

**CITY OF CRIPPLE CREEK,**

**RESOLUTION NO. 2024-32**

**A RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS TO FULL HOUSE RESORTS FOR FOUR (4) "SMART PARKING" SIGNS ALONG THE CARR AVENUE STREET-FRONTAGE OF THE CHAMONIX CASINO, LOCATED AT 201 EAST BENNETT AVENUE**

WHEREAS, the Applicant, Full House Resorts (FHR), requested approval of a Certificate of Appropriateness for the redesign of four (4) "smart parking" signs installed along the street frontage of E Carr Avenue, located near the four corresponding entrances to Chamonix Casino and Hotel's parking garages. All proposed interventions are to FHR's Chamonix Casino and Hotel premises located at 201 East Bennett Avenue, Cripple Creek, Colorado (the "Premises"), as depicted in Exhibits A-E; and

WHEREAS, a public hearing on the application was held before the Historic Preservation Commission of the City of Cripple Creek on November 12, 2024 preceded by public notice of such hearing; and

WHEREAS, at the public hearing the Historic Preservation Commission heard evidence from interested parties and considered the recommendation of the City Staff and the factors for approval of a Certificate of Appropriateness. (Section 4.7.1) City of Cripple Creek Development Code; and

WHEREAS, during the Cripple Creek Historic Preservation Commission meeting on November 12, 2024, the Commission voted to recommend approval of the Certificate of Appropriateness; and

WHEREAS, the Premises are located in the City's B Zone – the Historic District; and

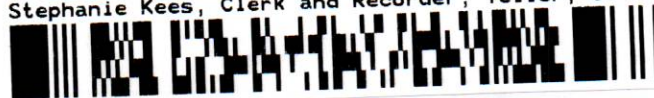
WHEREAS, at a regularly scheduled meeting, the City Council reviewed and considered the recommendation of the Historic Preservation Commission, testimony presented by the Applicant during the public hearing before the Commission, recommendations of City Staff, and considered the factors for approval of a Certificate of Appropriateness in the Historic District; and

WHEREAS, the Historic Preservation Commission agrees that Section 3 Point B of Ordinance 1991-3, that stipulates new signs in the Bennett Avenue Historic District must comply with the City's Sign Code, can be satisfied with the granting of a variance from City Council.

NOW, THEREFORE BE IT RESOLVED BY THE CRIPPLE CREEK CITY COUNCIL THAT:

Section 1. Findings: The City Council has reviewed and determined that the following criteria for Certificate of Appropriateness have been met by the proposal submitted on October 23, 2024 and the images submitted on November 12, 2024.

1. That the submitted information regarding drawings, photos, and architectural details/materials provides adequate documentation to assess the criteria.
2. For additions, that the new construction is compatible but distinguishable from the historic structure and appropriate materials and placement thereof are proposed.
3. For new construction, that the proposed architecture, details, bulk, size and site design characteristics are compatible and complementary to existing structures and the general surrounds.

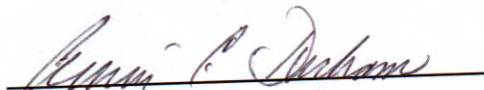




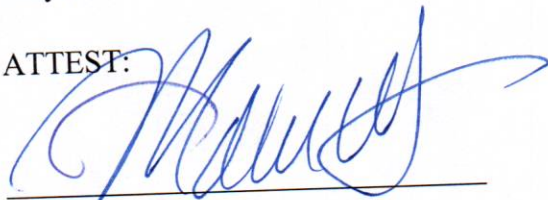
Section 2. Approval and Conditions

1. The Cripple Creek City Council hereby approves with conditions Full House Resorts' request for a Certificate of Appropriateness for the proposed redesign of the four (4) "smart parking" signs located along the street frontage of E Carr Avenue, subject to the following:
  - a. City Staff and FHR are able to negotiate and enter into an agreement that provides for the proper installation and finishing of the proposed signs, including but not limited to the quality of painting of the existing black, metal covers, joinery and finish of the brass frames, installation and placement of the vinyl "SPACES AVAILABLE" inserts, paint color and finish of paint on the conduit elbow joints, and any additional elements of quality and finish of the signs not expressly stated here; and
  - b. Applicant obtains a variance for the proposed sign installation.

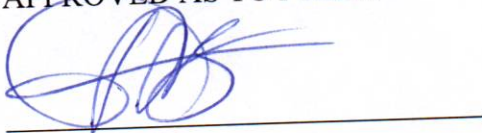
ADOPTED at Cripple Creek, Colorado, this 4<sup>th</sup> day of December, 2024.

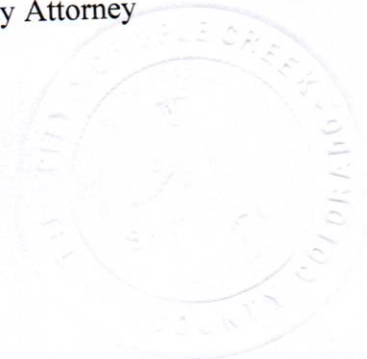
  
Annie Durham  
Mayor

ATTEST:

  
Malissa Gish  
City Clerk

APPROVED AS TO FORM:

  
Erin M. Smith  
City Attorney



Exhibits

**Exhibit A**

Sign 1

Provided by Full House Resorts

Conduit elbows to be painted, subject to above conditions

Black box to be painted in "dark bronze" as shown in Exhibit D, subject to above conditions

Black vinyl sign to be replaced with design shown in Exhibit C, subject to above conditions



**Exhibit B**

Sign 2

Provided by Full House Resorts

Conduit elbows to be painted, subject to above conditions

Black box to be painted in "dark bronze" as shown in Exhibit D, subject to above conditions

Black vinyl sign to be replaced with design shown in Exhibit C, subject to above conditions





**Exhibit C**  
Sign 3

Provided by Full House Resorts

“Light bronze” box to be painted in “dark bronze” as shown in Exhibit D, subject to above conditions  
Vinyl sign subject to above conditions

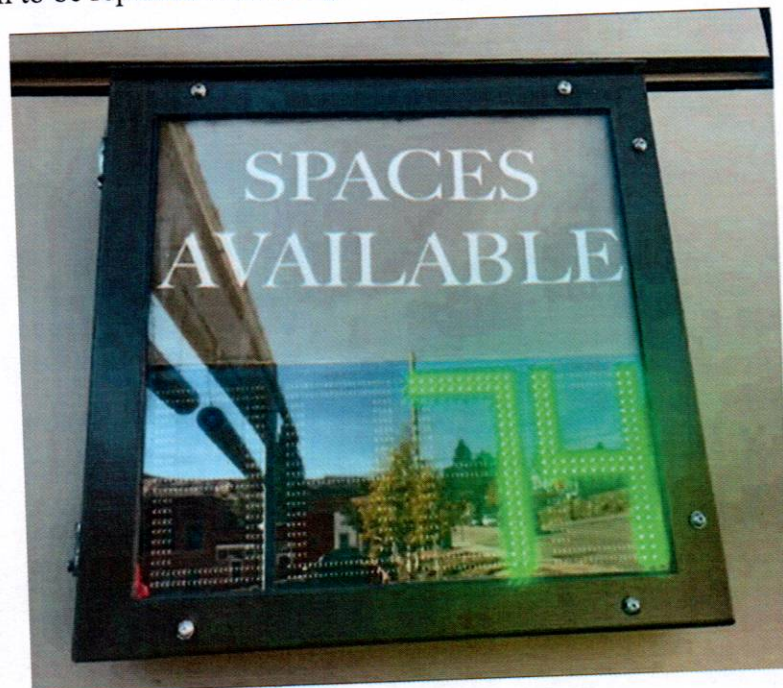


**Exhibit D**

Entry Sign 4

Provided by Full House Resorts

Black vinyl sign to be replaced with design shown in Exhibit C, subject to above conditions



**Exhibit E**  
"Frame" Detail

Provided by Full House Resorts  
Finishing subject to above conditions

