

LEGAL DESCRIPTION

COMMON AREA DOWNHILL PLAZA
CONDOMINIUM

CODE STUDY

Re: 2018 IBC, CITY OF S.S. COMMUNITY DEVELOPMENT CODE

ZONING: INDUSTRIAL (1)

SIGN CRITERIA: THE PROPOSED SIGN WILL BE BUILT IN ACCORDANCE WITH THE COMMUNITY DEVELOPMENT CODE (CDC ARTICLE 5 SIGN CODE). THE PROPOSED SIGN SHALL MEET THE CRITERIA FOR A FREESTANDING SIGN.

Reviewed for
Code Compliance

07/25/2022



DOWNHILL PLAZA SIGN
2370-2860 DOWNHILL PLAZA
STEAMBOAT SPRINGS, COLORADO
A NEW PROJECT FOR:
JAYME SOBESKI

ISSUE DATES
6-21-22 PERMIT SET

DRAWN BY: SWS
REVIEWED BY: CWM
PROJECT # 22070
SITE, VICINITY
MAP, & CODE
STUDY

C-1

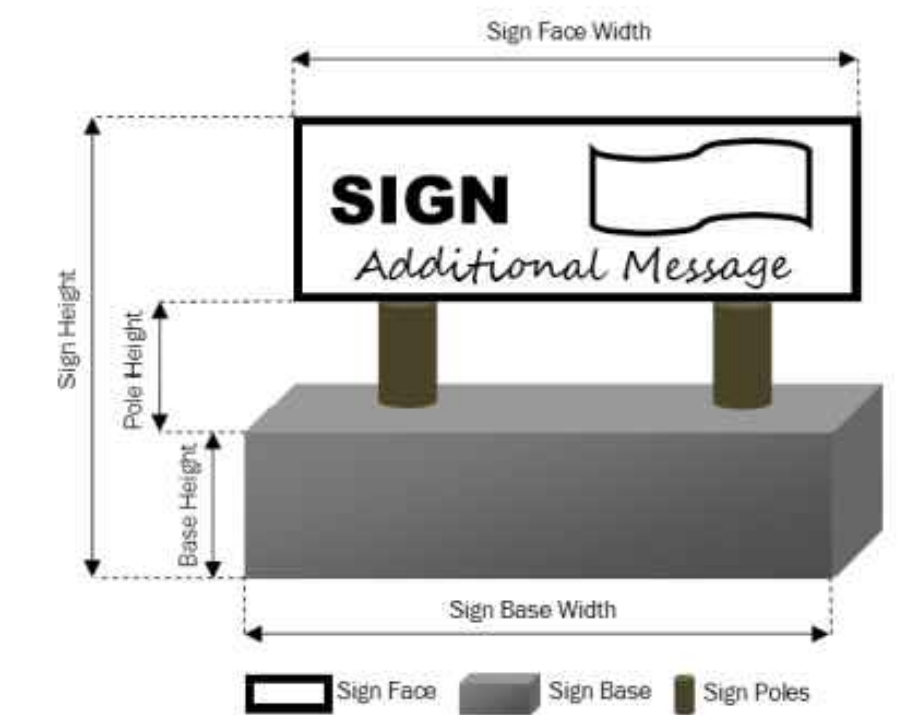


4 EXISTING SIGN - NEW SIGN TO BE SIMILAR

509.E Freestanding Sign

Definition. A sign that is permanently supported in a fixed location on the ground by poles, braces, foundation, planter, pedestal, or other structure and not attached to or supported by a building. Freestanding sign includes pole sign and monument sign.

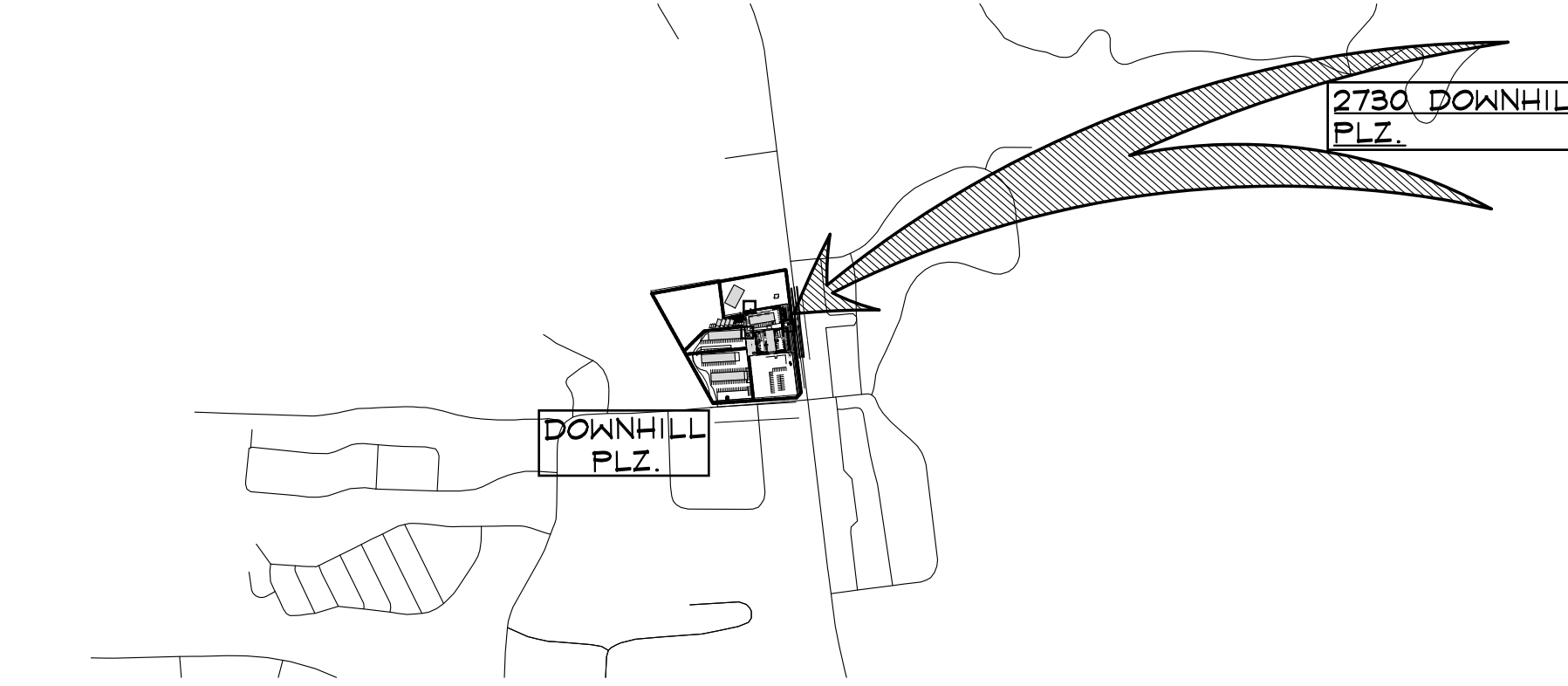
Sign Permit. Signs shall require a permit as specified in Table 504-1.



Structure Design Standards	
Sign Base- required	1 min.
Sign Poles- optional ^{1,2}	1 or 2
Base Width	≥ Sign Face
Base Height	Max. 50% of Sign Height
Pole Height ²	Max. 30% of Sign Height
Poles and a base may be used in combination to support a sign. Each component shall meet the standards listed in this section.	
¹ When a sign includes only one pole, the pole shall be offset, not in the middle of the width of the sign and closer to a vertical edge of the sign than to the middle.	
² Signs with a single pole shall include a pole that is at least 30% of the width of the sign.	
³ Pole Height shall be less than Base Height.	
Alternative Compliance	
Landscaping, including plants, rocks, or structures, may be used instead of a traditional sign base. Landscaping shall provide year-round height equivalent to sign base standards	

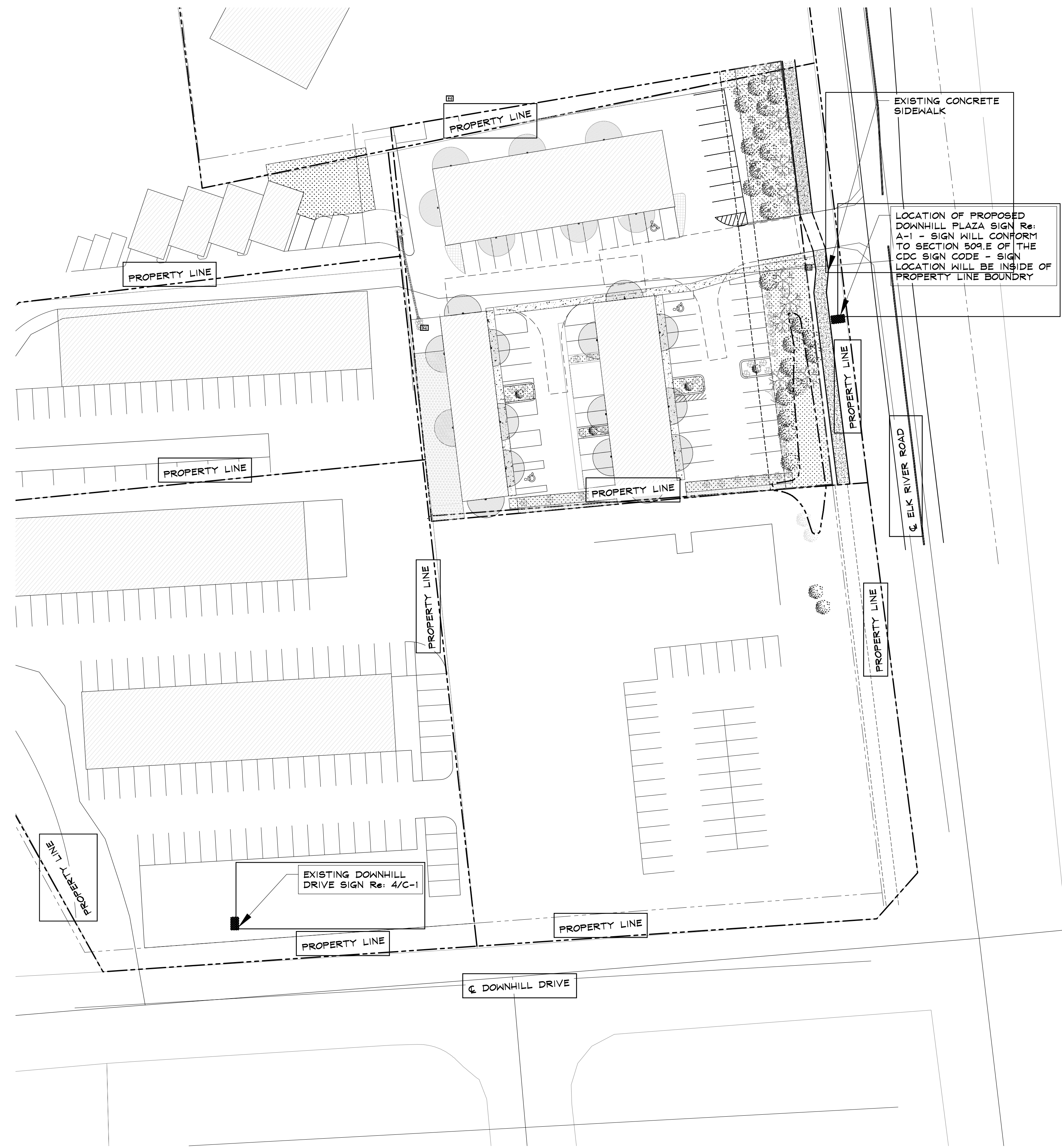
3 CDC SECTION 509.E

SHEET SCHEDULE	
SHEET	CONTENTS
C-1	SITE & VICINITY MAP & CODE STUDY
A-1	SIGN ELEVATION



1 VICINITY MAP

1" = 1000'



EXISTING CONCRETE SIDEWALK

LOCATION OF PROPOSED DOWNHILL PLAZA SIGN Re: A-1 - SIGN WILL CONFORM TO SECTION 509.E OF THE CDC SIGN CODE - SIGN LOCATION WILL BE INSIDE OF PROPERTY LINE BOUNDARY

ELK RIVER ROAD

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

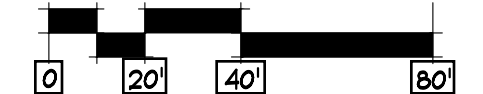
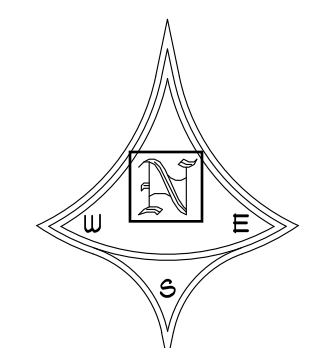
PROPERTY LINE

PROPERTY LINE

DOWNHILL DRIVE

EXISTING DOWNHILL DRIVE SIGN Re: 4/C-1

PROPERTY LINE



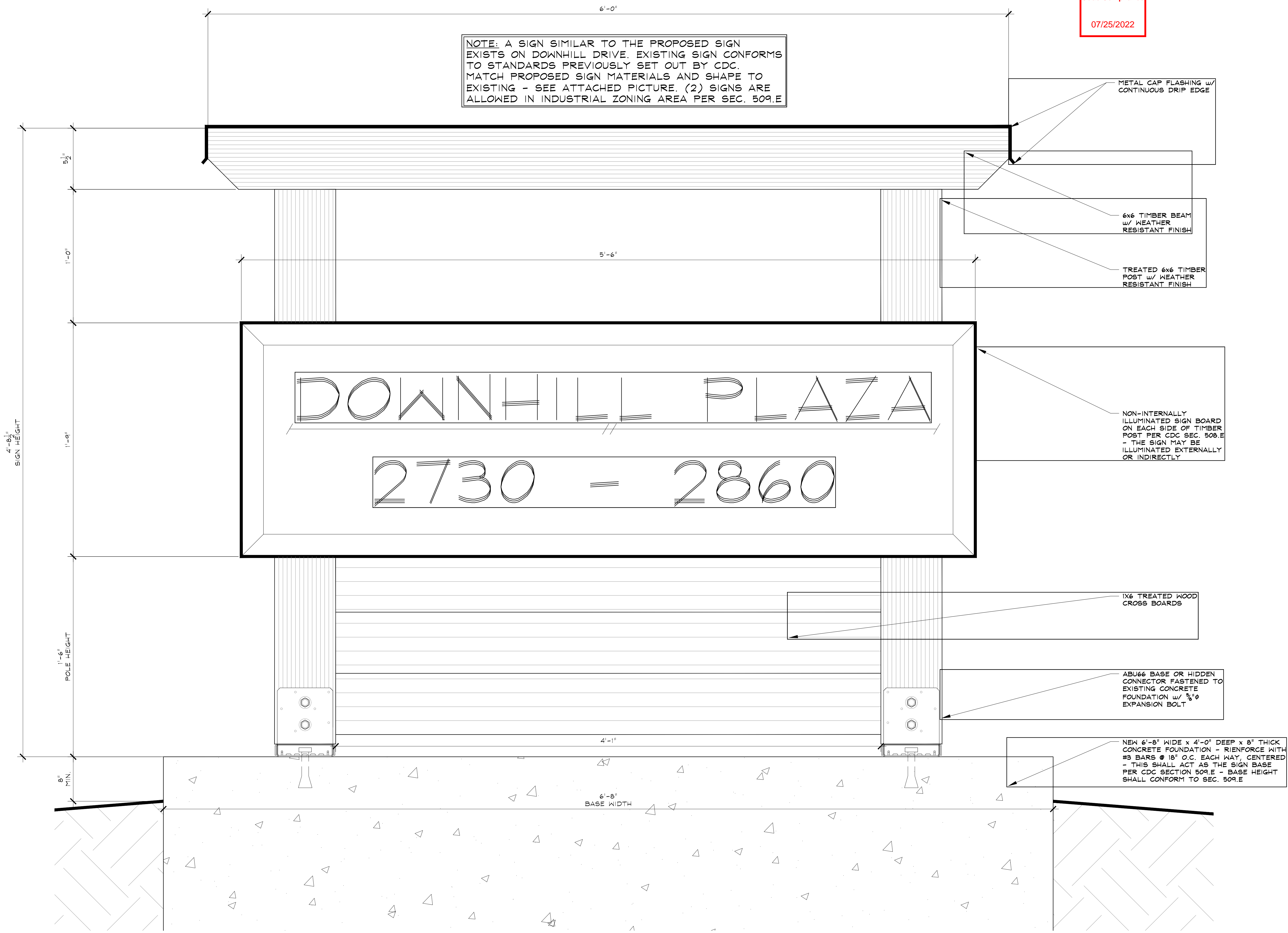
SCALE: 1" = 40'-0"

2 SITE PLAN

NOT A CERTIFIED PLAT-BASED ON SURVEY BY WHELAN SURVEYS, INC. DATED: 04.03.2018

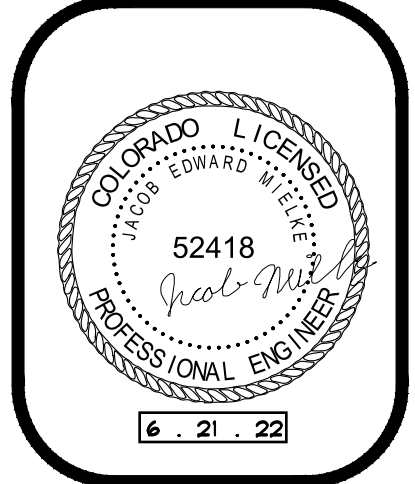
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Z:\2022\22070_Downhill Sign 2\Drawings\22070_ArchSheets.dwg, 6/21/2022 8:54:36 AM, AutoCAD PDF (General Documentation).pc3



NOTE: A SIGN SIMILAR TO THE PROPOSED SIGN EXISTS ON DOWNHILL DRIVE. EXISTING SIGN CONFORMS TO STANDARDS PREVIOUSLY SET OUT BY CDC. MATCH PROPOSED SIGN MATERIALS AND SHAPE TO EXISTING - SEE ATTACHED PICTURE. (2) SIGNS ARE ALLOWED IN INDUSTRIAL ZONING AREA PER SEC. 509.E

Reviewed for Code Compliance
07/25/2022



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2370-2860 DOWNHILL PLAZA
STEAMBOAT SPRINGS, COLORADO
A NEW PROJECT FOR:
JAYME SOBESKI

ISSUE DATES	
6-21-22	PERMIT SET

DRAWN BY: SMS
REVIEWED BY: CAM
PROJECT # 22070
FREE STANDING SIGN ELEVATION

A-1

1 **FREESTANDING SIGN ELEVATION**

SCALE: 3/8" = 1'-0"