

1.14 Sign Application Review Form

Keystone Sign Application Review Form

Name of Business: The Estates at the Alders Residences

Application Date: 5-15-2025

Name and Address of Establishment/Property: Estates at the Alders - 650 Independence Road

Commercial Unit Number: NA

Schedule umber of the Unit Space: NA

Name of Applicant: David Miller

Mailing Address: 10123 Summit View Pt. Highlands Ranch, CO 80126

Email Address: DSMiller223@gmail.com Phone: 303-881-5193

Sign Type(s) per the Sign Program: Etched Stone

Number of Sign(s) Applied For: 1

Attach a description and drawing of each sign.

Date Temporary sign will be installed and Total Days it will be used: NA

Location(s): Adjacent to Trash Enclosure at 650
Independence Road

Size Allowed: 32 sq ft.

Size Proposed: 32 sq ft.

Portion of Signage Size Allowance Used: 100%

Materials Allowed: Wood, Stone, Boulders, Metal, Iron

Materials Proposed: Stone

Mounting Allowed: Ground Mount

Mounting Proposed: Ground Mount - Stone Base

Illumination Allowed (yes or no): Yes

Illumination Proposed: 2 - Franklin Iron Neihart 18" Rustic Barn Light
Attach lighting product information (cut sheet) of each type and location plans

Recommendation for Approval: Sign must be mounted at least 15' from
edge of road (as shown). Lighting must be dark sky
compliant - what is shown is fine

By: [Signature] Title: President Date: 5-21-25
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: _____



Franklin Iron Neihart 18" High Rustic Black RLM Outdoor Wall Light

\$119.99

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Home / Outdoor Lighting / Farmhouse / Franklin Iron Works / Style # 70V56



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Franklin Iron Neihart 18" High Rustic Black RLM Outdoor Wall Light

10 Reviews

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1

ADD TO CART

♡ SAVE

Finish Black



Black



Bronze



Galvanized

[Check Store Availability](#)

The barn light style of this rustic outdoor wall light is enhanced by a deep black finish.

Product Details

- 18" high x 10 1/2" wide. Extends 17 1/2" from the wall. Backplate is 4 1/2" wide. Weighs 2 lbs.
- Shade is 10 1/2" wide at widest point. Mounting point to top of fixture is 7".
- Takes one maximum 100 watt standard-medium base bulb (not included).
- Neihart outdoor barn light from the Franklin Iron Works™ brand. Inspired by classic RLM (reflector

This outdoor wall light is sure to improve the look of any home's exterior. A simple design with a curving downward arm and flared shade creates a farmhouse appeal. The black finish blends well with a variety of existing decor and color schemes. The design is inspired by classic RLM (reflector luminaire manufacturer) lighting, which uses a reflector shade to direct light downward.

FRANKLIN
IRON WORKS™



The Estates at the Alders Monument Sign Project

May 11, 2025

Overview

- The Estates at the Alders desires to install a monument sign closer to our homes, to help visitor and renters identify the community
- Provide more direction and identification for visitor and renters entering the community
- Statistic
 - 79 Townhome
 - 10 Single family homes
 - Full time occupancy 25% ~22 units
- Monument Sign
 - Stone sign approximately - 4'x8'x6"
 - Engraved Alders Logo
 - Blasted/Painted text and artwork
- Location identified, cleared and utilities marked near the west entrance on Independence Road

Proposed Monument Sign

- Supplier selected: Zuni Sign, Evergreen, CO
- Selected stone is 4'X8'x6" – Meets the KNC guideline of 32 sq ft. max
- Alders logo matches the community sign mounted on the East bridge access to the community on Independence Road
- Sign area will be placed and backed with fill to increase stability
- Surrounding area will be planted with trees, shrubs and flowers to make the location welcoming to our community

#6338. The Alders

05/05/25

Stone Sign



Zuni Sign
P.O. Box 1855
Evergreen, CO 80439
303-675-8952

THE PURPOSE OF THIS PROOF SHEET IS TO PROVIDE THE IDEA OF DESIGN AND VISUAL CONCEPT OF THE FINISHED PRODUCT AND NOT BE TO EXACT SCALE. PLEASE TAKE TIME TO CHECK THIS PROOF CAREFULLY FOR MISTAKES. ANY ERRORS CONTAINED IN THIS PROOF WILL BE ON FINAL PRODUCT. BY APPROVING THIS, YOU ASSUME ALL RESPONSIBILITY FOR ERRORS.

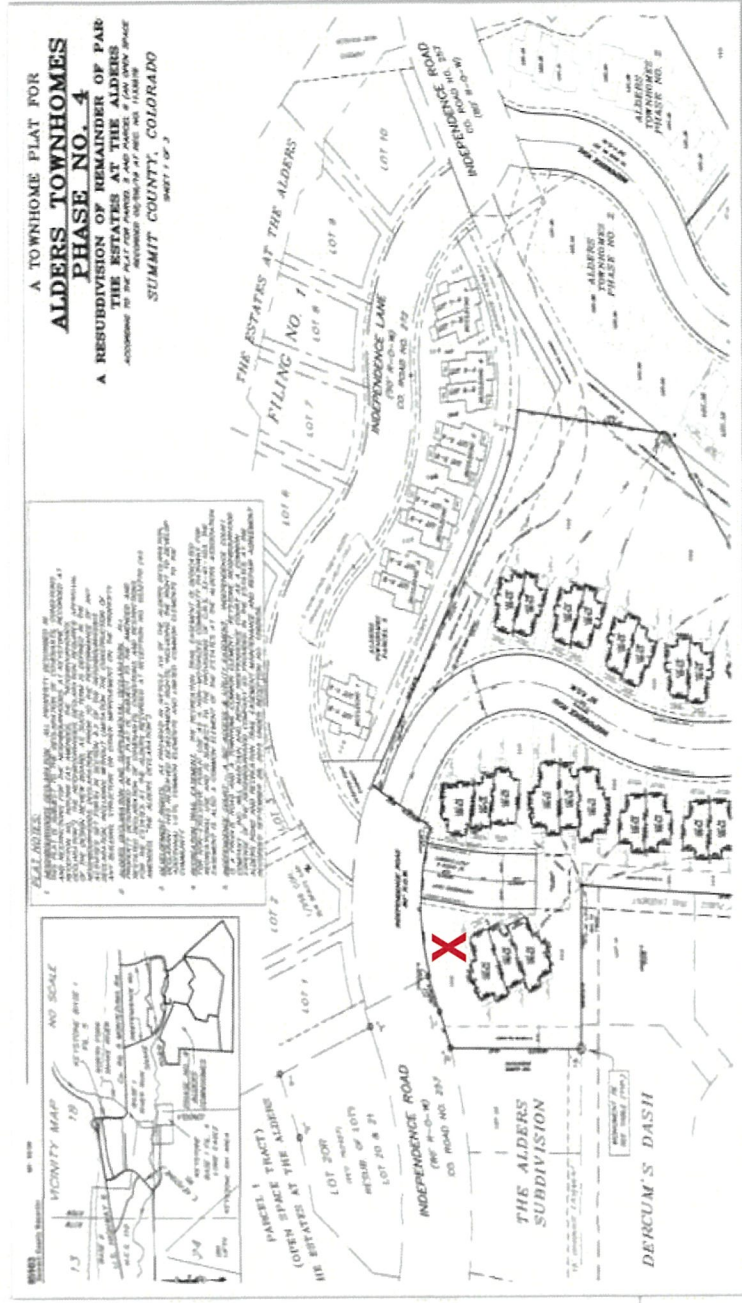
THIS SIGN IS THE EXCLUSIVE PROPERTY OF ZUNI SIGN COMPANY. DISTRIBUTION OF THIS DESIGN TO ANYONE OTHER THAN THE EMPLOYEES OF YOUR COMPANY FOR THE USE OF ANY GRAPHICS OR THE CONSTRUCTION OF THE SIGN SIMILAR TO THE ONE EMBOSSED IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH AN EXHIBITION OCCURS, WITHOUT THE WRITTEN CONSENT OF ZUNI SIGN COMPANY, ZUNI SIGN COMPANY, ZUNI SIGN COMPANY EXPECTS TO BE REIMBURSED UP TO \$2500 PER SHEET AS COMPENSATION FOR THE TIME AND EFFORT ENTAINED IN CREATING ABOVE DESIGNS.



6" thick

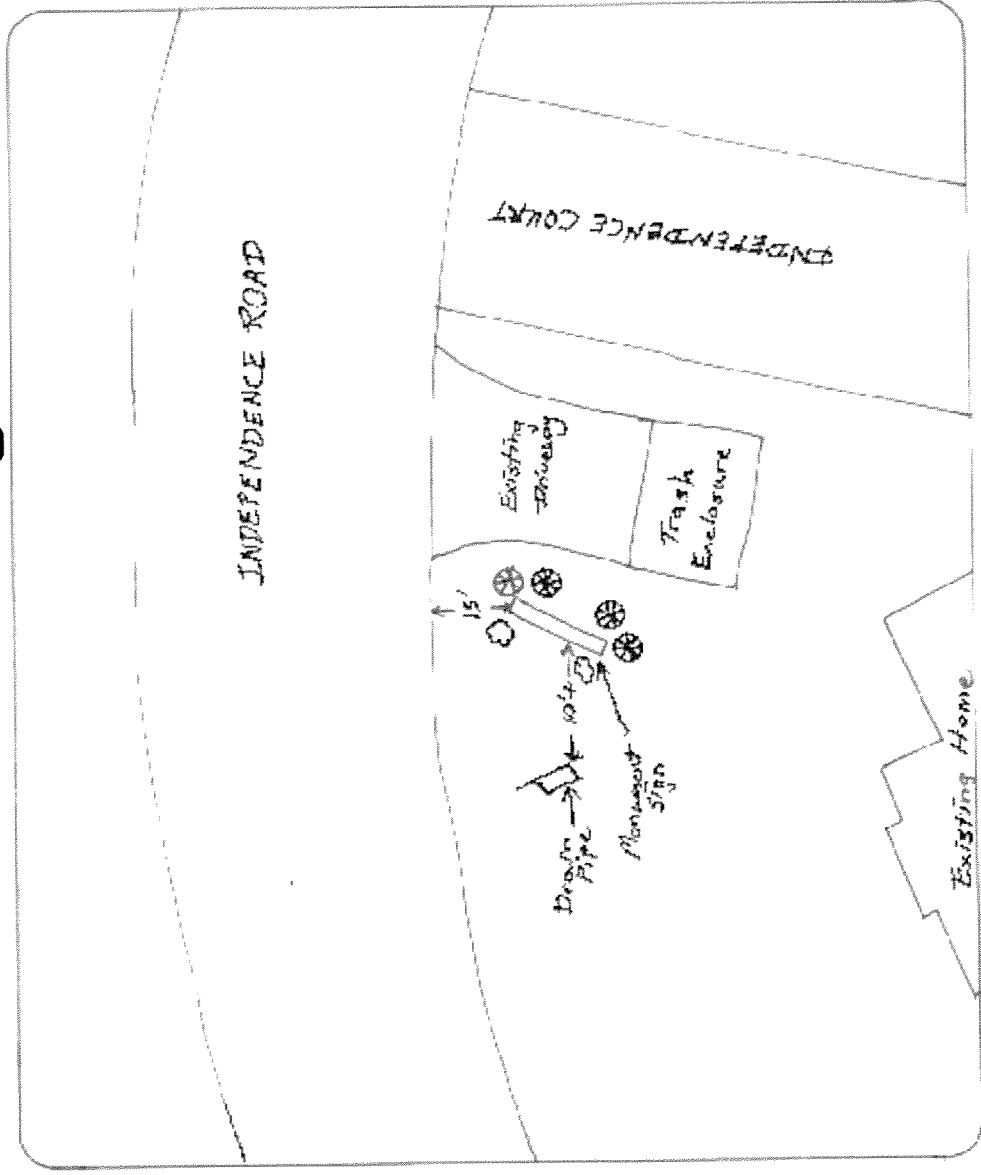
4'

8'

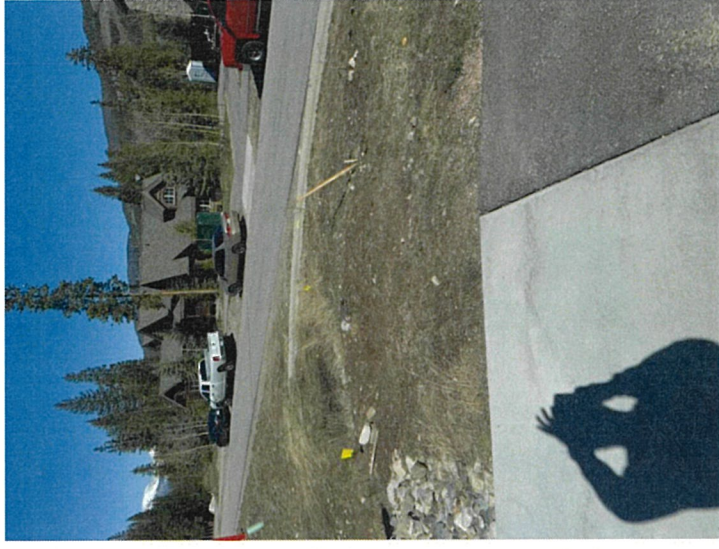
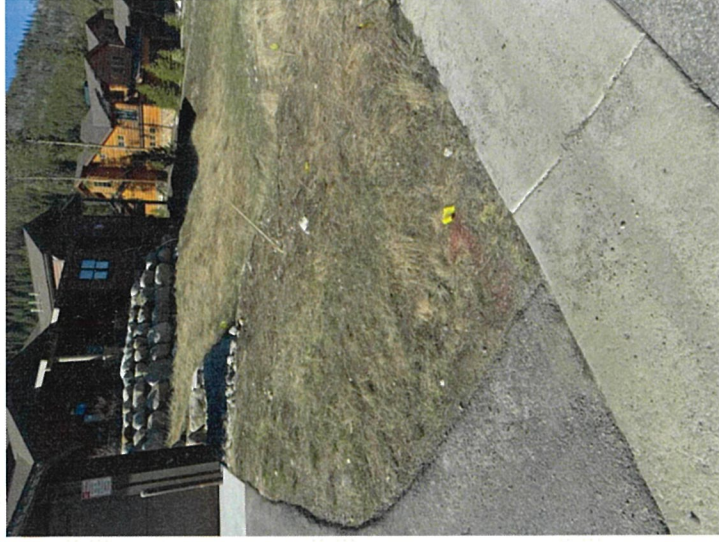
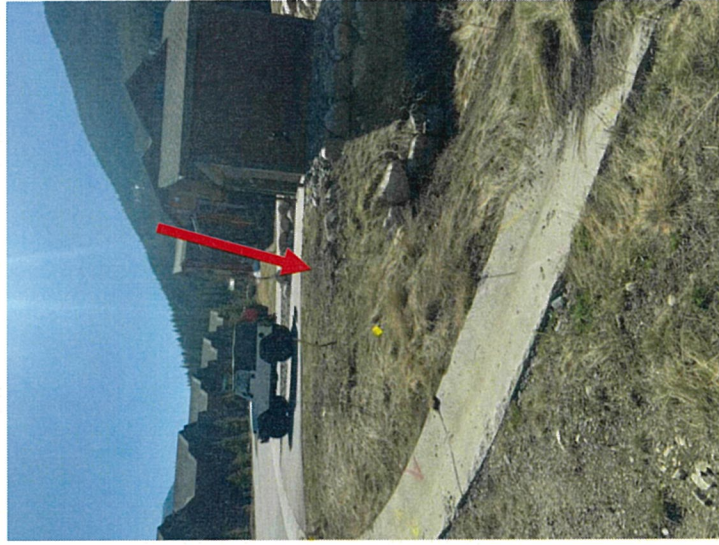


- Location identified, cleared and utilities marked near the west entrance on Independence Road

Proposed Monument Sign Location



Proposed Monument Sign Location



- Per KNC Guidelines – Sign will be located 15' from the edge of the road surface and 10' from drainage area west of the house

Proposed Monument Sign Lighting



- Lighting: Two Franklin Iron Neihart 18" High Rustic Black outdoor barn lights
- Lighting affixed to 2 wood 6"x6" posts located behind the stone (similar to Elk Crossing monument sign shown)
- Electricity provided from adjacent trash enclosure – Outdoor gang box approx 10' away

Monument Sign – Next Steps

- Project Estimate – completed
- KNC approval
- Stone manufacture and installation
- Landscape installation