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**RESOLUTION NO. 2004 - 05**

**Before the Snake River Planning Commission**

**County of Summit**

**State of Colorado**

**A RESOLUTION APPROVING PLANNING CASE #SP03-009, AN AMENDMENT TO THE GATEWAY SIGN PROGRAM (Applicant: Gateway at Keystone Mountain, LLC.)**

**WHEREAS**, Gateway at Keystone Mountain, LLC. has applied to the Snake River Planning Commission for approval of an amendment to The Gateway Sign Program; and

**WHEREAS**, the Planning Department has reviewed the application and recommended approval of the application to the Snake River Planning Commission; and

**WHEREAS**, the Snake River Planning Commission has reviewed the application at a public hearing held on January 15, 2004 with public notice as required by law and considered the evidence and testimony presented at that hearing; and

**WHEREAS**, the Snake River Planning Commission finds as follows:

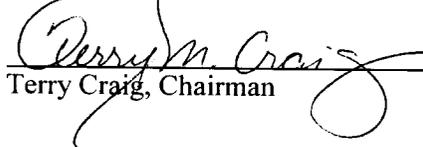
1. The type, size, height, and location of the proposed signs are consistent with the guidelines for such signage established under Section 9100 et.seq. of the Summit County Land Use and Development Code. Such signage, as regulated by the attached sign program, should not create a significant, adverse 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 and colors is appropriate, and will complement the surrounding area.

**NOW, THEREFORE, BE IT RESOLVED BY THE SNAKE RIVER PLANNING COMMISSION OF THE COUNTY OF SUMMIT, STATE OF COLORADO THAT** Planning Case #SP-03-009, an amendment to The Gateway Sign Program is hereby approved as shown in Attachments A (The Gateway Sign Program) and B (map showing the location of signs), with the following conditions:

1. Prior to recordation of the resolution and sign program, the applicant shall submit a graphic depicting the entry sign with a sign area of no more than 20 square feet.

**ADOPTED** this 15th day of January, 2004.

**SNAKE RIVER PLANNING COMMISSION  
COUNTY OF SUMMIT  
STATE OF COLORADO**

  
Terry Craig, Chairman

ATTEST:   
Kristin A. White, Planner II

**Exhibit A**  
**The Gateway Sign Program: Case SP03-009**

A. Tenant Directory Sign

Maximum Square footage: 46 square feet (excluding support structure). The support beams, two on each side, shall be a maximum of 12 inches in diameter. The total width of the Tenant Directory Sign, including supporting logs shall not exceed 140 inches.

Maximum Height: 6 feet

Maximum Height from Grade: 8.5 feet from grade

Location: In the northwest portion of the property, outside of the ROW. The sign shall be located a minimum of five feet from the highway or road right of way, unless the applicant provides sufficient evidence to the County Road and Bridge and Planning Departments indicating the sign will not be functional outside of this five foot setback.

Type of Materials Permitted: Wooden support structures; Replaceable Aluminum sign panels

Maximum Number: 1

Tenant Identification Slots: total of 8 slots maximum allowed. Each is permitted to be 46 inches wide and by 7.5 inches high. An open space of 18 inches high shall be left from the bottom tenant identification slot to the ground.

Illumination: The top slot, identifying "The Gateway" may be internally illuminated from 5PM to 8AM per day maximum. All tenant identification slots may be internally illuminated from 5PM to the hours of operation or 12AM midnight maximum per day.

B. Building Tenant Identification Signs

Maximum Size: Height of letters shall not exceed 10 inches

Location: Main floor and Second floor

Type of Materials Permitted: Reverse panel channel letters mounted on cedar beam trim

Maximum Number: One per business

Illumination: internal

C. Entry Sign

Maximum Size: 20 square feet (excluding support structure)

Location: At the east side of the entry off of Hwy. 6, out of the ROW. The sign shall be located a minimum of five feet from the highway or road right of way, unless the applicant provides sufficient evidence to the County Road and Bridge and Planning Departments indicating the sign will not be functional outside of this five foot setback.

Type of Materials Permitted: wood, stone, stucco, metal, or other similar materials as approved by Staff

Colors: natural colors that are similar to the colors used on the building. Final colors to be approved by Staff prior to installation.

Maximum Number: One

Illumination: This sign can include illuminated reverse pan channel lettering, or be illuminated from below or above, so long as light does not cause off site glare. The maximum combined wattage of lights illuminating a single sign face shall not exceed 200 watts. Only one light source is permitted.

D. Directional Signs

Maximum Size: The sign located at the western entry/exit may be 6 square feet. This sign is to be double sided, with the east facing side identifying the exit to westbound Hwy. 6 and the west facing side identifying an entrance to The Gateway. All other signs provide directional information to the westbound Hwy. 6 exit and may be a maximum of 4 square feet.

Location: The 6 square foot entry/exit sign shall be located to the south of the western entry/exit. For the other directional signs, one shall be located across from the access to/from the parking garage, and three others may be mounted on the light poles along the front property line (adj. to Hwy. 6)

Type of Materials Permitted: Stone, wood, or metal. A composite material approved by Staff may also be permitted.

Colors: Natural colors matching the exterior colors of the building are permitted. Tans, browns, and coniferous green are preferred for the background. White letters are preferred and should be reflective.

Maximum Number: 5

Illumination: None, except those signs that are mounted on light posts will be illuminated from that light source.

E. Building Identification Signs

Maximum Size: Signs on the East and West facing facades shall be a maximum of 15 square feet. The sign on the north facing façade shall be a maximum of 5 square feet

Location: Wall mounted on the East, West, and North facing facades. One per façade.

Type of Materials Permitted: Bevel faced cast aluminum with baked enamel finish

Colors: Metallic Gold

Maximum Number: 3

Illumination: The signs on the East and West facing facades shall be illuminated by the existing accent lighting at the base of the building. The sign on the north facing façade shall be illuminated by gooseneck lights with a maximum combined wattage of 200 watts.

# The Gateway

Parcel A and Parcel B, being portions of Homestead Entry Survey No. 110,  
 Section 19, T. 5 S., R. 76 W. of the 6th P.M.,  
 Summit County, Colorado

Exhibit B: The Gateway Sign Program

