



**Community Development Review
Land Use Application**

Town of Keystone
1628 Saints John Road
Keystone, Co 80435
970-450-3500

<https://keystone.colorado.gov/>

Project Name: _____

Legal Description: _____

Street Address: _____

Request: please check all that apply

<input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final PUD <input type="checkbox"/> Site Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Final Zoning	<input type="checkbox"/> Non-conforming Parcel Plan Review <input type="checkbox"/> Vacation/Easement <input type="checkbox"/> Preliminary Zoning <input type="checkbox"/> Variance <input type="checkbox"/> Preliminary PUD <input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> Sign Permit <input type="checkbox"/> Other
--	---

Applicant

Name: _____ Phone # _____
 E Mail Address: _____ Fax # _____
 Mailing Address: _____ City, State, Zip _____

Owner (if different from applicant)

Name: _____ Phone # _____
 E Mail Address: _____ Fax # _____
 Mailing Address: _____ City, State, Zip _____

Applicant's project planner (if different from applicant)

Name: _____ Phone # _____
 E Mail Address: _____ Fax # _____
 Mailing Address: _____ City, State, Zip _____

Project Description

Size of site: _____ acres _____ square feet
 Zoning: current _____ proposed _____
 Residential uses _____
 Number of units proposed _____ Number of employee units proposed _____
 Non-residential use: _____ square feet _____
 Lodging uses: _____ # of units proposed _____ square feet _____

For Staff Use Only:

Date Submitted:	Project #
Date Deemed Complete:	Class
Amount Paid:	Notes:

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: _____ Title: _____ Date: _____
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: _____



Brenden Martinez <brenden@houseofsignsco.com>

FW: Build a Bear Signage Approval

1 message

Nicole Cassidy <nicole.m.cassedy@vailresorts.com>
To: Brenden Martinez <brenden@houseofsignsco.com>
Cc: Joseph Donadio <Jcdonadio@vailresorts.com>, Bruno Schloffel <bruno.d.schloffel@vailresorts.com>

Tue, Sep 10, 2024 at 10:40 AM

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

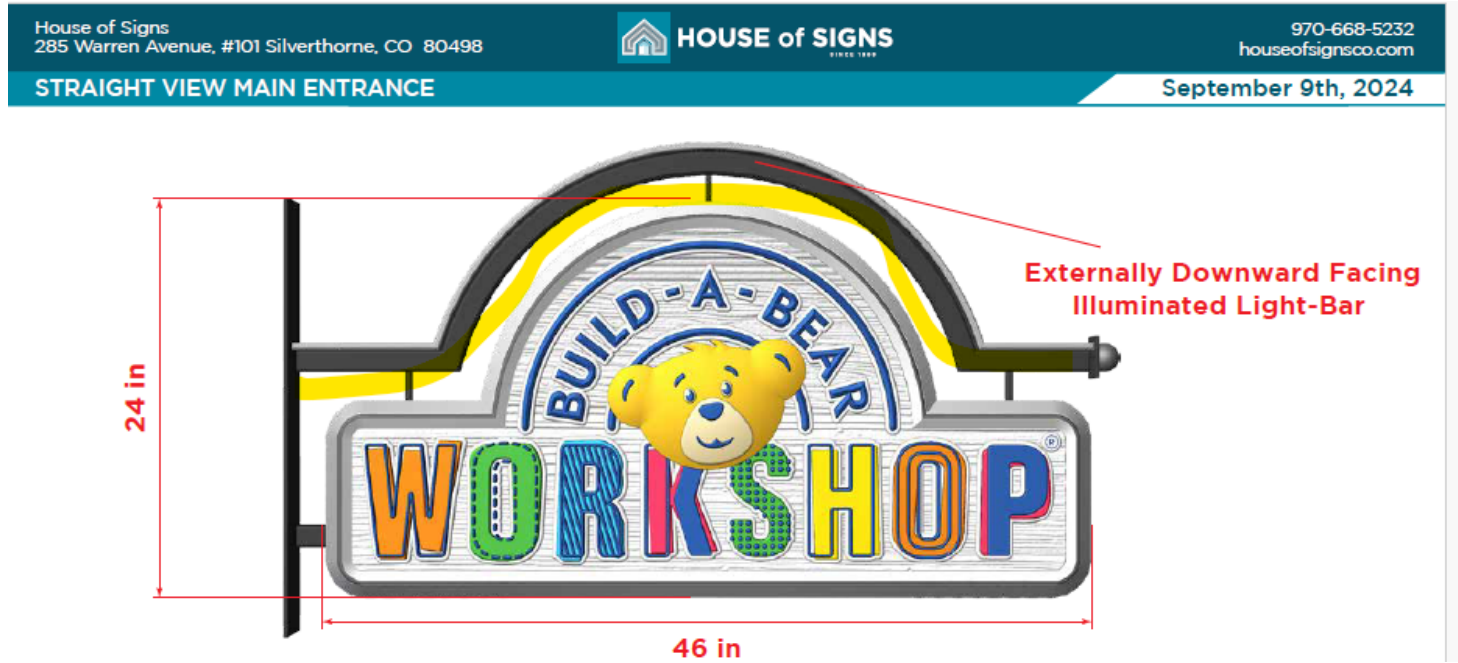


From: Joseph Donadio <Jcdonadio@vailresorts.com>
Sent: Monday, September 9, 2024 3:15 PM
To: Tyler Bruce <Tbruce@vailresorts.com>
Cc: Nicole Cassidy <nicole.m.cassedy@vailresorts.com>; Bruno Schloffel <bruno.d.schloffel@vailresorts.com>
Subject: RE: Build a Bear Signage Approval

It is externally illuminated from a light that is 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**VAIL RESORTS**[®]

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

ATTENTION: This eMail originated from outside of Vail Resorts and may or may not be legitimate. Although we do our best to screen phishing emails, please use **extra caution** before opening any attachments or clicking on any links unless you are absolutely sure the source of the email is trusted. If in doubt about the legitimacy of this email, please use the Report Phish button for validation.

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**VAIL RESORTS**[®]

EXPERIENCE OF A LIFETIME

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

STRAIGHT VIEW MAIN ENTRANCE

September 9th, 2024

Build-A-Bear

Nicole Cassedy

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

PROJECT NAME:
Cusotm-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 ele-
ments
Colors: Orange, Yellow, White,
Blue,Green, Pink, Grey

HOUSE OF SIGNS USE ONLY:

SIGN PERMIT PROCUREMENT:
 NO YES

811 UTILITY LOCATE:
 NO YES



7.66 Sq-Ft total

VIRTUAL VIEW MAIN ENTRANCE

September 9th, 2024

Build-A-Bear

Nicole Cassedy

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



7.66 Sq-Ft total

VIRTUAL VIEW MAIN ENTRANCE

September 9th, 2024

Build-A-Bear

Nicole Cassedy

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

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Cusotm-Carved 3-Dimensional
Main Entrance Blade Sign

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 SINGLE SIDED DOUBLE SIDED

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 NO YES
 EXTERNAL INTERNAL

SIZE:
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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



Store Front is 27 Linear FT



Nicole Cassedy
August 29th, 2024

Build-A-Bear Door/Window Graphics

Door Graphics

QUANTITY: 1

TYPE:
 DIGIAL PRINT CUT VINYL

MATERIAL:
 CAST CALENDARED
 220 TRANSLUCENT
 REFLECTIVE DUSTED/FROSTED
 BANNER OTHER

LAMINATE: GLOSS LUSTER MATTE
COVERAGE: SINGLE SIDED DOUBLE SIDED DOUBLE FACED

SUBSTRATE/THICKNESS:
 ACM 3mm 6mm
 ALUMINUM .040 .063 .080
 MDO .5" .75" 1"
 OTHER

HOLES/GROMMETS:
 NO YES

FRENCH CLEAT:
 NO YES

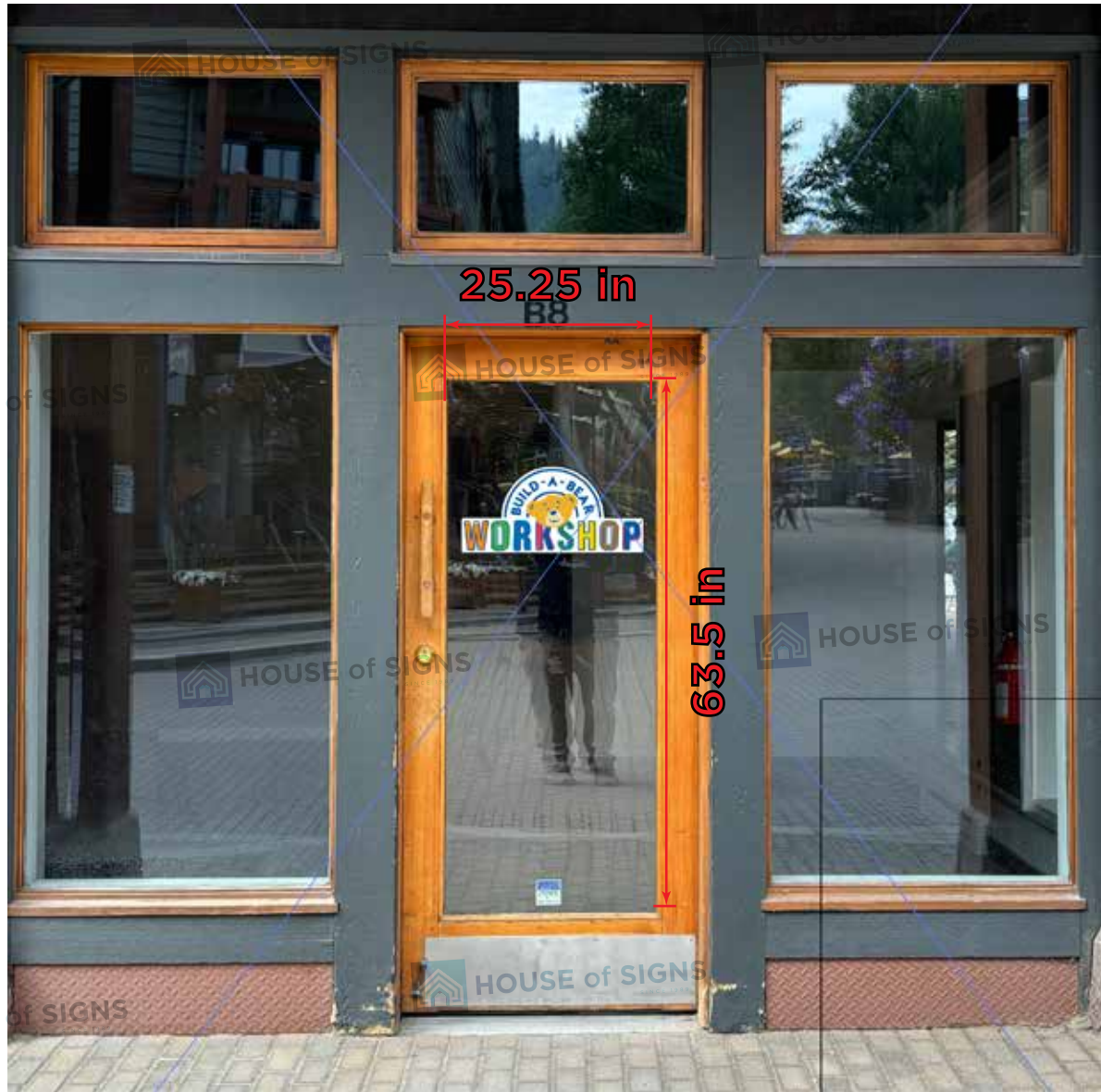
SIGN PERMIT PROCUREMENT:
 NO YES

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



Please review this comp carefully for spelling and grammatical errors.

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Nicole Cassedy
August 29th, 2024

Build-A-Bear Door/Window Graphics

Window Graphics

QUANTITY: 1

TYPE:
 DIGIAL PRINT CUT VINYL

MATERIAL:
 CAST CALENDARED
 220 TRANSLUCENT
 REFLECTIVE DUSTED/FROSTED
 BANNER OTHER

LAMINATE: GLOSS LUSTER MATTE
COVERAGE: SINGLE SIDED DOUBLE SIDED 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
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