

SIGN CODE  
SNOWDANCE P.U.D.

Restaurant Bldg. Signage  
② Project Directional Signage  
6 ft per ~~ft~~ business

④ Restaurant Bldg. Signage  
Principal business  
Either wall mounted  
or ground mounted.  
65 ft combined (max 2  
signs) or 30% wall  
area.

⑤ Commercial Tenant Signage  
- One sign per tenant  
12 ft per sign

December 21, 1983  
Amended: June 19, 1986

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SNOWDANCE P.U.D.

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## SNOWDANCE SIGN CODE

### Authority

#### A. Purpose

The objective of this code is to establish and control signage for the Snowdance P.U.D. that is harmonious with the Snowdance P.U.D. and its environment.

#### B. Authority

The Summit County Outdoor Advertising Regulations has the authority of control over signage visible from the exterior of the building. Specific authority and review responsibility for this project is defined in the Review Process. It is the intent of this code to be consistent with the Outdoor Advertising Regulations.

The adoption of this code by the Summit County Sign Review Commission shall establish certain self governing authority to the Snowdance P.U.D. under the provisions of Section 3.17.6, Exception #14 of the Summit County Outdoor Advertising Regulations.

#### C. Administration

The owners of the Snowdance P.U.D. shall have the authority to establish and maintain a Snowdance P.U.D. Sign Committee. The Committee shall consist of three members. One member shall be the Snowdance Plaza Leasing Agent, plus one representative each from Snowdance Condos and Snowdance Manor Associations.

This committee may contain, or shall employ, a design professional for review of all new signage.

The Snowdance P.U.D. Sign Committee shall designate and maintain a person, or office, to serve as the contact with the Summit County Sign Review Commission and the Summit County Planning Office.

## REVIEW PROCESS

### A. General Requirements

All signage that is visible on the site or building exterior shall be reviewed under the following procedures. Building interior signage is defined as not being under the jurisdiction of the Summit County Outdoor Advertising Regulations.

Signs submitted for review to the Summit County Sign Commission or the Summit County Planning Staff shall be submitted with the forms, plans, and informational requirements as required by the Outdoor Advertising Regulations in effect at the time of submittal.

### B. Review Procedure

Three levels of review procedures have been established in keeping with the Summit County Outdoor Advertising Regulations, the General Review Requirements of this code and the Design Review required by each sign category as described in the Design Requirements of this Code.

1. Signage that does not fall within the jurisdiction of the Outdoor Advertising Regulation shall be reviewed by the Snowdance P.U.D. Sign Committee only.

2. Signs requiring Snowdance P.U.D. Sign Committee and County Planning Staff review:

Applications which are recommended for approval by the Snowdance P.U.D. Sign Committee shall be forwarded by that Committee together with two copies of a sketch of the proposed sign and any other pertinent information to the Summit County Planning Department for review. This review shall be only for the purpose of a staff determination as to whether the decision of the Snowdance P.U.D. Sign Committee is consistent with the Snowdance P.U.D. Sign Code as approved by the Sign Review Commission.

The Planning Department may approve or disapprove the application, or refer to the Sign Review Commission as appropriate. In the event the Applicant wishes to appeal the decision of the Snowdance P.U.D. Committee or the Planning Staff, the Applicant shall be heard by the Sign Review Commission. Appeals of Sign Review Committee decisions shall follow the procedures outlined in the Summit County Outdoor Advertising Regulations.

3. Signs requiring County Sign Review Commission review:

Application shall be forwarded by the Snowdance P.U.D. Sign Committee with two copies of plans and elevations of the proposed sign and any other pertinent information to the Summit County Planning Department for review and recommendation to the Sign Review Commission for its decision.

## DESIGN REQUIREMENTS

### A. General Requirements

All signage on the site and exterior of the buildings shall conform to the requirements and definitions of the Summit County Outdoor Advertising Regulations.

It is the intent of this code to establish signage for the Snowdance P.U.D. in which variations of design and colors are permitted within the overall signage character of the project.

All signage is to be indirectly lighted with concealed or screened lighting.

Any exceptions to this code will first be reviewed by the Snowdance P.U.D. Sign Committee, who, upon their approval, will forward it to the County Planning Staff. The Planning Staff shall have the authority to approve minor exceptions or forward the proposed exceptions to the County Sign Review Commission.

Sign location and lighting shall be as generally described herein. The final placement shall be as approved by the Snowdance P.U.D. Sign Committee and forwarded along with sketches to the Planning Staff.

### B. Sign Categories

#### 1. Principal Project Signage

**Purpose:** The principal project signs are the main identification signage for the Snowdance P.U.D.

**Size:** 65 Square Feet combined maximum.

**Number:** Two wall signs not to exceed  $32\frac{1}{2}$  square feet for each side of building, except that the existing Snowdance project sign located on the south face of Building B, shall be allowed to remain as principal signage from ski area access points - 16 square feet shall be the maximum size of this sign.

**Location:** East and west side of building on north location of Snowdance Plaza.

**Design Review:** The principal is to be reviewed by the Planning Staff and Summit County Sign Review Commission.

#### 2. Project Directional Signage

**Purpose:** This signage is intended to provide essential vehicular and pedestrian direction and control. All signage is to be of the same graphic gender.

**Size:** Four square feet maximum per each sign, except for the main intersection directional sign which shall be no more than 6 square feet.

## DESIGN REQUIREMENTS

Number: As established by the Snowdance P.U.D. Sign Committee.  
Location: As determined by the Snowdance P.U.D. Sign Committee.  
Design Review: The basic graphic package for these signs will be reviewed by the Snowdance P.U.D. Sign Committee and submittal to the County Sign Commission for review and approval. Individual signs do not need to be reviewed, unless they are a significant departure from the basic package. The Snowdance P.U.D. Sign Committee shall coordinate these signs and shall provide the Planning Staff a list of signs installed.

### 3. Condominium Signage

Purpose: This signage is intended for residential building identification, i.e., Snowdance Manor and Snowdance Condos. It is recognized that these properties have separate legal identities and should have appropriate signage for tenants and transient guests.

Size: Sixteen square feet

Number: One per separate legal identity, i.e., association or building.

Design Review: By Snowdance P.U.D. Sign Committee, Planning Staff and Summit County Sign Commission.

### 4. Restaurant Building Signage - Principal Businesses

Purpose: This signage is intended for identification of a maximum of two principal businesses in the restaurant building, i.e., restaurant and lounge. It is recognized that this property has a separate legal identity and should have appropriate signage for its clientele.

Size: Sixty-five square feet combined maximum or 30% of wall area, whichever is less.

Number: Two signs per separate principal business if on the building or one free standing double-faced sign. Only one free standing sign will be permitted for the restaurant building. See Exhibit "A" for locations.

Design Review: By Snowdance P.U.D. Sign Committee, Planning Staff and Summit County Sign Commission.

### 5. Commercial Tenant Signage - Snowdance Plaza and Restaurant Building

Purpose: To establish sign standards to insure a coordinated and proportional exposure for all Tenants.

Signage: Per the attached Tenant Sign Criteria

Design Review: By Snowdance P.U.D. Sign Committee and Planning Staff.

### 6. Additional Signage and Exclusions

The above categories define the principal signage proposed for the project. These categories are not intended to restrict signage

## DESIGN REQUIREMENTS

that has not been defined. Signage that may be appropriate and permitted in the Outdoor Advertising Regulations may be proposed.

The additional signs shall be reviewed by the Snowdance P.U.D. Sign Committee and the Planning Staff.

Signage required by State or County authorities. Municipal districts and utilities are exempt from this code.

### COMMERCIAL TENANT SIGN CRITERIA

The purpose of this criteria is to establish minimum sign standards necessary to insure a coordinated and proportional exposure for all tenants. Performance shall be strictly enforced, and any installed non-conforming signs shall be removed by the tenant or his sign contractor at their expense.

#### A. General Requirements

1. The tenant shall submit all requests regarding signage to the building leasing agent who shall bring them for review before the Snowdance P.U.D. Sign Committee.
2. All signs shall comply with the Snowdance P.U.D. Sign Code and the Summit County Outdoor Advertising Regulations as now in effect or hereinafter amended.
3. Each tenant will be allowed the following signage representation in accordance with the attached specifications:
  - a. Snowdance Plaza

One west storefront sign for each tenant at tenant's expense in the location indicated on the architectural elevations Exhibit B. A secondary east storefront sign shall be allowed as indicated on Exhibit C for spaces accessing directly from east side of building.

Restaurant Building

One sign for each tenant at tenant's expense in the location indicated on Exhibit A.
  - b. Representation on any building directories at owner's expense. Tenant must provide lettering and/or logo reduced to size indicated by owner's representative.
  - c. Entrance door signage at tenant's expense. (See paragraph F.1. of this section.)
  - d. Space number at owner's expense.
4. All signs shall be reviewed by the Snowdance P.U.D. Committee for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design

## COMMERCIAL TENANT SIGN CRITERIA

shall remain the sole right of the Snowdance P.U.D. Sign Committee. Further, the Committee reserves the right to modify or grant exceptions to sign criteria.

5. The Snowdance P.U.D. Sign Committee shall forward the sign submittal to the County Planning Staff for review.
6. Tenant shall be responsible for the fulfillment of all requirements and specifications.
7. All signs shall be constructed and installed at tenant's expense, other than those defined as being provided by owner.
8. All signs shall be securely installed. Any sign that is not adequately secured shall be defined as being provided by owner.

### B. General Specifications

1. Tenant storefront signage may be either free standing lettering or logos, or lettering and logos on a wood base.
2. Sign base if desired may be natural, carved, or painted wood.
3. Sign lettering may be natural or painted wood, or metal. Vacuum formed plastic letters will not be accepted.
4. Owner will provide lighting of storefront signage via building lighting.
5. No audible, flashing or animated signs will be permitted.
6. All signs and their installation shall comply with all local building codes.
7. Tenant shall be responsible for the installation and maintenance of all signs and the operations of his sign contractor.
8. All signs shall be located under the direction of owner's superintendent or representative.
9. Tenant's sign contractor shall repair any damage to the building caused by his work.

### C. Size

1. The overall size of the sign may not exceed the areas defined herein and delineated on the architectural elevations.
2. Signs mounted on bases shall have a base size equal to the envelope size described herein.



## COMMERCIAL TENANT SIGN CRITERIA

### 3. Snowdance Plaza

For west storefront signage, this envelope shall be 18" x 8'.  
For east storefront signage, this envelope shall be 12" x 5'.

#### Restaurant Building

The envelope for storefront signage shall not exceed 12 square feet.

4. Sign lettering plus base shall not exceed 4" in depth.

## D. Lettering and Logos

1. Sign copy shall be limited to business identification (i.e., corporate or business name). Advertising copy will not be permitted.
2. Logos may be depicted on sign face. Logos and lettering shall not exceed 12" in height on the storefront sign.

## E. Colors

### 1. Snowdance Plaza

General graphic/color package shall be a 2" thick, cleargrain, redwood envelope stained dark brown with sandblasted, raised gold leaf letters.

#### Restaurant Building

General graphic/color package has yet to be determined. Once a scheme is selected and approved by the Snowdance P.U.D. Sign Committee, Planning Staff and Summit County Sign Commission, it will then become a part of the sign code and will be attached as an addendum.

## F. Miscellaneous Requirements

1. Each tenant shall be permitted to place upon each entrance of his premises not more than 144 square inches of gold leaf or decal application lettering not to exceed 3½ inches in height, indicating name, hours of business, emergency telephone number.
2. Except as provided herein, or as approved by the Snowdance P.U.D. Sign Committee and the building leasing agents, no special seasonal displays, advertising placards, banners, pennants, names, insignias, trademarks, or other descriptive material shall be affixed or maintained upon the glass panes and supports of the show windows and doors, or upon the exterior walls of buildings.
3. Each tenant who has a non-customer door for receiving merchandise may have uniformly applied on said door in location as directed by the project architect in 2" high block letters, the tenant's name and address. Where more than one tenant uses the same door, each name and address shall be applied. Color of numbers will be as selected by the owner's representative.

COMMERCIAL TENANT SIGN CRITERIA

4. Tenant shall install on his storefront the building number of his space in the exact location stipulated by the owner's representative. Size, type and color of numbers shall be as stipulated by the project architect.

SIGN MAINTENANCE REPAIR, REMOVAL OR NON-CONFORMANCE

All signs shall be properly maintained at all times as originally approved. The Snowdance P.U.D. Sign Committee shall have the authority to order the painting, repair or removal of a sign by reason of inadequate maintenance or abandonment. Notification of corrective measures shall be by certified mail from the Snowdance P.U.D. Sign Committee. If, within fifteen days, the maintenance suggestions, or removal request, are not complied with, or replied to with alternative measures, the Snowdance P.U.D. Sign Committee may order the sign removed at the Owner's expense.

AMENDMENT

This code may be amended upon review and approval by: Snowdance P.U.D. Sign Committee, County Planning Department and the Summit County Sign Review Commission.

ADOPTION

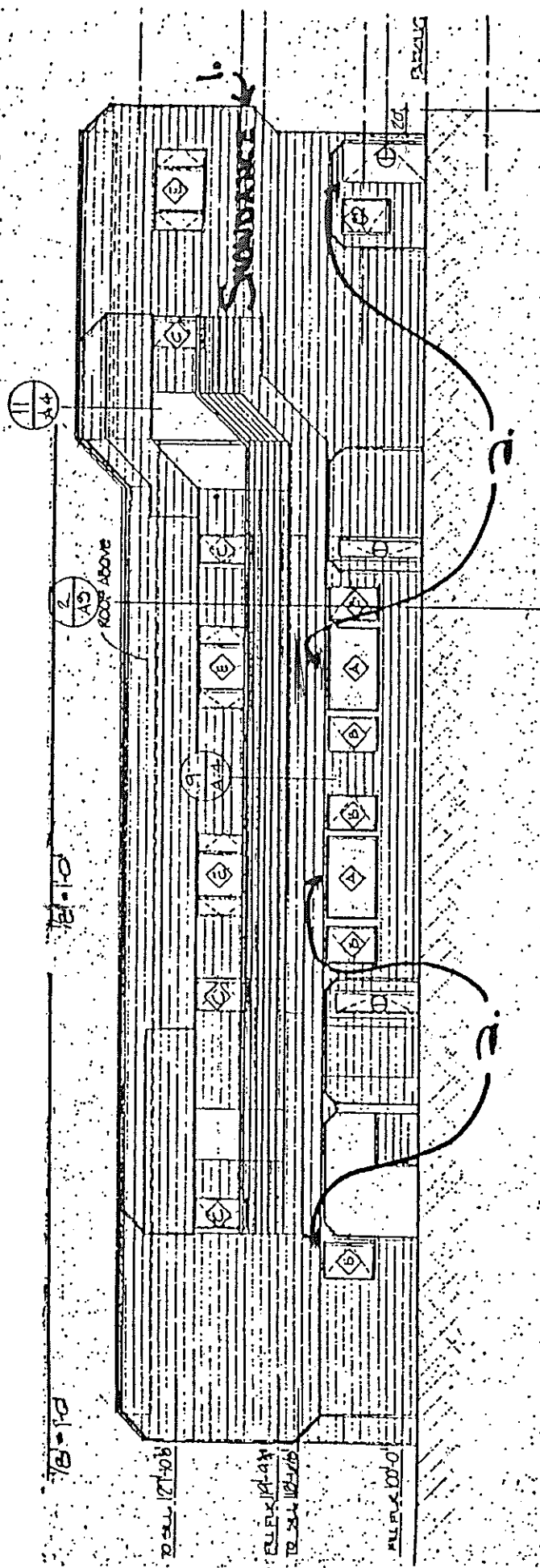
The Summit County Sign Review Commission hereby approves the Snowdance P.U.D. Sign Code and the establishment of a Snowdance P.U.D. Sign Committee to administer and enforce the Snowdance P.U.D. Sign Code in accordance with the Summit County Outdoor Advertising Regulations.

12/28/83  
Date

Daisy Goldshery  
Chairperson  
Summit County Sign Review Commission

6/19/86  
Amended Date

LEE EDWARDS ACP  
Chairperson  
Summit County Sign Review Commission



- 1. PRINCIPAL PROJECT SIGNAGE
- 2. PLAZA TENANT SIGNAGE

**EAST ELEVATION**

1/8" = 1'-0"

18'-10"

9'-0" (2)

ELEVATION  
TO 34' 11 1/2"

PLU PL 6 100'-0"

18'-10"

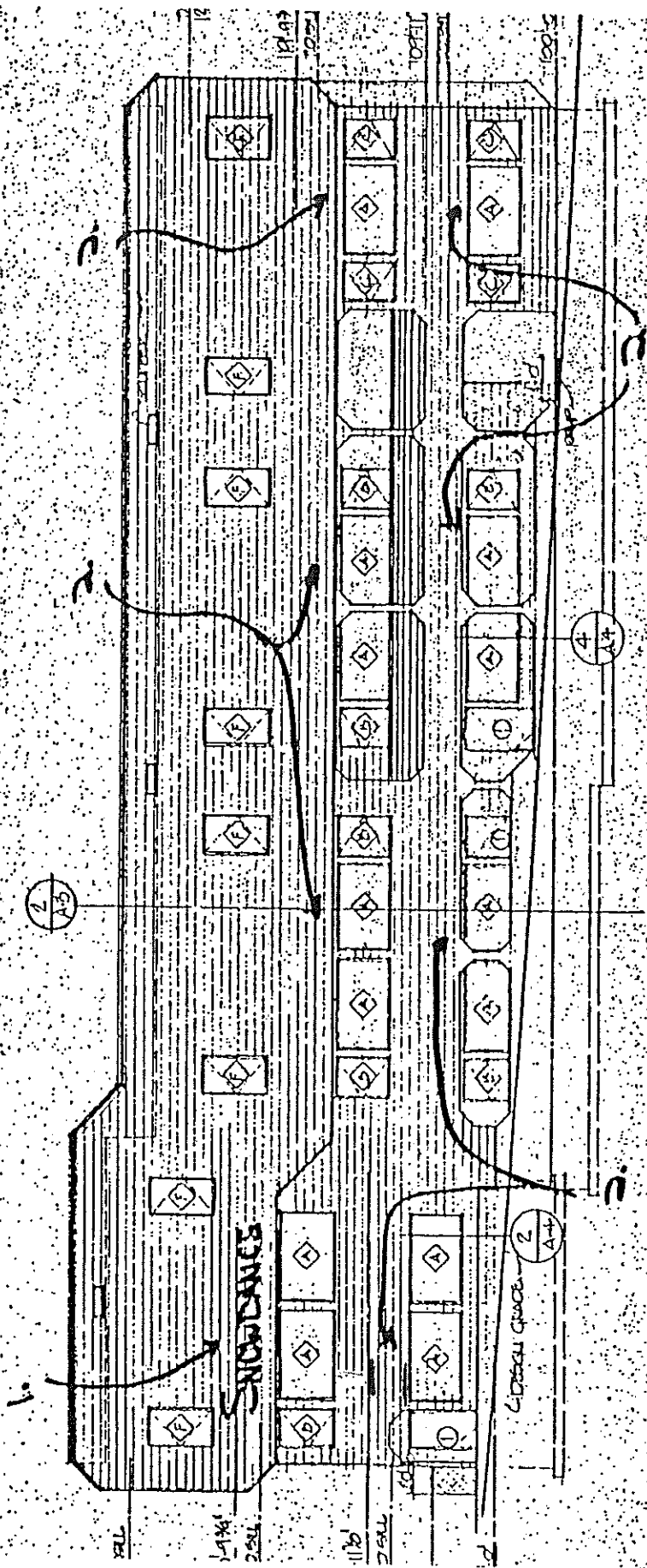
1/2" (15)  
ROOF ABOVE

11  
A-A

11  
A-A

PLAZA

STONISANCE

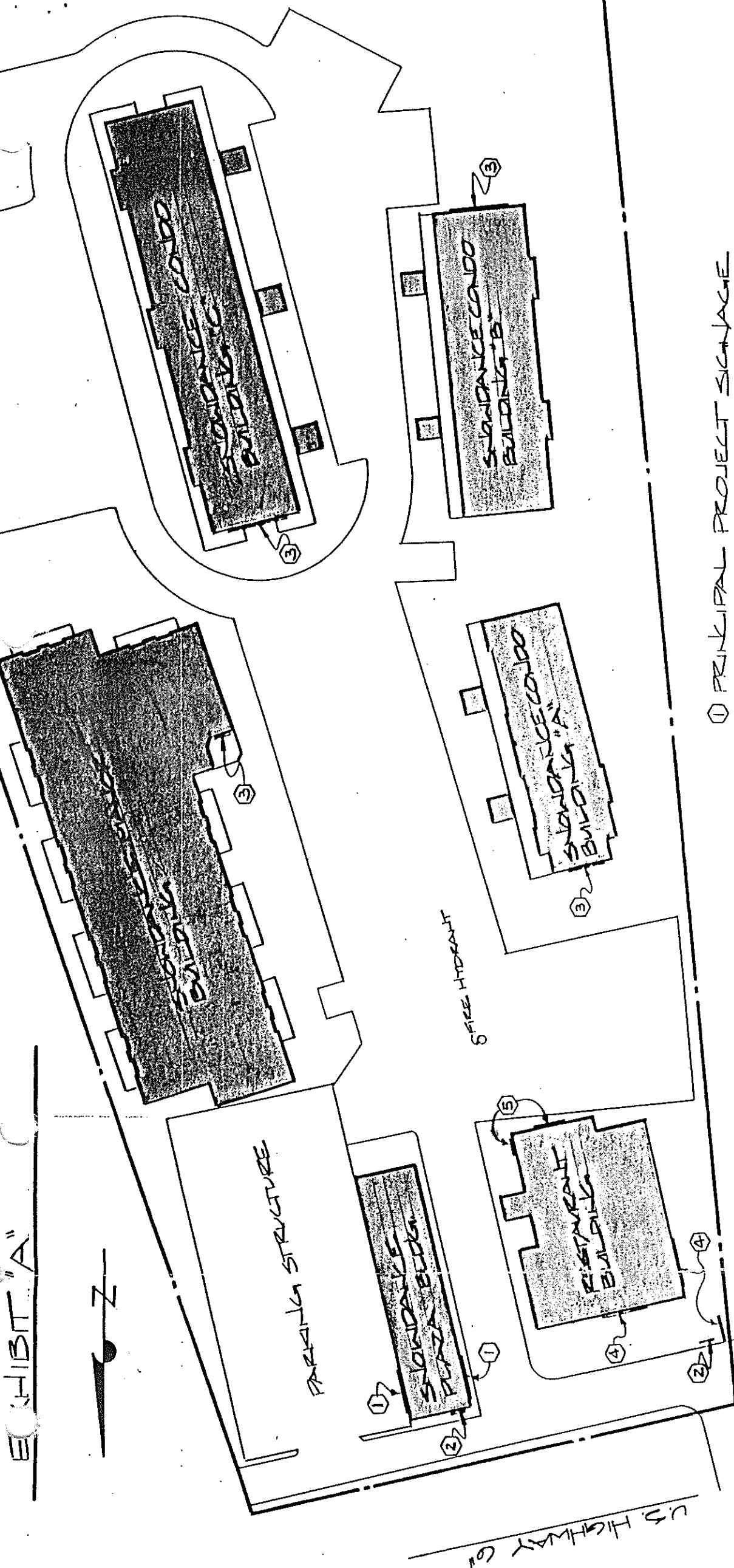


- 1. PRINCIPAL PROJECT SIGNAGE
- 2. PLAZA TENANT SIGNAGE

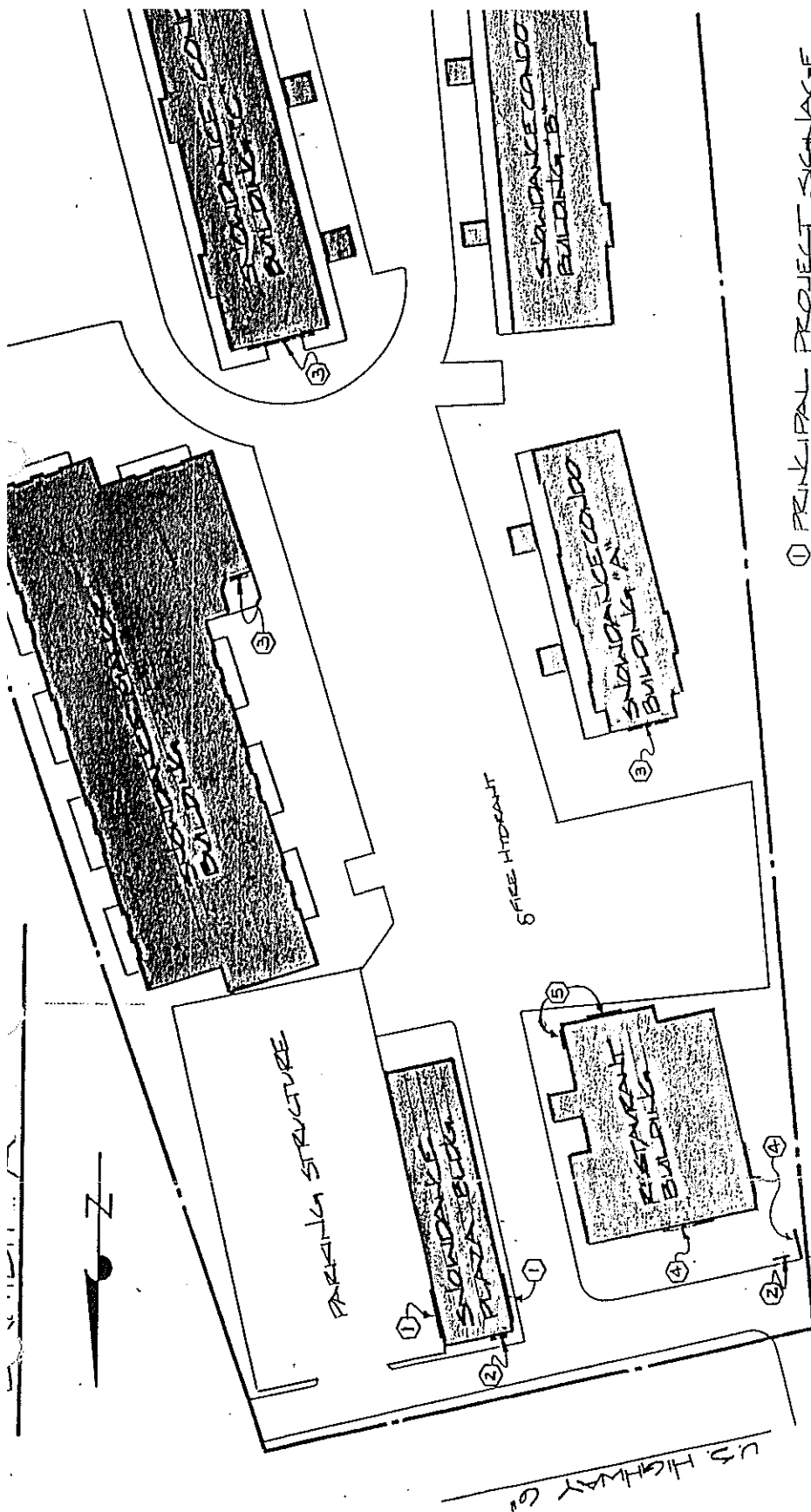
**WEST ELEVATION**

785 10

EXHIBIT "A"



- ① PRINCIPAL PROJECT SIGNAGE
- ② PROJECT DIRECTIONAL SIGNAGE
- ③ CONDOMINIUM SIGNAGE
- ④ COMMERCIAL BUILDING SIGNAGE
- ⑤ COMMERCIAL TENANT SIGNAGE (RESTAURANT BUILDING)



- ① PRINCIPAL PROJECT SIGNAGE
- ② PROJECT DIRECTIONAL SIGNAGE
- ③ CONDOMINIUM SIGNAGE
- ④ COMMERCIAL BUILDING SIGNAGE
- ⑤ COMMERCIAL TENANT SIGNAGE (RESTAURANT BUILDING)

4/19/86

SUMMIT COUNTY  
SIGN APPROVAL

APPLICANT  Name Colorado National Bank  
 Address \_\_\_\_\_  
 Telephone # \_\_\_\_\_

Case # SP-86-22  
 Approval Date: \_\_\_\_\_  
 By: \_\_\_\_\_

STREET ADDRESS WHERE SIGN(S) TO BE LOCATED: Summerwood PUD;

	SIGN # <u>6</u>	SIGN # <u>7</u>	SIGN # <u>8-9</u>	SIGN # <u>10-37</u>
Type	Directional	Directional	Condominium I.D.	Lot I.D.
Height (from grade)				
Length/Width	31" x 10"	36" x 12"	3' x 1'	
Square Footage (not to exceed)	2.153 square feet	3 square feet	3 square feet	6 square inches
Materials (sign only)	metal	metal	metal	
# of Faces	1	1	1	1
Lighting	none	none	none	none
Colors	brown background white lettering	brown background white lettering	brown background white lettering	
Lettering Style				
Text	"Sales Office Torrey Ridge"	"Sales Office Torrey Ridge"	"Summer Ridge"	lot number only
Base (materials, dimensions)	gluelam posts 4" x 4"	gluelam posts 4" x 4"	to be mounted on building	
Number of Signs of This Type/ Location	1; intersection of High Meadow Drive and Torrey Lane	1; end of Torrey Lane in front of sales office	2; one each on build- ings A & B	27 signs; one per lot