

1.14 Sign Application Review Form

Keystone Sign Application Review Form

Name of Business: Build-ABear

Application Date: 09-09-2024

Name and Address of Establishment/Property: 195 River Run Rd Unit B-8, Keystone, CO 80435

Commercial Unit Number: F-B-9

Schedule number of the Unit Space: _____

Name of Applicant: Nicole Cassedy

Mailing Address: _____

Email Address: nicole.m.cassedy@vailresorts.com Phone: _____

Sign Type(s) per the Sign Program: Blade Sign and Window Graphics

Number of Sign(s) Applied For: 4

Attach a description and drawing of each sign.

Date Temporary sign will be installed and Total Days it will be used: N/A

Location(s): N/A

Size Allowed: 10 sq ft for a blade sign and 10 sq ft for the window signs

Size Proposed: 7.66 sq ft Blade sign and 7.4 sq ft for Window (total 15.06 sq ft)

Portion of Signage Size Allowance Used: 78%

Materials Allowed: "1.) Natural materials such as wood or stone; or 2.) non natural materials that emulate natural materials"

Materials Proposed: Wood Textured HDU & Vinyl graphics on Windows

Mounting Allowed: Mounted to Wood Vertical Beams w/ Steel Bracket & Vinyl Lettering applied to outside of windows

Mounting Proposed: Mounted to Wood Vertical Beams w/ Steel Bracket & Vinyl Lettering applied to outside of

Illumination Allowed (yes or no): N/A

Illumination Proposed: N/A

Attach lighting product information (cut sheet) of each type and location plans

Recommendation for Approval: _____

By: NK G Title: President DRB Date: 9-12-24
Keystone Architectural Review Committee Reviewer/Subsequently Identified Person Action: Approved []
With Conditions (see back) [] Denied []

By: _____ Title: _____ Date: _____
Summit County Planning Department.

By: _____ Title: _____ Date: _____
Summit County Engineering Dept. (when applicable)

By: _____ Title: _____ Date: _____
Summit County Open Space and Trails Dept. (when applicable)

By: _____ Title: _____ Date: _____

STRAIGHT VIEW MAIN ENTRANCE

Build-A-Bear

Nicole Cassidy

195 River Run Rd Unit B-8,
Keystone, CO 80435

PROJECT NAME:

Custom-Carved 3-Dimensional
Main Entrance Blade Sign

SIGN TYPE:

- WALL BLADE HANGING
- POST MOUNTED MONUMENT

SIDES:

- SINGLE SIDED DOUBLE SIDED

ILLUMINATED: EXISTING

- NO YES
- EXTERNAL INTERNAL

SIZE:

WIDTH 46" x HEIGHT 24"

TOTAL SF:

7.66 sqft

MATERIALS OF CONSTRUCTION:

Custom-carved, 3-dimensional, HDU
Wood relief carved textured surface
Raised letters, textures and logo elements
Colors: Orange, Yellow, White,
Blue, Green, Pink, Grey

HOUSE OF SIGNS USE ONLY:

- SIGN PERMIT PROCUREMENT:**
- NO YES

811 UTILITY LOCATE:

- NO YES



Externally Downward Facing
Illuminated Light-Bar

46 in

24 in



7.66 Sq-Ft total

Build-A-Bear

Nicole Cassidy

195 River Run Rd Unit B-8,
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 NO YES

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- NO YES



7.66 Sq-Ft total

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Blue, Green, Pink, Grey

HOUSE OF SIGNS USE ONLY:

- SIGN PERMIT PROCUREMENT:**
- NO YES

811 UTILITY LOCATE:

- NO YES

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House of Signs
285 Warren Avenue, #101 Silverthorne, CO 80498



HOUSE of SIGNS
SINCE 1988

970-668-5232
houseofsignsco.com

VIRTUAL VIEW MAIN ENTRANCE

September 9th, 2024



27 FT

Store Front is 27 Linear FT

Build-A-Bear

Nicole Cassidy

August 29th, 2024

QUANTITY: 1

TYPE:

DIGITAL PRINT CUT VINYL

MATERIAL:

CAST CALENDARED
 220 TRANSLUCENT
 REFLECTIVE DUSTED/FROSTED
 BANNER OTHER

LAMINATE:

GLOSS SINGLE SIDED
 LUSTER DOUBLE SIDED
 MATTE DOUBLE FACED

SUBSTRATE/THICKNESS:

ACM 3mm 6mm
 ALUMINUM .040 .063 .080
 MDO 5" .75" 1"
 OTHER

HOLES/GROMMETS:

NO YES

FRENCH CLEAT:

NO YES

SIGN PERMIT PROCUREMENT:

NO YES

811 UTILITY LOCATE:

NO YES

PRINTER: XR-640 office use only

RIP Media Profile: 1105

Vinyl Used: Avery 1105

RGB/CMYK: RGB

Lamination: 8520

Mount: Full Bleed Inset

Cut Contour: Yes

Perf Cut Contour: Yes

House of Signs - Vinyl Studio
285 Warren Ave Unit 101, Silverthorne, CO 80498



HOUSE of SIGNS
SINCE 1998

970-668-5232
houseofsignsco.com

Build-A-Bear Door/Window Graphics

Door Graphics



HOUSE of SIGNS

22 in

10.5 in

1.6 sq ft



By approving this rendering, you are verifying that all spelling, colors and all other details are correct.

Any errors or changes made after this rendering has been approved are accountable to the customer.

The quality of this rendering does not determine the final output. Samples and actual color proofs are available upon request.

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Please review this comp carefully for spelling and grammatical errors.

Build-A-Bear

Nicole Cassidy

August 29th, 2024

QUANTITY: 1

TYPE:

DIGITAL PRINT CUT VINYL

MATERIAL:

CAST CALENDARED
 220 TRANSLUCENT
 REFLECTIVE DUSTED/FROSTED
 BANNER OTHER

LAMINATE:

GLOSS SINGLE SIDED
 LUSTER DOUBLE SIDED
 MATTE DOUBLE FACED

COVERAGE:

GLOSS SINGLE SIDED
 LUSTER DOUBLE SIDED
 MATTE DOUBLE FACED

SUBSTRATE/THICKNESS:

ACM 3mm 6mm
 ALUMINUM .040 .063 .080
 MDO .5" .75" 1"

HOLES/GROMMETS:

NO YES

FRENCH CLEAT:

NO YES

SIGN PERMIT PROCUREMENT:

NO YES

811 UTILITY LOCATE:

NO YES

PRINTER: XR-640 office use only

RIP Media Profile: 1105

Vinyl Used: Avery 1105

RGB/CMYK: RGB

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House of Signs - Vinyl Studio
285 Warren Ave Unit 101, Silverthorne, CO 80498



HOUSE of SIGNS
SINCE 1988

970-668-5232
houseofsignsco.com

Build-A-Bear Door/Window Graphics

Window Graphics

HOUSE of SIGNS

HOUSE of SIGNS

HOUSE of SIGNS



2.9 sq ft for each Graphic
Total of 2 Graphics

HOUSE of SIGNS

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HOUSE of SIGNS

Brenden Martinez <brenden@houseofsignsco.com>

FW: Build a Bear Signage Approval

1 message

Nicole Cassidy <nicole.m.cassedy@vailresorts.com>

Tue, Sep 10, 2024 at 10:40 AM

To: Brenden Martinez <brenden@houseofsignsco.com>

Cc: Joseph Donadio <Jcdonadio@vailresorts.com>, Bruno Schloffel <bruno.d.schloffel@vailresorts.com>

Hi Brenden,

Attached and below is the HOA Board approval for the sign. Please let us know if this is sufficient.

Thank you,

Nicole Cassidy, NCIDQ

Senior Manager of Store Design & Development

Vail Resorts Retail & Rental



From: Tyler Bruce <Tbruce@vailresorts.com>

Sent: Tuesday, September 10, 2024 8:21 AM

To: Joseph Donadio <Jcdonadio@vailresorts.com>

Cc: Nicole Cassidy <nicole.m.cassedy@vailresorts.com>; Bruno Schloffel <bruno.d.schloffel@vailresorts.com>

Subject: RE: Build a Bear Signage Approval

The board has approved the sign.

Let me know if you need anything else.

Tyler Bruce

Commercial Leasing & Strategic Asset Management

Mobile: 972-754-1197

Email: tbruce@vailresorts.com



From: Joseph Donadio <Jcdonadio@vailresorts.com>

Sent: Monday, September 9, 2024 3:15 PM

To: Tyler Bruce <Tbruce@vailresorts.com>

Cc: Nicole Cassidy <nicole.m.cassedy@vailresorts.com>; Bruno Schloffel <bruno.d.schloffel@vailresorts.com>

Subject: RE: Build a Bear Signage Approval

It is externally illuminated from a light that his hidden in the black arm over the top of the actual sign

Where i highlighted basically

We will not have the goose neck light like arriesgado had



From: Tyler Bruce <Tbruce@vailresorts.com>
 Sent: Monday, September 9, 2024 3:13 PM
 To: Joseph Donadio <Jcdonadio@vailresorts.com>
 Cc: Nicole Cassidy <nicole.m.cassedy@vailresorts.com>; Bruno Schloffel <bruno.d.schloffel@vailresorts.com>
 Subject: RE: Build a Bear Signage Approval

Board wants to know if there will be lighting? I see a box checked Illumination, YES.

Just do not see a light can in the rendering.

Tyler Bruce

Commercial Leasing & Strategic Asset Management

Mobile: 972-754-1197

Email: tbruce@vailresorts.com



From: Joseph Donadio <Jcdonadio@vailresorts.com>
 Sent: Monday, September 9, 2024 1:30 PM
 To: Tyler Bruce <Tbruce@vailresorts.com>
 Cc: Nicole Cassidy <nicole.m.cassedy@vailresorts.com>; Bruno Schloffel <bruno.d.schloffel@vailresorts.com>
 Subject: Build a Bear Signage Approval

Hi Tyler – We need to obtain HOA approval for the new build a bear signage.

Can you help us get approval for the attached package from the HOA? (I think it's black bear)

Just a quick letter stating they approve the package is fine

Thanks,

Joseph Donadio

Director of Commercial Leasing and VRR Real Estate

Vail Resorts

Phone: (561) 866-3480

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----- Forwarded message -----

From: Dominic Sagar <dominic.sagar@gmail.com>

To: Tyler Bruce <Tbruce@vailresorts.com>

Cc: Jim Griffin <jimgriffin.tampa@gmail.com>, Bill Magrogan <w.magrogan@icloud.com>, Scott Mallory <samallory@mnaccountants.com>

Bcc:

Date: Mon, 9 Sep 2024 23:50:03 +0000

Subject: Re: Build-a-Bear Sign

Looks great to me too - approved

Dominic Sagar

dominic.sagar@gmail.com

+1 (303) 748.8544

<http://www.dominicsagar.com>

On Sep 9, 2024, at 17:45, Scott Mallory <samallory@mnaccountants.com> wrote:

I approve. I am interested to see how that lighting will look. Maybe it will be a new standard going forward

Scott

Scott A. Mallory

651-470-1085

On Sep 9, 2024, at 6:27 PM, Jim Griffin <jimgriffin.tampa@gmail.com> wrote:

Tyler,

Sorry - was looking at it on my phone the first time. I see that detail now.

It looks fine to me. Thank you for checking in with us. We appreciate the consideration.

You have one 'yes' vote (actually two including you)....three to go.

Thanks,

Jim

On Sep 9, 2024, at 5:20 PM, Tyler Bruce <Tbruce@vailresorts.com> wrote:

It is externally illuminated from a light that his hidden in the black arm over the top of the actual sign

See highlighted area.

We will not have the goose neck light like arriesgado had

<image001.png>

Tyler Bruce
Commercial Leasing & Strategic Asset Management
Mobile: 972-754-1197
Email: tbruce@vailresorts.com



EXPERIENCE OF A LIFETIME

From: Jim Griffin <jimgriffin.tampa@gmail.com>
Sent: Monday, September 9, 2024 2:02 PM
To: Tyler Bruce <tbruce@vailresorts.com>; 'Dominic Sagar' <Dominic.sagar@gmail.com>; Scott Mallory <samallory@mnaccountants.com>; Bill Magrogan <w.magrogan@icloud.com>
Subject: Re: Build-a-Bear Sign

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Tyler,

Will there be any lighting on the project?

Thank you,
Jim

From: Tyler Bruce <tbruce@vailresorts.com>
Sent: Monday, September 9, 2024 3:45:46 PM
To: Jim Griffin <jimgriffin.tampa@gmail.com>; 'Dominic Sagar' <Dominic.sagar@gmail.com>; Scott Mallory <samallory@mnaccountants.com>; Bill Magrogan <w.magrogan@icloud.com>
Subject: Build-a-Bear Sign

Fellow Board of Directors,
We are being sent a request to approve the attached sign on the Black Bear building. Please review and send your written approval.
If you have any questions and concerns, I'll get you in touch with the designers.


My position is to approve this sign request.
Thank you,

Tyler Bruce
Commercial Leasing & Strategic Asset Management
Mobile: 972-754-1197
Email: tbruce@vailresorts.com



EXPERIENCE OF A LIFETIME

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 Re: Build-a-Bear Sign.eml
33K