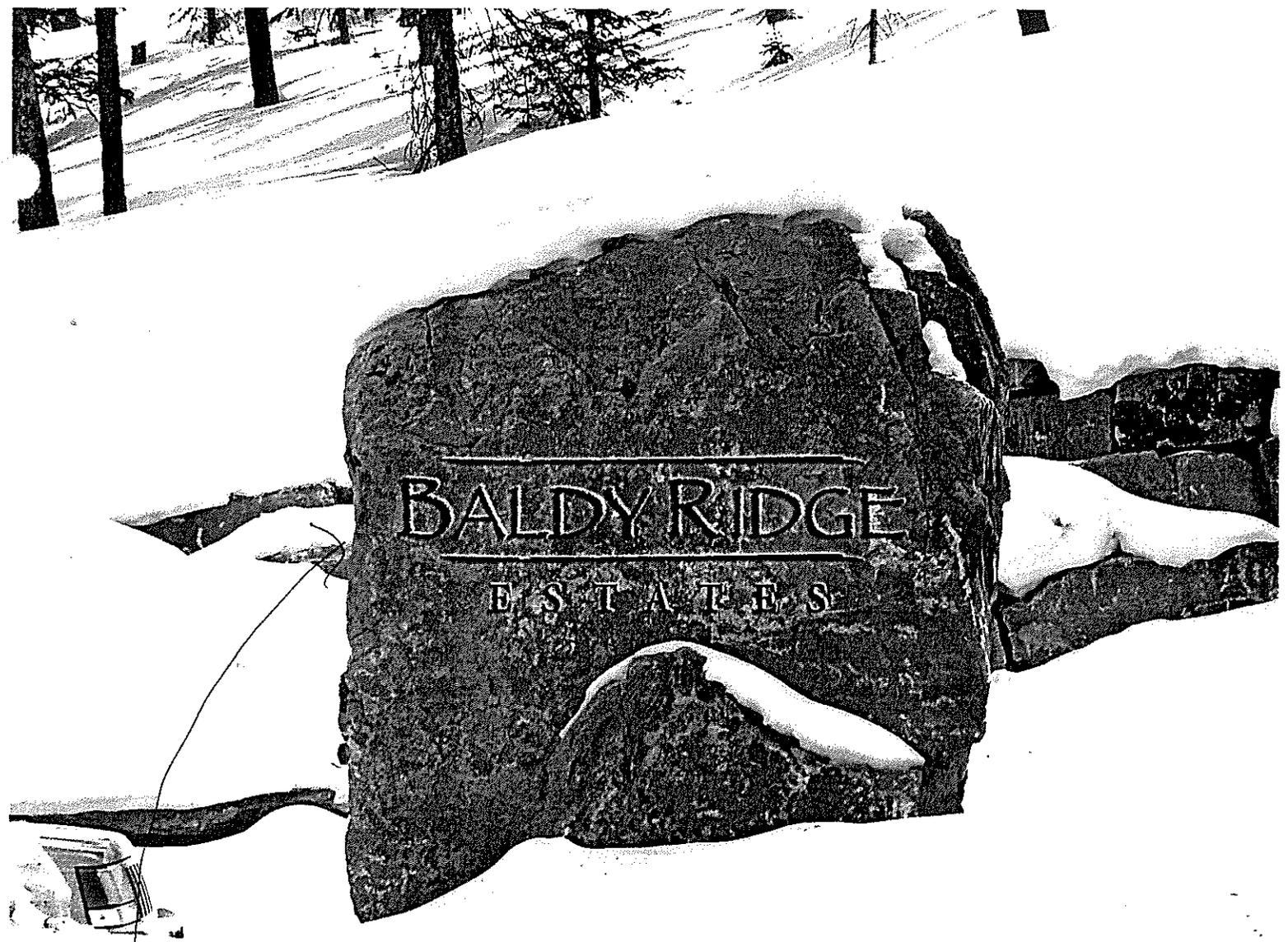
10181.1

10181.2

10186.3

10197.23

101

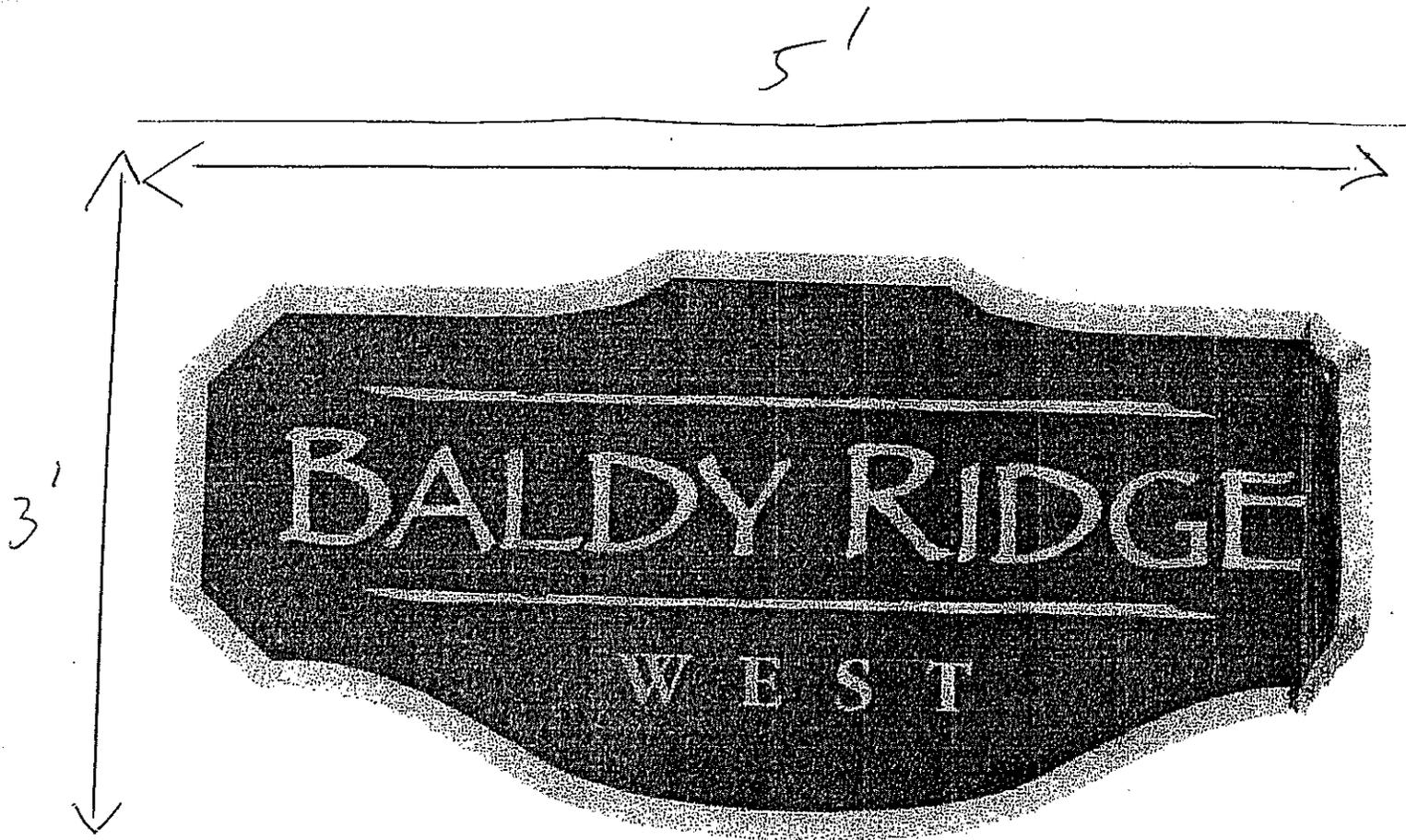


Rock - Green Jay LN Lots 7-10

Logo is 4.6' x 3' @ 14 sq. ft.

sign #1





Sign #3 -

wood - gold lettering  
black background

15 sg. pt 5' x 3'

