

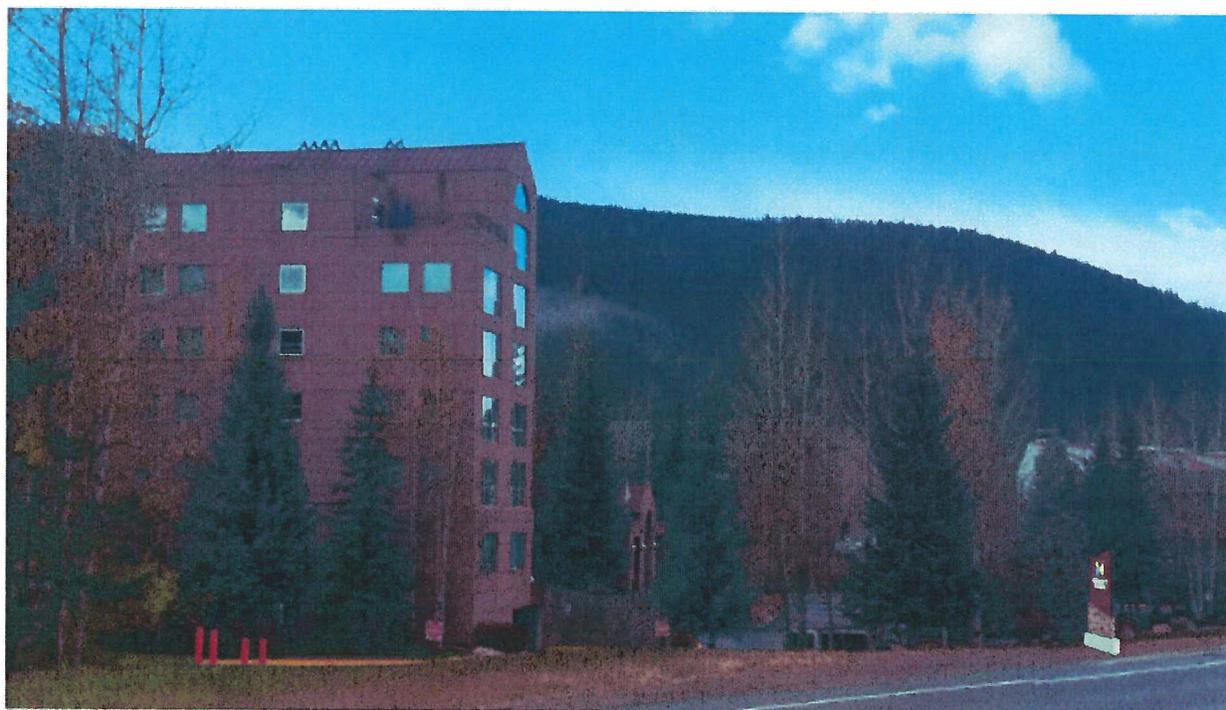


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Kathleen Neel – Summit County Recorder

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Hyatt Place Keystone Sign Program

Tract A, Novak Nelson Hotel Subdivision



A. General Provisions

I. Sign Materials

Unless otherwise stated, signs shall be composed of materials that complement the architecture and/or materials used in the building associated with the sign. The monument sign and the directional sign can have external light fixtures as long as they are downcast. The monument sign includes a rock veneer base.

II. Sign Colors

Unless otherwise stated in this Sign Program or approved by the Planning Dept., the sign colors shall complement the exterior colors of the building associated with the signs or the natural colors found in the surrounding environment, with the exception that Hyatt Place branding colors are specifically permitted. Complimentary contrast colors may be used within reason.

III. Sign Locations

Unless otherwise stated, signs shall be located as per the site plan included as a part of this Sign Program or where appropriate, as determined by the applicant, in consultation with the Planning Department, through the sign permit review process.

IV. Sign Definitions

All sign definitions are per the Summit County Land Use and Development Code ("Code").

V. Lighting Standards

Internal illumination is prohibited. External downcast light fixtures are permitted for the monument sign and directional sign. Signs shall be designed so that no bulbs shall be visible. Illumination shall be harmonious with the surrounding area and should not interfere with motorist's vision.

VI. Relationship to Sign Regulations of the Code

The following sections of the Sign Regulations contained in Chapter 9 of the Code shall prevail in regard to any matters pertaining to signage at the Hyatt Place Keystone. 1) Authority; 2) Applicability; 3) Sign Permits; 4) Sign Programs; 5) Exempt Signs; 6) Political Campaign Signs; 7) Ideological Signs; 8) Review Procedures for Sign Permits; 9) Prohibited Signs and 10) Administration and Enforcement.

VII. Sign Permit Review

All signs, except those exempted by the Code, must be approved for, and receive, a sign permit with the County.

VIII. Regulatory Signs

Signs required by the Manual for the Uniform Control of Traffic Control Devices are permitted. Signs to designate parking or delivery zones are permitted.

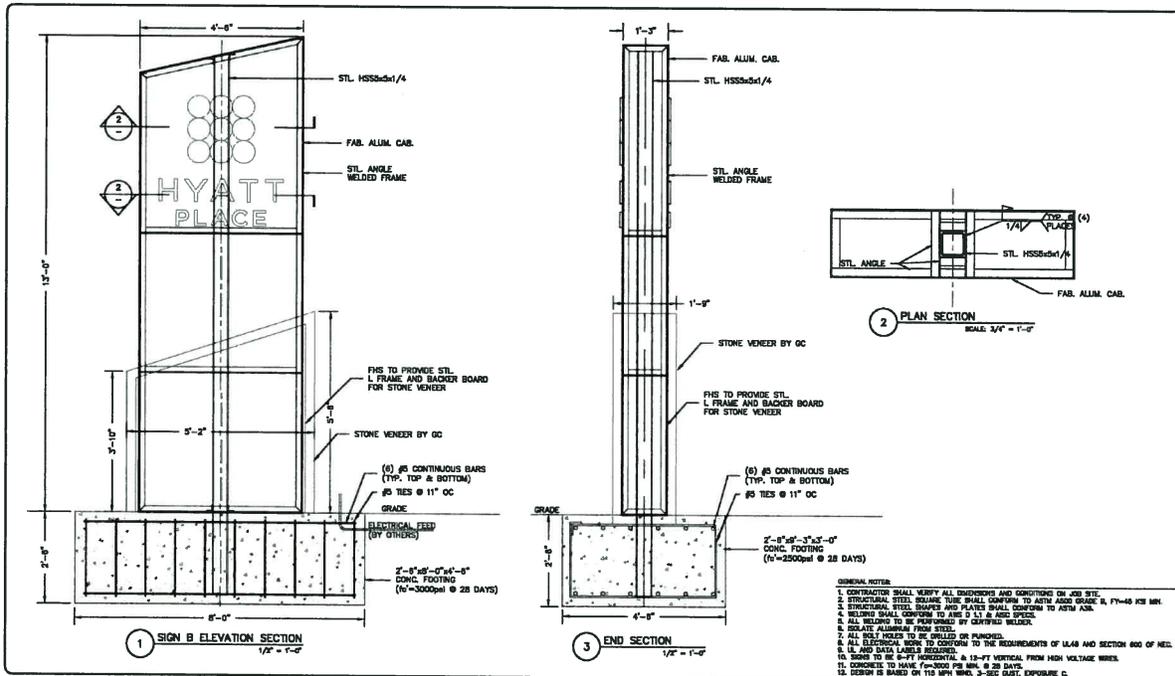
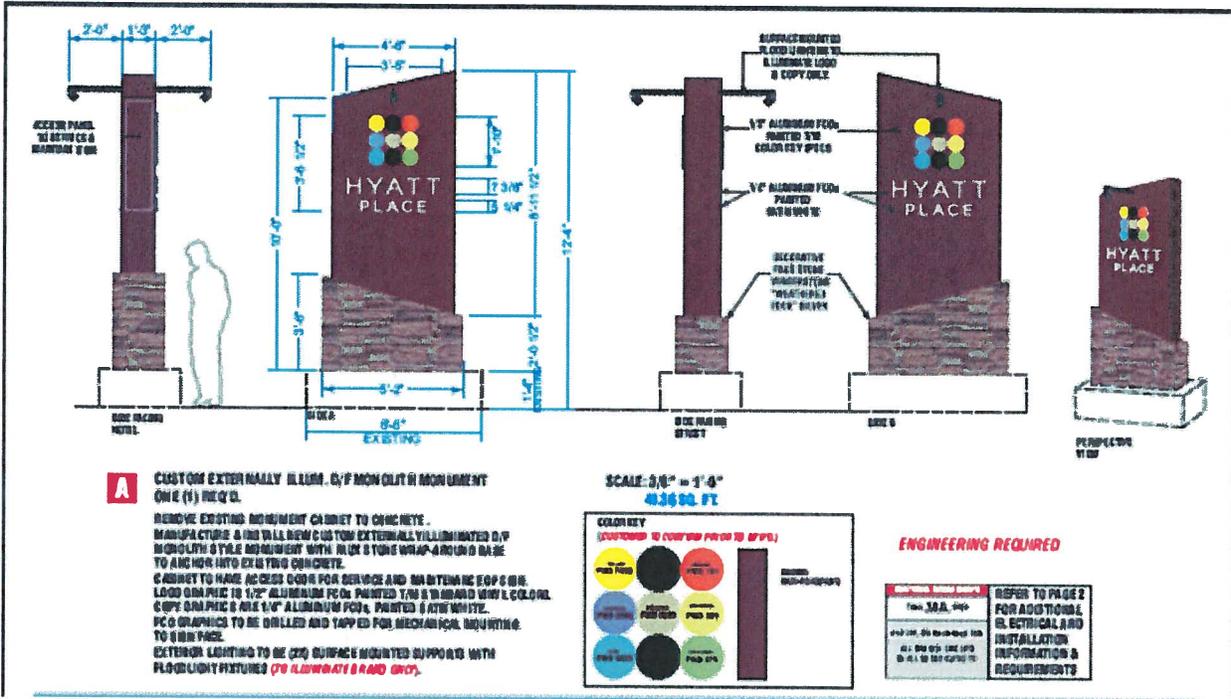
B. Sign Types

I. Sign Type A: Monument

- a. Location Ground mounted adjacent to Hyatt Place Keystone Hotel. To be located a minimum of (5) feet from road right-of-way.
- b. Maximum Size Sign is double-sided. Sign area, counted on (1) side, not to exceed a total of 48.36 square feet.
- c. Maximum Height Twelve feet four inches (12'-4") from grade
- d. Maximum Number One (1)

II. Sign Type B: Directional

- a. Location In the parking lot at West side of hotel building.
- b. Maximum Size 4.2 square feet
- c. Maximum Height 5'-1" from grade
- d. Maximum Number One (1)



<p>FEDERAL HEALTH VERNAL, COLORADO</p>	<p>This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the permission of Federal Health Company LLC or its authorized agent.</p> <p>ART DESIGN REFERENCE #23-39889-10-RD</p>	<table border="1"> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td>1</td> <td>ISSUED</td> <td>2/13/17</td> <td>PH</td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> <td></td> </tr> </table>	NO.	REVISIONS	DATE	BY	1	ISSUED	2/13/17	PH	2				3				<p>HYATT PLACE</p> <p>211 HYATT PLACE, Location/Keystone, CO/HYATT PLACE KEYSTONE, CO #23-39889-10 REV A.dwg</p>	<table border="1"> <tr> <td>DESIGN NO.</td> <td>PROJECT MGR.</td> </tr> <tr> <td>S-0202217A</td> <td>L. ANDERSON</td> </tr> <tr> <td>DRAWN BY</td> <td>DATE</td> </tr> <tr> <td>PH</td> <td>2/13/17</td> </tr> <tr> <td>JOB NO.</td> <td></td> </tr> <tr> <td>23-39889-10</td> <td></td> </tr> </table>	DESIGN NO.	PROJECT MGR.	S-0202217A	L. ANDERSON	DRAWN BY	DATE	PH	2/13/17	JOB NO.		23-39889-10		<table border="1"> <tr> <td>SHEET NO.</td> <td></td> </tr> <tr> <td>S-1</td> <td></td> </tr> <tr> <td>OF</td> <td>1</td> </tr> </table>	SHEET NO.		S-1		OF	1
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