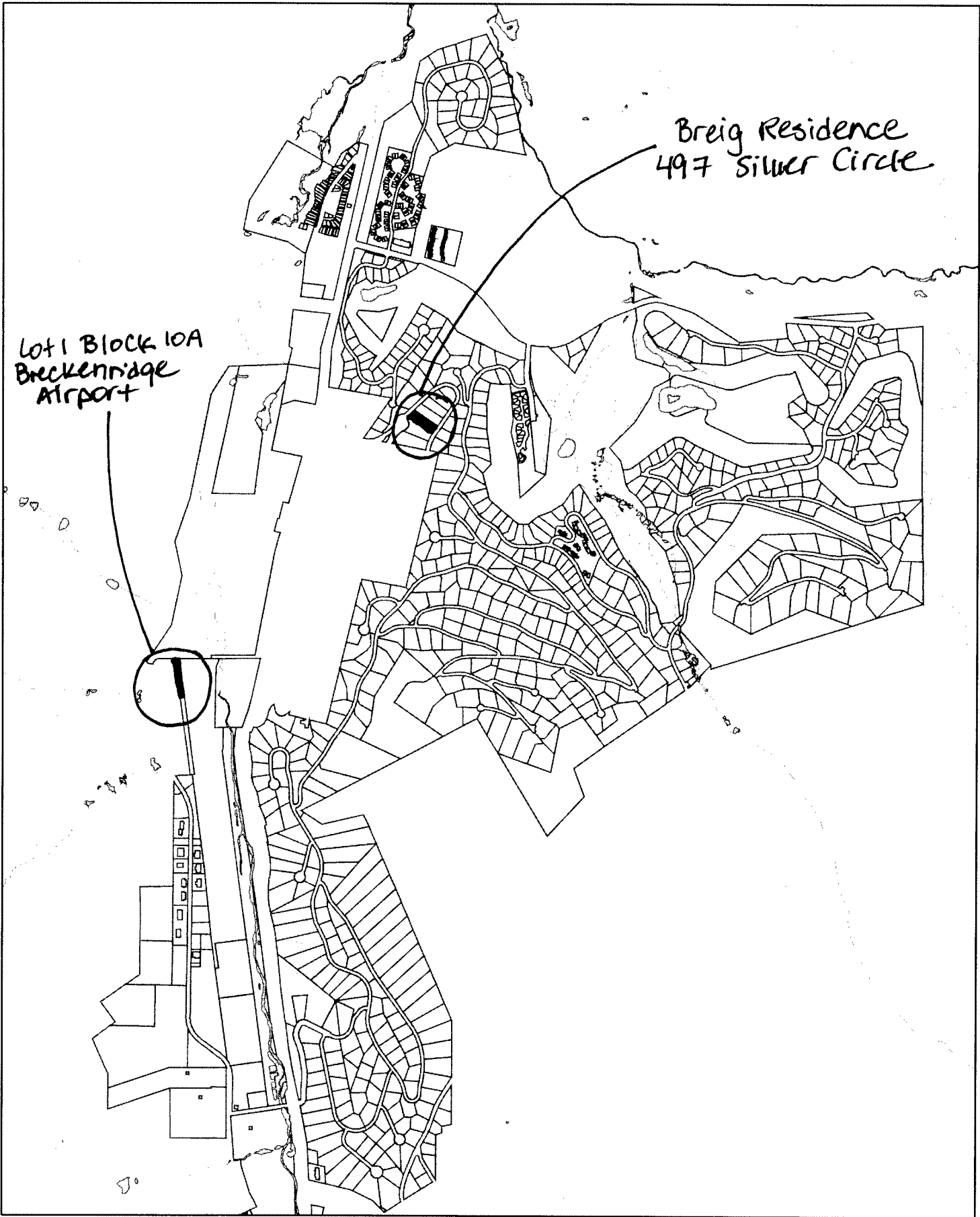


**Town of Breckenridge**  
**Planning Commission Agenda**  
Tuesday, September 2, 2008  
Breckenridge Council Chambers  
150 Ski Hill Road

<b>7:00</b>	<b><i>Call to Order of the September 2, 2008 Planning Commission Meeting; 7:00 p.m. Roll Call Approval of Minutes August 19, 2008 Regular Meeting Approval of Agenda</i></b>	<b>4</b>
<b>7:05</b>	<b><i>Consent Calendar</i></b>	
	1. Dixon Addition (CK) PC#2008097 697 Broken Lance Road	<b>13</b>
	2. Breig Residence (MGT) PC#2008095 497 Silver Circle	<b>18</b>
<b>7:15</b>	<b><i>Final Hearings</i></b>	
	1. Peak 8, Building 804 (MM) PC#2008032 <i>Withdrawn at the request of the applicant.</i> 1521 Ski Hill Road	
<b>7:15</b>	<b><i>Combined Hearings</i></b>	
	1. Resubdivision of Lot 1, Block 10A, Breckenridge Airport Subdivision (CK) PC#2008096	<b>30</b>
<b>8:00</b>	<b><i>Worksessions</i></b>	
	1. Planning Commission Field Trip (CK)	<b>36</b>
	2. Joint Planning Commission / Town Council Meeting Agenda for September 9 (CN)	<b>37</b>
<b>8:45</b>	<b><i>Town Council Report</i></b>	
<b>8:55</b>	<b><i>Other Matters</i></b>	
<b>9:00</b>	<b><i>Adjournment</i></b>	

For further information, please contact the Planning Department at 970/453-3160.

*\*The indicated times are intended only to be used as guides. The order of projects, as well as the length of the discussion for each project, is at the discretion of the Commission. We advise you to be present at the beginning of the meeting regardless of the estimated times.*



Lot 1 Block 10A  
Breckenridge  
Airport

Breig Residence  
497 Silver Circle

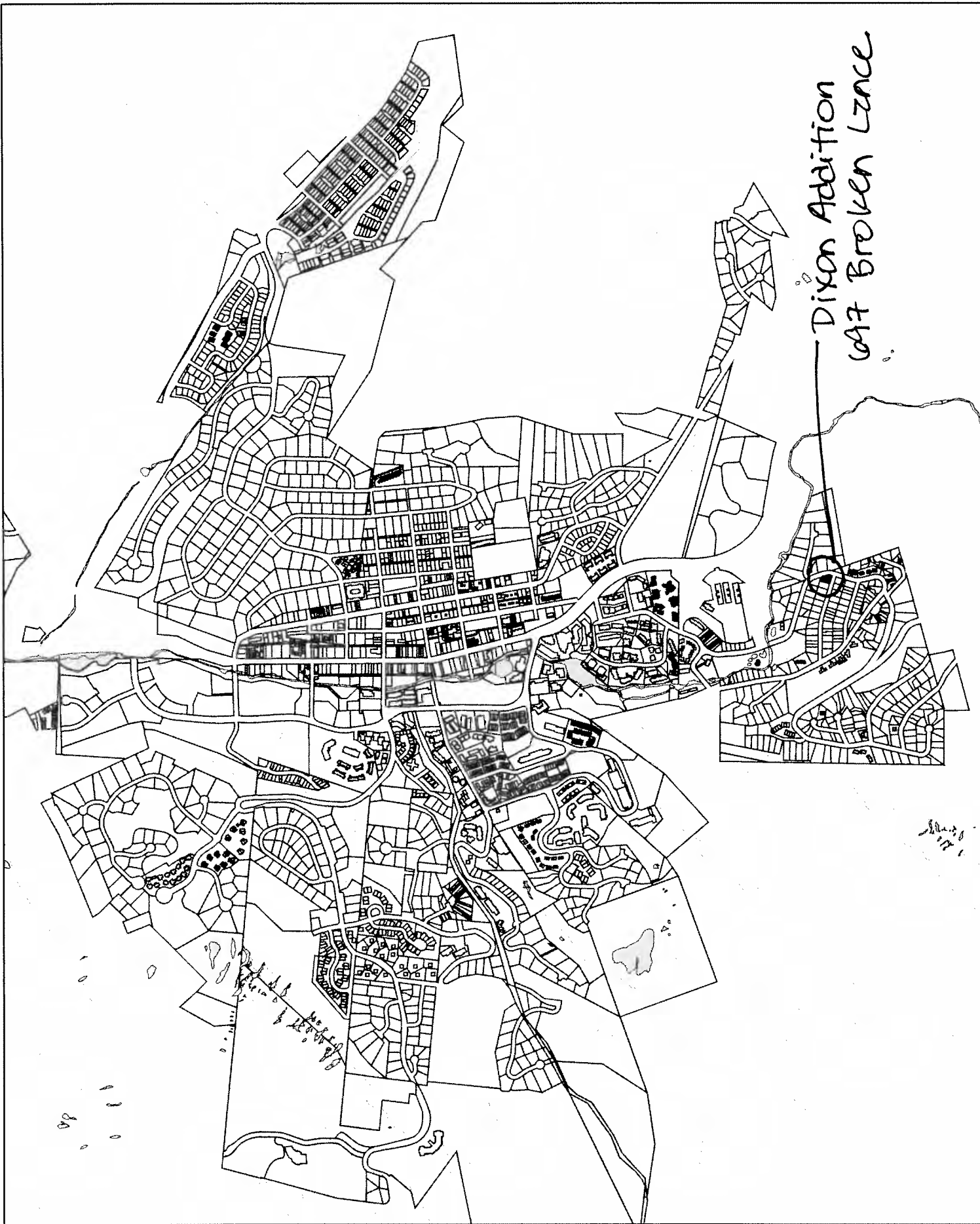


Town of Breckenridge and Summit County governments assume no responsibility for the accuracy of the data, and use of the product for any purpose is at user's sole risk.

### Breckenridge North

printed 2007

J



Dixon Addition  
647 Broken Lance



Town of Breckenridge and Summit County governments  
assume no responsibility for the accuracy of the data, and  
use of the product for any purpose is at user's sole risk.

**Breckenridge South**

printed 2007



***PLANNING COMMISSION MEETING***

***THE MEETING WAS CALLED TO ORDER AT 7:00 P.M.***

***ROLL CALL***

Michael Bertaux                      Rodney Allen                      Dan Schroder  
Mike Khavari                      Leigh Girvin                      Jim Lamb  
Dave Pringle arrived at 7:21PM  
Mr. Mamula, Town Council Liaison, arrived at 7:11 during the first worksession item.

***APPROVAL OF MINUTES***

With no changes, the minutes of the August 5, 2008 Planning Commission meetings were approved unanimously (6-0).

***APPROVAL OF AGENDA***

Mr. Mosher announced that the Peak 8, Building 804 (PC#2008032) was withdrawn from the agenda at the request of the applicant. With no other changes, the Agenda for the August 19, 2008 Planning Commission meeting was approved unanimously (6-0).

***CONSENT CALENDAR:***

1. Brewer Garage (MGT) PC#2008092; 16 Silver Green
2. Busnardo Garage (MGT) PC#200893; 73 Midnight Sun Road
3. Alpine Estate Home (CK) PC#2008094; 627 Glen Eagle Loop

With no motions, the consent calendar was approved unanimously (6-0).

***FINAL HEARINGS:***

1. Peak 8 Building 804 (MM) PC#2008032; 1521 Ski Hill Road  
Removed from the Agenda at the Applicant’s request. Anticipated to be reviewed at the next hearing on September 2, 2008.

***WORKSESSIONS:***

1. 112 North Main Street Development (MM)  
Mr. Mosher presented a proposal for the development of the empty lot at 112 North Main Street into a mixed use development with a restaurant, retail and three townhomes. Mr. Mosher expressed Staff’s concerns about maintaining a curb cut for access to the property off of Main Street. Having a driveway here would also reduce the opportunity for creating side yards recommended by the Historic Standards.

Mr. Mosher also asked about the nearly 50% mix of commercial density to residential density, when in the past, we prefer to see more commercial (60% or more) than residential along this portion of Main Street. The northern building aligns with the historic property to the north (old Racer’s Edge), but the south building steps forward (the porch will abut the property line) to be 3’6” back from the façade of Alpine Bank to the south. Alpine Bank is in the Core Commercial character area, but this site is in the Main Street Residential/Commercial character area. The applicant would like to relax this policy along the edge of the Core Commercial edge, to create a better transition. Would the Commission consider relaxing this policy along this edge?

Janet Sutterley, Architect and Agent: Four specific questions: Driveway access currently has two curb cuts, one will be eliminated. By keeping this one, we’ll open up the side yard with the potential of easier access for handicap than off the alley behind. Tandem residential parking allows for three more spots, better arrangement for townhomes. These spots will be partially covered allowing the massing of the townhomes to be broken up into three small buildings with small links. Covered spots would be approximately 18 feet deep. The unit’s main level entry is at alley level. 1½ story structures are proposed in the front retail restaurant buildings. Priority Policy 2 in the Historic Handbook addresses preserving the view corridor to the Carter Museum. Development is held back along the south property line to enhance the view corridor along the north edge of the Alpine Bank property. Uses of privacy fences along the alley are proposed. Is the percentage mix of commercial / residential acceptable on this site? (Mr. Khavari stated the code allowed both uses.)

Mr. Khavari noted that with this worksession, the Commission would take public comment.

Mark Hogan, Baker+Hogan+Houx Architects: Mixed uses should be encouraged along Main Street to maintain vitality.

Shervin Rashidi, Applicant, Owner of Quandary Grill: Explained his goals with the property. Envisions 90% of deliveries off the alley. Curb cut and driveway would accommodate easier handicap access to the retail spaces. If the site were to be developed as solely commercial, the allowed total density would be 13,700 square feet. By offering a mixed use development the density is actually less.

Steve Lunney: Residential will create more character and vitality to the site.

*Commissioner Questions/Comments:*

Mr. Bertaux: Not convinced parking would work with the commercial uses on site. The parking plan is not good planning. There will be conflicts with deliveries, commercial parking and residential parking seeking the same spaces. Positive points should be available for eliminating curb cuts. Not supportive of the tandem parking concept. Supported the staggered alignment off of Alpine Bank as proposed but the design would limit any landscaping ability. Outdoor patio might be an option and would be a popular spot. One of these units should be an employee housing unit.

Mr. Allen: Asked Ms. Sutterley what would be underneath the tandem parking. (Ms. Sutterley: possible basement space or would be filled in as the most economical. Support maintaining the view corridor to meet the Priority Policy. Was fine with the mixed use. Ok with building alignment transition. Saw a potential conflict with the parking layout along the alley. Didn't have a problem with tandem parking. Reduce townhomes from three to two and make them larger. Loading zone doesn't work well. Trucks always block alley and this will be worse as the alley is narrower along this edge. Need to dedicate a loading zone. Landscaping would be nice to see, maybe at the entrance of the townhomes. Curb cuts elimination should get some positive points. Main Street parking might be an option especially for handicapped. Once the driveway is eliminated this may open up flexibility. Try to enhance the pedestrian connections through the site.

Mr. Pringle: There simply seems to be too much program on the site. Going up to 12 units per acre has negative impacts and the negative eighteen (-18) points would be difficult to mitigate. Parking must be adequate in this difficult area. There is conflict with public and private parking. Hesitant to think the residential tandem parking will work here. Suggested dropping some of the townhome units. More commercial and less residential was encouraged. Currently sees problem after problem with the proposed density and use for this site. Didn't understand why the Historic Character Area line changes in the middle of the block. More commercial use is encouraged and the residential layout is causing problems. Perhaps incorporate the residential into the commercial buildings. Not opposed to mixed use but five buildings on this small lot seems to be too much. Fine with the transition from the Core Commercial to North Main Residential Character areas. The two parking spots and curb cut driveway should be eliminated. Negative points are difficult and expensive to make up.

Ms. Girvin: Does Alpine Bank provide access from the street to the alley? (Mr. Mosher: Yes.) Didn't understand where delivery trucks would park and thus was very concerned about the impacts to the public alley access. (Mr. Rashidi pointed out they can do nothing to resolve this problem and plan to have deliveries be the same as Salt Creek. Pointed out what is across the street from this project.) There is vegetation on the site. Observed some Lodge Pole pines and wild raspberry bushes. Try to keep the Lodgepole trees. Not in favor of Main Street curb cut. Tandem parking would be a concern. With so many guests visiting a unit, encouraged one parking space per bedroom. Also expect to see outdoor storage of recreational items being stored on one of the tandem spaces. South property line is important to maintain the view corridor to the Carter Museum. Take note that along the alley side there are no buildings taller than one story. Going taller will look out of place. Therefore height consistency is encouraged. Preferred to see employee housing on site too.

Mr. Lamb: Whole problem is having residential in the commercial area. These are conflicting uses in this area. Thought curb cuts didn't have any business on Main Street as they interfere with pedestrian flow. Didn't think tandem parking works very well. Lessen residential and open some things up. Less

program would make things much easier. Alley is narrow will impact deliveries. Building height with Racers Edge was encouraged. Ok with transitioning the setback. Lose one townhome.

Mr. Schroder: Sought clarification regarding number of parking spaces. (Ms. Sutterley: 6 public/commercial, 1 handicap, 2 for each residential unit. Parking was major thought process due to residential unit occupants having multiple vehicles.) Negative eighteen (-18) points are hard to take. (Ms. Sutterley: would like to see more above ground square footage.) Suggested staggering buildings if the priority policy could be mitigated. (Staff explained the Commission could find the priority policy non-applicable in some cases.) Parking on Main Street would be nice. Eliminating curb cut was encouraged. Not opposed to tandem parking. Not in favor of access off Main Street. Compress the three townhomes to two. In favor of Staff's alignment recommendation.

Mr. Khavari: Agree with all said. Parking situation creates conflict. Will aligning all the buildings with Racer's Edge create a problem? (Ms. Sutterley noted that the Core Commercial Character Area encourages having the buildings abut the property line at Main Street and the Residential Character Area encourages front yards. A radical step will look odd against a blank wall.) Get rid of curb cut at Main Street. Would like to see a little more view corridor to the Museum than shown. Drop one of the townhome units might help in solving the parking issues. Stepping down makes sense. Landscaping was highly encouraged, need to see more. Tandem parking would be difficult.

Mr. Mamula: Agreed with majority of the Commission comments heard. Council would like to decrease curb cuts along Main Street and possibly make that a Council Goal. Suggested either positive points or credit in the parking service area.

## 2. Home Size Policy (JP)

Mr. Mamula gave a background on the Council's concern of protecting existing neighborhood character and the impact that these neighborhoods face with potential additions and scrape offs. Ms. Puester stated that the policy was based on floor area ratios (FAR) which would relate the lot size to the home size and have only been applied to above ground density and mass. Underground density would be unlimited. The options outlined in the packet memo would apply to those subdivisions without platted building or disturbance envelopes outside of the Conservation District and are based on neighborhood specific size characteristics, such as largest above ground square footage, average square footage, F.A.R.'s etc. Staff asked the Commission to weigh in on the proposed options and whether there are missing details from the analysis or other option alternatives they would like to see. Staff has used the Weisshorn Subdivision as an example and would then go forward with analyzing other applicable subdivisions and bring the results back to the Commission for another worksession.

Mark Truckey, Assistant Director, Community Development: Asked the Commission to help staff shape this policy to take back to Council. The maximum above ground square footages in the options were based on the largest homes existing in the subdivision. The Sustainable Building Code will limit size to an extent and it would be unlikely to see 13,000 square foot home, but you can get there. All neighborhoods without building envelopes are being considered for the policy.

### Public Comment:

Andy Webster, Builder: Character is defined more by appearance than size. Don't restrict folks and limit their ability to build. Have an Architectural Review on the Town's side and limit with that.

Mark Hogan, Baker+Hogan+Houx Architects: What neighborhoods are being discussed? (Mr. Neubecker listed a few subdivisions without platted envelopes.) The Weisshorn is a good neighborhood to preserve but others will be very difficult such as Warrior's Mark. Design is more important than size limitation. You can't legislate good design. This will be tough to extend to other neighborhoods. If you are after character, focus on design policies not size limitations. Strengthen the review process and write design standards similar to the Historic Design Guidelines for each neighborhood character and make those houses a Class B permit. Also, try to encourage accessory apartments, don't discourage them. (Mr. Mamula said that it is difficult to regulate taste. Do not want to tell people what their house must look like. The Town has never been able to stop bad design as you can mitigate with positive points such as landscaping. Historic design guidelines are too complicated for applicants and staff to apply to more properties.)

Craig Campbell, Local Builder on Builder's Association Board: Bad architecture will always win over size cap. You can have a small home with bad design. This policy is more of a band aid and does not address character. Go to the neighborhood HOA and have them implement their own design guidelines under their own control.

Jeremy Fisher, Local Builder: Lives in the Weisshorn, under construction of scrape off home there. Let's develop design guidelines. Decide what is charming about the Weisshorn and see that character get followed through with. Hard to regulate bad architecture. What's bad architecture? Our house is larger visually than we realized but thinks that it fits the lot and functions better than the previous home.

Dave Garrett, Christy Heights HOA: HOA has implemented home sizes in covenants. The subdivision is built out and now we are seeing people want to add on. The policy should allow for additions. Sometimes people are restricted in going below grade such as a water flow issue of wetlands. Folks grow in their home over time. Too expensive to buy a larger home elsewhere, easier and cheaper to add onto their existing home.

*Commissioner Questions/Comments:*

Mr. Bertaux: Study other subdivision numbers and see if an option works universally. There should be language in the policy which states that they either have an envelope, accessory unit or contribution to the SHA as options. Prefers hybrid option and second choice would be sliding scale.

Mr. Allen: Long way to go before he would support it. Thought that Mr. Fischer's house fits perfectly. These are evolving neighborhoods. Asked if one option will be applied to all neighborhoods. (Ms. Puester explained different numbers would apply to different neighborhoods, based on their existing conditions and to allow for growth. The policy would apply to those subdivisions without platted envelopes). Are there Weisshorn lots over an acre? (Ms. Girvin pointed out there were six.) Are there other lots in neighborhoods over one acre that this policy would apply to? (Ms. Puester stated that there were very few and would have details once analysis of each subdivision was done.) Is this about character or intensity? (Mr. Mamula said that it's about both and pointed out people are concerned about what your neighbor can do next to you. But mostly it is about character.) Supported some type of character preservation but this is tricky. Square footage will differ greatly from neighborhood to neighborhood. 50 foot combined side yard limitation already limits square footage. See where you are trying to go with this but if a home gets too big and overpowers the neighborhood, such as in French Creek, then maybe the neighborhood will evolve to something similar in the future. Is there a difference between a 7,000 and 9,000 square foot home? (Ms. Girvin replied that there is a 2,000 square foot difference, a whole house difference.) Would like to have Commission involved in all discussion concerning all neighborhoods. Smaller may not be better, but better is better.

Mr. Pringle: Resistance to a home size limitation but this is more of a "Neighbor Character Preservation Policy" and should be labeled as such. You really don't want to see the aberration. Policy should be presented as fitting homes into neighborhood. But keep in mind the evolution of home sizes and allow for additions. If you exceed the allowable, maybe have a TDR purchase. Try to build in expectations for people of what their neighbor could do. Kick this further down the road but extend it beyond one particular subdivision.

Ms. Girvin: Pointed out HOA restrictions can change at any time or not be enforced. Applauded the Council for addressing this issue; monstrosities are inappropriate for many reasons from energy consumption to site disturbance and character. Good design can mitigate character concerns but you can't legislate good design as Mr. Hogan stated. Must start somewhere to preserve community character and it needs to be measureable to work. Weisshorn has a lot of distance between homes and homes are not too large. There is a local family mix in the neighborhood. Soon, locals will not be able to afford the Weisshorn. The hybrid option is equitable. Warrior's Mark is maxed out anyway. Would be surprised if you could add on there with existing codes anyway.

Mr. Lamb: Option 2 would hinder folks with small lots. Preferred the hybrid method. Recommended neighborhood preservation approach. Give this policy a chance. This is something that could work.

Mr. Schroder: In favor of having for home size caps. Large homes are detrimental to the community character. Hopeful that the Sustainable Code will limit larger homes through mitigation factors. Liked the hybrid option because it is more equitable.

Mr. Khavari: The town needs to start somewhere. Believed the Weisshorn is an easy one and that other subdivisions will be more difficult. Sought clarification on how Staff saw the policy being enforced (Staff explained that it would be neighborhood specific most likely. Based on character and existing

sizes but allowing for growth beyond that.) Warrior's Mark will be a difficult one to research. Prefers Option 1 and 3 as Staff moves forward and would like to see staff present both for each applicable subdivision for the next worksession.

3. Joint PC/TC Meeting Topics

Mr. Neubecker presented a memo concerning topics for the joint meeting with Town Council.

*Commissioner Questions/Comments:*

Mr. Bertaux: Suggested September 23<sup>rd</sup> for a second choice.

Mr. Allen: Liked the idea of joint meeting four times a year. Would like to determine council priorities versus staff priorities. Affordable housing might be an item to discuss.

Mr. Pringle: Bear proof trash containers might be an option for discussion. Soft economy might be something to discuss along with deed restrictions, and impact of losing the covenant if foreclosed.

Ms. Girvin: Asked staff to state the Commission top five list.

Mr. Khavari: Suggested September 9<sup>th</sup> for a proposed date.

Mr. Mamula: Wanted to discuss the liaison position. Would like to make sure that the Commission is quoting the code in all discussions.

***OTHER MATTERS:***

Mr. Neubecker stated that the field trip is still planned for October 8-10. We are waiting for August sales tax numbers to see if we can afford to go to Whistler (our first choice). If revenue is down too much, we'll need to stay closer to home or find a less expensive place.

***ADJOURNMENT:***

The meeting was adjourned at 10:18p.m.

---

Mike Khavari, Chair



## TOWN OF BRECKENRIDGE

### Standard Findings and Conditions for Class C Developments

**STAFF RECOMMENDATION:** Staff has approved this application with the following Findings and Conditions and recommends the Planning Commission uphold this decision.

#### FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated August 28, 2008, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on September 2, 2008 as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape-recorded.

#### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on March 9, 2010, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.

7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
10. At no time shall site disturbance extend beyond the limits of the platted building/site disturbance envelope, including building excavation, and access for equipment necessary to construct the residence.
11. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
12. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

#### **PRIOR TO ISSUANCE OF BUILDING PERMIT**

13. Applicant shall submit proof of ownership of the project site.
14. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
15. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
16. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
17. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
18. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
19. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
20. The public access to the lot shall have an all weather surface, drainage facilities, and all utilities installed acceptable to Town Engineer. Fire protection shall be available to the building site by extension of the Town's water system, including hydrants, prior to any construction with wood. In the event the water system is

installed, but not functional, the Fire Marshall may allow wood construction with temporary facilities, subject to approval.

21. Applicant shall install construction fencing and erosion control measures at the 25-foot no-disturbance setback to streams and wetlands in a manner acceptable to the Town Engineer.
22. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

23. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
24. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
25. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.
26. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
27. Applicant shall screen all utilities.
28. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
29. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
30. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
31. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that

the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**

32. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
33. Applicant shall construct all proposed trails according to the Town of Breckenridge Trail Standards and Guidelines (dated June 12, 2007). All trails disturbed during construction of this project shall be repaired by the Applicant according to the Town of Breckenridge Trail Standards and Guidelines. Prior to any trail work, Applicant shall consult with the Town of Breckenridge Open Space and Trails staff.
34. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

---

(Initial Here)



Class C Development Review Check List

**Project Name/PC#:** Dixon Addition PC#20080097  
**Project Manager:** Chris Kulick  
**Date of Report:** August 21, 2008 For the September 2, 2008 Planning Commission Meeting  
**Applicant/Owner:** Don & Bev Dixon  
**Agent:** Sonny Neeley  
**Proposed Use:** Single-Family Residential  
**Address:** 0697 Broken Lance Drive  
**Legal Description:** Lot 7, Warriors Mark #2  
**Site Area:** 9,913 sq. ft. 0.23 acres  
**Land Use District (2A/2R):**

**Existing Site Conditions:** 30-7: Residential (Per County approved density allocation map)  
 Presently a 2,540 SF single-family home is situated on Lot 7, Warriors Mark #2. The applicants are proposing to add an additional 875 SF of living space and 816 SF garage to the existing residence. The lot slopes downhill from south to north at an average of 16%. The lot is moderately covered with lodgepole pine trees and existing added landscaping.

**Proposed Addition**  
**Density (3A/3R):** Allowed: Unlimited Proposed: 875 sq. ft.  
**Mass (4R):** Allowed: Unlimited Proposed: 1,691 sq. ft.  
**F.A.R.** 1:5.86 FAR  
**Areas:**  
**Lower Level:** 207 sq. ft.  
**Main Level:** 668 sq. ft.  
**Upper Level:**  
**Accessory Apartment:**  
**Garage:** 816 sq. ft.  
**Total:** 1,691 sq. ft.

**Total (Existing & Addition)**  
**Density (3A/3R):** Allowed: Unlimited Proposed: 3,415 sq. ft.  
**Mass (4R):** Allowed: Unlimited Proposed: 4,231 sq. ft.  
**F.A.R.** 1:2.34 FAR  
**Areas:**  
**Lower Level:** 1,150 sq. ft.  
**Main Level:** 1,611 sq. ft.  
**Upper Level:** 654 sq. ft.  
**Accessory Apartment:**  
**Garage:** 816 sq. ft.  
**Total:** 4,231 sq. ft.

**Bedrooms:** 5  
**Bathrooms:** 4  
**Height (6A/6R):** 25 feet overall  
 (Max 35' for single family outside Historic District)

**Lot Coverage/Open Space (21R):**  
 Building / non-Permeable: 2,558 sq. ft. 25.80%  
 Hard Surface / non-Permeable: 988 sq. ft. 9.97%  
 Open Space / Permeable: 6,367 sq. ft. 64.23%

**Parking (18A/18/R):**  
 Required: 2 spaces

**Snowstack (13A/13R):** Proposed: 3 spaces  
 Required: 247 sq. ft. (25% of paved surfaces)  
 Proposed: 258 sq. ft. (26.11% of paved surfaces)

**Fireplaces (30A/30R):** None Proposed

**Accessory Apartment:** None

**Setbacks (9A/9R):**  
 Front: 20 ft.  
 Side: 21 ft.  
 Side: 11 ft.  
 Rear: 22 ft.

**Architectural Compatibility (5/A & 5/R):** Although the residence has not incorporated any textured 1-11 or diagonal cedar siding that is the prevailing character of the area, the addition will be compatible with the land use district and surrounding residences.

**Exterior Materials:** 1 x 8 chanel rustic siding to match existing residence.

**Roof:** Composite shingles to match existing residence.

**Garage Doors:** Wood clad.

**Landscaping (22A/22R):** The site is already maturely landscaped, therefore no new landscaping is proposed with this application.

**Drainage (27A/27R):** Positive away from structure.

**Driveway Slope:** 2 %

**Covenants:** None

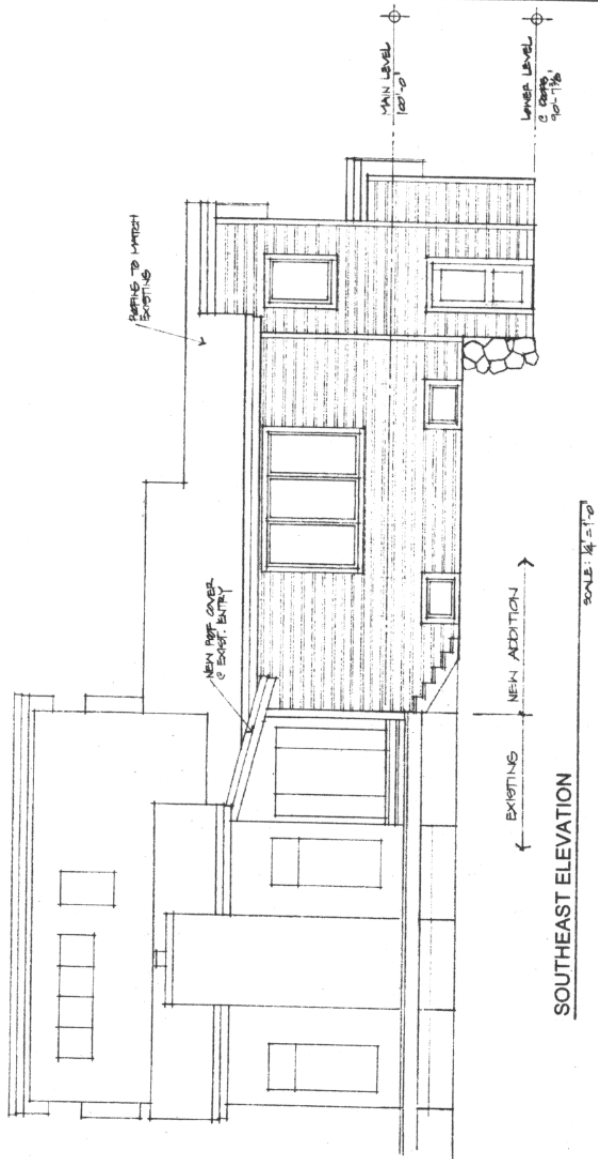
**Point Analysis (Sec. 9-1-17-3):** Staff conducted an informal point analysis of this addition and found no reason to warrant positive or negative points.

**Staff Action:** Staff has approved the Dixon Addition, PC#2008097, located at 697 Broken Lance Drive, Lot 7, Warriors Mark #2, with the standard findings and conditions.

**Comments:**

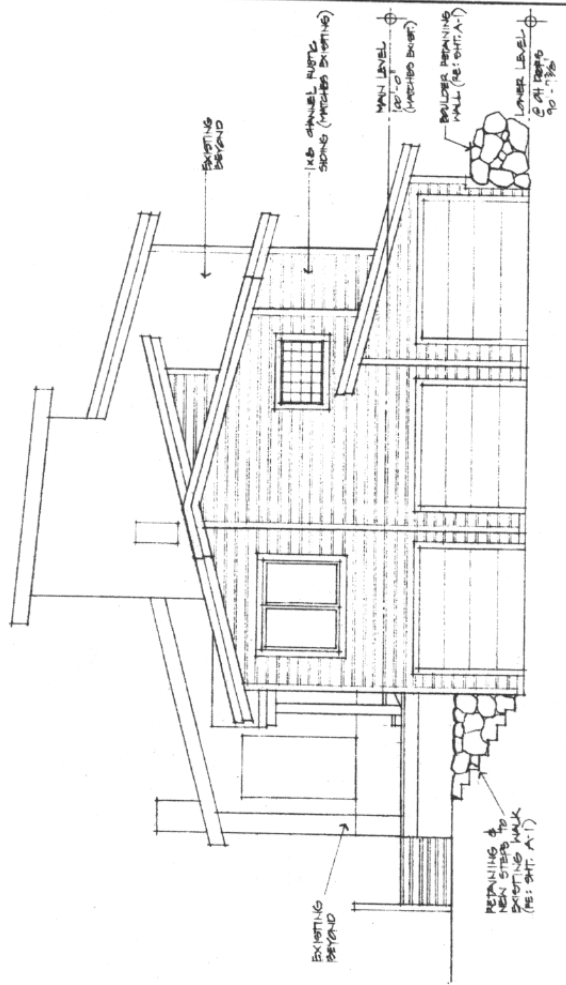
**Additional Conditions of Approval:**





SOUTHEAST ELEVATION

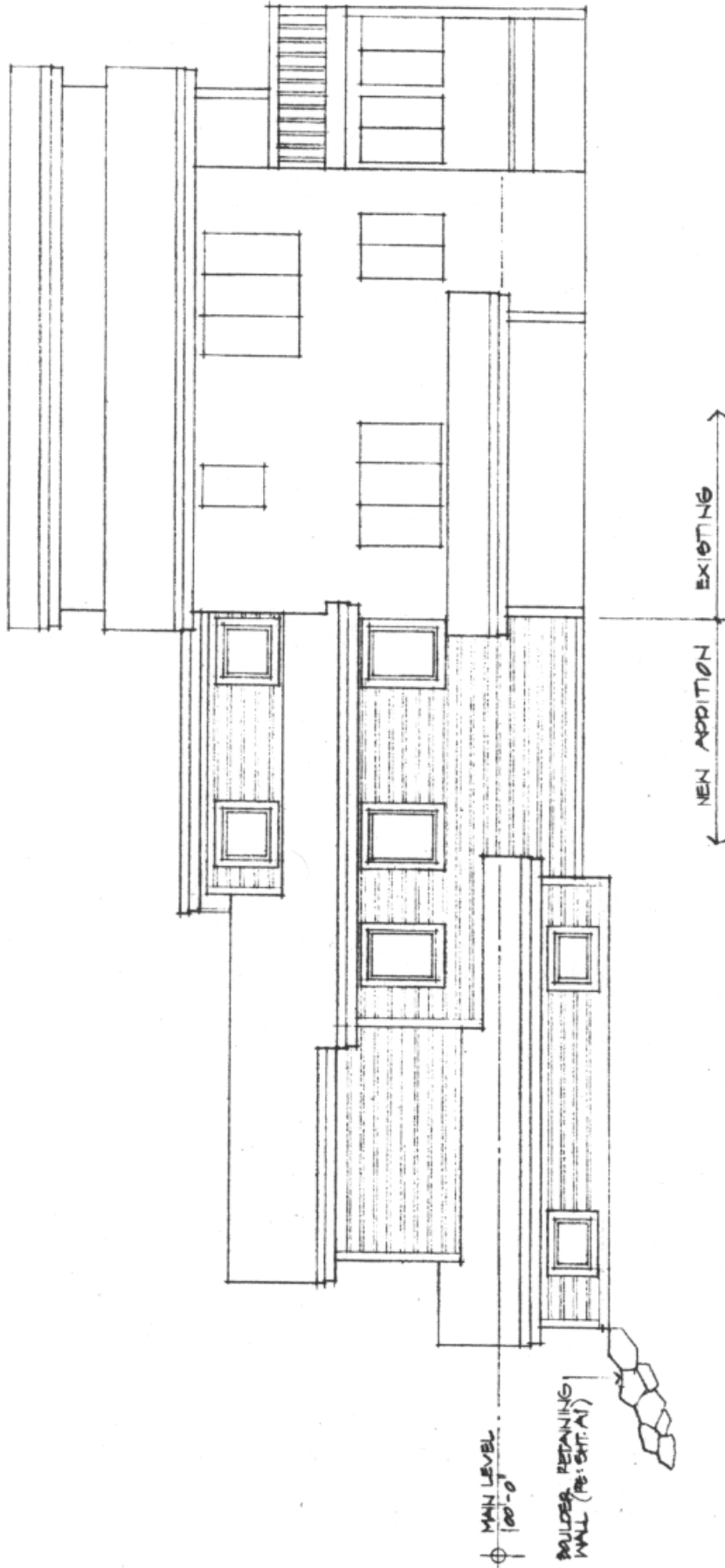
SCALE: 1/4" = 1'-0"



NORTHEAST ELEVATION

SCALE: 1/4" = 1'-0"





NORTHWEST ELEVATION

SCALE: 1/4" = 1'-0"



### Class C Development Review Check List

<b>Project Name/PC#:</b>	Breig Residence	PC#2008095
<b>Project Manager:</b>	Matt Thompson, AICP	
<b>Date of Report:</b>	August 28, 2008	For the 09/02/2008 Planning Commission Meeting
<b>Applicant/Owner:</b>	Alice Breig	
<b>Agent:</b>	Bostad International/Fred Newcomer	
<b>Proposed Use:</b>	Single family residential	
<b>Address:</b>	497 Silver Circle	
<b>Legal Description:</b>	Lot 8, Fox Crossing, The Highlands at Breckenridge	
<b>Site Area:</b>	60,498 sq. ft.	1.39 acres
<b>Land Use District (2A/2R):</b>	6: Residential	
<b>Existing Site Conditions:</b>	The lot is moderately covered with medium sized lodgepole pine trees. Most of the trees in the driveway alignment need to be removed due to mountain pine beetle infestation. The lot slopes downhill from the front property line towards the rear property line at 12%. There are two 15' x 30' utility and drainage easements in the corners of the lot along Silver Circle.	
<b>Density (3A/3R):</b>	Allowed: unlimited	Proposed: 3,541 sq. ft.
<b>Mass (4R):</b>	Allowed: unlimited	Proposed: 4,292 sq. ft.
<b>F.A.R.</b>	1:14.10 FAR	
<b>Areas:</b>		
<b>Lower Level:</b>		
<b>Main Level:</b>	2,124 sq. ft.	
<b>Upper Level:</b>	1,417 sq. ft.	
<b>Garage:</b>	751 sq. ft.	
<b>Total:</b>	4,292 sq. ft.	
<b>Bedrooms:</b>	4	
<b>Bathrooms:</b>	4.5	
<b>Height (6A/6R):</b>	29 feet overall	
(Max 35' for single family outside Historic District)		
<b>Lot Coverage/Open Space (21R):</b>		
	Building / non-Permeable: 4,844 sq. ft.	8.01%
	Hard Surface / non-Permeable: 1,943 sq. ft.	3.21%
	Open Space / Permeable: 53,711 sq. ft.	88.78%
<b>Parking (18A/18/R):</b>		
	Required: 2 spaces	
	Proposed: 4 spaces	
<b>Snowstack (13A/13R):</b>		
	Required: 486 sq. ft.	(25% of paved surfaces)
	Proposed: 789 sq. ft.	(40.61% of paved surfaces)
<b>Fireplaces (30A/30R):</b>	1 gas fireplace	
<b>Accessory Apartment:</b>	Yes	
<b>Building/Disturbance Envelope?</b>	Disturbance	
<b>Setbacks (9A/9R):</b>		
	Front: within disturbance envelope	
	Side: within disturbance envelope	

Side: within disturbance envelope  
Rear: within disturbance envelope

**Architectural Compatibility (5/A & 5/R):** The proposed residence will be architecturally compatible with the neighborhood.

**Exterior Materials:** Vertical siding: 1x6 and 1x10 rough sawn cedar stained, fascia: 2x cedar with metal drip edge, doors/windows: black emerald at stone locations and wedgewood at wood siding at wood siding locations, and a natural stone veneer.

**Roof:** 50-year asphalt shingle dark black and grey

**Garage Doors:** Vertical siding stain stiles and rails with lifetime wood treatment

**Landscaping (22A/22R):**

Planting Type	Quantity	Size
Engelmann Spruce trees	2	(1) 6', (1) 8'
Aspen trees	9	(5) 1 1/2", (4) 2" caliper
Shrubs	18	(9) Ninebark, (9) Buffaloberry

**Drainage (27A/27R):** Positive away from residence.

**Driveway Slope:** 8 %

**Covenants:** Standard landscaping covenant. Standard accessory apartment covenant.

**Point Analysis (Sec. 9-1-17-3):** Staff conducted an informal point analysis and found no reason to warrant positive or negative points.

**Staff Action:** Staff has approved the Breig Residence, PC#2008095, located at 497 Silver Circle, Lot 8 Fox Crossing, The Highlands at Breckenridge.

**Comments:** The accessory apartment is 470 sq. ft., hence, meeting the "less than 1,200 sq. ft. or one-third the size of the primary dwelling unit" requirement. The accessory apartment must be owned by the same owner as the primary residence.

**Additional Conditions of Approval:**

## TOWN OF BRECKENRIDGE

Breig Residence  
Lot 8, The Highlands at Breckenridge, Fox Crossing  
497 Silver Circle  
PC#2008095

---

**STAFF RECOMMENDATION:** Staff has approved this application with the following Findings and Conditions and recommends the Planning Commission uphold this decision.

---

### FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **August 28, 2009**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **September 2, 2008**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape-recorded.

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **March 9, 2010**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.

7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
10. At no time shall site disturbance extend beyond the limits of the site disturbance envelope, including building excavation, and access for equipment necessary to construct the residence.
11. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
12. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

#### **PRIOR TO ISSUANCE OF BUILDING PERMIT**

13. Applicant shall submit proof of ownership of the project site.
14. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
15. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
16. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
17. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
18. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
19. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
20. Applicant shall install construction fencing in a manner acceptable to the Town Planning Department.

21. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
22. Applicant shall execute and record with the Summit County Clerk and Recorder an Accessory Apartment covenant, in a form acceptable to the Town Attorney, restricting the sale of the accessory unit from the single-family residence. The covenant shall restrict the accessory unit and single-family residence to be held in the same name. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.

**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

23. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
24. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
25. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
26. Applicant shall screen all utilities.
27. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
28. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
29. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
30. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions"

generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**

31. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
32. Applicant shall construct all proposed trails according to the Town of Breckenridge Trail Standards and Guidelines (dated June 12, 2007). All trails disturbed during construction of this project shall be repaired by the Applicant according to the Town of Breckenridge Trail Standards and Guidelines. Prior to any trail work, Applicant shall consult with the Town of Breckenridge Open Space and Trails staff.
33. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

\_\_\_\_\_  
(Initial Here)

### GENERAL NOTES:

THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ALL UTILITIES TO BE PROTECTED OR ABANDONED SHOULD BE LOCATED AND DELETED FROM THE DRAWINGS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH THE UTILITY OWNERS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION.

THIS PROJECT IS GOVERNED BY THE 2009 INTERNATIONAL BUILDING CODES AS ADOPTED BY THE TOWN OF BRECKENRIDGE, COLORADO. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL BUILDING CODES AS ADOPTED BY THE TOWN OF BRECKENRIDGE, COLORADO. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL BUILDING CODES AS ADOPTED BY THE TOWN OF BRECKENRIDGE, COLORADO. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL BUILDING CODES AS ADOPTED BY THE TOWN OF BRECKENRIDGE, COLORADO.

### ABBREVIATIONS:

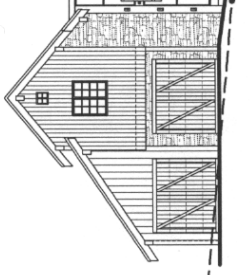
AC	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AND STATE AUTHORITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AND STATE AUTHORITIES PRIOR TO THE START OF CONSTRUCTION.

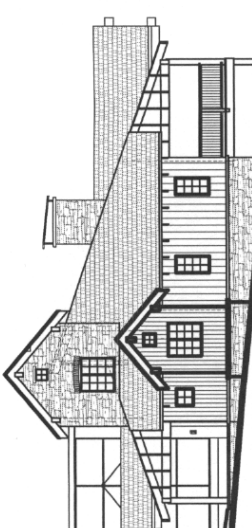
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AND STATE AUTHORITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AND STATE AUTHORITIES PRIOR TO THE START OF CONSTRUCTION.

AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL

AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL
AD	ADDITIONAL	AD	ADDITIONAL	AD	ADDITIONAL



# BREIG RESIDENCE



Breig Residence  
497 Silver Circle Breckenridge, Colorado

### SITE AREA CALCULATIONS:

BUILDING FOOTPRINT, DECK AND PATIO	4,944 S.F.	%
DRIVEWAY	1,943 S.F.	%
OPEN SPACE	53,711 S.F.	80%
TOTAL	60,498 S.F.	100%

TOTAL SQUARE FOOTAGE REQUIRED  
(25% OF HARDSCAPE, MINIMUM REQUIRED)

795 S.F. 40%

### BLDG. AREA CALCULATIONS:

FINISHED	2,124 S.F.	751 S.F.	TOTAL	2,875 S.F.
UPPER FLOOR	1,417 S.F.	8 S.F.		1,425 S.F.
TOTAL	3,541 S.F.	751 S.F.		4,292 S.F.

MAXIMUM IN SQUARE FEET

**PROJECT TEAM:**

**OWNER:** [Name Redacted]  
P.O. BOX 222  
1001 W. MAIN ST.  
BRECKENRIDGE, CO 80424

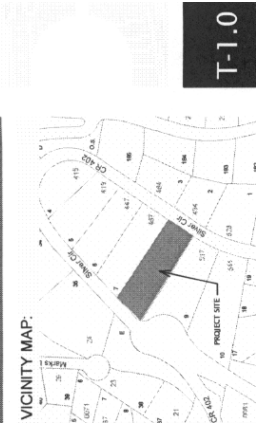
**SUPERVISOR:** [Name Redacted]  
P.O. BOX 222  
1001 W. MAIN ST.  
BRECKENRIDGE, CO 80424

**STRUCTURAL ENGINEER:** [Name Redacted]  
P.O. BOX 222  
1001 W. MAIN ST.  
BRECKENRIDGE, CO 80424

**CONTRACTOR:** [Name Redacted]  
P.O. BOX 222  
1001 W. MAIN ST.  
BRECKENRIDGE, CO 80424

**SHEET INDEX:**

- T-1.0 COVER SHEET AND GENERAL INFO
- S-1.0 SITE PLAN
- M-1.0 MANSIONRY PLAN
- A-1.1 UPPER FLOOR PLAN
- A-1.2 LOWER FLOOR PLAN
- A-2.0 BUILDING ELEVATIONS
- A-2.1 BUILDING ELEVATIONS
- A-2.2 BUILDING ELEVATIONS
- D-1.0 EXISTING CONDITIONS SURVEY



T-1.0

### MATERIAL SCHEDULE:

- 4/1 G-1 ROOFING COMPANY - 50 YR HIGH DEFINITION ROOFING 'SUBLIMWOOD'
- 4/2 FASCIA OF CEDAR SAWN OR METAL DRY EDGE SLACK STAIN W/ SUPERDECK 'CANYON BROWN' - ALL EXPOSED AFTER TALES TO BE STAINED W/ LIFETIME WOOD TREATMENT
- 4/3 60 FT/FT. 1X8 TAG CEDAR STAIN W/ SUPERDECK 'CANYON BROWN'
- 4/4 VERTICAL SIDING - 135 LB CEDAR STAINED W/ LIFETIME WOOD TREATMENT
- 4/5 EXTERIOR DOORS - 1 1/2\"

### LEGEND:

(Symbol)	ELEVATION CALLOUT
(Symbol)	LOCATION
(Symbol)	LEVEL
(Symbol)	GRADE
(Symbol)	FLOOR ELEVATION CHANGE
(Symbol)	DOOR MATERIAL CHANGE
(Symbol)	WOOD MATERIAL CHANGE
(Symbol)	WOOD ELEVATION CHANGE
(Symbol)	DETAIL IDENTIFIER
(Symbol)	COLUMN NUMBER
(Symbol)	SHEET NUMBER
(Symbol)	DETAIL IDENTIFIER
(Symbol)	COLUMN NUMBER
(Symbol)	SHEET NUMBER
(Symbol)	STRUCTURAL GRID
(Symbol)	COLUMN NUMBER
(Symbol)	COLUMN NUMBER
(Symbol)	HOUSE IRIS
(Symbol)	E-CORNER WALL
(Symbol)	1/2\"
(Symbol)	1/2\"
(Symbol)	1/2\"
(Symbol)	E-CORNER WALL WITH E-CORNER VENEER

4/6 DOOR/SWANNONS - DELTON WOOD COMPANY - BLACK EMERALD AT STONE LOCATION & INCORPORATED IN FACED TRUSS LOCATIONS

4/7 DOOR & WINDOW TRIM - 1 1/2\"

4/8 GARAGE DOORS - STAIN STEEL & SILL W/ LIFETIME WOOD TREATMENT & VERTICAL SIDING W/ 50% SUPERDECK 'CANYON BROWN' & 50% SUPERDECK 'VALLEY'

4/9 SPOKES IN GAMBROTS - 1\"

4/10 STONE VENEER CALLER COMPANY - 41\"

4/11 EXTERIOR QUARNERAL 4X4 CEDAR TOP & BOTTOM RAILS - STAIN W/ LIFETIME WOOD TREATMENT - 1\"

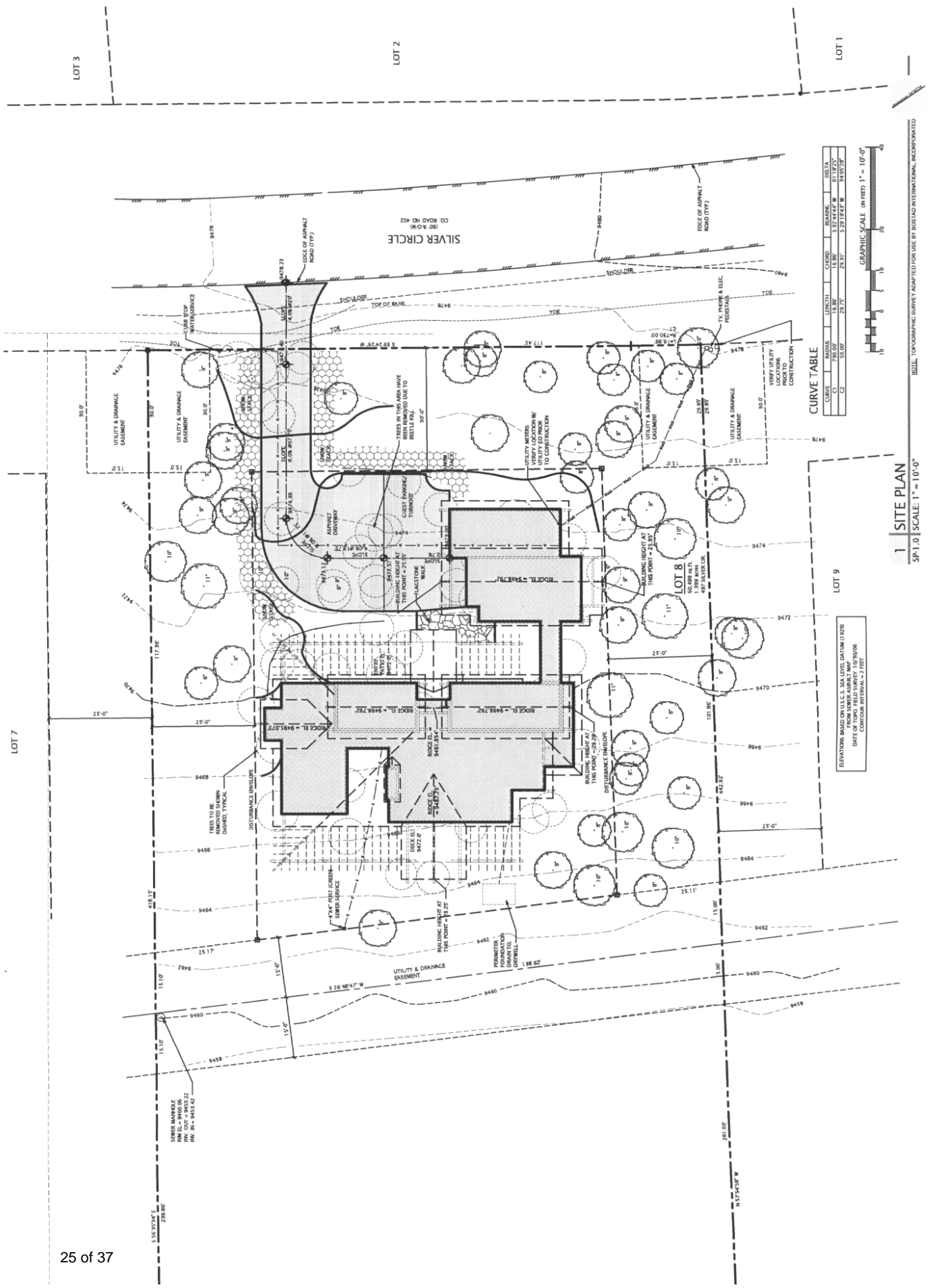
4/12 FLASHING, GUTTERING DOWNSPOUTS, 'BLACK'

(Symbol)	E-CORNER WALL
(Symbol)	1/2\"
(Symbol)	1/2\"
(Symbol)	1/2\"
(Symbol)	E-CORNER WALL WITH E-CORNER VENEER



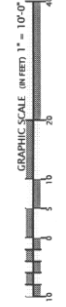
**Breig Residence**  
Lot 8, The Highlands at Breckenridge Subdivision, Fox Crossing  
497 Silver Circle, Breckenridge, Colorado

PROJECT: 07/11/09  
PROJECT: 07/11/09  
DATE: 08/28/09  
PLANNING: BEB/ES  
PROJECT: 08/11



**CURVE TABLE**

CURVE	BEARING	LENGTH	CHORD	ARC	DELTA
C1	114.00°	11.40	11.40	0.00	0.00
C2	114.00°	11.40	11.40	0.00	0.00



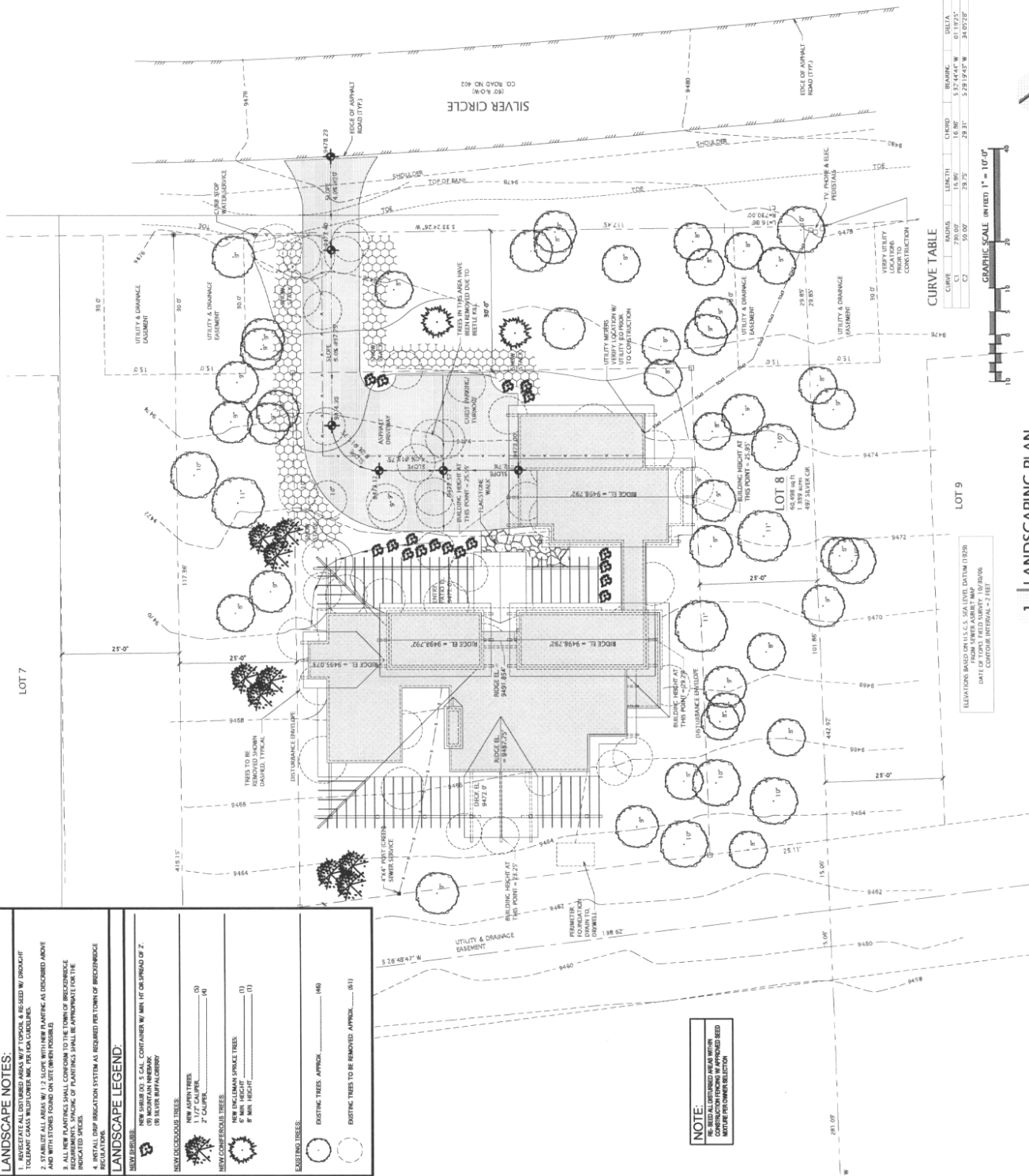
**1 SITE PLAN**  
SP-1.0 | SCALE: 1" = 10'-0"

ELEVATIONS BASED ON U.S.C.S. SEA LEVEL DATUM (1929)  
DATE OF THIS FIELD SURVEY: 10/20/08  
CONTOUR INTERVAL: 2 FEET

NOTE: TOPOGRAPHIC SURVEY ADAPTED FOR USE BY BOSTAD INTERNATIONAL, INCORPORATED

**Breig Residence**  
 Lot 8, The Highlands at Breckenridge Subdivision, Fox Crossing  
 497 Silver Circle Breckenridge, Colorado

PROJECT: 2115-08  
 PROJECT: 2117-08  
 HOA: BREIG  
 PLANNING: BREIG  
 PROJECT # 811



**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	UTILITY
C1	50.00'	29.75'	29.31'	3.37° 48' 42" W	01.00' 01.00'
C2	50.00'	29.75'	29.31'	2.29° 19' 42" W	24.05' 24.05'



**1 | LANDSCAPING PLAN**  
 SP-1.1 | SCALE: 1" = 10'-0"

NOTE: TOPOGRAPHIC SURVEY ADAPTED FOR USE BY BOSTAD INTERNATIONAL, INCORPORATED

**LANDSCAPE NOTES:**

1. REVEGETATE ALL DISTURBED AREAS W/1" TOPSOIL & RESEED W/ GRASSHAT
2. STABILIZE ALL AREAS W/ 1:2 SLOPE WITH NEW PLANTING AS DESCRIBED ABOVE AND WITH STONES FOUND ON SITE WHEN POSSIBLE
3. ALL NEW PLANTING SHALL CONFORM TO THE TOWN OF BRECKENRIDGE REGULATIONS. THE SPECIFIC PLANTING SHALL BE APPROVED FOR THE INDICATED SPECIES.
4. INSTALL DRIP IRRIGATION SYSTEM AS REQUIRED PER TOWN OF BRECKENRIDGE REGULATIONS.

**LANDSCAPE LEGEND:**

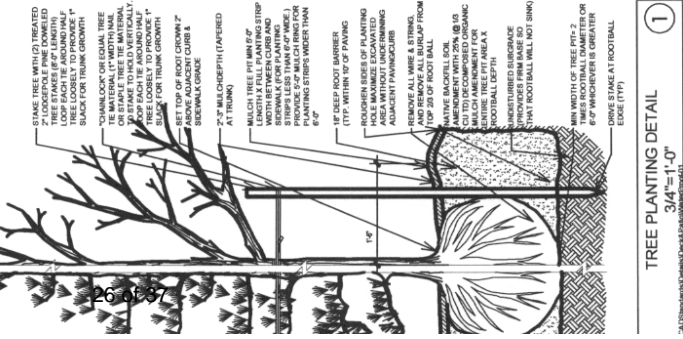
NEW SHRUB (D) - 3 GAL. CONTAINER W/ 1/4" HT. OR SPREAD OF 2"  
 NEW SHRUB (S) - 5 GAL. CONTAINER W/ 1/4" HT. OR SPREAD OF 2"  
 NEW SHRUB (M) - 10 GAL. CONTAINER W/ 1/4" HT. OR SPREAD OF 2"

**NEW DECIDUOUS TREES:**

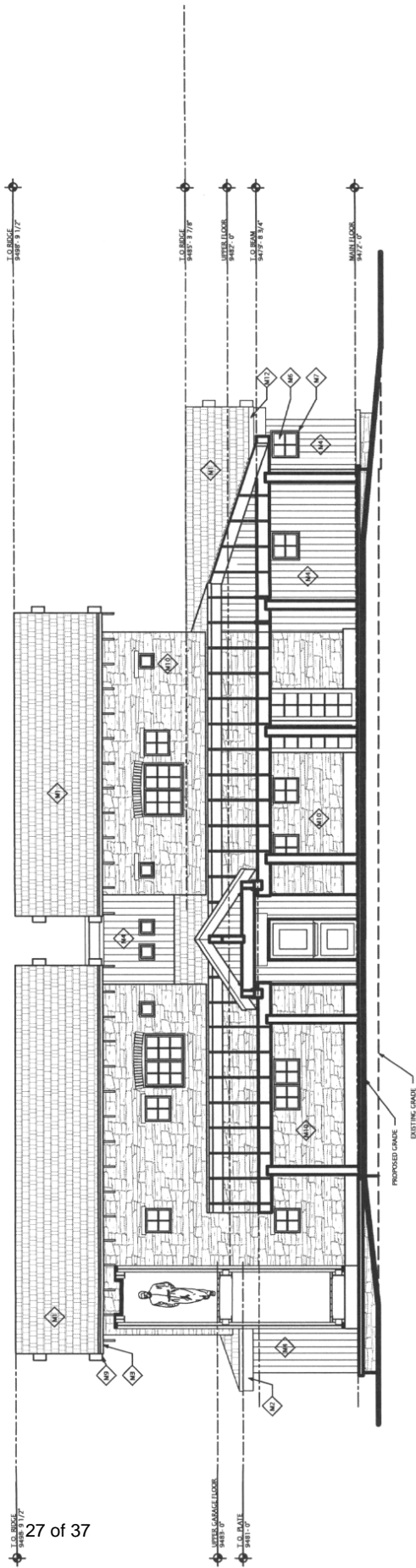
- 1 1/2" CALIPTR (D)
- 2" CALIPTR (S)
- 2" CALIPTR (M)
- NEW CONIFEROUS TREES
- NEW NEIGHLAN SPRAUCE TREES
- 6" MIN. HEIGHT (D)
- 8" MIN. HEIGHT (S)
- 8" MIN. HEIGHT (M)

**EXISTING TREES:**

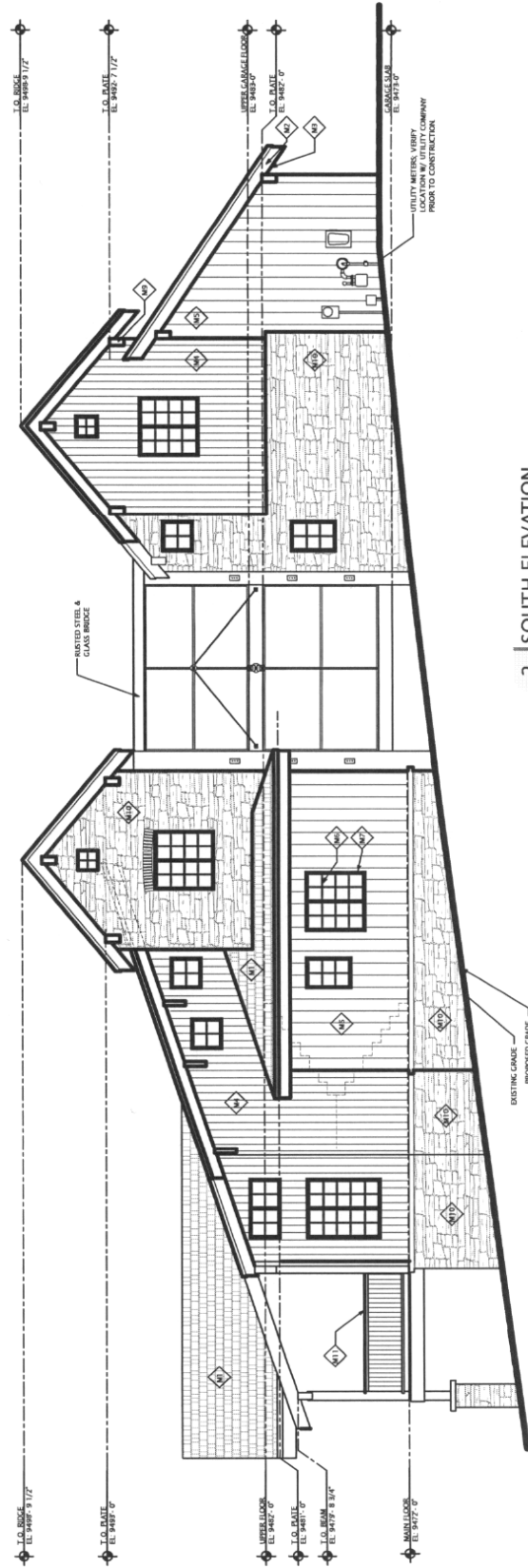
- EXISTING TREES APPROX. 148
- EXISTING TREES TO BE REMOVED APPROX. 651



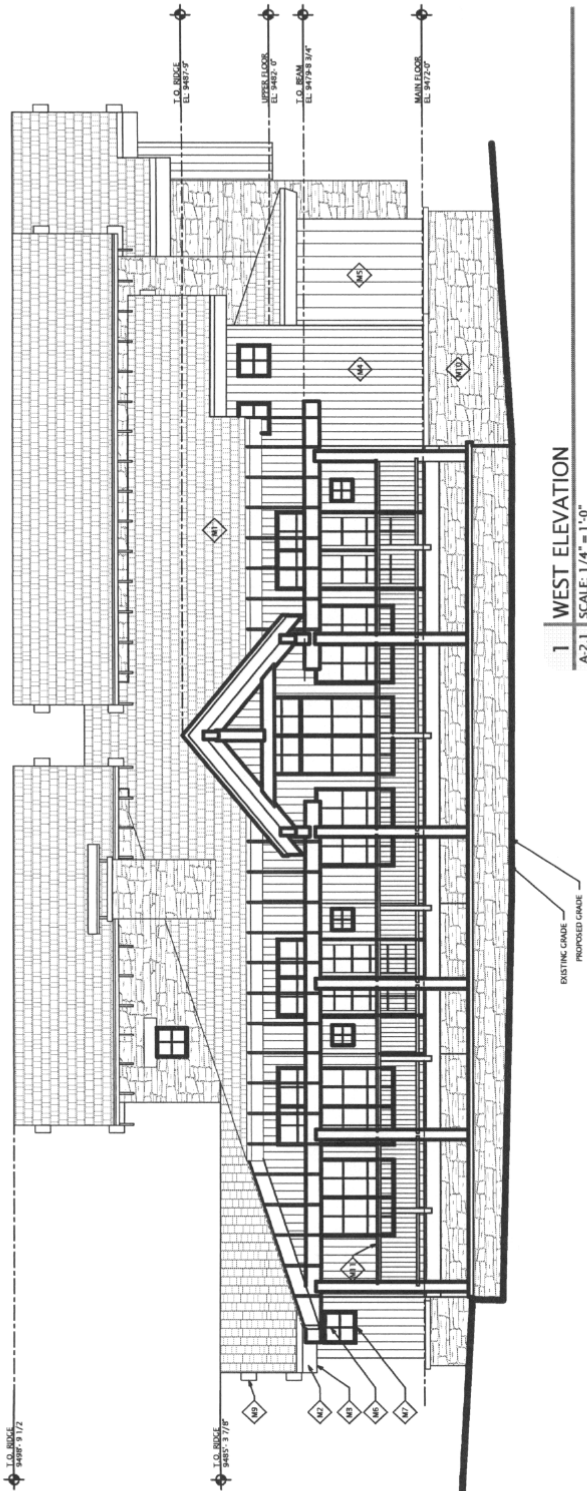
- NOTE:**  
 ALL SHRUBS AND TREES SHALL BE PLANTED WITHIN THE PERMITTED BED WIDTH FOR OWNER SELECTION
- 1. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 2. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 3. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 4. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 5. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 6. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 7. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 8. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 9. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 10. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 11. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 12. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 13. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 14. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 15. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 16. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 17. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 18. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 19. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 20. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 21. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 22. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 23. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 24. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 25. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 26. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 27. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 28. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 29. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 30. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 31. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 32. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 33. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 34. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 35. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 36. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 37. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 38. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 39. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 40. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 41. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 42. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 43. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 44. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 45. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 46. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 47. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 48. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 49. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 50. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 51. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 52. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 53. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 54. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 55. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 56. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 57. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 58. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 59. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 60. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 61. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 62. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 63. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 64. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 65. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 66. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 67. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 68. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 69. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 70. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 71. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 72. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 73. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 74. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 75. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 76. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 77. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 78. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 79. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 80. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 81. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 82. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 83. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 84. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 85. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 86. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 87. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 88. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 89. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 90. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 91. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 92. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 93. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 94. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 95. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 96. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 97. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 98. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 99. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)
  - 100. STAKE TREE WITH 2x4 TREATED END (TREAT WITH PRESERVATIVE)



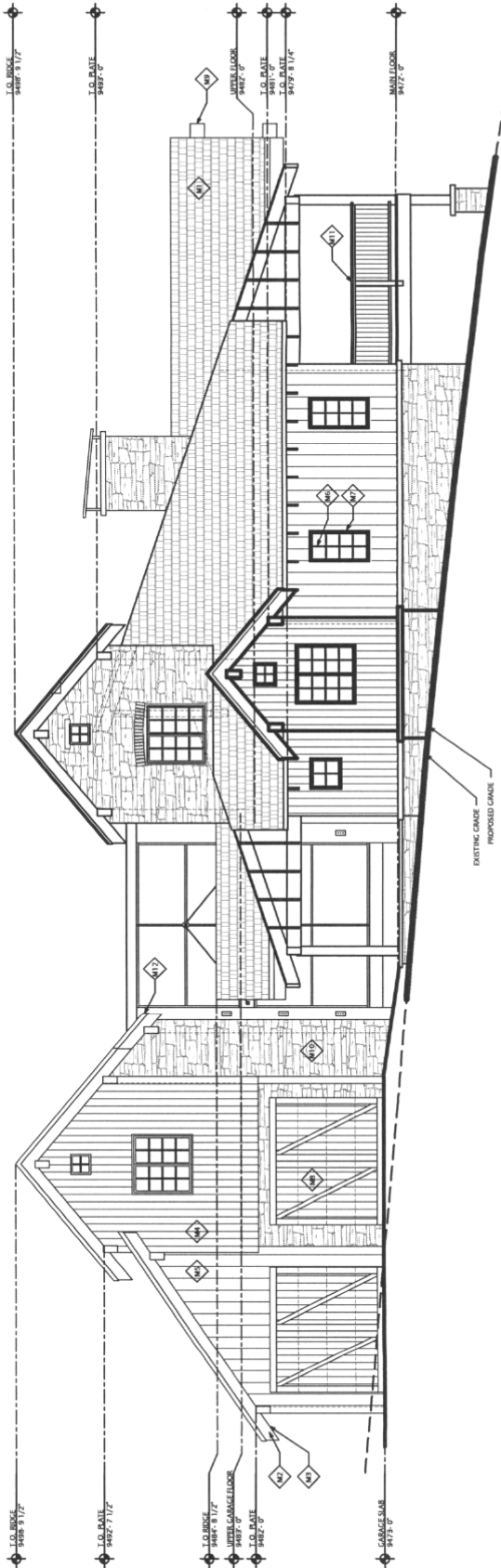
1 EAST ELEVATION  
A-2.0 | SCALE: 1/4" = 1'-0"



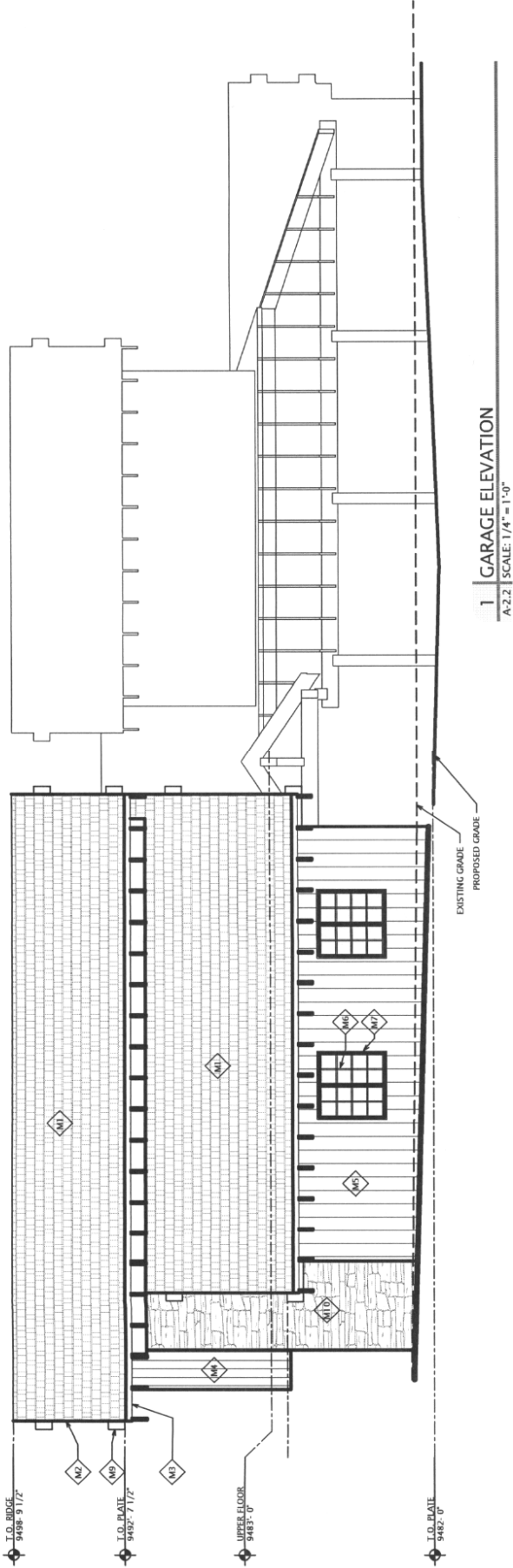
2 SOUTH ELEVATION  
A-2.0 | SCALE: 1/4" = 1'-0"



1 | WEST ELEVATION  
A-2.1 | SCALE: 1/4" = 1'-0"



2 | NORTH ELEVATION  
A-2.1 | SCALE: 1/4" = 1'-0"



## Planning Commission Staff Report

**Project Manager:** Chris Kulick, Planner I

**Date:** August 19, 2008 (For Meeting of September 2, 2008)

**Subject:** Resubdivision of Lot 1, Block 10A, Breckenridge Airport Subdivision Amended Class B Subdivision—Combined Preliminary and Final Hearing (PC#2008096)

**Owner/Applicant:** Arlo Cox

**Proposal:** The applicant proposes to Resubdivide Lot 1, Block 10A, Breckenridge Airport Subdivision Amended into two lots. The proposed lots are to be used with the adjacent western lots in the County’s Continental Subdivision. No density is associated with this land. The lots may only be used in the future for landscaping, parking, and storage in accordance with the provisions of the Town’s Development Code.

<u>Parcel</u>	<u>Size</u>
Lot 1A	0.517 acres
Lot 1B	0.352 acres
Total:	0.869 acres

**Address:** Continental Court

**Legal:** A Resubdivision of Block Lot 1, 10A, Breckenridge Airport Subdivision Amended

**Site Area:** 0.869 Acres

**Land Use District:** 31: Commercial/Industrial Uses—1:4 UPA  
\*Subject to Breck. Airport Annexation and Planned Unit Development Agreements

**Site Conditions:** This site is located on the south side of County Road 3, between tract E, the Runway Subdivision and the County’s Continental Subdivision. The site is vacant, consisting of dredge tailings with no significant vegetation. 2’-8’ tall berms have been constructed on the site by the adjacent Continental owners. (Please refer to the attached plans for details.)

**Adjacent Uses:** North: County Road 3  
South: Lot 2, Block 10A, Breckenridge Airport Subdivision  
East: Tract E, Runway Subdivision  
West: Continental Subdivision (County)

### Item History

The Breckenridge Airport was annexed to the Town in July 1981. The area was then master planned through a Planned Unit Development (PUD) Agreement and subdivided in September 1981. Block 10A was originally platted as part of the Airport Road right-of-way.

In May of 1989, an Amendment to the subdivision was approved that relocated Airport Road to the west. The subject area was replatted as Block 10A, and its density was assigned per Exhibit A, First Amendment to the Revised and Restated Planning Unit Development Agreement. According to Exhibit A, Block 10A

contained 2.369 acres with a density of 1:4 FAR. (Thus, 103,199 square feet/4=27,800 square feet of density allowed.) However, “*Density allocated to block 10A cannot be utilized, nor can development permits be issued for this block until it is combined with block 10.*” 7,812 square feet of density has already been transferred off site to Rock Pile Ranch on Lot 2A, Block 10.

The applicant originally approached the Town in 2000 inquiring of disconnecting from the Town (de-annexation). The intent was to bring the land into the Continental Subdivision so that the adjacent owners were able to use the land in connection with their operations (i.e. warehouse/construction trades). It was understood that there was no density associated with the land, and that it could only be used for landscaping, parking, and outdoor storage. The Town, however, did not support the disconnection request. It was suggested that the land stay within the Town’s boundary and be resubdivided instead. In November of 2001, Block 10A was resubdivided into five lots to be used in conjunction with the adjacent five lots in the Continental Court Subdivision. In the 2001 subdivision application, special conditions were placed on the approval regarding ownership, access, density and use. These special conditions were further required to be recorded to be included as notes on the plat itself, to be perpetually enforceable.

Presently the owner of Lot 1, Block 10A Breckenridge Airport Subdivision and the adjacent Lot D, Continental Court Subdivision, has decided to further subdivide the County regulated Lot D into two lots. This choice to subdivide Lot D has necessitated the subdivision of Lot 1 since a condition in the previous subdivision approval stated “*lots at all times, be owned by the same person or persons who own the immediately adjacent lot(s) to the west within Continental Subdivision.*”

### **Staff Comments**

**Subdivision Form and Content:** The Planning Department has reviewed the proposed resubdivision plan and finds that it complies in form and content with the Subdivision Ordinance. No public improvements are required or proposed for this resubdivision. The intent is for the newly created lots to be owned by the adjacent Continental Subdivision lot owners, and used in conjunction with their operations. Thus, access and emergency access to the new lots from County Road 3 will be through their adjacent Continental Subdivision lots. The Town Attorney, Town Engineering Department, as well as the County Planning and Engineering Departments are comfortable with this approach. (This allows for more efficient use of land. i.e. double load parking, screening, etc.) Thus, two Conditions of Approval have been placed on this project that specifies this ownership requirement to be memorialized in a covenant as well as noted on the plat, and blanket emergency access easements to be noted on the plat prior to its recordation. The applicant is comfortable with these Conditions. (Please see Condition Nos. 8 and 9 for details.)

**Density/Land Use:** As mentioned above, there is no density associated with this land, and future improvements are limited to parking, outdoor storage, and landscaping. As with all development in Town, any future improvements require Town review and approval. The applicant understands these parameters and has agreed to place a note on the plat indicating this. (Please refer to Condition Nos. 6 and 7 for details.)

**Public Improvements/ Open Space Dedication:** No public improvements, open space, or trail dedications are required with this resubdivision. Paving, signage, and drainage will be addressed during the site-specific review of each individual lot. The open space dedication has already been met with the original Airport Subdivision in 1981, and there are no existing trails located on this land that are part of the Town’s Open Space and Trails network.

**Access:** Access to Lots 1A & 1B, Block 10A, Breckenridge Airport Subdivision will be restricted to entering from the adjacent Lots D1 & D2 of the Continental Court. No access will be allowed from either County Road 3 or Denison Placer to Lots 1A & 1B. (Please refer to Condition No. 11 for details.)

### **Staff Recommendation**

The Planning Department has advertised this resubdivision as a Combined Preliminary and Final Hearing, as we believe all relevant issues to be resolved. This resubdivision complies with the Subdivision Ordinance and the terms of the Breckenridge Airport Planned Unit Development. We suggest that the Commission approve this request, PC#2008096, with the attached Findings and Conditions.



## TOWN OF BRECKENRIDGE

Lots 1A & 1B, Block 10A, Resubdivision of  
Breckenridge Airport Subdivision Amended  
PC#2008096

### FINDINGS

1. The proposed project is in accord with the Subdivision Ordinance and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated August 19, 2008 and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on September 2, 2008 as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape-recorded.
6. The issues involved in the proposed subdivision project are such that no useful purpose would be served by requiring two separate hearings.
7. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.

### CONDITIONS

1. The final plat of this property may not be recorded unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, refuse to record the final plat, issue a stop order requiring the cessation of any work being performed under this permit, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit will expire three (3) years from the date of Town Council approval, on September 9, 2011, unless the final plat has been filed. In addition, if this permit is not signed and returned to the Town within thirty (30) days of the permit mailing date, the permit shall only be valid for eighteen (18) months, rather than three (3) years.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.

PRIOR TO RECORDATION OF THE FINAL PLAT

5. Applicant shall submit and obtain approval from Town staff of a final plat that meets all Town and subdivision approval requirements for a final plat, and the terms of the approved subdivision plan.
6. None of the lots created by this resubdivision (Lots 1A, and 1B, Block 10A, Breckenridge Airport Subdivision Amended) shall have any density attributed to them. This provision shall be incorporated into a plat note to be placed on the face of the resubdivision plat. The form and substance of the plat note shall be acceptable to the Town Attorney.
7. All of the lots created by this resubdivision shall be used only for parking, outdoor storage, and/or landscaping as those terms are defined from time to time by the Town’s Development Code. No other use of any lot shall be permitted. The provisions of this restriction shall be treated as an absolute policy under the Town’s Development Code. This use restriction shall be incorporated into a plat note to be placed on the face of the resubdivision plat. The plat note shall provide that its provisions are specifically enforceable by the Town; and that in connection with any enforcement action the Town shall be entitled to recover its reasonable attorneys’ fees and court costs. The form and substance of the plat note shall be acceptable to the Town Attorney.
8. It is the intent of this Development Permit that each of the lots created by this resubdivision shall, at all times, be owned by the same person or persons who own the immediately adjacent lot(s) to the west within the Continental Subdivision (Lot D-1, and Lot D-2). Accordingly, the ownership of the lots created by this resubdivision shall at all times be vested as follows:

Lot Created by this Resubdivision	Shall Be Owned By the Owner of the Following Property in the Continental Subdivision
Lot 1A, Block 10A	Lot D-1
Lot 1B, Block 10A	Lot D-2

This ownership requirement shall be incorporated into a plat note to be placed on the face of the resubdivision plat as well as a separately recorded covenant with the Summit County Clerk and Recorder. The parties agree that the inclusion of this requirement is not an unreasonable restraint on the ability of the applicant or subsequent owners to sell or convey the two lots created by this resubdivision. The plat note and covenant shall provide that its provisions are specifically enforceable by the Town; and that in connection with any enforcement action the Town shall be entitled to recover its reasonable attorneys’ fees and court costs. The form and substance of the plat note and covenant shall be acceptable to the Town Attorney.

9. The following emergency access easement shall be granted and conveyed to the Town on the face of the resubdivision plat:  

“A perpetual, non-exclusive easement is hereby granted to all police, sheriff, fire protection, ambulance, and other similar agencies or persons to enter upon the lots created by the filing of this subdivision plat in the lawful performance of their duties.”
10. Applicant shall submit verification that all current taxes have been paid for the properties within this resubdivision.
11. Access to lots 1A & 1B, Block 10A, Breckenridge Airport Subdivision will be restricted to entering from the adjacent lots D1 & D2 of the Continental Subdivision. No access will be allowed from either County Road 3 or Dennison Placer to lots 1A & 1B. The plat note shall

provide that its provisions are specifically enforceable by the Town; and that in connection with any enforcement action the Town shall be entitled to recover its reasonable attorneys' fees and court costs. The form and substance of the plat note shall be acceptable to the Town Attorney.

## MEMORANDUM

**TO:** Planning Commission

**FROM:** Chris Kulick

**DATE:** August 29, 2008

**SUBJECT:** Planning Commission Field Trip to Park City Utah: October 8-10, 2008

---

The dates for our Planning Commission Field Trip are fast approaching and Staff is actively planning out the schedule for this exciting trip. Due to budget constraints, we have decided to visit Park City, Utah instead of the previously indicated Whistler, British Columbia. (The budget has not yet been approved, and there is still a chance that the trip may be changed again to a closer driving destination to save money.) Park City offers us a chance explore a community very similar to our own in terms of size, character, and proximity to an urban population center and major transit hub. Staff suggests the following topics to be covered during the field trip:

1. Historic District & Standards
2. Base Area/ Ski Resort Development
3. Facilitating Large Crowds (Traffic, Transit & Parking)
4. Commercial Land Use Regulation
5. Downtown Redevelopment & Infill
6. Sustainability Initiatives
7. Employee Housing

We welcome additional ideas for the Field Trip, recognizing that there is limited time available. Please let Staff know if you support the proposed topics, or if major topics are missing.

Tentative schedule for the field trip:

- Wednesday October 8<sup>th</sup>
  - Depart Town Hall for DIA 7:00am
  - Depart Denver 11:00 am, arrive in Salt Lake City 12:30 pm
  - Meet with Park City Staff and walk through downtown area 3:00 – 5:00pm
- Thursday October 9<sup>th</sup>
  - Full day of tours with a break for lunch midday, 9:00 am – 5:00 pm
- Friday October 10<sup>th</sup>
  - Half day tour session, 9:00 am – 12:00 pm,
  - Afternoon free time to explore on your own
  - Return home early in the evening

If you are planning on attending this years field trip please confirm with Chris Kulick, [chrisk@townofbreckenridge.com](mailto:chrisk@townofbreckenridge.com) 453-3371, by Friday September 5<sup>th</sup>. In your confirmation please include your full legal name to ensure a smooth booking of airline tickets.



---

## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Chris Neubecker  
**DATE:** August 29, 2008  
**SUBJECT:** Joint Meeting with Town Council: September 9, 2008

---

The next joint meeting with the Town Council is scheduled for September 9, 2008, from 6:00 PM – 7:30 PM. Dinner will be served to Planning Commission, Town Council, and Staff.

Staff suggests the following topics for the meeting:

1. Planning Commission Top 5 Priorities
2. Sustainability Plan
3. Town Council Liaison
4. Impacts of a Slowing Economy

We welcome additional ideas for the agenda, recognizing that there is limited time available. Please let Staff know if you support the proposed agenda, or if major topics are missing.