

RESOLUTION NO. 2005 - 03

Before the Snake River Planning Commission

County of Summit

State of Colorado

A RESOLUTION APPROVING PLANNING CASE #SP04-033, A SIGN PROGRAM FOR THE SKI TIP WEST PUD (Applicant: River Meadows, LLC)

WHEREAS, River Meadows, LLC has applied to the Snake River Planning Commission for approval of a sign program for the Ski Tip West PUD; 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 20, 2005 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 (the "Code") and the guidelines for signage established by the Keystone Sign Program, which regulates signage on the adjacent properties. Section 9101 of the 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 the Ski Tip West PUD, one subdivision identification sign at each of the three entrances is appropriate. 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 Code. The use of natural materials 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-04-033, a sign program for the Ski Tip West PUD is hereby approved as shown in Attachment A (Ski Tip West Sign Program).

ADOPTED this 20th day of January, 2005.

SNAKE RIVER PLANNING COMMISSION
COUNTY OF SUMMIT
STATE OF COLORADO



Dan Vaughn, Chairman

ATTEST:



Kate Noonan, Planner I

Attachment A
Ski Tip West Sign Program: Case SP04-033
January 20, 2005

A. Permanent Subdivision/Project Identification Signs:

Maximum Number: Three (3) subdivision/project identification signs are permitted, one at each driveway entrance to Ski Tip West PUD.

Location: A subdivision/project identification sign shall be incorporated into a landscape feature at each of the driveway entrances. As depicted on the attached conceptual development plan for the Ski Tip West PUD, the three driveway entrances are:

1. The entrance from Thackwell Lane (CR 246) into the River Meadows Subdivision.
2. The entrance from Tieze Lane (CR 245) onto the Henzey Parcel.
3. The entrance from Montezuma Road (CR 5) onto the Craig Parcel.

Signs shall be located on the same parcel as the subdivision or project, which the sign identifies, and shall not be located in a dedicated County right-of-way. Signs shall be a minimum of 6 feet from any road or shoulder surface. Orientation shall insure adequate visibility to approaching vehicles, but shall not present a visual obstacle to exiting vehicles.

Maximum Size: Sign area shall not exceed 16 square feet. Sign area shall be calculated as the entire face of a sign, including the advertising surface and any trim or molding, but not including the supporting structure. On a two sided sign where the faces are parallel to each other and separated by less than one foot only one face is counted in computing the sign's area. If a sign is proposed to be mounted on or carved into a boulder monument (as proposed for the River Meadows at Ski Tip subdivision identification sign), the sign area shall be calculated by drawing a contiguous square or rectangle around the portion of the monument which contains the sign text and any graphics associated with the sign.

Mounting: Signs shall be ground mounted. Maximum height is 6 feet above natural surface grade (Measured from natural surface grade to the top of the sign). If a sign is mounted on or carved into a boulder monument, the top of the boulder may not exceed 6 feet above natural surface grade.

Materials: Wood, stone, boulders, forged iron or other natural and indigenous materials are allowed provided they are compatible with the character and style of the subdivision or project, and the overall character of the Ski Tip West PUD. Other naturally appearing materials may be permitted by the Planning Department during the required sign permit review process, if the Planning Department determines that these materials are compatible with the character of the surrounding mountain environment.

Illumination: If the signs are proposed to be illuminated, the signs shall be indirectly illuminated. The light source shall be screened, shielded or directed so that the light will not cause any off-site glare, which would be disruptive to adjacent residential properties or pedestrian activity, or create a distraction for motorists. Utilitarian parts shall be hidden to the greatest extent possible. Those parts of the light source that must be exposed shall be painted a dark color that does not draw attention away from the sign. Internally illuminated signs are prohibited.

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 Summit County Land Use and Development Code (the "Code").

B. Temporary Project Identification Signs

Description: Temporary Project Identification Signs shall convey basic information about a project under construction, with text limited to the project name, the developer, the project architect, general contractor, financial institution, price range and telephone numbers to obtain additional information. Graphics shall be limited to illustrations of the approved site layout and/or the structures being constructed.

Maximum number: One (1) per project

Location: Ground mounted on the parcel where construction is occurring, at least 6 feet from any road or shoulder surface and not located in a County dedicated right-of-way.

Maximum size: Sign area shall not exceed 16 square feet. Sign area shall be calculated as the entire face of a sign, including the advertising surface and any trim or molding, but not including the supporting structure.

Mounting: Signs shall be ground mounted on 4 inch x 4 inch posts that have been planted securely in the ground. Nailing or tying signs to trees is not acceptable. Maximum height shall not exceed 8 feet above natural surface grade (Measured from natural surface grade to the top of the sign).

Materials: Painted wood or "signboard".

Illumination: Temporary project identification signs shall not be illuminated.

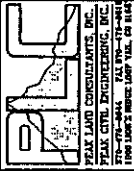
Permit Process: A sign permit must be reviewed and approved by the Planning Department at the staff level in accordance with Section 9400 of the Code. These signs may be erected only after a building permit is obtained and shall be removed when 90% of occupancy permits are issued or when the building permits have expired, whichever occurs first.

C. Permanent Signs

All permanent signs in the Ski Tip West PUD, except the three permitted subdivision/project identification signs permitted in Section A above, shall comply with the regulations for permanent signs in Residential Districts, as set forth in the Sign Regulations of the Code, as currently in effect or hereafter amended.

D. Temporary Signs

All temporary signs in the Ski Tip West PUD, except the temporary project identification signs permitted in Section B above, shall comply with the regulations for temporary signs in Residential Districts, as set forth in the Sign Regulations of the Code, as currently in effect or hereafter amended.



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CONCEPTUAL DEVELOPMENT PLAN

EXHIBIT B
 SKI TIP WEST PUD
 SUMMIT COUNTY, COLORADO

NO.	DATE	REVISION	BY

DRAWN: MBT
 DESIGNED BY: MBT
 REVIEWED: PLC JOB# 1254
 DATE: 01/15/04

SHEET
 C1.0

