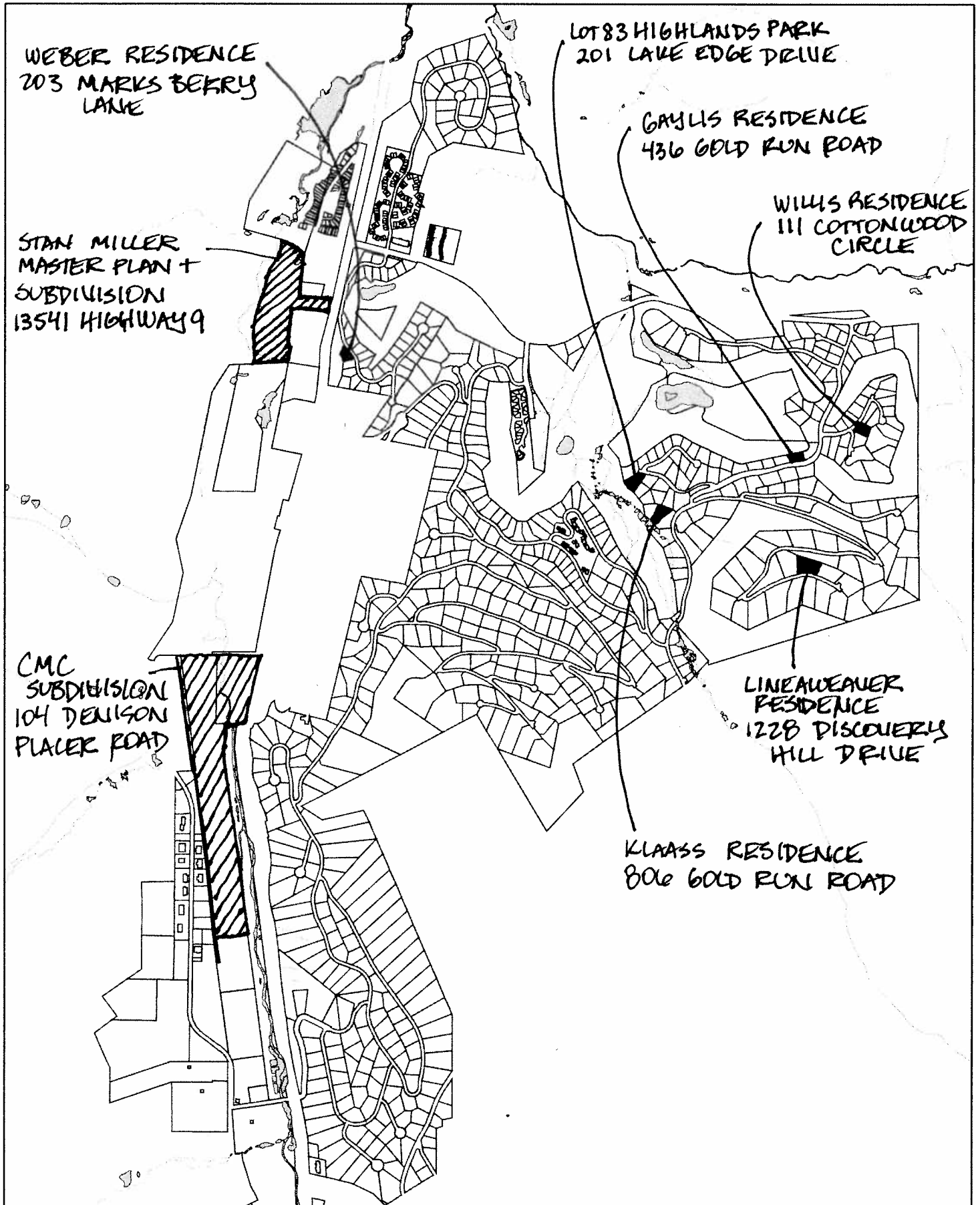


**Town of Breckenridge**  
**Planning Commission Agenda**  
Tuesday, April 15, 2008  
Breckenridge Council Chambers  
150 Ski Hill Road

<b>7:00</b>	<b><i>Call to Order of the April 15, 2008 Planning Commission Meeting; 7:00 p.m. Roll Call Approval of Minutes April 1, 2008 Regular Meeting Approval of Agenda</i></b>	<b>4</b>
<b>7:05</b>	<b><i>Consent Calendar</i></b>	
	1. Salipante Residence (CK) PC#2008023 154 Beavers Drive	<b>13</b>
	2. Lineaweaver Residence (CK) PC#2008035 1228 Discovery Hill Drive	<b>21</b>
	3. Gaylis Residence (MGT) PC#2008044 436 Gold Run Road	<b>26</b>
	4. Klaass Residence (CK) PC#2008036 806 Gold Run Road	<b>33</b>
	5. Landis Residence (CK) PC#2008038 215 Champion Trail	<b>38</b>
	6. Schroeter/John Remodel (CK) PC#2008037 120 Windwood Circle	<b>45</b>
	7. Willis Residence (CK) PC#2008039 0111 Cottonwood Circle	<b>56</b>
	8. Weber Residence (MGT) PC#2008041 203 Marksberry Way	<b>61</b>
	9. Stais Residence (MGT) PC#2008042 510 Wellington Road	<b>67</b>
	10. Lot 83, Highlands Park (MGT) PC#2008043 201 Lake Edge Drive	<b>83</b>
<b>7:15</b>	<b><i>Final Hearings</i></b>	
	1. Stan Miller Master Plan (MM) PC#2008006 13541 Highway 9	<b>89</b>
	2. Stan Miller Subdivision (MM) PC#2008007 13541 Highway 9	<b>103</b>
<b>8:15</b>	<b><i>Combined Hearing</i></b>	
	1. CMC Subdivision (JS) PC#2008034 104 Denison Placer Road	<b>117</b>
<b>8:45</b>	<b><i>Worksession</i></b>	
	1. Solar Panels (JS)	<b>126</b>
	2. 2008 Workforce Housing Action Plan/Code Amendments (LB)	<b>129</b>
	3. Top 5 Priorities List (CN)	<b>137</b>
<b>10:15</b>	<b><i>Town Council Report</i></b>	
<b>10:25</b>	<b><i>Other Matters</i></b>	
<b>10:30</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.***

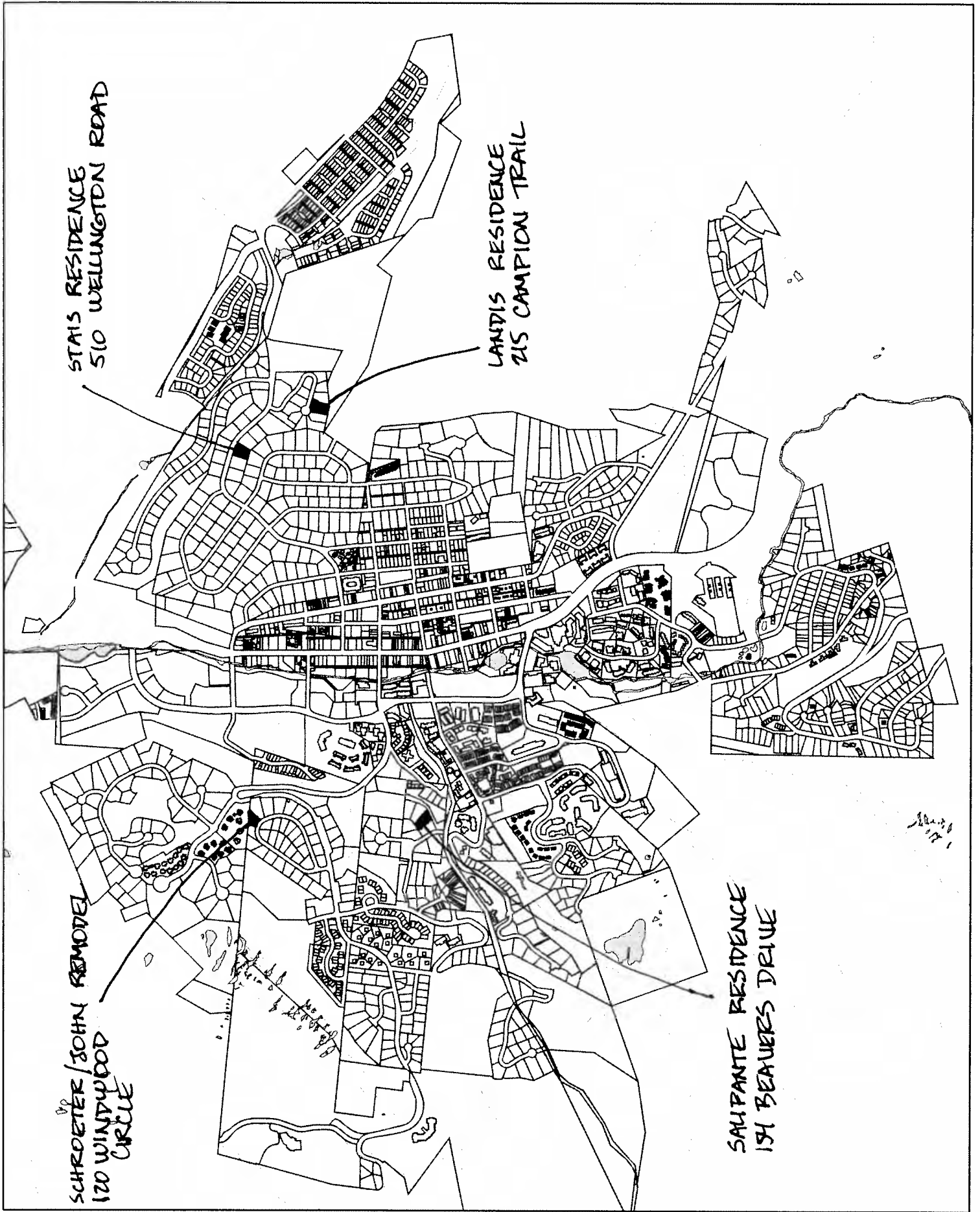


Town of Breckenridge and Summit County governments assume no responsibility for the accuracy of the data, and use of the product for any purpose is at user's sole risk.

Breckenridge North

printed 2007

J



STAIS RESIDENCE  
510 WELLINGTON ROAD

LANDIS RESIDENCE  
715 CAMPION TRAIL

SCHROEDER/JOHN REMODEL  
120 WINDWOOD  
CIRCLE

SALTPANTE RESIDENCE  
151 BEAVERS DRIVE



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### Breckenridge South

printed 2007



## ***PLANNING COMMISSION MEETING***

### ***THE MEETING WAS CALLED TO ORDER AT 7:01 P.M.***

#### ***ROLL CALL***

Michael Bertaux

Rodney Allen

Peter Joyce

Sean McAllister

John Warner

Dave Pringle arrived @ 7:03

Mike Khavari was absent.

#### ***APPROVAL OF MINUTES***

With no changes, the minutes of the March 18, 2008 Planning Commission meeting was approved unanimously (5-0).

#### ***APPROVAL OF AGENDA***

With no changes, the Agenda for the April 1, 2008 Planning Commission meeting was approved unanimously (5-0).

#### ***CONSENT CALENDAR:***

1. Revetts Landing, Lot 7 (CK) PC#2008030; 223 Campion Trail
2. Gurlea Residence (JS) PC#2008031; 398 Highlands Drive

Concerning the Gurlea Residence, PC#2008031, 398 Highlands Drive:

Dr. Warner: Asked how long the flat roof line segment was on the east, west, and north elevations. (Staff pointed out that they were 47 ft, 40 ft, and 34 ft respectively.)

Mr. McAllister: Asked what the policy was regarding long ridgelines. (Staff explained that if a ridgeline is over 50 feet, one negative point is assigned under Policy 6/R.) Regarding landscaping points in Policy 22/R: can an applicant receive negative points for too little landscaping? Did not like that positive four (+4) points were assigned for landscaping in applications; believed that it was too much, although understands that this was based on precedent. (Staff explained yes it was possible if there was not adequate site buffering. In this application, the size and number justified the positive four (+4) points per past precedent.) Was the driveway layout by choice of design or due to the steep topography? (Staff explained there were options to the applicant; however, it would have required the owner to enter below the main floor of the home.) Did not want to call this application up.

Mr. Pringle: Was this a double switchback driveway? Thought that double switchback driveway was discouraged in the Highlands. (Staff stated that this was an example of a single switchback drive, although long. Though the applicant had options on designs, this option conformed to Development Code and the Highlands DRC.)

With no motions, the Consent Calendar was approved unanimously (6-0).

#### ***COMBINED HEARINGS:***

1. Partridge Residence (CK) PC#2008029; 215 Highland Terrace

Mr. Kulick presented a proposal to construct a new single family residence within the Conservation District, with five bedrooms, four full bathrooms, a living room, dining room, kitchen, one gas-burning fireplace and a three car garage. Natural exterior materials were proposed, including: 1x6 horizontal siding, cedar fascia and trim, natural "Farmer Brown" stone veneer, wood sided garage doors, and composite shingled roofs. The site was previously disturbed for the construction of a house that was destroyed by fire late October of 2006. No mature trees exist onsite and there were no recorded easements on the property.

Marc Hogan (Architect for the Applicant) wanted to thank staff. He pointed out this was a traditional home that fits with the neighborhood.

Mr. Joyce opened the hearing for public comment.

Grace Keeling (Neighbor) stated the previous house used to shed snow off the roof on the north. She was concerned about parking during construction since there is no parking on this street.

There was no more public comment and the hearing was closed.

*Commissioner Questions/Comments:*

- Mr. Pringle: The old density compared to now would be similar correct? (Staff explained yes.) Pointed out that no additional density or mass was evident.  
Final Comments: Suggested phasing project to reduce parking issues. Rebuild would be fine and met the criteria of non conforming section of the code.
- Mr. McAllister: How many trees were lost to pine beetle? (Staff wasn't sure of the status.) Wanted to ensure the applicant was aware of and conforms to the pine beetle ordinance.  
Final Comments: Agreed with Mr. Pringle.
- Mr. Bertaux: Final Comments: Shared Mrs. Keeling's concern regarding construction but was confident George Gruber (builder for the applicant) would respect the neighborhood during construction.
- Mr. Allen: Did the home back up to the lots or a town right of way? (Staff explained it backed up to the lots.) (The applicant explained no alleys exist in this subdivision.)  
Final Comments: Would snow shed be an issue as it was in the past? (Applicant pointed out the roof would not be metal as in the past which should prevent past issues.)
- Dr. Warner: What is to the east of the house? (Staff explained two empty lots were also owned by the applicant.) Landscaping was awarded positive four (+4) points and thus Dr. Warner wanted to ensure the points were warranted. (Staff explained they sought Jennifer Cram's recommendation on landscaping to ensure adequate amounts and sizes of landscaping to work well with the small size of the lot.)  
Final Comments: Mrs. Keeling made a good point. Application did comply with non conforming section of the code.
- Mr. Joyce: Final Comments: Shared all the commissioner's opinions.

Mr. Pringle made a motion to approve the point analysis for the Partridge Residence, PC#2008029, 215 Highland Terrace, pointing out some parts of the code didn't apply. Mr. McAllister seconded, and the motion was carried unanimously (6-0).

Mr. Pringle made a motion to approve the Partridge Residence, PC#2008029, 215 Highland Terrace, with the findings and conditions as proposed by the staff. He highlighted Findings 7 and 8 as a condition of approval. Dr. Warner seconded, and the motion was carried unanimously (6-0).

2. Grand Lodge on Peak 7: Modifications to the Peaks 7 and 8 Master Plan (CN & MM) PC#2008033; 1979 Ski Hill Road

Mr. Mosher presented a proposal for the applicants to purchase 2.80 Single Family Equivalents (SFEs) from the Town/County Transferable Development Rights program and place them within the Peak 7 and 8 Master Plan area. The density would then be used at the Grand Lodge on Peak 7 to convert the existing employee housing units (with zero density) into market-rate units. The equivalent unit-count and similar square footage for the employee housing units would be relocated in the ConnectBreck Building (1625 Airport Road) under a separate permit application.

Staff had no concerns with the application and had advertised this project as a combined Preliminary and Final Hearing. If the Planning Commission was comfortable with the project, this could be approved as a Final Hearing. If the Commission was uncomfortable with the project, the applicant asked that the proposal be continued rather than denied. Staff asked for any comments on the proposal.

The Planning Department recommended approval of the Peak 7 & 8 Second Master Plan Modification, PC#2008033, with the attached Points Analysis and Findings and Conditions as a Combined Preliminary and Final Hearing as staff believed that there were no outstanding issues to resolve.

Mr. Joyce opened the hearing for public comment.

Tom Shetsell (citizen): Asked if this transfer of employee housing would benefit the Town. Thought the applicant was eliminating employee housing. (Mr. Michael Millisor, applicant, explained this would be a plus for the Town

with the increase in bedrooms over those in the lodge and the fact that these units exist already and are not currently occupied. Those in the lodge are to be built in later phases and would not be “on-line” for years.)

There was no more public comment and the hearing was closed.

*Commissioner Questions/Comments:*

Mr. Pringle: In reviewing the Grand Lodge on Peak 7 approval, was there any mention of where the employee housing should be? (Mr. Mosher and Mr. Neubecker: the Development Code does not specify where the employee housing needs to be other than the Upper Blue Basin. There is no requirement to have the housing on site. In this case, the units will be close to Town and along an active bus route.)

Final Comments: With all the added housing along Airport Road, would like to see Breckenridge more of a pedestrian friendly Town with sidewalks to accommodate pedestrians, especially on Airport Road.

Mr. McAllister: Doesn't the reduced square footage of the employee housing size modify the point analysis? (Mr. Mosher pointed out the change in square footage was nominal and that the numbers still adhered to the negative point range identified in Policy 24/R. The points stay the same.)

Final Comments: This is twice the employee housing bedrooms than originally planned and it will be deed restricted and/or locally owned. Had no opposition.

Dr. Warner: What would the deed restriction be? (Staff explained the units will be sold and conform to the standard county deed restrictions for employee housing but the units will not have pricing caps.)

Final Comments: Airport Road was never intended for as much residential use as it now has. A sidewalk is very much needed along Airport Road. Strongly encouraged all developers to work with the Town in the near future to make a sidewalk a reality.

Mr. Bertaux: Agreed with all said. The sidewalk is really needed.

Final Comments: Agreed with a Dr. Warner's final comments.

Mr. Allen: How does the Master Plan and Land Use Districts apply here? (Mr. Neubecker explained planned density started with the Land Use Guidelines and that the approved Master Plan then becomes the “new” land use policy. Staff conferred with the town attorney.)

Final Comments: No opposition.

Mr. Joyce: Final Comments: Great program with deed restricted units. Agreed sidewalks are needed on Airport Road.

Dr. Warner made a motion to approve the Grand Lodge on Peak 7: Modifications to the Peaks 7 and 8 Master Plan (PC#2008033), 1979 Ski Hill Road, with the findings and conditions as proposed by the staff. Mr. Bertaux seconded, and the motion was carried unanimously (6-0).

***PRELIMINARY HEARINGS:***

1. Peak 8, Building 804 (MM) PC#2008032

Mr. Mosher presented a proposal to construct a 52-unit Condo/Hotel Lodge at the base of Peak 8 totaling 62,480 square feet with 9,974 square feet of commercial space and 20,338 square feet of guest services. Building 804 would be located immediately adjacent (west) to the recently approved Building 801, One Ski Hill Place. Placement of Building 804 would eliminate the existing Ullr Building that currently houses the ski school and ticketing/office functions at Peak 8. Additionally, the lower level supports of the Peak 8 Gondola station would be enclosed in the building. The Cucumber Gulch Preventative Management Area is to the east of the development site.

Staff believed that this application was off to a good start. The plan closely followed that which was delineated on the illustrative Master Plan. With this review, Staff had the following questions:

1. Did the Commission have any comments on the architecture of the building?
2. Would the Commission support awarding positive points for the architecture?
3. Did the Commission believe the proposal warranted negative points for lack of site buffering?
4. Staff welcomed any additional comments and direction.

At this time, Staff recommended this application return for a second review.

Mr. Bertaux noted that, as an employee of Vail Resorts, he would abstain from this hearing. The Commission agreed.

Ken O'Brian, architect and agent, discussed the design highlights of the development with the Commission. Excited about this plan and this building. This project conforms to the Peak 7 and 8 Master Plan. All residential parking would be located under the building per the Master Plan. Two hundred extra surface parking spaces were required by the Master Plan and currently we have provided 250-260 spaces. Discouraged at the negative three (-3) points assigned for the extensive snow melt heated without renewable energy. This plaza was planned with the Master Plan when energy concerns were not as important. Thought at least one positive point could be warranted for creating a ski plaza. This is planned to be a LEED certified building. Should be some environmental positive points awarded for such certification. (Staff noted that LEED certification comes months after the Certificate of Occupancy.) However, there will also be a gas fire pit in the plaza and a heated outdoor bar area. This building will use building 801's aquatic services and other amenities. Building 801 should break ground in a couple months.

Jeff Zimmerman, Vail Resorts Development Company: Discussed drainage design issues on the mountain and where it will go. Four element types of water going through the site would be properly treated prior to entering into the Gulch.

Mr. Joyce opened the hearing for public comment.

Jane Hamilton (citizen): Is there future development planned to the east next to 801? (Mr. O'Bryan - yes there will be buildings south east of 801.)

There was no further public comment and the hearing was closed.

*Commissioner Questions/Comments:*

Mr. Allen: Has any solar/photo voltaic been considered on the roofs? (Mr. O'Bryan - these have been issues in past projects due to the amount of snow that collects on the panels. Tried in Aspen and have had continuing problems. They have to be shoveled off. We are looking at all types of renewable energy.) Architecture didn't warrant negative points or positive points. Believed that the roof does step down and one positive point could be applied. Site and environmental design: would like to see some type of buffering around the property. Plaza is so large some landscaping could help. Anything would be good. Deserved negative points under Policy 7/R as it stands now. Concerned about 65 foot separation between 801 and 804. Move building a bit north without disturbing views. Supported the large daycare center with four positive points. Positive points for buses was also supported. LEED certification should warrant positive points, which would be possible to assign at planning phase. A "point exchange" might be possible, such as adding employee housing, if LEED criteria is not met.

Dr. Warner: What would the square footage of the plaza be? (Mr. O'Bryan wasn't quite sure but stated that the plaza will not be bigger than indicated on the master plan.) Because this is close to Cucumber Gulch; would there be any conflicts with Policy 37? (Mr. Mosher: civil drawings show ground and surface water being handled. We can provide more details at the next hearing.) (Mr. O'Brien pointed out the large detention pond to the north above the Gulch would serve as a water quality pond.) Liked architecture and roof form. Struggled with height of building; seven stories for a "rustic mountain lodge" was still too tall. Summer landscaping would be a concern around the plaza, buffering on both sides was encouraged. Really wanted to figure out Policy 37 issues. Plaza represented a large amount of impervious surface and run-off. Snow melt and energy use as presented warranted negative points. Struggled with transit points using busses and not endorsing the planned use of the gondola. Parking and childcare warranted positive points.

Mr. McAllister: Are there transit points on this building? (Mr. Mosher: no point for shuttle, only for the transit drop off space provided.) Would the plan to use the same detention pond as the other building? (Mr. Mosher explained there would only be one pond for all the base development.) Planter boxes would always be an option for landscaping on top of hardscape. Southwest roof looked good. Front of the building not exciting. Buffers would be needed in the front too. Protection of the Gulch is high priority. Proper hydrology beneath the developed area is essential. Extending the Gondola hours needs to be looked at. Energy conservation should incorporate LEED work if possible. Other energy uses can be explored. Landscaping on the front side was ok but would like to see it broken up naturally.

Mr. Pringle: From the onset we expected large buildings at the base area. We wanted to maintain a substantial base area which would be unique and will change the face of Peak 8. Liked Building 801 architecture, but doesn't have same feeling on this building. Liked the childcare and parking and associated points. Would like to see how to better address how the transition is from hard plaza to ski slopes. Consider all seasons of the year in the plaza design. Needed to have a better feel about the whole experience around the base area. Consider how all deliveries come to the site and address accordingly. Introduce renewable energy wherever possible. Could have a wind farm on the site...who knows. LEED is great and a reward should be awarded but backup data would be needed early. The Commission needs to revisit the Cucumber Gulch protection plan and how this development respects it. Continue on and again make this a base area people look at as being done right. Better understanding of Gondola use and its hours needs to be identified.

Mr. Bertaux: *Abstained as an employee of Vail Resorts.*

Mr. Joyce: Agreed with comments made. Give consideration to how the project would look in the summer months too. Liked roof forms and the west side. Roof line stepping down warranted positive point. Density in roof could warrant positive point too. Greatest opportunity would be to make the plaza work year round. Water management is a big issue and it's so easy to have a disaster. Circulation looked good with good ideas. Extended Gondola use needs some thought. Idea was to get traffic off of Ski Hill Road. This is really not happening yet. Bring a construction staging plan to the next hearing. Underground parking and childcare was applauded. Energy is a great opportunity and challenge. LEED certification plan is terrific but this project as presented this evening will leave a huge carbon footprint.

#### ***TOWN COUNCIL REPORT:***

Council approved the comprehensive plan. An Ex-parte communication occurred with Don Nelson regarding the location of the bike path along the Blue River at the Stan Miller site.

#### ***OTHER MATTERS:***

Mr. Allen: Brought to the commissions' attention that the county planning commission is discussing TDR's from other basins. He suggested the town's planning commission may want to discuss TDR's. (Mr. Truckey pointed out the details of the IGA and four units would need to be sent out before transferring three in.) The question is what would the value of units from another basin be.

Dr. Warner: Asked had the cost of TDR's in the upper blue gone up? (Mr. Truckey explained this is still undetermined.)

#### ***ADJOURNMENT:***

The meeting was adjourned at 9:50 p.m.

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Peter Joyce, Vice 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 April 10, 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 April 15, 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 October 21, 2009, 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.

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.***

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(Initial Here)



**Class C Development Review Check List**

**Project Name/PC#:** Salipante Residence PC#2008023  
**Project Manager:** Chris Kulick  
**Date of Report:** April 3, 2008 For the April 15, 2008 Planning Commission Meeting  
**Applicant/Owner:** Bob and Cathie Salipante  
**Agent:** Dave Argano, Euthenics West Architecture, P.C.  
**Proposed Use:** Single Family Residence  
**Address:** 154 Beavers Drive  
**Legal Description:** Lot 7, Estates at Snowy Point Subdivision  
**Site Area:** 22,841 sq. ft. 0.52 acres  
**Land Use District (2A/2R):**

**Existing Site Conditions:** 10-Residential: 2 units per acre  
 The site is moderately wooded with larger lodgepole pine and spruce trees. The lot is accessed from a private driveway easement on the west side of the lot. There is a platted private ski trail, utility and public access easement and summer public trail easement on the east side of the lot.

**Density (3A/3R):** Allowed: 6,000 sq. ft. Proposed: 5,940 sq. ft.  
**Mass (4R):** Allowed: 7,200 sq. ft. Proposed: 6,954 sq. ft.  
**F.A.R.:** 1:3.28 FAR  
**Areas:**  
**Lower Level:** 2,088 sq. ft.  
**Main Level:** 2,904 sq. ft.  
**Upper Level:** 1,038 sq. ft.  
**Accessory Apartment:**  
**Garage:** 924 sq. ft.  
**Total:** 6,954 sq. ft.

**Bedrooms:** 5  
**Bathrooms:** 5 + 2 half-baths  
**Height (6A/6R):** 34.98  
 (Max 35' for single family outside Historic District)

**Lot Coverage/Open Space (21R):**  
 Building / non-Permeable: 5,523 sq. ft. 24.18%  
 Hard Surface / non-Permeable: 1,756 sq. ft. 7.69%  
 Open Space / Permeable: 15,562 sq. ft. 68.13%

**Parking (18A/18/R):**  
 Required: 2 spaces  
 Proposed: 3 in garage, plus 3 in driveway

**Snowstack (13A/13R):**  
 Required: 439 sq. ft. (25% of paved surfaces)  
 Proposed: 550 sq. ft. (31.32% of paved surfaces)

**Fireplaces (30A/30R):** Three - gas fired

**Accessory Apartment:** None

**Building/Disturbance Envelope?** Disturbance Envelope

**Setbacks (9A/9R):**  
 Front: Disturbance Envelope  
 Side: Disturbance Envelope

Side: Disturbance Envelope  
Rear: Disturbance Envelope

**Architectural Compatibility (5/A & 5/R):**

**Exterior Materials:**

**Roof:**

**Garage Doors:**

The residence will be compatible with the land use district and surrounding residences.

8" horizontal cedar siding, vertical cedar siding, and moss rock veneer.

composite shingles

wood clad

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

Planting Type	Quantity	Size
Colorado Spruce	2	2@ 6 feet tall
Aspen	8	2-3 inch caliper - 50% of each and 50% multi-stem
Shrubs and perennials	20	5 Gal.

**Drainage (27A/27R):**

Positive away from structure

**Driveway Slope:**

8 %

**Covenants:**

**Point Analysis (Sec. 9-1-17-3):**

An informal point analysis was conducted for this proposed residence and no positive or negative points are warranted.

**Staff Action:**

Staff has approved the Salipante Residence, PC#2008023, located at 154 Beavers Drive, Lot 7, Estates at Snowy Point Subdivision, with the standard findings and conditions.

**Comments:**

**Additional Conditions of**

**Approval:**

## TOWN OF BRECKENRIDGE

Salipante Residence  
Lot 7, Estates at Snowy Point  
154 Beavers Drive  
PC # 2008023

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

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### 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 **April 3, 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 **April 15, 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 **October 22, 2009** 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. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.
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, **second story top of plate 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. A **four-foot tall Construction fence** shall be constructed on the building envelope line to contain site disturbance within the envelope. The fence must remain in place until the Town grants the final Certificate of Occupancy.
12. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
13. 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.
14. 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.

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

15. Applicant shall submit proof of ownership of the project site.
16. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
17. 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.
18. 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.
19. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the dripline of 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.
20. 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.
21. 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.

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.
23. 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.

**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

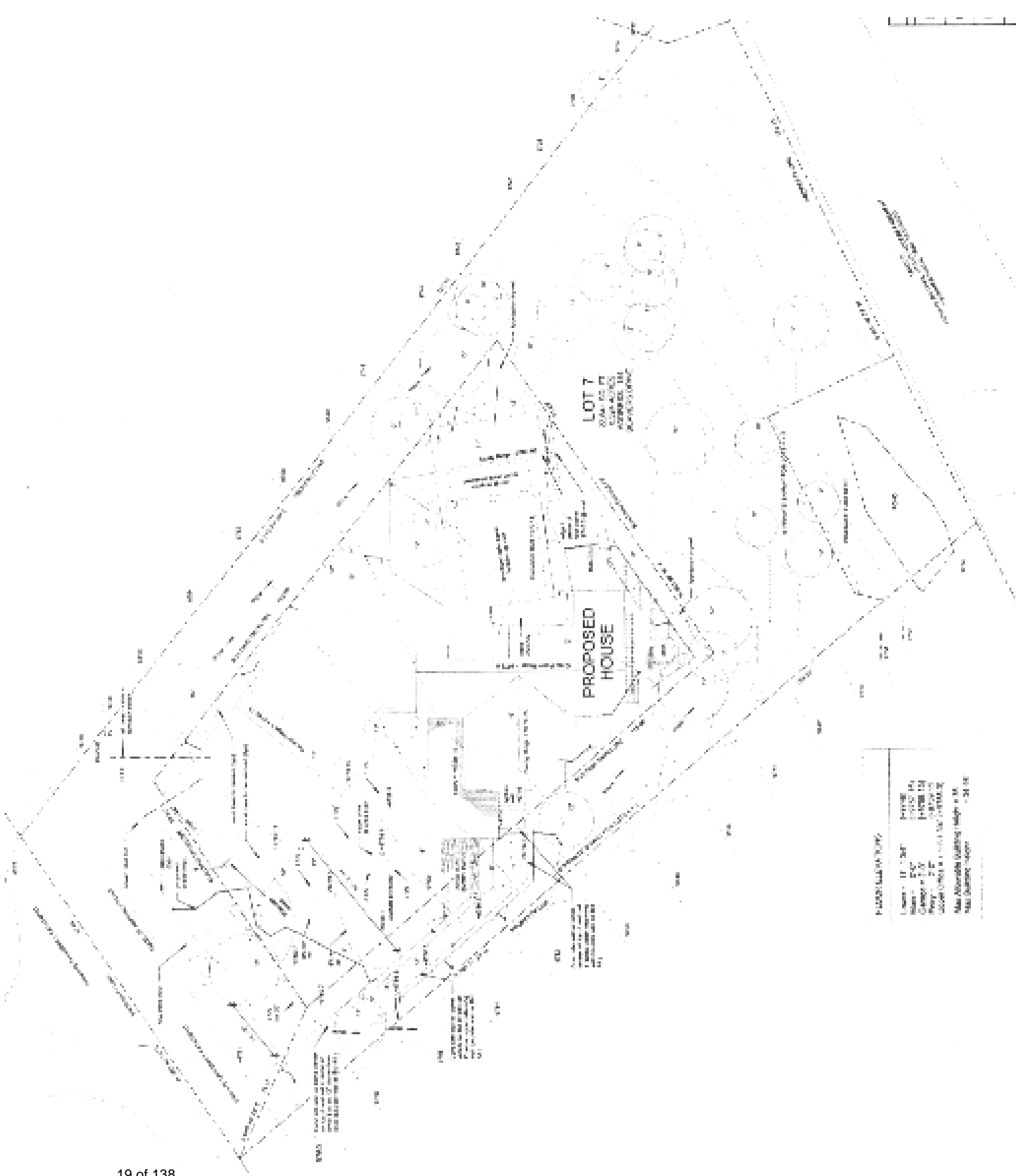
24. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
25. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches from the property. Dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above ground.
26. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment 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.

32. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
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.***

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(Initial Here)



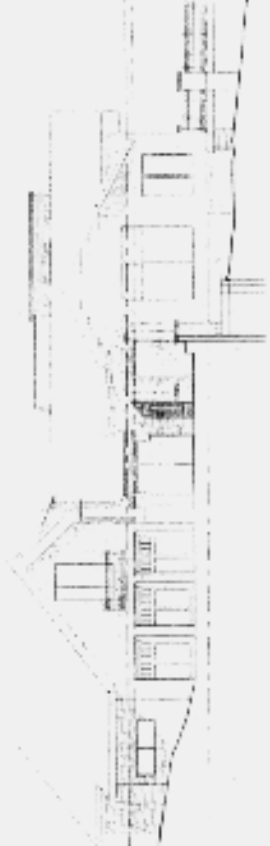
**LOT 7**  
 2000 SQ FT  
 2000 SQ FT  
 ADDRESS: 111  
 ADDRESS: 111

**PROPOSED HOUSE**

**PLANTING SCHEDULE**

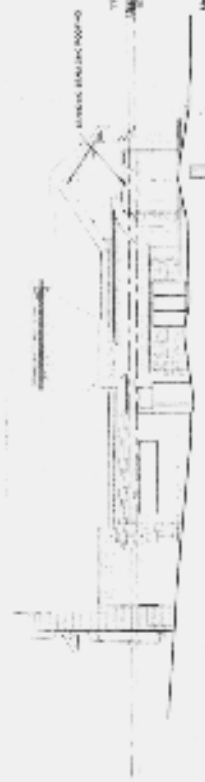
Plant	11' x 14'	12' x 12'
Plant	11' x 14'	12' x 12'
Plant	11' x 14'	12' x 12'
Plant	11' x 14'	12' x 12'
Plant	11' x 14'	12' x 12'

Map Shows Building Footprint & All  
 Max Building Footprint - 25' x 15'



0.000

0.000



0.000

0.000



Class C Development Review Check List

**Project Name/PC#:** Lineaweaver Residence PC#2008035  
**Project Manager:** Christopher M. Kulick  
**Date of Report:** March 27, 2008 For the April 15, 2008 Planning Commission Meeting  
**Applicant/Owner:** Kim & Mark Linweaver  
**Agent:** Hodges/Marvin Architecture  
**Proposed Use:** Single-Family Residential  
**Address:** 1228 Discovery Hill Drive  
**Legal Description:** Lot140, Discovery Hill #2  
**Site Area:** 69,062 sq. ft. 1.59 acres  
**Land Use District (2A/2R):**

**Existing Site Conditions:** 1: Residential (Subject to Delaware Flats Master Plan)  
 The lot slopes downhill from south to north at an average of 25%. The site is heavily covered with lodgepole pine trees. A utility and drainage easment is located in southwest corner of the lot.

**Density (3A/3R):** Proposed: 4,133 sq. ft.  
**Mass (4R):** Proposed: 4,800 sq. ft.  
**F.A.R.:** 1:14.39 FAR  
**Areas:**  
**Lower Level:** 1,248 sq. ft.  
**Main Level:** 2,035 sq. ft.  
**Upper Level:** 850 sq. ft.  
**Accessory Apartment:**  
**Garage:** 667 sq. ft.  
**Total:** 4,800 sq. ft.

**Bedrooms:** 5  
**Bathrooms:** 3.5  
**Height (6A/6R):** 30 feet overall  
 (Max 35' for single family outside Historic District)

**Lot Coverage/Open Space (21R):**  
 Building / non-Permeable: 3,882 sq. ft. 5.62%  
 Hard Surface / non-Permeable: 3,386 sq. ft. 4.90%  
 Open Space / Permeable: 61,794 sq. ft. 89.48%

**Parking (18A/18/R):**  
 Required: 2 spaces  
 Proposed: 3 spaces

**Snowstack (13A/13R):**  
 Required: 847 sq. ft. (25% of paved surfaces)  
 Proposed: 905 sq. ft. (26.73% of paved surfaces)

**Fireplaces (30A/30R):** Two - gas fired

**Accessory Apartment:** None

**Building/Disturbance Envelope?** Disturbance Envelope

**Setbacks (9A/9R):**  
 Front: Disturbance Envelope  
 Side: Disturbance Envelope

Side: Disturbance Envelope  
Rear: Disturbance Envelope

**Architectural Compatibility (5/A & 5/R):**  
**Exterior Materials:**

The residence will be compatible with the land use district and surrounding residences.

**Roof:**  
**Garage Doors:**

1 x 8 cedar lap siding, cedar board and batten siding, and rough textured moss rock composition shingles  
wood clad

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

Planting Type	Quantity	Size
Colorado & Engelman Spruce	9	1 @ 6', 3 @ 8', 2 @ 10', and 3 @ 12'
Aspen	6	3 inch caliper - 50% multi-stem
Shrubs and perenials	21	5 Gal.

**Drainage (27A/27R):**

Positive away from structure

**Driveway Slope:**

**Covenants:**

Standard Landscaping Covenant

**Point Analysis (Sec. 9-1-17-3):**

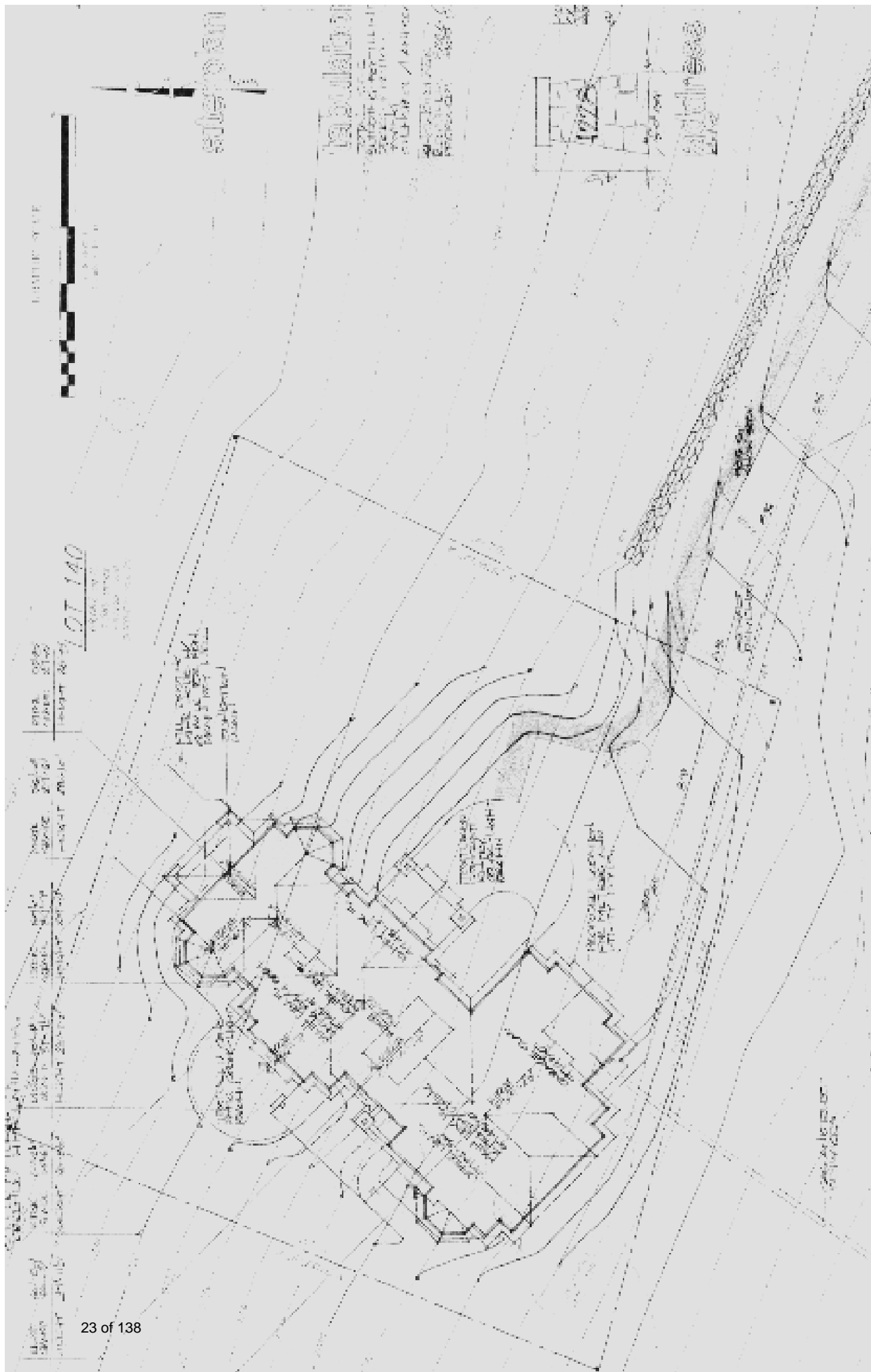
Staff conducted an informal point analysis of this residence and found no reason to warrant positive or negative points.

**Staff Action:**

Staff has approved the Linweaver Residence, PC#2008035, located at 1228 Discovery Hill Drive, Lot 140, Discovery Hill #2, with the standard findings and conditions.

**Comments:**

**Additional Conditions of Approval:**



GRAPHIC SCALE  
 0 10 20 30 40 50  
 FEET

**LOT 140**  
 1000 sq. ft.  
 2000 sq. ft.  
 3000 sq. ft.

AREA CODE  
 COUNTY DISTRICT

ZONE  
 HEIGHT

DATE  
 APPROVED

PROJECT NO.  
 SHEET NO.

DATE  
 SCALE

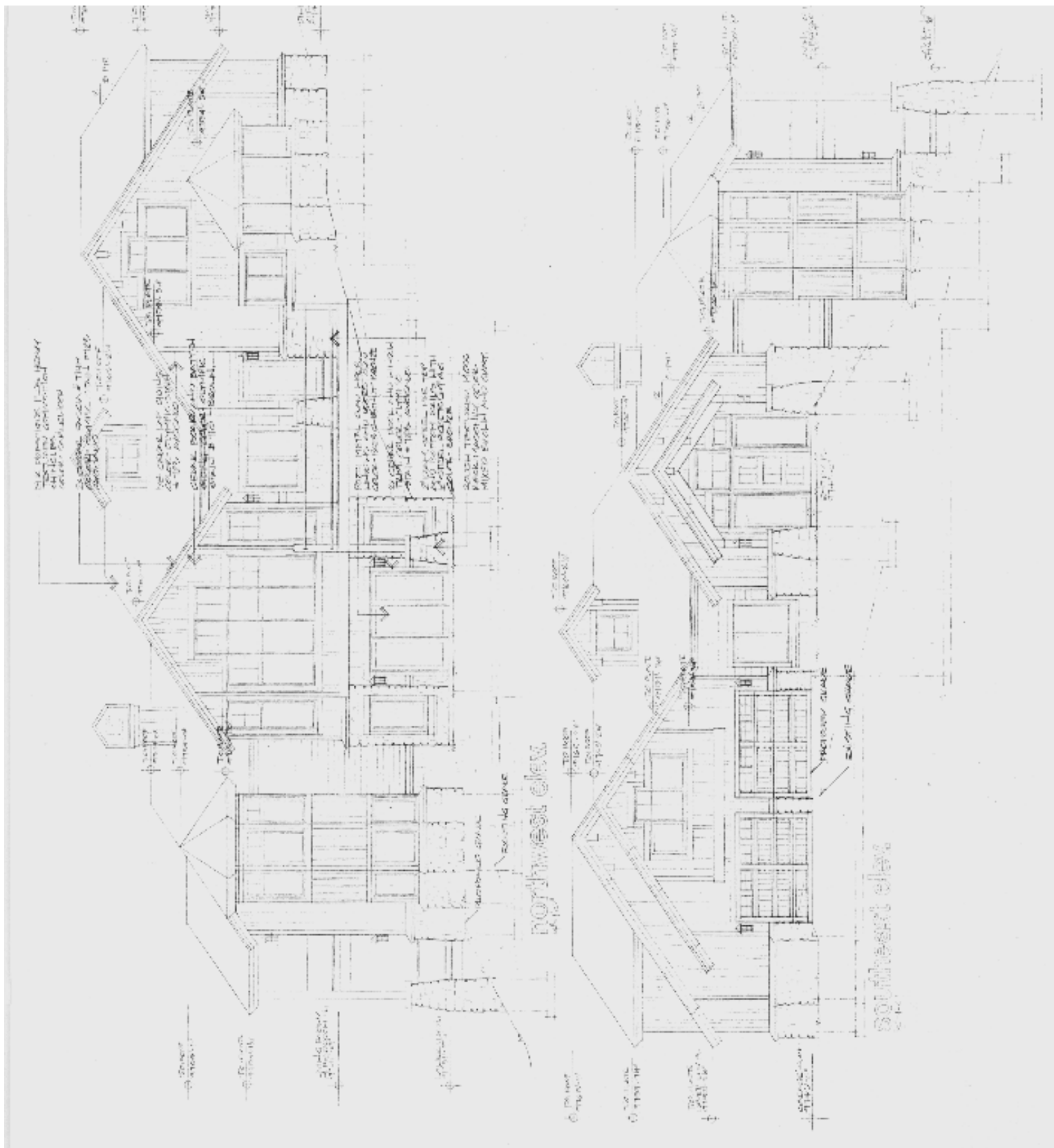
PROJECT NAME  
 CLIENT NAME

EXISTING BUILDING  
 1978

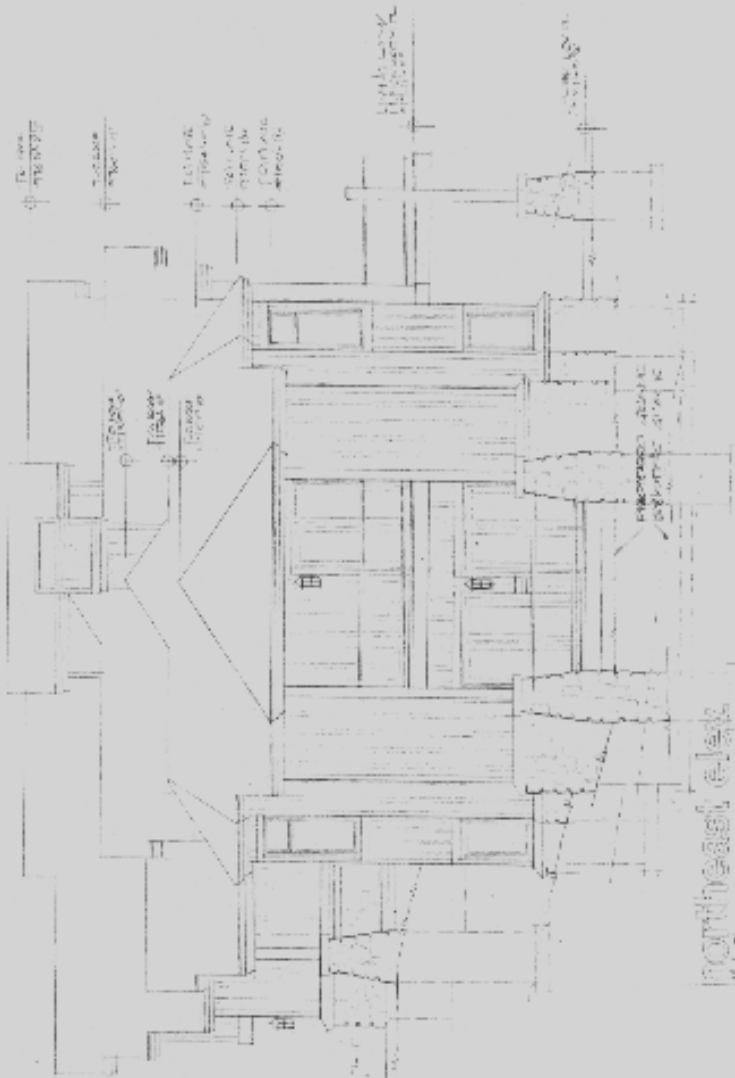
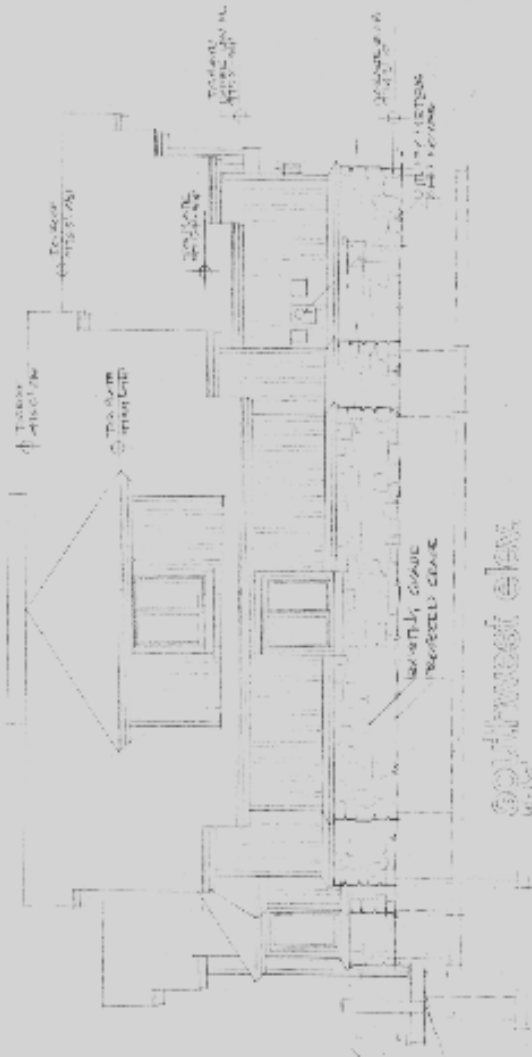
EXISTING BUILDING  
 1975

1978

1975







Architectural drawing title or label, possibly "Drawing".



**Class C Development Review Check List**

**Project Name/PC#:** Gaylis Residence PC#2008044  
**Project Manager:** Matt Thompson, AICP  
**Date of Report:** April 9, 2008 For the 04/15/2008 Planning Commission Meeting  
**Applicant/Owner:** Norman Gaylis  
**Agent:** Todd Webber  
**Proposed Use:** Single family residence  
**Address:** 436 Gold Run Road  
**Legal Description:** Lot 67, Highlands Park  
**Site Area:** 28,096 sq. ft. 0.64 acres  
**Land Use District (2A/2R):** 6: Subject to the Delaware Flats Master Plan  
**Existing Site Conditions:** The lot slopes downhill at 13% from the front of the property towards the rear. The lot is moderately covered with mostly 9" to 12" caliper lodgepole pines. However, there are a few nice specimen spruce trees outside of the disturbance envelope, which will not be removed or damaged during construction. There are 15' x 30' utility and drainage easements in the southeast and southwest corners of the lot. There is a 10' snowstack easement along Gold Run Road.

**Density (3A/3R):** Allowed: 5,576 sq. ft. Proposed: 4,400 sq. ft.  
**Mass (4R):** Allowed: 5,576 sq. ft. Proposed: 5,123 sq. ft.  
**F.A.R.:** 1:5.00 FAR  
**Areas:**  
**Lower Level:** 2,263 sq. ft.  
**Main Level:** 2,137 sq. ft.  
**Upper Level:**  
**Garage:** 723 sq. ft.  
**Total:** 5,123 sq. ft.

**Bedrooms:** 4  
**Bathrooms:** 4.5  
**Height (6A/6R):** 30 feet overall  
(Max 35' for single family outside Historic District)

**Lot Coverage/Open Space (21R):**  
Building / non-Permeable: 4,752 sq. ft. 16.91%  
Hard Surface / non-Permeable: 2,070 sq. ft. 7.37%  
Open Space / Permeable: 21,274 sq. ft. 75.72%

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

**Snowstack (13A/13R):**  
Required: 518 sq. ft. (25% of paved surfaces)  
Proposed: 749 sq. ft. (36.18% of paved surfaces)

**Fireplaces (30A/30R):** 4 gas burners

**Accessory Apartment:** N/A

**Building/Disturbance Envelope?** Disturbance envelope

**Setbacks (9A/9R):**  
Front: within disturbance envelope

Side: within disturbance envelope

Side: within disturbance envelope

Rear: within disturbance envelope

**Architectural Compatibility (5/A & 5/R):**

The residence will be architecturally compatible with the neighborhood.

**Exterior Materials:**

Metal chimney cap, 2 x 6 over 2 x 12 cedar fascia rough sawn timber trusses, 6 x 18 timbers corbels, 3 x 10 timbers headers, 1 x rough sawn cedar board on board random widths, metal railings on decks powder coated, 8 x 8 timber newell post on deck, and a natural "Telluride Ranchers" chopped stone.

**Roof:**

Wood shake shingles, fire-retardant, Class A.

**Garage Doors:**

Custom cedar doors with small windows

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

Planting Type	Quantity	Size
Aspen	14	2" min. caliper
Aspen clusters	7	Cluster of 3 trees in a group, 2" min. caliper
Colorado Blue Spruce	6	7' - 8'
Potentilla	6	5 gallon
Shubert Chokecherry	12	5 gallon

**Drainage (27A/27R):**

Positive away from residence.

**Driveway Slope:**

8 %

**Covenants:**

**Point Analysis (Sec. 9-1-17-3):**

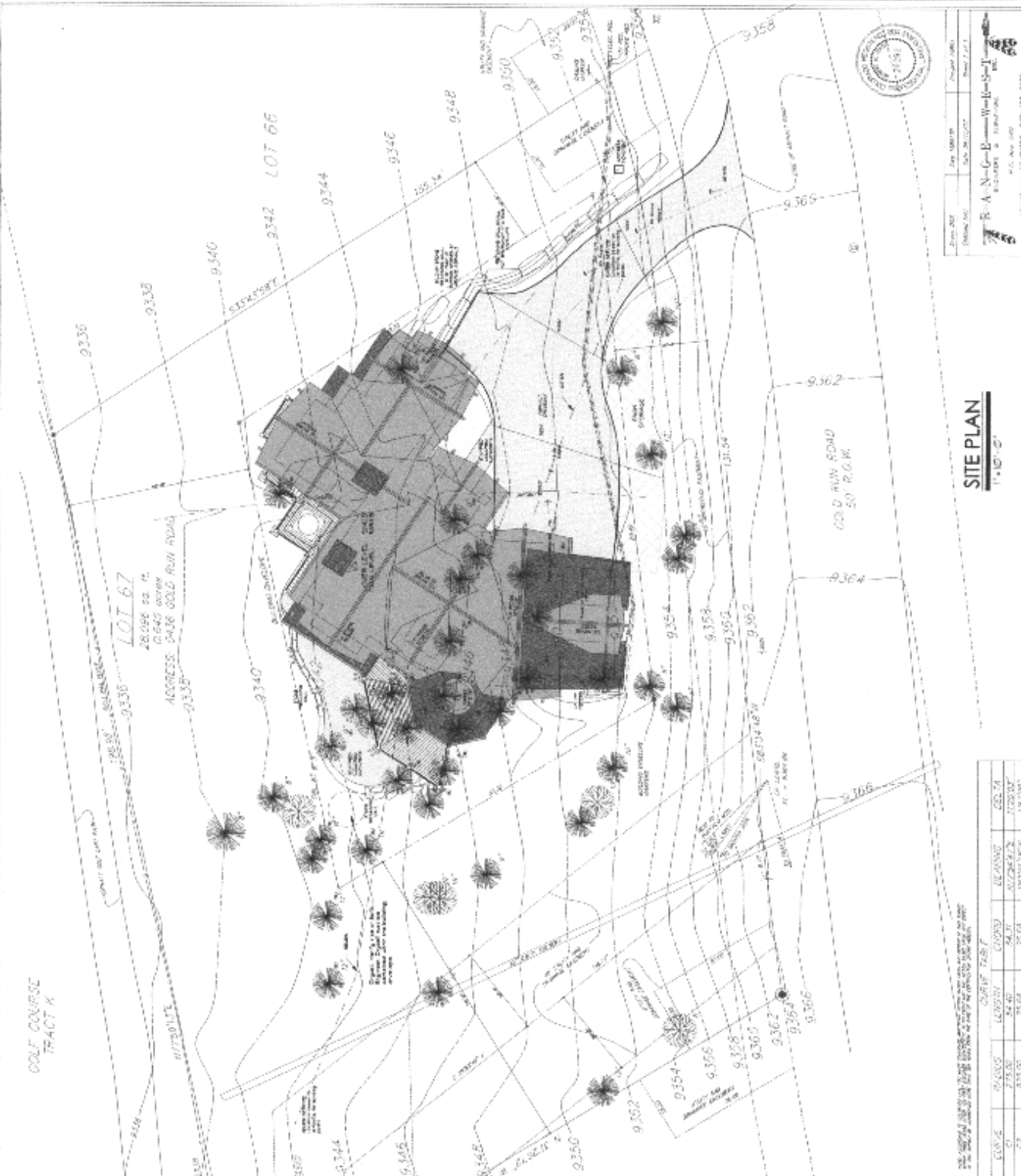
Staff conducted an informal point analysis and found to reason to warrant positive or negative points for this application.

**Staff Action:**

Staff has approved PC#2008044, the Gaylis Residence, located at 436 Gold Run Road, Lot 67 Highlands Park.

**Comments:**

**Additional Conditions of Approval:**



R. A. N. G. B. W. S. J. INC.  
 ENGINEERS & ARCHITECTS  
 415 W. 10TH AVE.  
 DENVER, CO 80202  
 TEL: 303.733.8400

**SITE PLAN**  
 1" = 40' - 0"

ITEM NO.	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
1	CONCRETE	100.00	100.00	10,000.00
2	STEEL	50.00	50.00	5,000.00
3	WOOD	200.00	200.00	20,000.00
4	PAINT	10.00	10.00	1,000.00
5	LANDSCAPING	10.00	10.00	1,000.00
6	UTILITIES	10.00	10.00	1,000.00
7	PERMITS	10.00	10.00	1,000.00
8	CONTRACTOR	10.00	10.00	1,000.00
9	INSURANCE	10.00	10.00	1,000.00
10	PROFESSOR	10.00	10.00	1,000.00
11	RECORDS	10.00	10.00	1,000.00
12	MARKING	10.00	10.00	1,000.00
13	TESTING	10.00	10.00	1,000.00
14	CONSTRUCTION	10.00	10.00	1,000.00
15	DEMOLITION	10.00	10.00	1,000.00
16	FOUNDATION	10.00	10.00	1,000.00
17	FRAMING	10.00	10.00	1,000.00
18	ROOFING	10.00	10.00	1,000.00
19	MECHANICAL	10.00	10.00	1,000.00
20	ELECTRICAL	10.00	10.00	1,000.00
21	PLUMBING	10.00	10.00	1,000.00
22	FINISHES	10.00	10.00	1,000.00
23	LANDSCAPING	10.00	10.00	1,000.00
24	UTILITIES	10.00	10.00	1,000.00
25	PERMITS	10.00	10.00	1,000.00
26	CONTRACTOR	10.00	10.00	1,000.00
27	INSURANCE	10.00	10.00	1,000.00
28	PROFESSOR	10.00	10.00	1,000.00
29	RECORDS	10.00	10.00	1,000.00
30	MARKING	10.00	10.00	1,000.00
31	TESTING	10.00	10.00	1,000.00
32	CONSTRUCTION	10.00	10.00	1,000.00
33	DEMOLITION	10.00	10.00	1,000.00
34	FOUNDATION	10.00	10.00	1,000.00
35	FRAMING	10.00	10.00	1,000.00
36	ROOFING	10.00	10.00	1,000.00
37	MECHANICAL	10.00	10.00	1,000.00
38	ELECTRICAL	10.00	10.00	1,000.00
39	PLUMBING	10.00	10.00	1,000.00
40	FINISHES	10.00	10.00	1,000.00
41	LANDSCAPING	10.00	10.00	1,000.00
42	UTILITIES	10.00	10.00	1,000.00
43	PERMITS	10.00	10.00	1,000.00
44	CONTRACTOR	10.00	10.00	1,000.00
45	INSURANCE	10.00	10.00	1,000.00
46	PROFESSOR	10.00	10.00	1,000.00
47	RECORDS	10.00	10.00	1,000.00
48	MARKING	10.00	10.00	1,000.00
49	TESTING	10.00	10.00	1,000.00
50	CONSTRUCTION	10.00	10.00	1,000.00

**UTILITY LEGEND:**

- Electric
- Gas
- Water
- Storm Sewer
- Sanitary Sewer
- Telephone
- Cable

**CONTOUR LEGEND:**

- Contour Interval
- Spot Elevation
- Spot Elevation
- Spot Elevation

**LEGEND:**

- 1. FOUNDATION
- 2. STEEL
- 3. WOOD
- 4. CONCRETE
- 5. MECHANICAL
- 6. ELECTRICAL
- 7. PLUMBING
- 8. FINISHES
- 9. LANDSCAPING
- 10. UTILITIES
- 11. PERMITS
- 12. CONTRACTOR
- 13. INSURANCE
- 14. PROFESSOR
- 15. RECORDS
- 16. MARKING
- 17. TESTING
- 18. CONSTRUCTION
- 19. DEMOLITION
- 20. FOUNDATION
- 21. FRAMING
- 22. ROOFING
- 23. MECHANICAL
- 24. ELECTRICAL
- 25. PLUMBING
- 26. FINISHES
- 27. LANDSCAPING
- 28. UTILITIES
- 29. PERMITS
- 30. CONTRACTOR
- 31. INSURANCE
- 32. PROFESSOR
- 33. RECORDS
- 34. MARKING
- 35. TESTING
- 36. CONSTRUCTION



DATE OF FIELD SURVEY: 08/01/11  
 CONTOUR INTERVAL: 0.5 FEET

**BUILDING REFERENCE:**

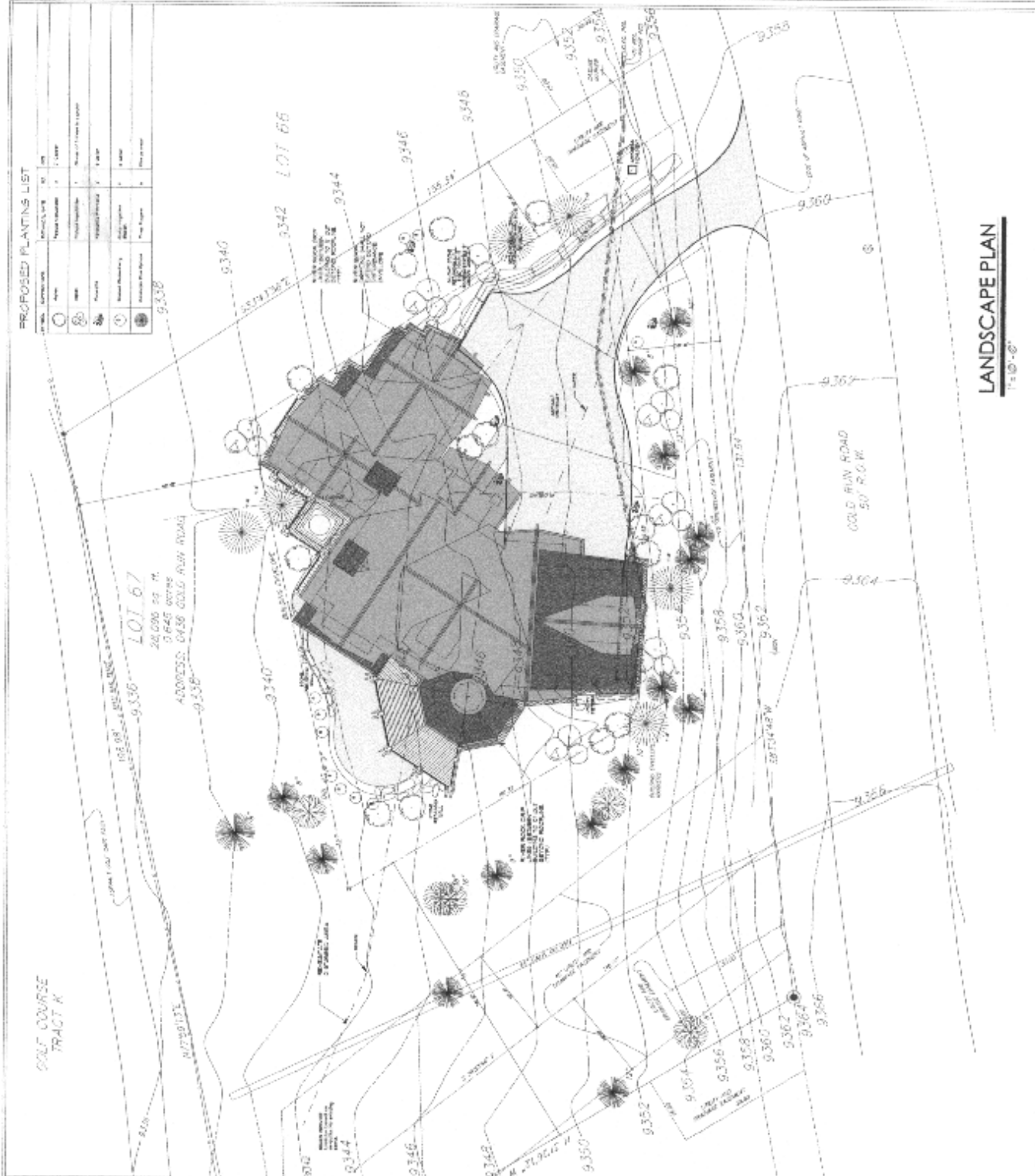
BUILDING ELEVATION: 9.367  
 BUILDING HEIGHT: 10.0 FEET  
 BUILDING AREA: 10,000 SQ. FT.  
 BUILDING PERMITS: 10,000 SQ. FT.  
 BUILDING INSURANCE: 10,000 SQ. FT.  
 BUILDING CONTRACTOR: 10,000 SQ. FT.  
 BUILDING INSURANCE: 10,000 SQ. FT.

**SOIL STORAGE:**

NO STORAGE REQUIRED  
 NO STORAGE REQUIRED  
 NO STORAGE REQUIRED  
 NO STORAGE REQUIRED

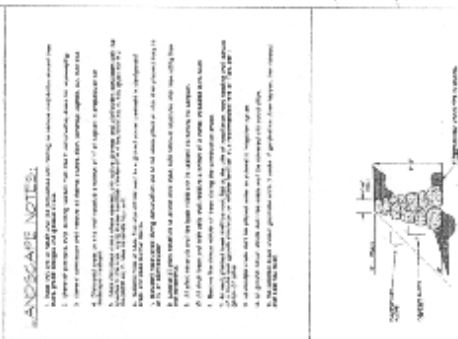
**CONTRACTOR INFORMATION:**

BRUNNEN INC.  
 1000 N. UNIVERSITY BLVD.  
 DENVER, CO 80202  
 TEL: 303.733.8400



**PROPOSED PLANTING LIST**

NO.	SYMBOL	PLANTING	QUANTITY	NOTES
1	(Symbol)	MOUNTAIN PINE	1	PLANT IN EXISTING PIT
2	(Symbol)	MOUNTAIN SPRUCE	1	PLANT IN EXISTING PIT
3	(Symbol)	MOUNTAIN QUERCUS	1	PLANT IN EXISTING PIT
4	(Symbol)	MOUNTAIN DOGWOOD	1	PLANT IN EXISTING PIT
5	(Symbol)	MOUNTAIN SWEETGUM	1	PLANT IN EXISTING PIT
6	(Symbol)	MOUNTAIN YEW	1	PLANT IN EXISTING PIT
7	(Symbol)	MOUNTAIN RED CEDAR	1	PLANT IN EXISTING PIT
8	(Symbol)	MOUNTAIN WHITE CEDAR	1	PLANT IN EXISTING PIT
9	(Symbol)	MOUNTAIN BLUE CEDAR	1	PLANT IN EXISTING PIT
10	(Symbol)	MOUNTAIN JUNIPER	1	PLANT IN EXISTING PIT
11	(Symbol)	MOUNTAIN PINEAPPLE	1	PLANT IN EXISTING PIT
12	(Symbol)	MOUNTAIN SAGE	1	PLANT IN EXISTING PIT
13	(Symbol)	MOUNTAIN LAVENDER	1	PLANT IN EXISTING PIT
14	(Symbol)	MOUNTAIN HYDRANGEA	1	PLANT IN EXISTING PIT
15	(Symbol)	MOUNTAIN RHODODENDRON	1	PLANT IN EXISTING PIT
16	(Symbol)	MOUNTAIN AZALEA	1	PLANT IN EXISTING PIT
17	(Symbol)	MOUNTAIN CAMELLIA	1	PLANT IN EXISTING PIT
18	(Symbol)	MOUNTAIN GARDENIA	1	PLANT IN EXISTING PIT
19	(Symbol)	MOUNTAIN NEROLI	1	PLANT IN EXISTING PIT
20	(Symbol)	MOUNTAIN STERILE	1	PLANT IN EXISTING PIT



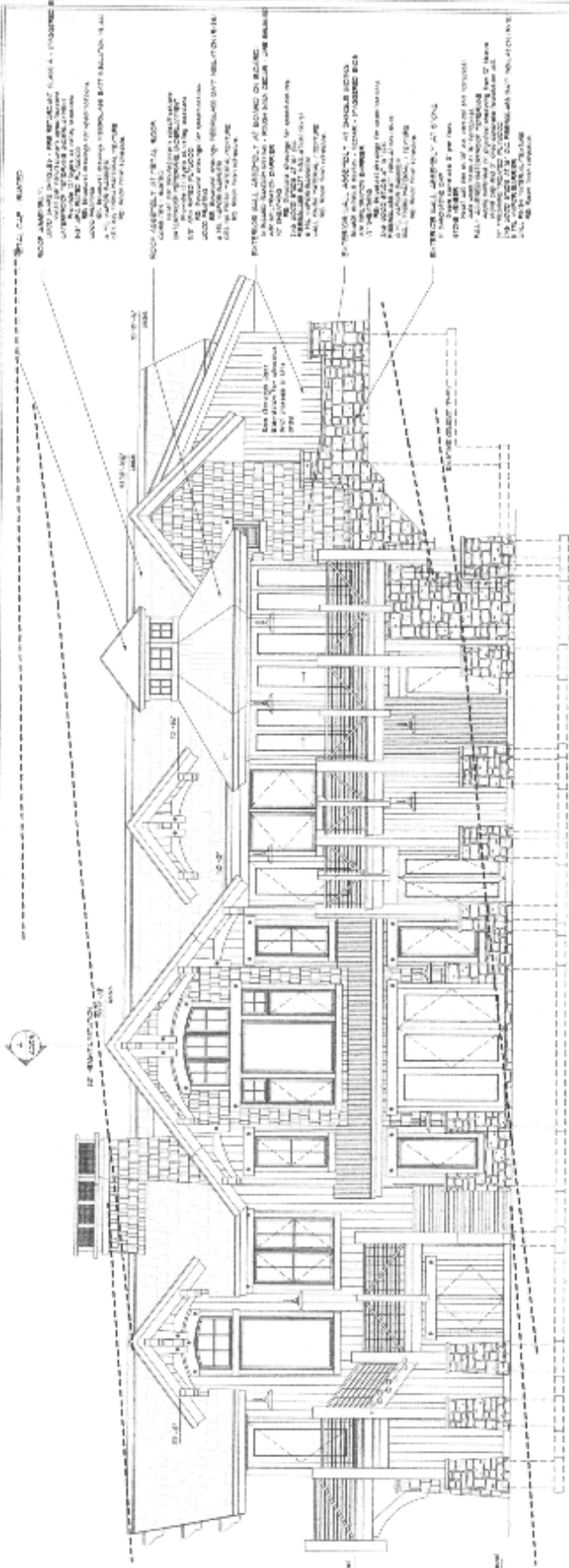


A202

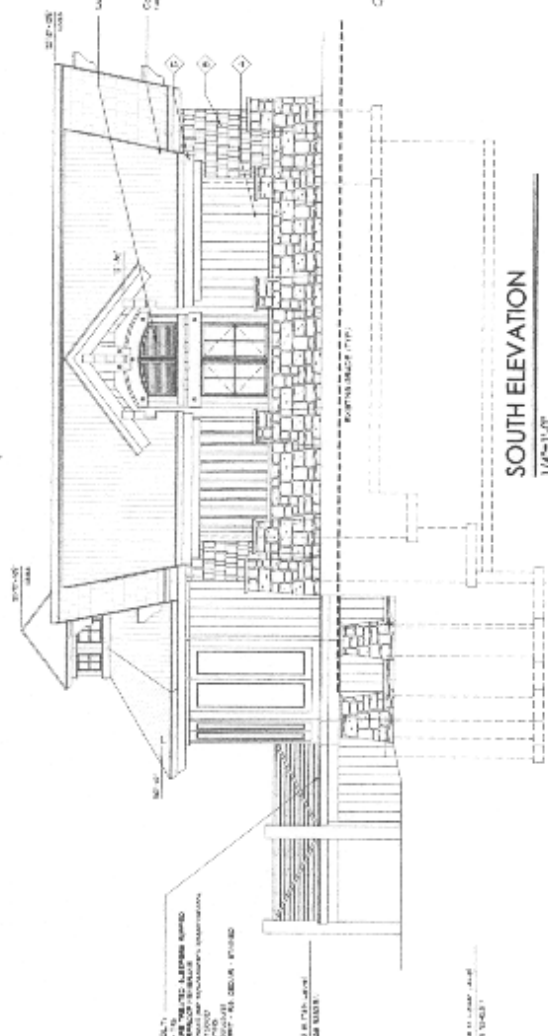
PROJECT DATE	
DATE OF REVISION	
DESIGNER	
ARCHITECT	
DATE	
BY	
FOR	

GAYLIS RESIDENCE  
 LOT 67, THE HIGHLANDS AT BRECKENRIDGE SUBDIVISION  
 HIGHLANDS PARK  
 BRECKENRIDGE, COLORADO

1000 WILBER ARCHITECT, P.C.  
 ■ ARCHITECTURE  
 ■ PLANNING  
 ■ INTERIORS



**NORTHWEST ELEVATION**  
 1/4"=1'-0"  
 SEE ROOF PLAN FOR ROOF PITCHES



**SOUTH ELEVATION**  
 1/4"=1'-0"

**COLOR SCHEDULE**

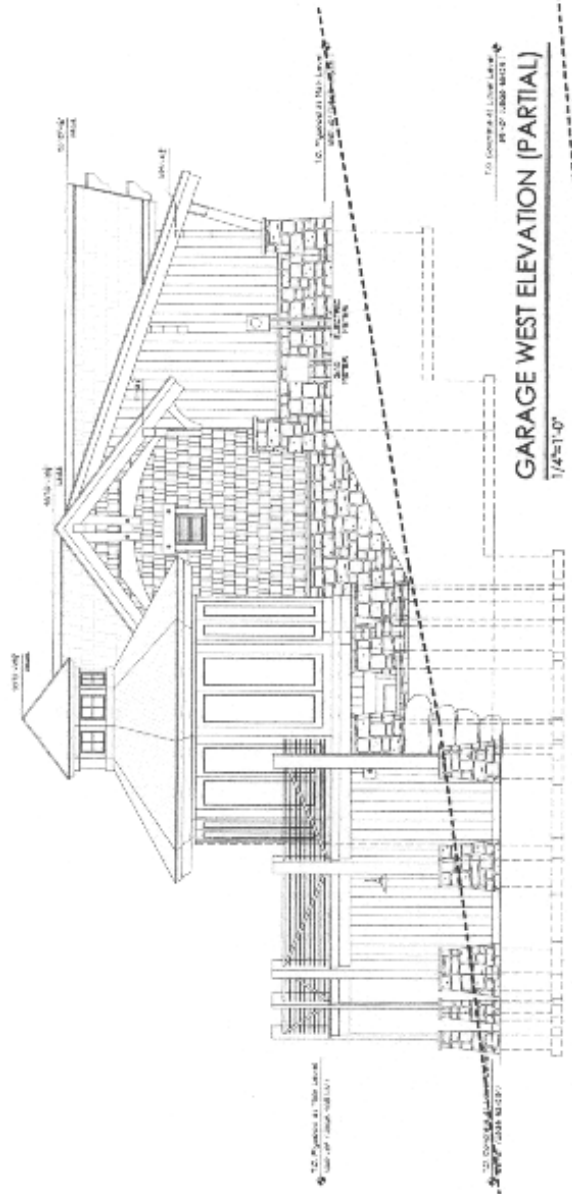
Stone: Breckenridge Sandstone  
 Siding: Shingles  
 Roof: Slate  
 Windows: White  
 Doors: White  
 Trim: White

① Dimplex - StainGuard  
 ② Blue - Random  
 ③ Red  
 ④ Grey  
 ⑤ Blue  
 ⑥ Cream

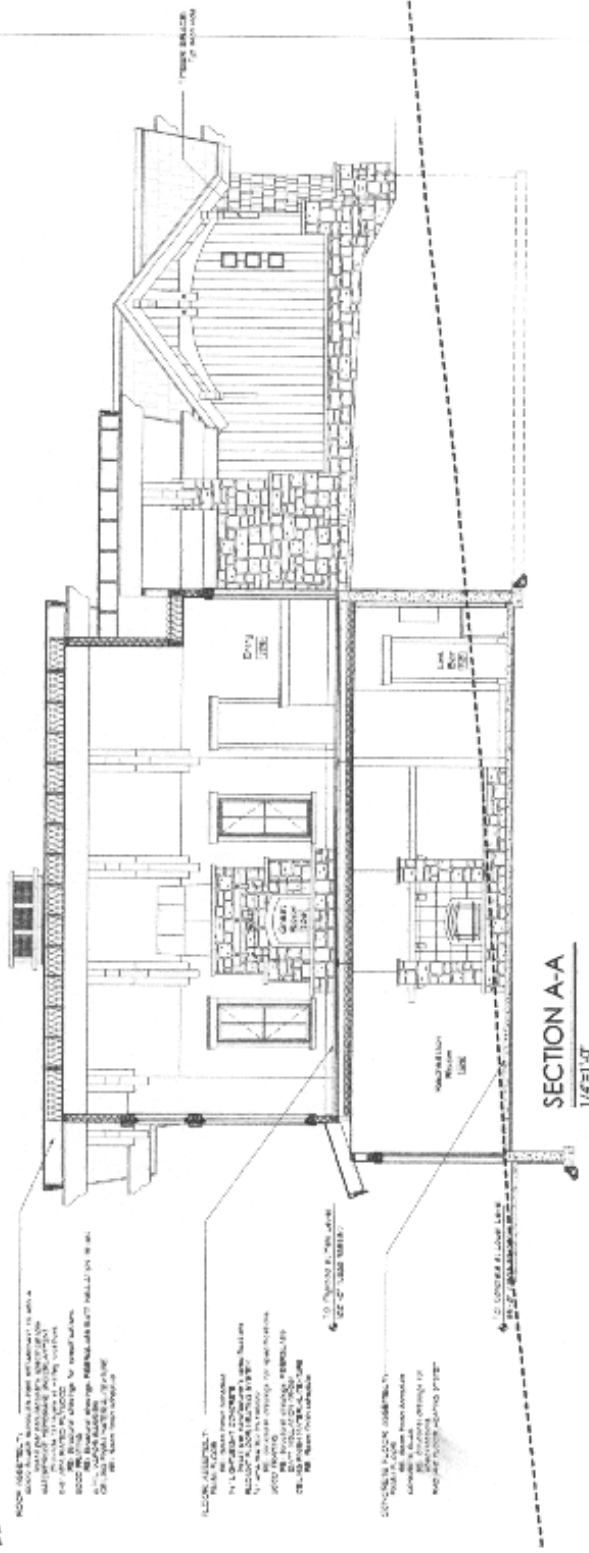
⑦ Cypress - StainGuard  
 ⑧ Blue  
 ⑨ Red  
 ⑩ Grey  
 ⑪ Blue  
 ⑫ Cream

⑬ Concrete - StainGuard  
 ⑭ Blue  
 ⑮ Red  
 ⑯ Grey  
 ⑰ Blue  
 ⑱ Cream

1. ROOFING: ASBESTOS-CEMENT FIBER SHINGLES, 2" MINIMUM THICKNESS, 1/2" MINIMUM OVERLAP.  
 2. ROOFING: METAL SHINGLES, 2" MINIMUM THICKNESS, 1/2" MINIMUM OVERLAP.  
 3. ROOFING: SLATE, 2" MINIMUM THICKNESS, 1/2" MINIMUM OVERLAP.  
 4. ROOFING: BRICK, 2" MINIMUM THICKNESS, 1/2" MINIMUM OVERLAP.  
 5. ROOFING: CHALK LINE, 2" MINIMUM THICKNESS, 1/2" MINIMUM OVERLAP.  
 6. ROOFING: TERRAZZO, 2" MINIMUM THICKNESS, 1/2" MINIMUM OVERLAP.  
 7. ROOFING: GRANITE, 2" MINIMUM THICKNESS, 1/2" MINIMUM OVERLAP.  
 8. ROOFING: LAMINATE, 2" MINIMUM THICKNESS, 1/2" MINIMUM OVERLAP.  
 9. ROOFING: PLYWOOD, 2" MINIMUM THICKNESS, 1/2" MINIMUM OVERLAP.  
 10. ROOFING: STAINLESS STEEL, 2" MINIMUM THICKNESS, 1/2" MINIMUM OVERLAP.



**GARAGE WEST ELEVATION (PARTIAL)**  
 1/4\"/>



**SECTION A-A**  
 1/4\"/>

**NOTES:**  
 1. REFER TO ALL OTHER DRAWINGS FOR MATERIALS AND FINISHES.  
 2. REFER TO ALL OTHER DRAWINGS FOR DIMENSIONS AND NOTES.  
 3. REFER TO ALL OTHER DRAWINGS FOR NOTES.  
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 19. REFER TO ALL OTHER DRAWINGS FOR NOTES.  
 20. REFER TO ALL OTHER DRAWINGS FOR NOTES.





**Class C Development Review Check List**

**Project Name/PC#:** Klaas Residence PC#2008036  
**Project Manager:** Chris Kulick  
**Date of Report:** March 31, 2008 For the April 15, 2008 Planning Commission Meeting  
**Applicant/Owner:** Brian & Michelle Klaas  
**Agent:** Alison Noble/ Blue Sky Architecture  
**Proposed Use:** Single-Family Residential  
**Address:** 806 Gold Run Rd.  
**Legal Description:** Lot 154, Discovery Ridge  
**Site Area:** 39,164 sq. ft. 0.90 acres  
**Land Use District (2A/2R):**

**Existing Site Conditions:** 6: Residential (Per Delaware Flats Master Plan)  
 The lot slopes downhill from east to west at an average of 4%. The site is moderately covered with lodgepole pine trees. A 45 foot access and utility easment runs along the northern edge of the property line.

**Density (3A/3R):** Allowed: 7,000 sq. ft. Proposed: 4,415 sq. ft.  
**Mass (4R):** Allowed: 7,000 sq. ft. Proposed: 5,385 sq. ft.  
**F.A.R.:** 1:7.27 FAR  
**Areas:**  
**Lower Level:** 1,259 sq. ft.  
**Main Level:** 2,262 sq. ft.  
**Upper Level:** 894 sq. ft.  
**Accessory Apartment:**  
**Garage:** 970 sq. ft.  
**Total:** 5,385 sq. ft.

**Bedrooms:** 5  
**Bathrooms:** 5  
**Height (6A/6R):** 29 feet overall  
 (Max 35' for single family outside Historic District)

**Lot Coverage/Open Space (21R):**  
 Building / non-Permeable: 4,481 sq. ft. 11.44%  
 Hard Surface / non-Permeable: 3,118 sq. ft. 7.96%  
 Open Space / Permeable: 31,565 sq. ft. 80.60%

**Parking (18A/18/R):**  
 Required: 2 spaces  
 Proposed: 4 spaces

**Snowstack (13A/13R):**  
 Required: 780 sq. ft. (25% of paved surfaces)  
 Proposed: 780 sq. ft. (25.02% of paved surfaces)

**Fireplaces (30A/30R):** Two - gas fired  
**Accessory Apartment:** None

**Building/Disturbance Envelope?** Disturbance Envelope

**Setbacks (9A/9R):**  
 Front: Disturbance Envelope  
 Side: Disturbance Envelope

Side: Disturbance Envelope  
Rear: Disturbance Envelope

**Architectural Compatibility (5/A & 5/R):**

The residence will be compatible with the land use district and surrounding residences.

**Exterior Materials:**

2 x 10 horizontal cedar siding, vertical board and batten siding, timber truss accents accents, and natural stone base.

**Roof:**

Composite shingles and non-reflective corrugated metal

**Garage Doors:**

Wood clad

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

Planting Type	Quantity	Size
Colorado Spruce	6	3 @ 6 feet tall and 3 @ 8 feet tall
Aspen	18	1.5 inch min caliper - 50% of each and 50% multi-stem
Shrubs and perenials	18	5 Gal.

**Drainage (27A/27R):**

Positive away from structure

**Driveway Slope:**

3 %

**Covenants:**

Standard Landscaping Covenant

**Point Analysis (Sec. 9-1-17-3):**

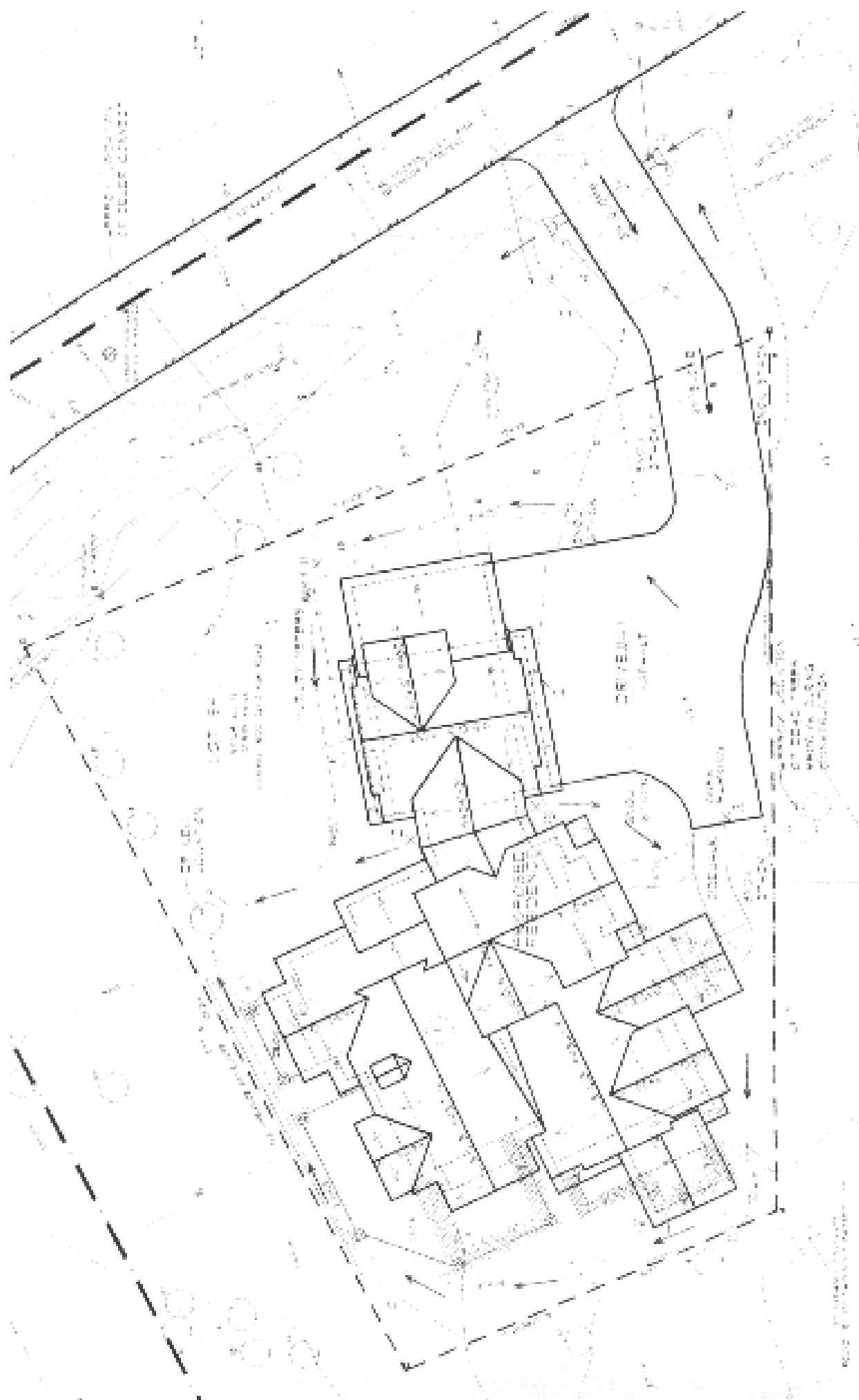
An informal point analysis was conducted for this proposed residence and no positive or negative points are warranted.

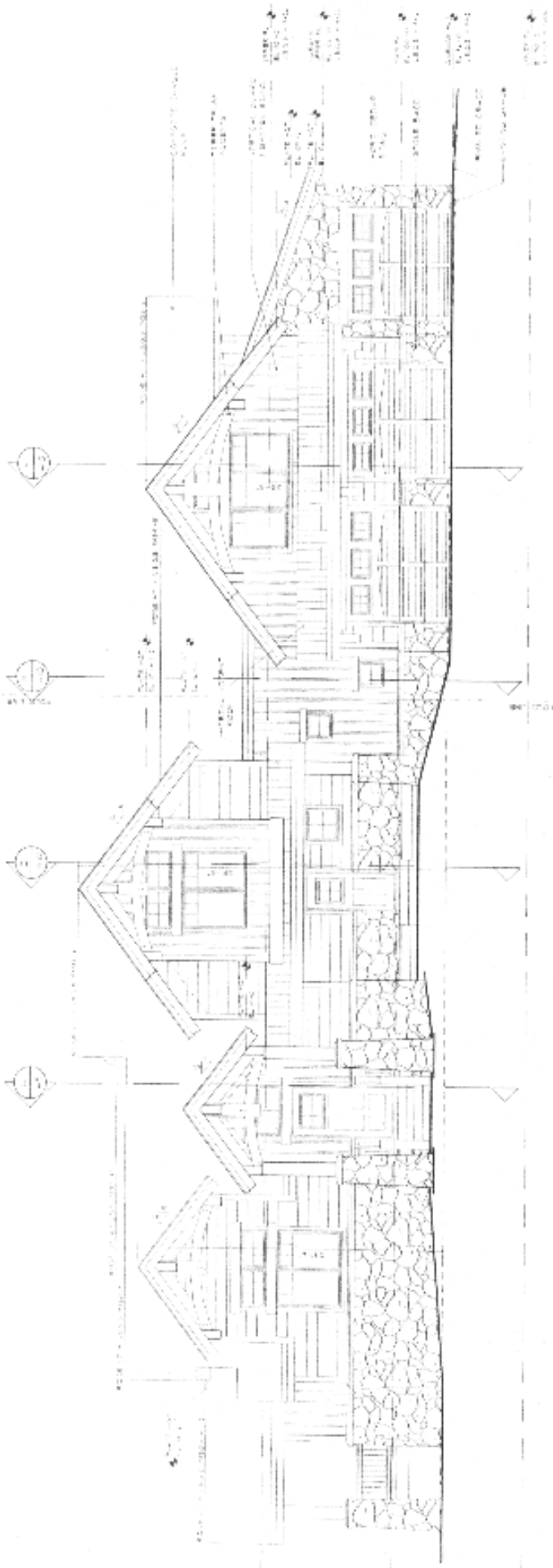
**Staff Action:**

Staff has approved the Klaas Residence, PC#2008036, located at 806 Gold Run Road, Lot 154, Discovery Ridge, with the standard findings and conditions.

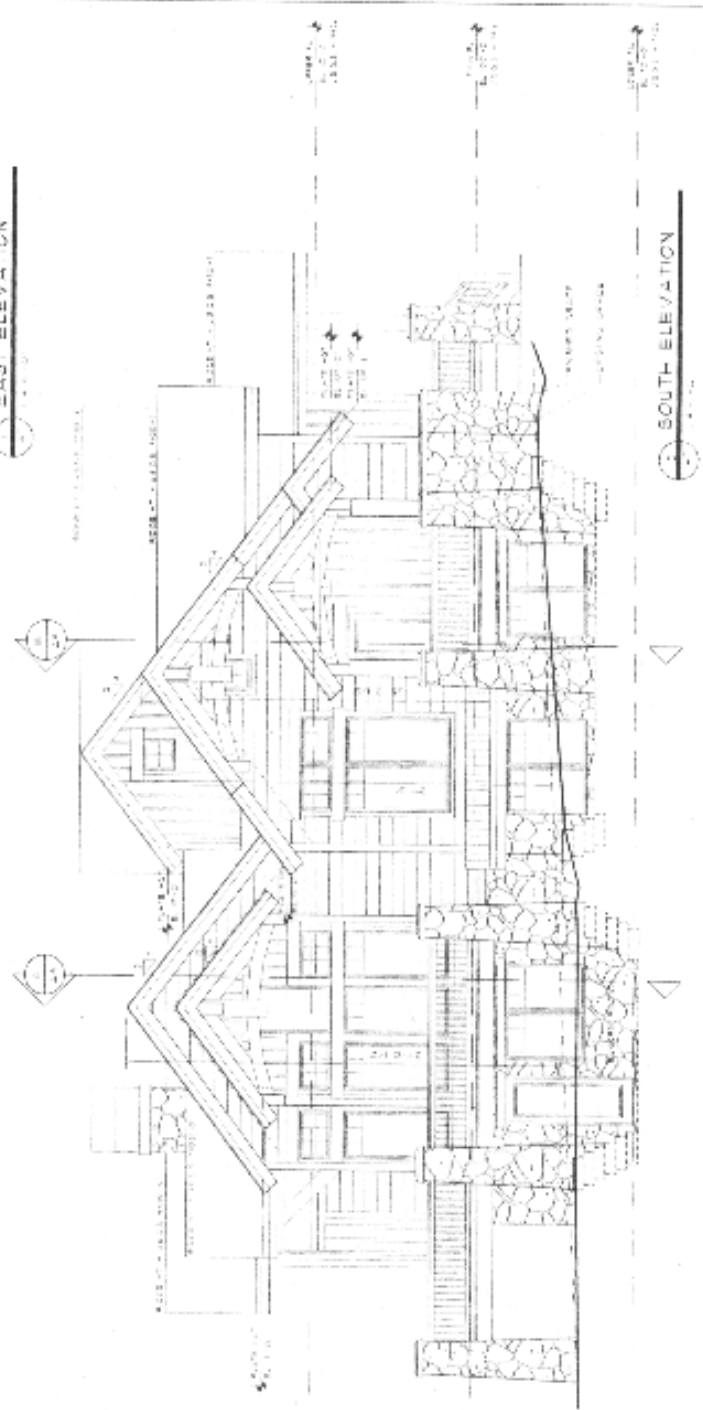
**Comments:**

**Additional Conditions of Approval:**





**EAST ELEVATION**



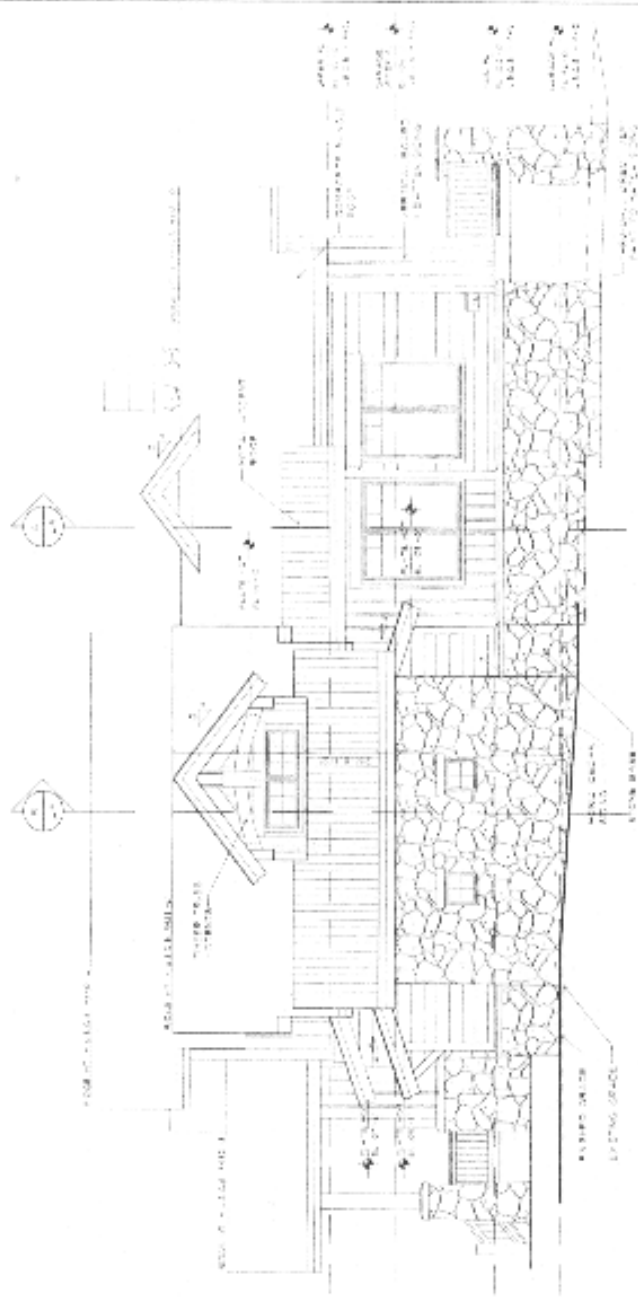
**SOUTH ELEVATION**

**EXTERIOR MATERIALS SCHEDULE**

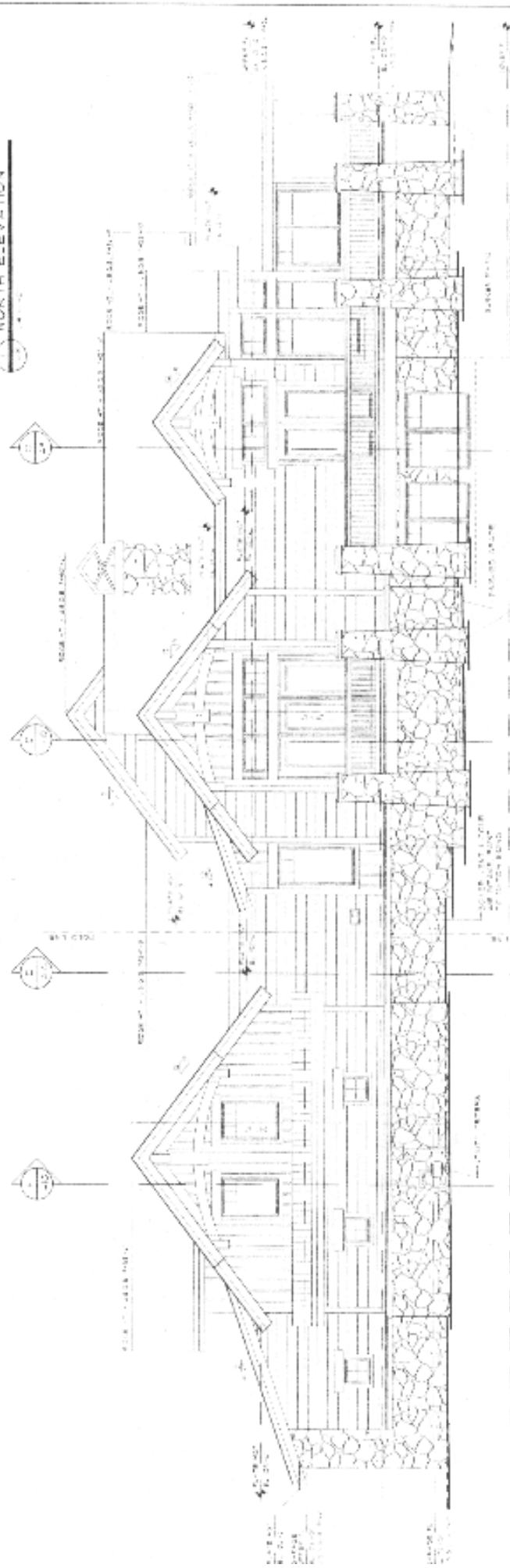
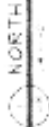
NO.	DESCRIPTION	CLASS
1	WOOD SHINGLES	SHINGLES
2	CEILING LINE	CEILING LINE
3	ROOF LINE	ROOF LINE
4	SILL LINE	SILL LINE
5	BASE LINE	BASE LINE
6	FINISH GRADE	FINISH GRADE
7	FINISH FLOOR	FINISH FLOOR
8	WOOD SHINGLES	WOOD SHINGLES
9	WOOD SHINGLES	WOOD SHINGLES
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98	WOOD SHINGLES	WOOD SHINGLES
99	WOOD SHINGLES	WOOD SHINGLES
100	WOOD SHINGLES	WOOD SHINGLES

**INTERIOR MATERIALS SCHEDULE**

NO.	DESCRIPTION	QUANTITY	UNITS	REMARKS
1	WOOD TRIM TO MATCH INTERIOR FINISH			
2	WOOD TRIM TO MATCH EXTERIOR FINISH			
3	WOOD TRIM TO MATCH EXTERIOR FINISH			
4	WOOD TRIM TO MATCH EXTERIOR FINISH			
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27	WOOD TRIM TO MATCH EXTERIOR FINISH			
28	WOOD TRIM TO MATCH EXTERIOR FINISH			
29	WOOD TRIM TO MATCH EXTERIOR FINISH			
30	WOOD TRIM TO MATCH EXTERIOR FINISH			



**NORTH ELEVATION**



**WEST ELEVATION**





Class C Development Review Check List

**Project Name/PC#:** Landis Residence PC#2008038  
**Project Manager:** Chris Kulick  
**Date of Report:** March 31, 2008 For the April 15, 2008 Planning Commission Meeting  
**Applicant/Owner:** Andy & Emma Landis  
**Agent:** Janet Sutterley  
**Proposed Use:** Single-Family Residential  
**Address:** 215 Campion Road  
**Legal Description:** Lot 9, Revett's Landing  
**Site Area:** 28,373 sq. ft. 0.65 acres  
**Land Use District (2A/2R):** 1 SFE per Lot per Revett's Landing Subdivision Plat - previously in LUD 13- Service Commercial (1:15 FAR) or Residential (2 UPA); LUD 1- Low Density Residential, Recreational (1 unit/10 acres)  
**Existing Site Conditions:** The lot slopes downhill from north to south at an average of 9%. The site is sparsely covered with lodgepole pine trees. A 20' drainage easment runs along a portion of western edge of the property line. A 20' access and utility easment is located at the northeast corner of the lot.  
**Density (3A/3R):** Allowed Unlimited Proposed: 4,794 sq. ft.  
**Mass (4R):** Allowed Unlimited Proposed: 5,418 sq. ft.  
**F.A.R.:** 1:5.24 FAR  
**Areas:**  
**Lower Level:** 1,470 sq. ft.  
**Main Level:** 2,002 sq. ft.  
**Upper Level:** 1,322 sq. ft.  
**Accessory Apartment:**  
**Garage:** 624 sq. ft.  
**Total:** 5,418 sq. ft.  
**Bedrooms:** 5  
**Bathrooms:** 4.5  
**Height (6A/6R):** 30 feet overall  
(Max 35' for single family outside Historic District)  
**Lot Coverage/Open Space (21R):**  
Building / non-Permeable: 5,157 sq. ft. 18.18%  
Hard Surface / non-Permeable: 2,260 sq. ft. 7.97%  
Open Space / Permeable: 20,956 sq. ft. 73.86%  
**Parking (18A/18/R):**  
Required: 2 spaces  
Proposed: 4 spaces  
**Snowstack (13A/13R):**  
Required: 565 sq. ft. (25% of paved surfaces)  
Proposed: 575 sq. ft. (25.44% of paved surfaces)  
**Fireplaces (30A/30R):** One - gas fired  
**Accessory Apartment:** None  
**Building/Disturbance Envelope?** Disturbance Envelope  
**Setbacks (9A/9R):**  
Front: Disturbance Envelope  
Side: Disturbance Envelope

Side: Disturbance Envelope  
Rear: Disturbance Envelope

**Architectural Compatibility (5/A & 5/R):**  
**Exterior Materials:**

The residence will be compatible with the land use district and surrounding residences.

**Roof:**  
**Garage Doors:**

Vertical board and batten siding, wood shingle accent siding and natural stone base.  
Composite shingles and non-reflective corrugated metal  
Wood clad

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

Planting Type	Quantity	Size
Bristlecone Pine	3	8 - 10 Feet Tall
Colorado Spruce	6	8 - 10 Feet Tall
Aspen	8	1-2 inch caliper - 50% of each and 50% multi-stem
Shrubs and perennials	7	5 Gal.

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

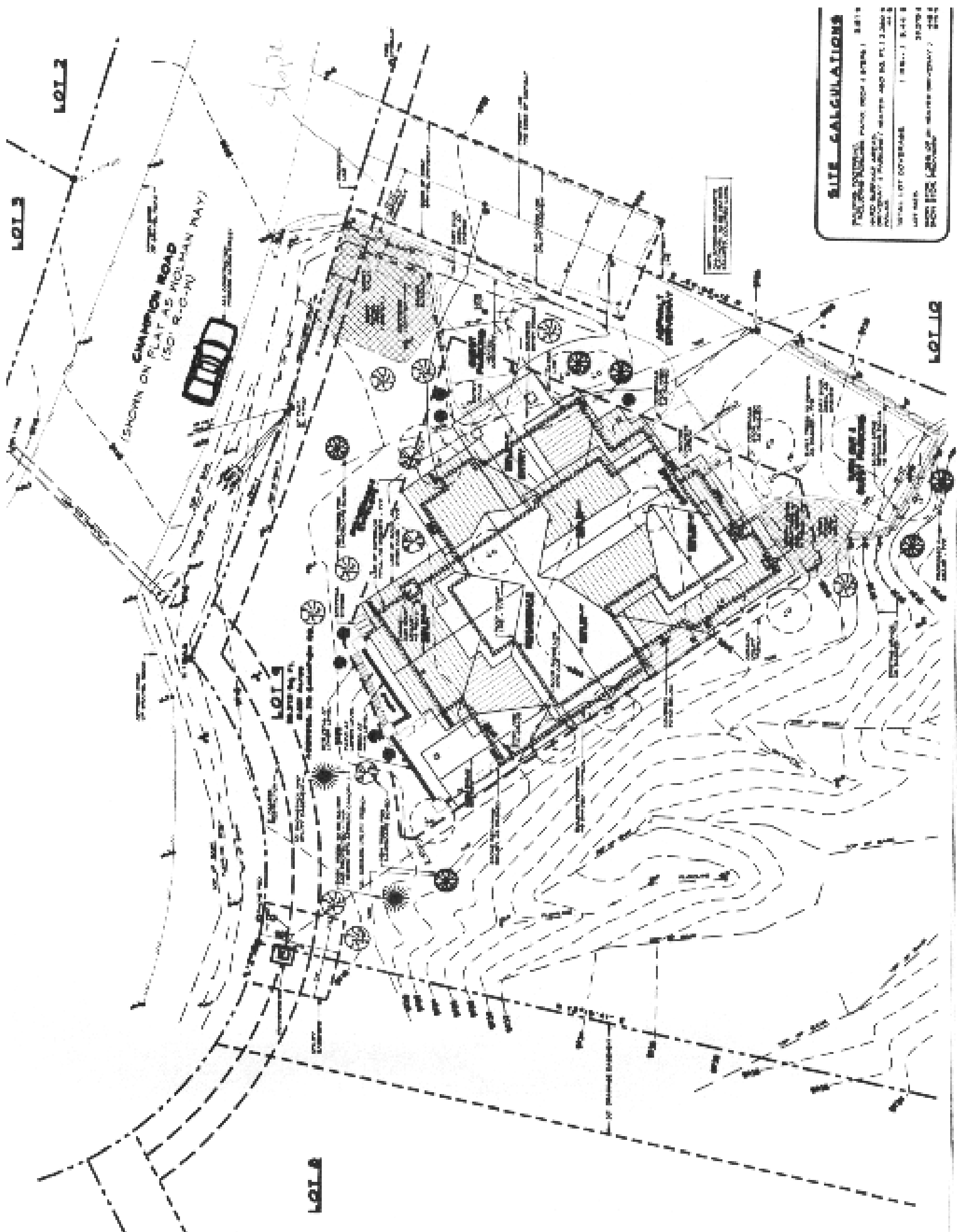
**Driveway Slope:** 8 %  
**Covenants:**

**Point Analysis (Sec. 9-1-17-3):** An informal point analysis was conducted for this proposed residence and no positive or negative points are warranted.

**Staff Action:** Staff has approved the Landis Residence, PC#2008038, located at 215 Campion Trail, Lot 9, Revett's Landing, with the standard findings and conditions.

**Comments:**

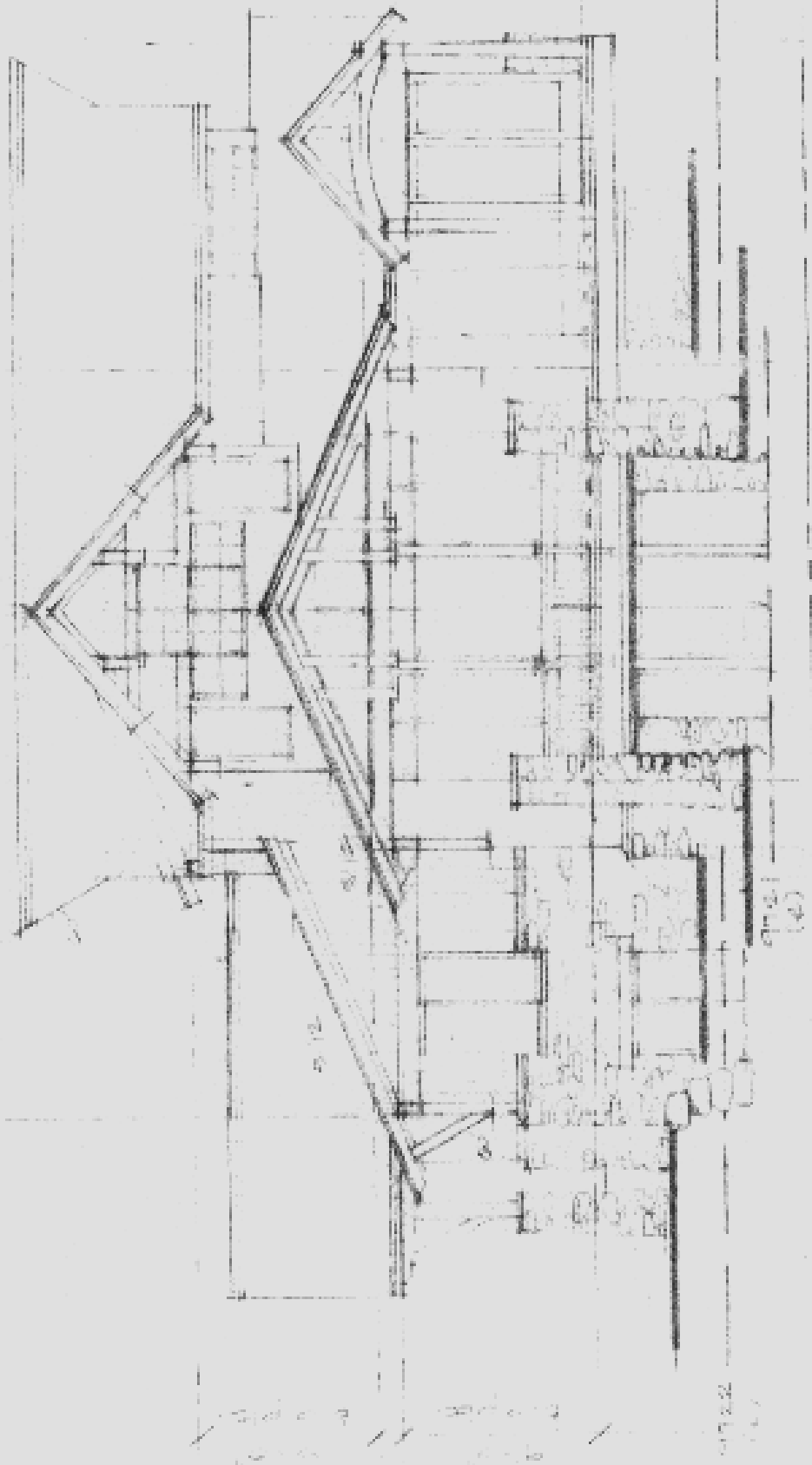
**Additional Conditions of Approval:**



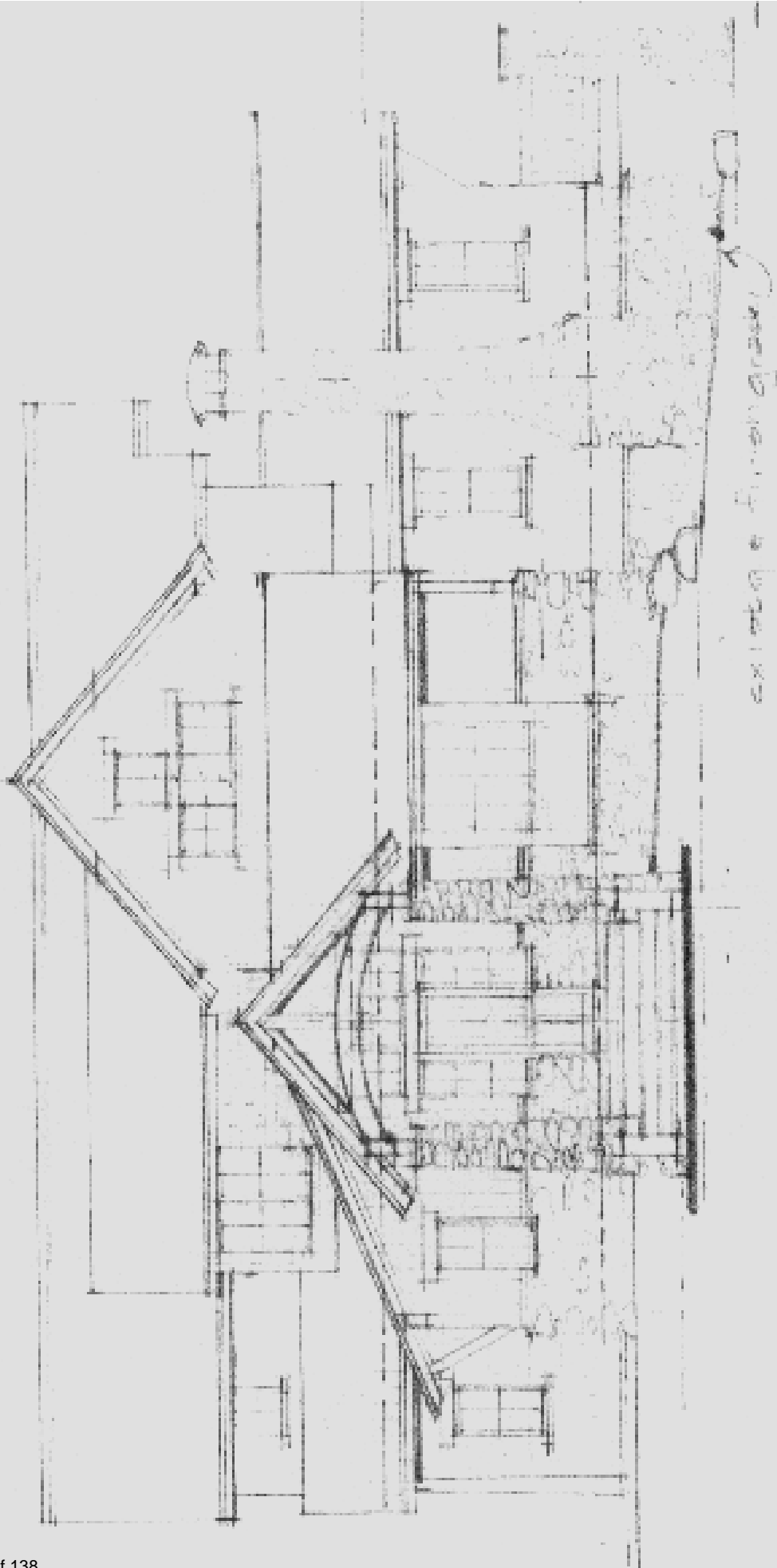
**SITE CALCULATIONS**

TOTAL AREA	1,000,000
TOTAL LOT COVERAGE	1,000,000
NET AREA	1,000,000
FOR THE AREA OF THE PROJECT	1,000,000



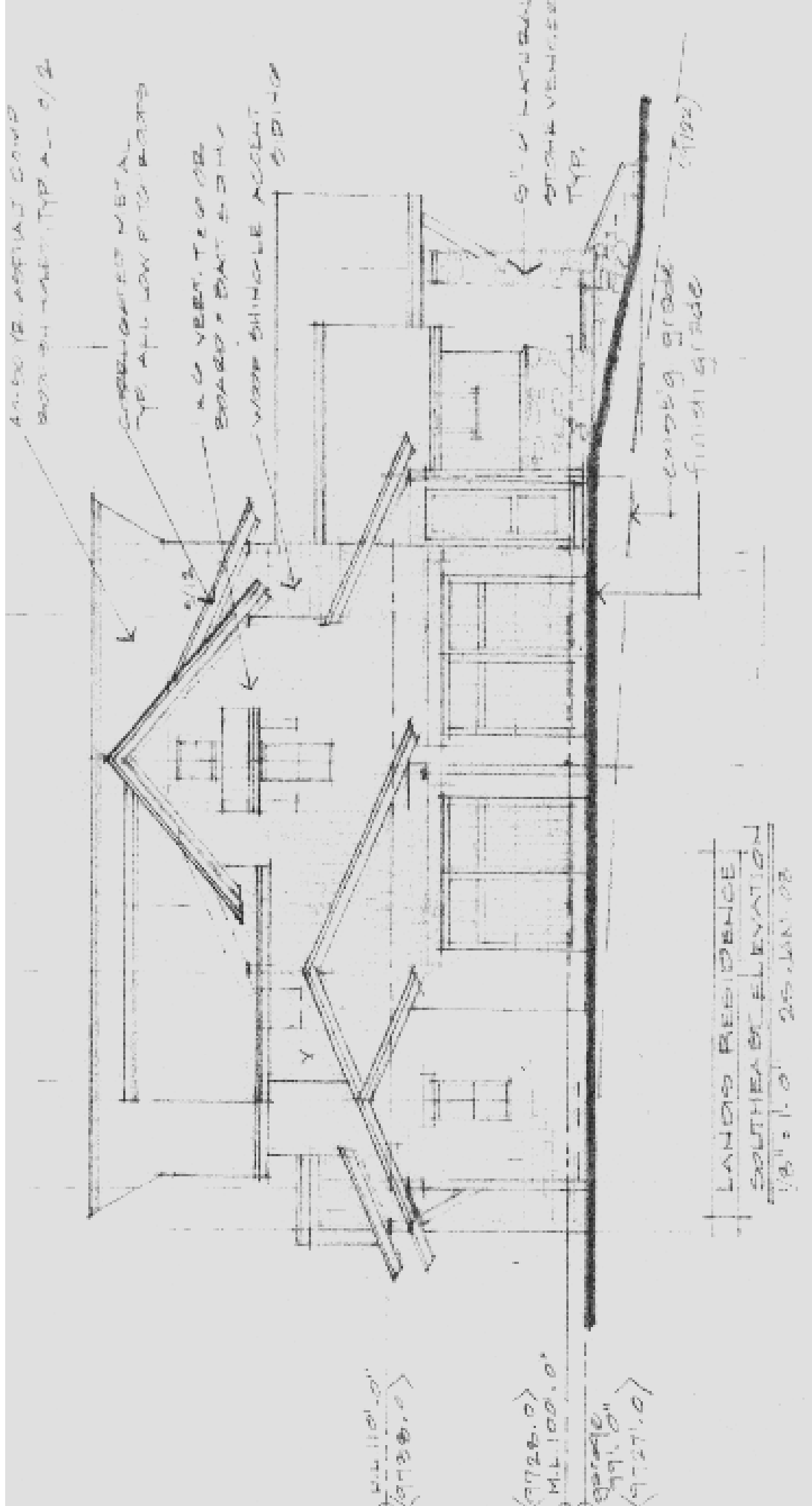


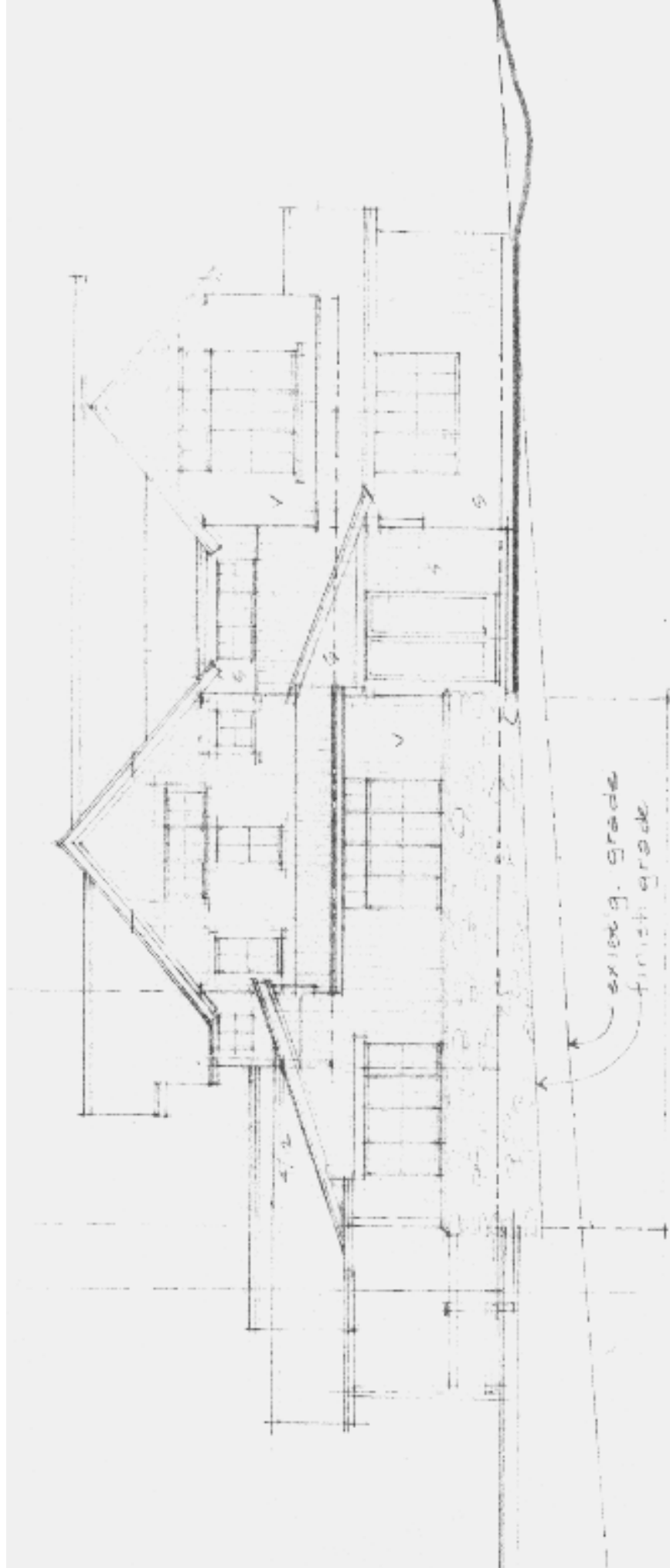
LANDIS RESIDENCE  
 NORTHWEST ELEVATION  
 1/8" = 1'-0" 8 JAN 08



existing finish grade

LANDING RESIDENCE  
NORTHEAST ELEVATION  
1/8" = 1'-0" 8 JAN. 08





existg. grade  
finish grade

LANDIS RESIDENCE  
SOUTHWEST ELEVATION  
1/2" = 1'-0" 25 JAN. 08



Class C Development Review Check List

**Project Name/PC#:** Shroeter/John Addition PC#2008037  
**Project Manager:** Chris Kulick  
**Date of Report:** March 31, 2008 For the April 15, 2008 Planning Commission Meeting  
**Applicant/Owner:** Tina Schroeter & Chris John  
**Agent:** Catherine Ashton  
**Proposed Use:** Single-Family Residential  
**Address:** 120 Windwood Circle  
**Legal Description:** Lot 11, Christie Heights  
**Site Area:** 16,174 sq. ft. 0.37 acres  
**Land Use District (2A/2R):**

**Existing Site Conditions:** 10: Residential  
 Presently a 2,786 SF single-family home is situated on Lot 11. The applicants are proposing to add an additional 1,430 SF of living space and 576 SF garage to the existing residence. The lot slopes downhill from northwest to southeast at an average of 19% in the area of the addition. A nordic skier access easment borders the northern and eastern edges of the lot.

**Density (3A/3R):** Allowed Unlimited Proposed New: 1,430 (Total: 4,216)  
**Mass (4R):** Allowed Unlimited Proposed New: 2,006 (Total: 4,792)  
**F.A.R.:** 1:3.38 FAR  
**Areas:**  
**Lower Level Addition:** 983 sq. ft.  
**Main Level Addition:** 447 sq. ft.  
**Upper Level:**  
**Accessory Apartment:**  
**Garage:** 576 sq. ft.  
**Total:** 2,006 sq. ft.

**Bedrooms:** 1 New (4 Total)  
**Bathrooms:** 2 New (5 Total)  
**Height (6A/6R):** Height of New Addition  
 28' ( Height of Existing  
 Structure: 29')

(Max 35' for single family outside Historic District)

**Lot Coverage/Open Space (21R):**  
 Building / non-Permeable: 3,493 sq. ft. 21.60%  
 Hard Surface / non-Permeable: 2,266 sq. ft. 14.01%  
 Open Space / Permeable: 10,415 sq. ft. 64.39%

**Parking (18A/18R):**  
 Required: 2 spaces  
 Proposed: 3 spaces

**Snowstack (13A/13R):**  
 Required: 567 sq. ft. (25% of paved surfaces)  
 Proposed: 567 sq. ft. (25.02% of paved surfaces)

**Fireplaces (30A/30R):** No new fireplaces

**Accessory Apartment:** None

**Setbacks (9A/9R):**  
 Front: 36 ft.

Side: 29 ft.  
Side: 21 ft.  
Rear: 16 ft.

**Architectural Compatibility (5/A & 5/R):**  
**Exterior Materials:**

The residence will be compatible with the land use district and surrounding residences.  
Proposed exterior materials for the addition will match materials from existing residence. 1 x 4 horizontal cedar siding, and timber columns.  
Composite shingles  
Wood clad

**Roof:**  
**Garage Doors:**

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

Planting Type	Quantity	Size
Colorado Spruce	6	3@ 6 feet tall and 3 @ 10 feet tall
Aspen	15	1-1.5 inch caliper - 50% of each and 50% multi-stem
Shrubs and perenials	20	5 Gal.

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

**Driveway Slope:** 8 %  
**Covenants:**

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

**Staff Action:** Staff has approved the Shroeter/ John Addition, PC#2008037, located at 120 Windwood Circle, Lot 11, Christie Heights, with the standard findings and conditions.

**Comments:**

**Additional Conditions of Approval:**

## TOWN OF BRECKENRIDGE

**Shroeter/ John Addition  
Lot 11, Christie Heights  
120 Windwood Circle  
PC # 2008037**

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

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### 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 **March 31, 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 **April 15, 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 **October 22, 2009** 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. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.
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. A **four-foot tall Construction fence** shall be constructed on the building envelope line to contain site disturbance within the envelope. The fence must remain in place until the Town grants the final Certificate of Occupancy.
12. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
13. 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.
14. 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.

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

15. Applicant shall submit proof of ownership of the project site.
16. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
17. 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.
18. 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.
19. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the dripline of 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.
20. 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.
21. 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.

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.
23. 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.

**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

24. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
25. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches 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 ground.
26. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment 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.

32. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
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.***

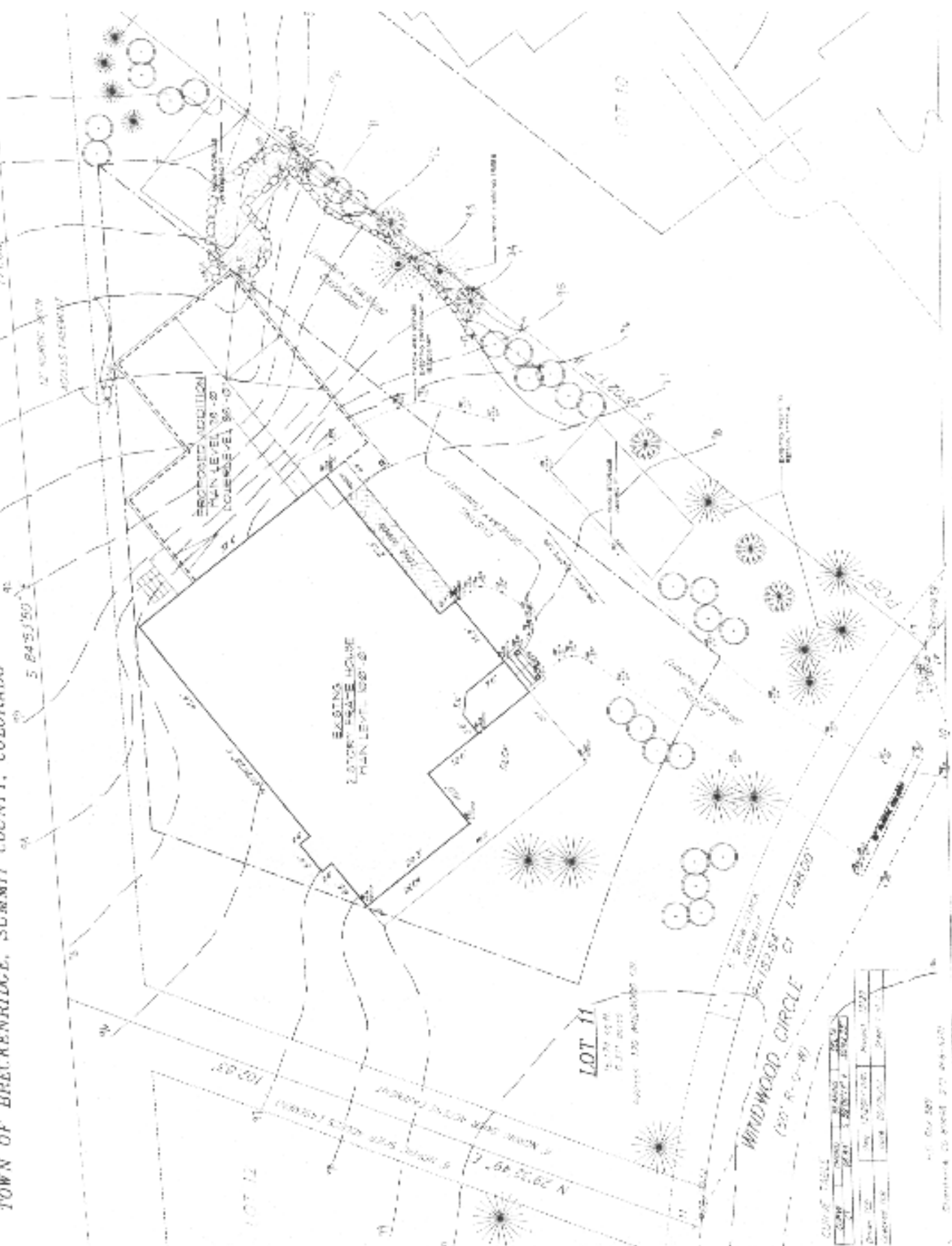
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**SUBDIVISION, FILING NO. 1 AMENDED**

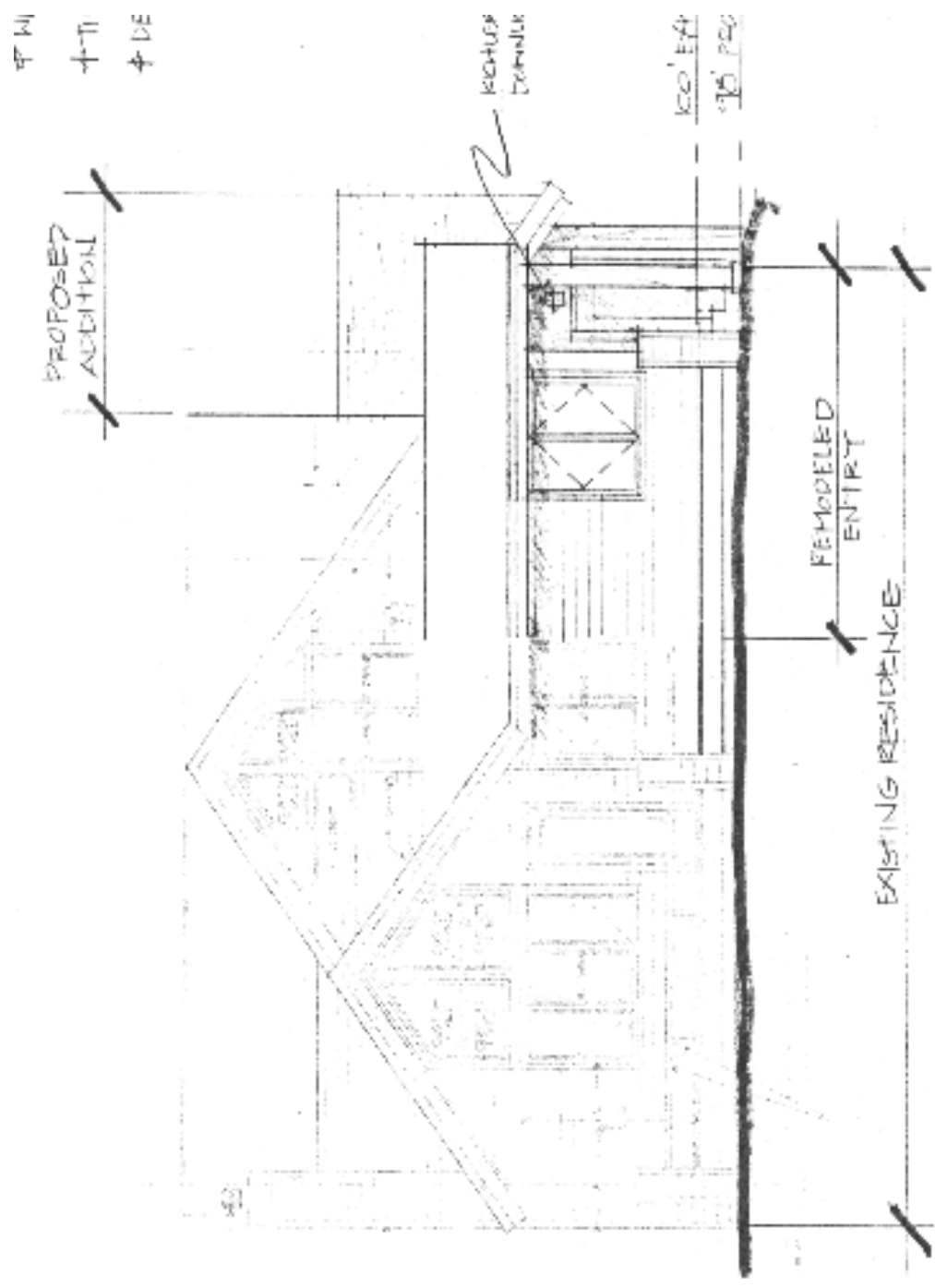
ACCORDING TO THE PLAT RECORDED 07/01/85 AT REC. NO. 298671  
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

CUCUMBER PATCH AT STOCK HILL



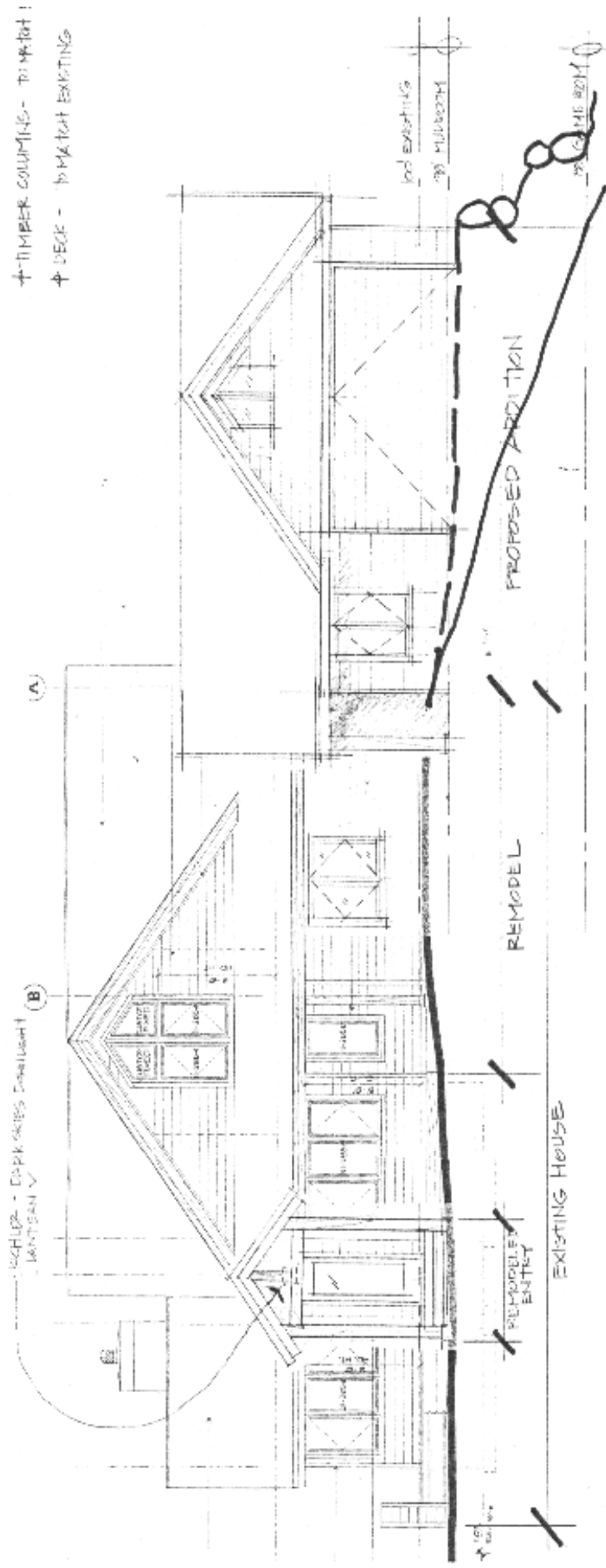
DATE	BY	REVISION
07/01/85	...	...
07/01/85	...	...
07/01/85	...	...

51 of 138



WEST EL

- ✦ WINDSHIELD DOORS - TO MATCH
- ✦ TIMBER COLUMNS - TO MATCH
- ✦ DECK - TO MATCH EXISTING

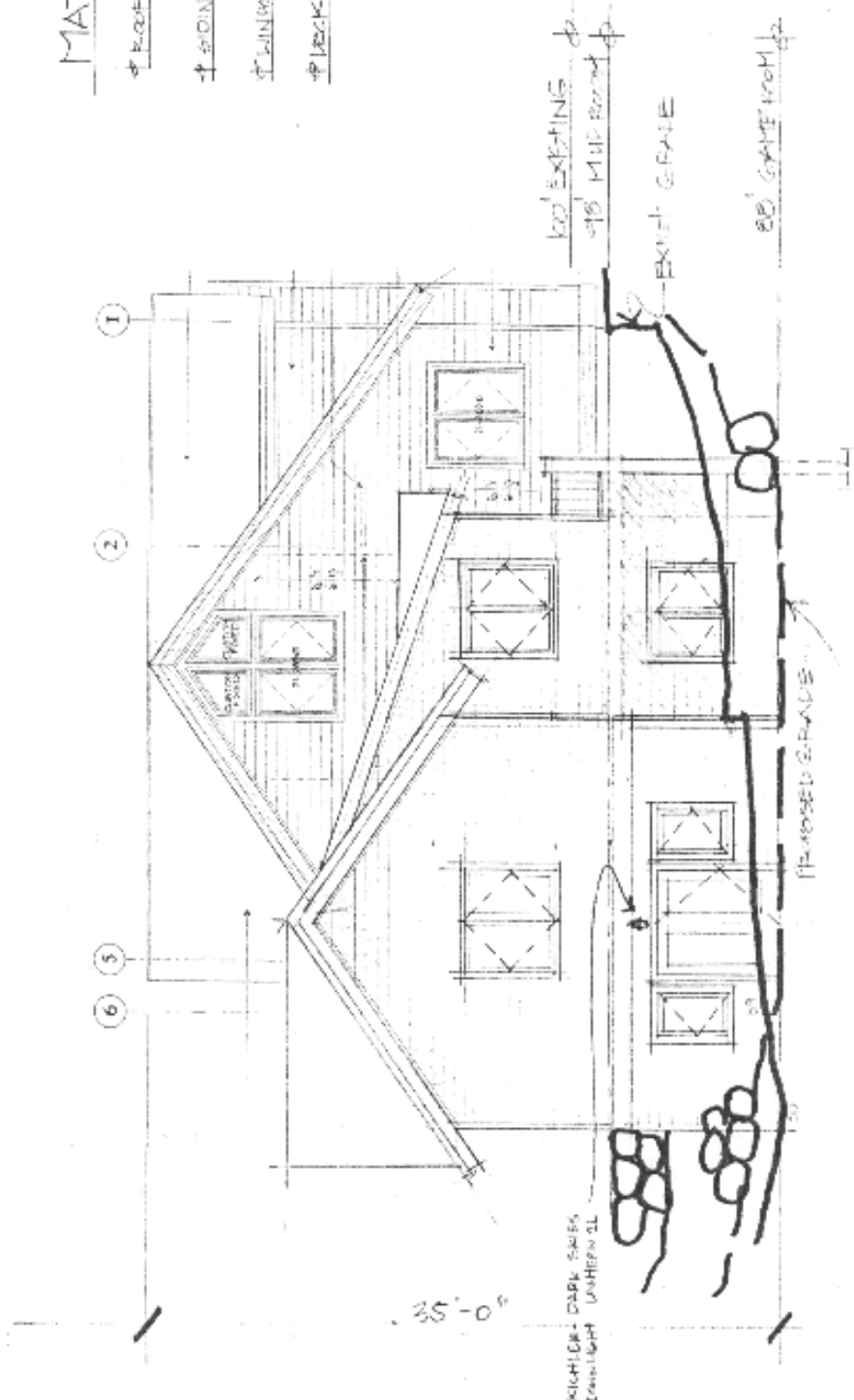


# SOUTH ELEVATION

1.30.08

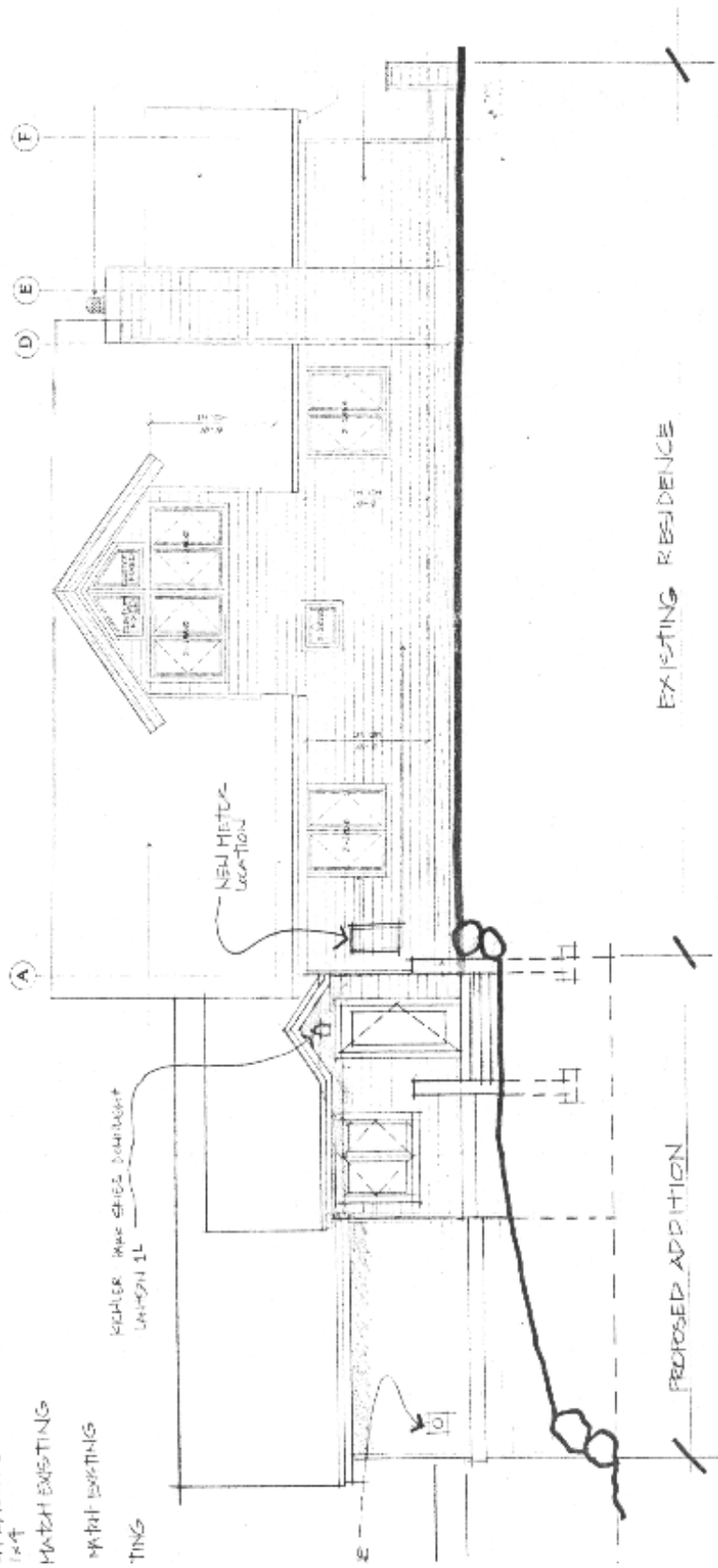
# MATERIALS

- ROOFING - TO MATCH EXISTING  
ASPHALT SHINGLES
- SIDING & TRIM - TO MATCH EXISTING
- TRIMWORK & DOORS - TO MATCH EXISTING
- DECK - TO MATCH EXISTING



# EAST ELEVATION $\frac{1}{8}'' = 1'-0''$ 1-20-08

ANGLES  
MATCH EXISTING  
MATCH EXISTING  
MATCH EXISTING  
MATCH EXISTING  
MATCH EXISTING



NORTH ELEVATION 1/8" = 1'-0"  
3-18-08



Class C Development Review Check List

**Project Name/PC#:** Willis Residence PC#2008039  
**Project Manager:** Chris Kulick  
**Date of Report:** April 3, 2008 For the April 15, 2008 Planning Commission Meeting  
**Applicant/Owner:** Frank Willis  
**Agent:** Bobby Craig/ Arapahoe Architects  
**Proposed Use:** Single-Family Residential  
**Address:** 0111 Cottonwood Circle  
**Legal Description:** Lot 56, Highlands Park  
**Site Area:** 29,590 sq. ft. 0.68 acres  
**Land Use District (2A/2R):**

**Existing Site Conditions:** 38: Residential @ Recreation (Subject to Delaware Flats Master Plan)  
 The lot slopes downhill from west to east at an average of 6%. The site is devoid of any trees. Utility and drainage easements are situated along the northwest and southwest corners of the lot. An area of wetlands exists in the northeast corner of the lot.

**Density (3A/3R):** Allowed: 5,918 sq. ft. Proposed: 5,266 sq. ft.  
**Mass (4R):** Allowed: 7,000 sq. ft. Proposed: 6,577 sq. ft.  
**F.A.R.:** 1:4.50 FAR  
**Areas:**  
**Lower Level:** 1,512 sq. ft.  
**Main Level:** 2,985 sq. ft.  
**Upper Level:** 769 sq. ft.  
**Accessory Apartment:**  
**Garage:** 1,311 sq. ft.  
**Total:** 6,577 sq. ft.

**Bedrooms:** 6  
**Bathrooms:** 8  
**Height (6A/6R):** 29 feet overall  
 (Max 35' for single family outside Historic District)

**Lot Coverage/Open Space (21R):**  
 Building / non-Permeable: 4,297 sq. ft. 14.52%  
 Hard Surface / non-Permeable: 2,704 sq. ft. 9.14%  
 Open Space / Permeable: 22,589 sq. ft. 76.34%

**Parking (18A/18/R):**  
 Required: 2 spaces  
 Proposed: 5 spaces

**Snowstack (13A/13R):**  
 Required: 676 sq. ft. (25% of paved surfaces)  
 Proposed: 676 sq. ft. (25.00% of paved surfaces)

**Fireplaces (30A/30R):** One - gas fired

**Accessory Apartment:** None

**Building/Disturbance Envelope?** Disturbance Envelope

**Setbacks (9A/9R):**  
 Front: Disturbance Envelope  
 Side: Disturbance Envelope



Side: Disturbance Envelope  
Rear: Disturbance Envelope

**Architectural Compatibility (5/A & 5/R):**

**Exterior Materials:**

**Roof:**

**Garage Doors:**

The residence will be compatible with the land use district and surrounding residences.  
6" horizontal lap siding, vertical board and batten accent siding, non-reflective copper  
Composite shingles  
Wood clad

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

Planting Type	Quantity	Size
Colorado Spruce	12	4 @ 6 feet tall, 4 @ 8 feet tall and 4 @ 10 feet tall
Aspen	12	1.5 inch caliper - 50% of each and 50% multi-stem
Shrubs and perennials	10	5 Gal.

**Drainage (27A/27R):**

Positive away from structure

**Driveway Slope:**

4 %

**Covenants:**

Standard Landscaping Covenant

**Point Analysis (Sec. 9-1-17-3):**

An informal point analysis was conducted for this proposed residence and no positive or negative points are warranted.

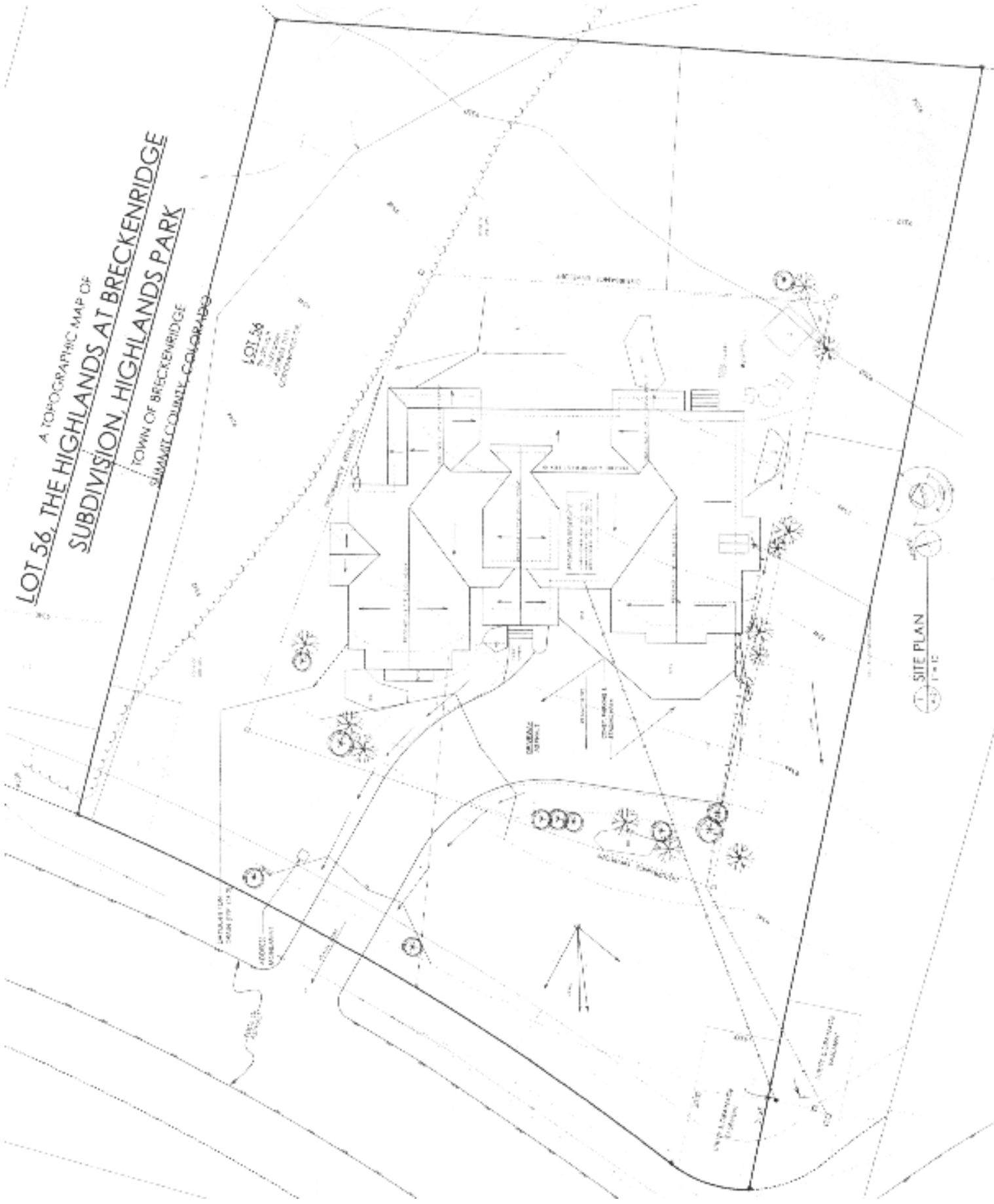
**Staff Action:**

Staff has approved the Willis Residence, PC#2008039, located at 0111 Cottonwood Circle, Lot 56, Highlands Park, with the standard findings and conditions.

**Comments:**

**Additional Conditions of Approval:**

**LOT 56, THE HIGHLANDS AT BRECKENRIDGE**  
 A TOPOGRAPHIC MAP OF  
**SUBDIVISION, HIGHLANDS AT BRECKENRIDGE**  
 TOWN OF BRECKENRIDGE  
 SUMMIT COUNTY, COLORADO









**Class C Development Review Check List**

**Project Name/PC#:** Weber Residence PC#2008041  
**Project Manager:** Matt Thompson, AICP  
**Date of Report:** April 9, 2008 For the 04/15/2008 Planning Commission Meeting  
**Applicant/Owner:** Charles and Jolanta Weber  
**Agent:** Tim Seeling Residential Design  
**Proposed Use:** Single family residence  
**Address:** 203 Marksberry Way  
**Legal Description:** Lot 47, The Highlands at Breckenridge, Golf Course Filing #1  
**Site Area:** 22,401 sq. ft. 0.51 acres  
**Land Use District (2A/2R):** 6: Subject to the Delaware Flats Master Plan  
**Existing Site Conditions:** The lot is relatively flat with a grade of 2% going slightly uphill from the front of the lot towards the rear. There are 10' x 30' utility easements in both the northeast and southeast corners of the lot. The lot is moderately covered with average sized lodgepole pine trees, there is not a specimen tree currently on the property.

**Density (3A/3R):** Allowed: unlimited Proposed: 4,099  
**Mass (4R):** Allowed: unlimited Proposed: 4,853  
**F.A.R.:** 1:4.60 FAR  
**Areas:**  
**Lower Level:**  
**Main Level:** 2,791 sq. ft.  
**Upper Level:** 1,308 sq. ft.  
**Garage:** 754 sq. ft.  
**Total:** 4,853 sq. ft.

**Bedrooms:** 3  
**Bathrooms:** 4  
**Height (6A/6R):** 28'  
 (Max 35' for single family outside Historic District)

**Lot Coverage/Open Space (21R):**  
 Building / non-Permeable: 3,545 sq. ft. 15.83%  
 Hard Surface / non-Permeable: 754 sq. ft. 3.37%  
 Open Space / Permeable: 18,102 sq. ft. 80.81%

**Parking (18A/18/R):**  
 Required: 2 spaces  
 Proposed: 3 spaces

**Snowstack (13A/13R):**  
 Required: 189 sq. ft. (25% of paved surfaces)  
 Proposed: 385 sq. ft. (51.06% of paved surfaces)

**Fireplaces (30A/30R):** 1 gas burner

**Accessory Apartment:** N/A

**Building/Disturbance Envelope?** Building envelope

**Setbacks (9A/9R):**  
 Front: within building envelope  
 Side: within building envelope

Side: within building envelope  
Rear: within building envelope

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

Horizontal lap siding brown in color, second story will be board on batten  
"Richmond Gold" in color, trim to be painted "Boston Brick" a brownish brick red,  
heavy timber truss natural, and synthetic stone "Honey Country LedgeStone" base.

**Roof:** "Burnt Sienna" Architectural asphalt shingles

**Garage Doors:** "Monterey" wood panel door stained natural tone cedar

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

Planting Type	Quantity	Size
Spruce trees	13	6' - 8'
Aspen	33	1" - 2" min. caliper
Cotoneaster & Twinberry		
Honeysuckle	39	5 gallon
Perennial planting area	80 sq. ft.	1 gal. plat at 12" o.c.

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

**Driveway Slope:** 2 %

**Covenants:** Standard landscaping 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 Weber Residence, PC# 2008041, located at 203 Marksberry Way, Lot 47, The Highlands, Golf Course Filing 1.

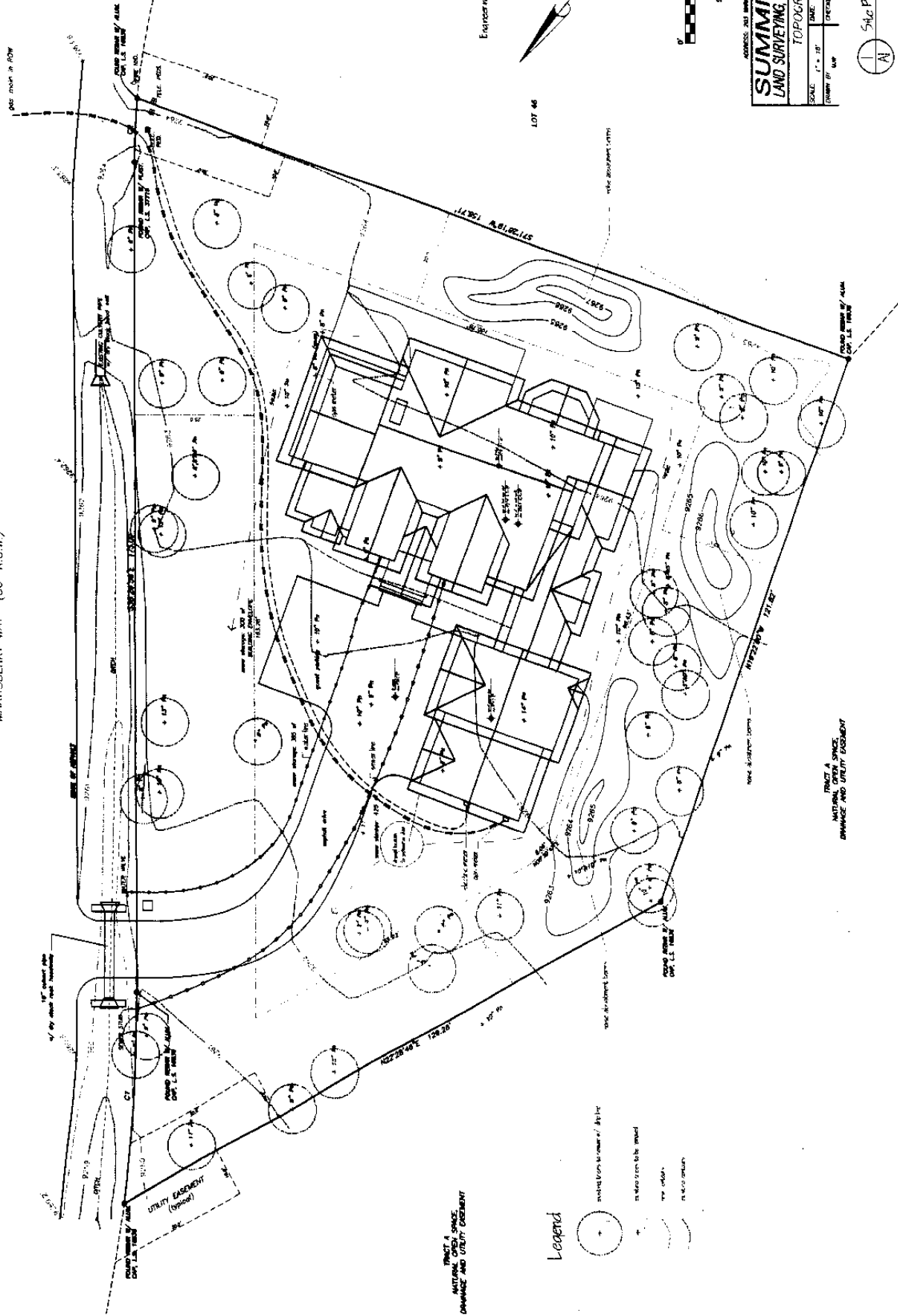
**Comments:** The applicant has chosen to use a synthetic stone base. The stone base does not exceed twenty five percent (25%) on any single elevation as measured from the bottom of the fascia board to finished grade, hence per Policy 5/R Architectural Compatibility does not warrant negative points.

**Additional Conditions of Approval:**

TOPOGRAPHIC SURVEY  
 LOT 47, THE HIGHLANDS AT BRECKENRIDGE  
 GOLF COURSE FILING No. 1, TOWN OF BRECKENRIDGE  
 COUNTY OF SUMMIT, STATE OF COLORADO

2024/11/20  
 08:14:20

MARKSBERRY WAY (50' R.O.W.)

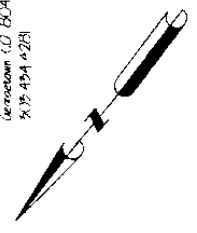


TRACE A  
 NATURAL OPEN SPACE,  
 DRAINAGE AND UTILITY EASEMENT

Legend

- Building Footprint
- Natural Open Space
- Utility Easement
- Drainage Easement

Engineer: Glen Crick Technical Services  
 P.O. Box 394  
 Breckenridge, CO 80424  
 970-434-4281



SCALE 1" = 10'

ADDRESS: 201 W. MAIN ST., BRECKENRIDGE, CO  
**SUMMIT**  
 LAND SURVEYING, INC.  
 201 W. MAIN ST., SUITE 200  
 BRECKENRIDGE, CO 80424  
 (970) 434-4281  
 FAX (970) 434-4282  
 www.summitland.com

DATE:	11/20/24	JOB NO.:	2408
SCALE:	1" = 10'	DRAWN BY:	GLC
PROJECT:	TOPOGRAPHIC SURVEY	CHECKED BY:	GLC



Site Plan

DATE	12/27/20
BY	AS
PROJECT	WEBER RESIDENCE
CLIENT	MARK BERRY

Residential Design  
 Tim Sedna  
 417-234-1234  
 1234 Main St  
 St. Louis, MO 63101

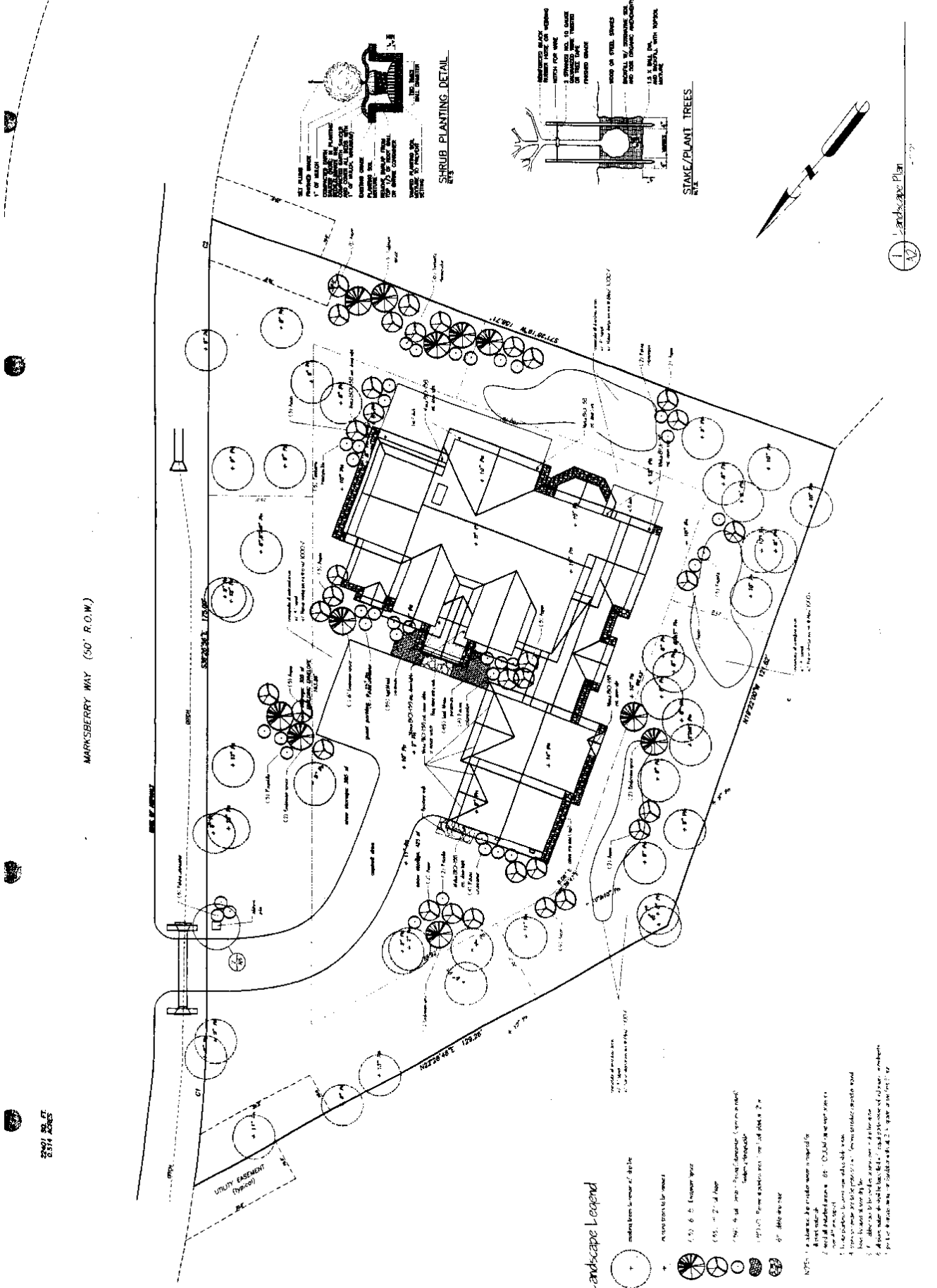


**Blue Sky**  
 ARCHITECTURE PC  
 417-234-1234  
 1234 Main St  
 St. Louis, MO 63101

Weber Residence  
 Lot 47, The Highlands, The Golf Course First  
 Subdivision, CO 80424

DATE	12/27/20
BY	AS
PROJECT	WEBER RESIDENCE
CLIENT	MARK BERRY

A2



MARKSBERRY WAY (50' R.O.W.)

25491 SQ. FT.  
 0.574 ACRES

**Landscape Legend**

- (1) 1" - 2" - 3" - 4" - 5" - 6" - 8" - 10" - 12" - 14" - 16" - 18" - 20" - 24" - 28" - 32" - 36" - 40" - 44" - 48" - 52" - 56" - 60" - 64" - 68" - 72" - 76" - 80" - 84" - 88" - 92" - 96" - 100"
- (2) 1" - 2" - 3" - 4" - 5" - 6" - 8" - 10" - 12" - 14" - 16" - 18" - 20" - 24" - 28" - 32" - 36" - 40" - 44" - 48" - 52" - 56" - 60" - 64" - 68" - 72" - 76" - 80" - 84" - 88" - 92" - 96" - 100"
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- (10) 1" - 2" - 3" - 4" - 5" - 6" - 8" - 10" - 12" - 14" - 16" - 18" - 20" - 24" - 28" - 32" - 36" - 40" - 44" - 48" - 52" - 56" - 60" - 64" - 68" - 72" - 76" - 80" - 84" - 88" - 92" - 96" - 100"
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- (12) 1" - 2" - 3" - 4" - 5" - 6" - 8" - 10" - 12" - 14" - 16" - 18" - 20" - 24" - 28" - 32" - 36" - 40" - 44" - 48" - 52" - 56" - 60" - 64" - 68" - 72" - 76" - 80" - 84" - 88" - 92" - 96" - 100"
- (13) 1" - 2" - 3" - 4" - 5" - 6" - 8" - 10" - 12" - 14" - 16" - 18" - 20" - 24" - 28" - 32" - 36" - 40" - 44" - 48" - 52" - 56" - 60" - 64" - 68" - 72" - 76" - 80" - 84" - 88" - 92" - 96" - 100"
- (14) 1" - 2" - 3" - 4" - 5" - 6" - 8" - 10" - 12" - 14" - 16" - 18" - 20" - 24" - 28" - 32" - 36" - 40" - 44" - 48" - 52" - 56" - 60" - 64" - 68" - 72" - 76" - 80" - 84" - 88" - 92" - 96" - 100"
- (15) 1" - 2" - 3" - 4" - 5" - 6" - 8" - 10" - 12" - 14" - 16" - 18" - 20" - 24" - 28" - 32" - 36" - 40" - 44" - 48" - 52" - 56" - 60" - 64" - 68" - 72" - 76" - 80" - 84" - 88" - 92" - 96" - 100"
- (16) 1" - 2" - 3" - 4" - 5" - 6" - 8" - 10" - 12" - 14" - 16" - 18" - 20" - 24" - 28" - 32" - 36" - 40" - 44" - 48" - 52" - 56" - 60" - 64" - 68" - 72" - 76" - 80" - 84" - 88" - 92" - 96" - 100"
- (17) 1" - 2" - 3" - 4" - 5" - 6" - 8" - 10" - 12" - 14" - 16" - 18" - 20" - 24" - 28" - 32" - 36" - 40" - 44" - 48" - 52" - 56" - 60" - 64" - 68" - 72" - 76" - 80" - 84" - 88" - 92" - 96" - 100"

NOTES:  
 1. All plantings are to be installed in accordance with the manufacturer's instructions.  
 2. All plantings are to be installed in accordance with the local codes and regulations.  
 3. All plantings are to be installed in accordance with the local codes and regulations.  
 4. All plantings are to be installed in accordance with the local codes and regulations.  
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 15. All plantings are to be installed in accordance with the local codes and regulations.  
 16. All plantings are to be installed in accordance with the local codes and regulations.  
 17. All plantings are to be installed in accordance with the local codes and regulations.



DATE	10/15/13
BY	TS
CHECKED	TS
PROJECT	WEBER RESIDENCE
NO.	001

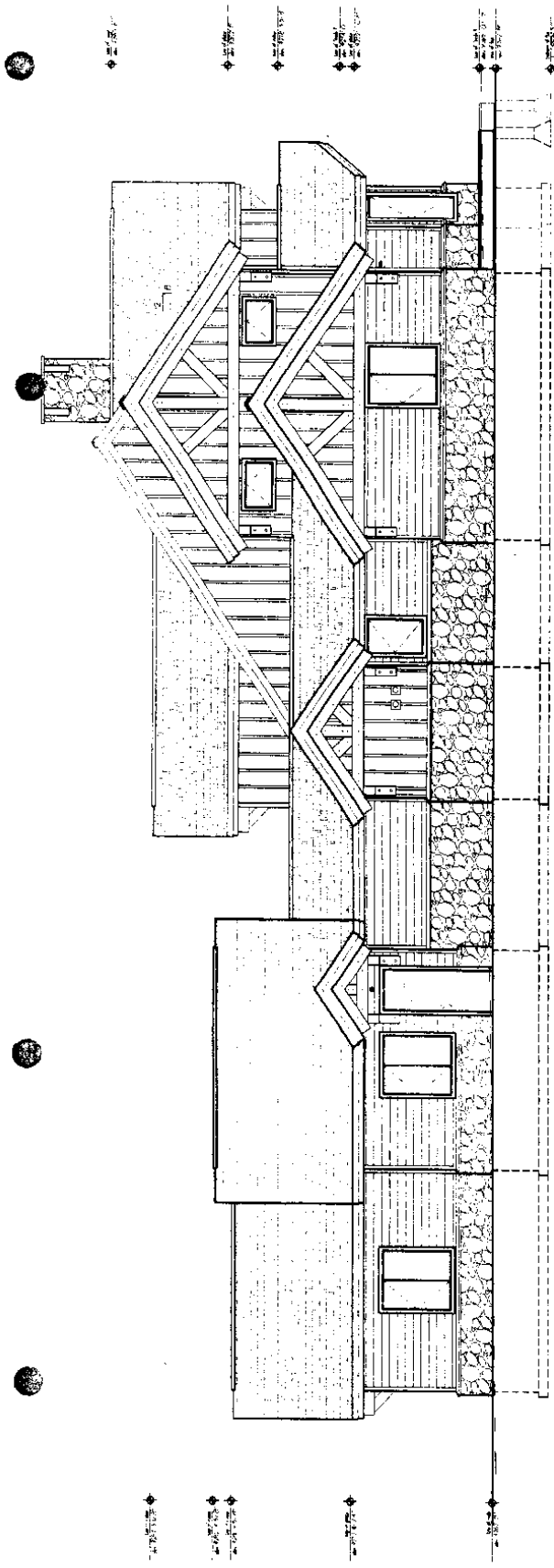
Tim Seelma  
Residential Design  
4511 Kipling Drive  
Pueblo, CO 81024  
719.544.4473



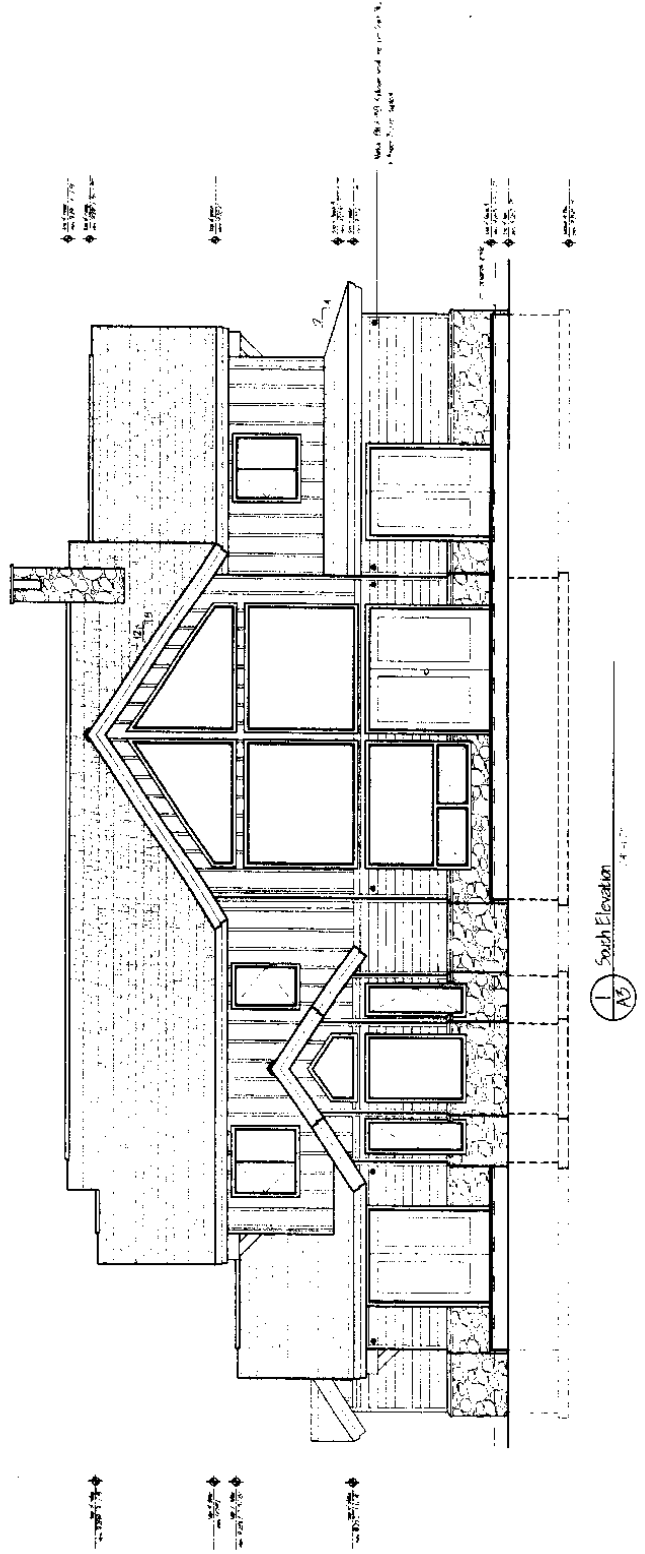
**Blue Sky**  
ARCHITECTURE PC  
1000 S. Pueblo  
Pueblo, CO 81002  
719.544.4473

Weber Residence  
Lot #7, The Highlands, The Golf Course Front  
Pueblo, CO 81024

A3



2 West Elevation  
14-10-13  
A3



1 South Elevation  
14-10-13  
A3

DATE	DESCRIPTION
10/15/17	10/15/17
10/15/17	10/15/17
10/15/17	10/15/17
10/15/17	10/15/17

Tim Seering  
Residential Design  
1477 Laramie Circle  
Boulder, CO 80501  
970.445.7473

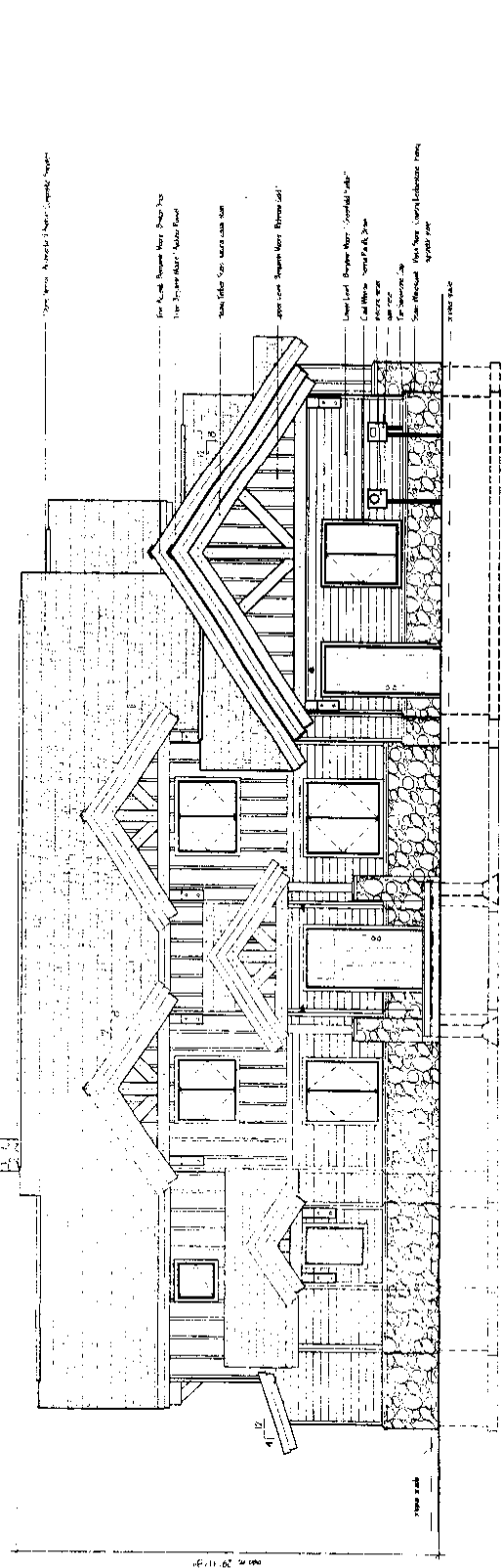


Blue Sky  
ARCHITECTURE PC  
1000 13th Street  
Boulder, CO 80502  
970.445.7473

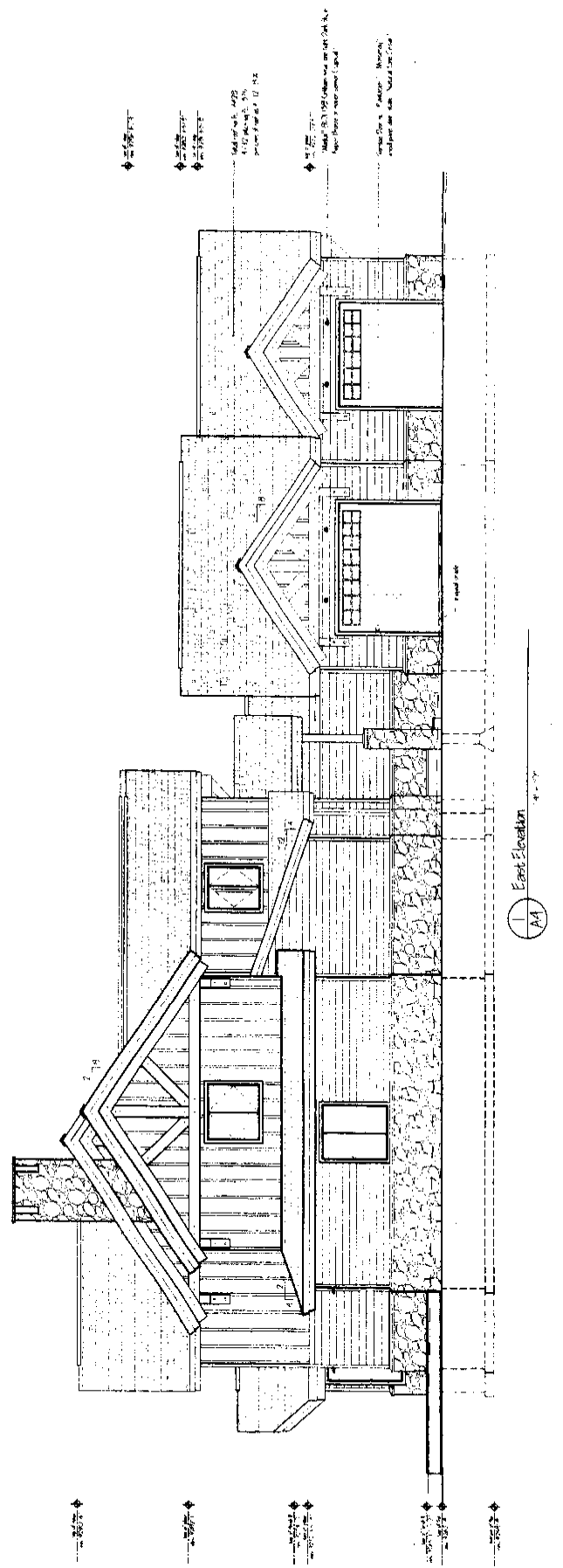
Webster Residence  
147 The Meadows, The Old Corner Farm  
Boulder, CO 80524

NO.	DATE	DESCRIPTION
1	10/15/17	10/15/17
2	10/15/17	10/15/17
3	10/15/17	10/15/17
4	10/15/17	10/15/17

AA



2 North Elevation  
1/8" = 1'



1 East Elevation  
1/8" = 1'



Class C Development Review Check List

**Project Name/PC#:** Stais Residence PC#2008042  
**Project Manager:** Matt Thompson, AICP  
**Date of Report:** April 10, 2008  
**Applicant/Owner:** Matthew and Kiersten Stais  
**Agent:** Matthew Stais Architects  
**Proposed Use:** Single family residence  
**Address:** 510 Wellington Road  
**Legal Description:** Lot 4, Block 12, Weisshorn #2  
**Site Area:** 27,590 sq. ft. 0.63 acres  
**Land Use District (2A/2R):** 12: Residential  
**Existing Site Conditions:** The site faces south and slopes downhill at 11% towards the north, with good solar access and filtered views of Baldy Mountain to the southeast and Breck Ski Resort to the southwest. Existing vegetation includes several high-value spruce and fir which will be kept, and many dead and dying pine trees which should be thinned or removed. There is currently an A-frame on the property which will be recycled prior to new construction. Current driveway will be improved and combined with driveway at 514 Wellington, and extensive regrading/replanting along common lot line using dirt from 510 excavation.

**Density (3A/3R):** Allowed: unlimited Proposed: 3,424 sq. ft.  
**Mass (4R):** Allowed: unlimited Proposed: 4,445 sq. ft.  
**F.A.R.:** 1:6.20 FAR  
**Areas:**  
**Lower Level:** 693 sq. ft.  
**Main Level:** 2,075 sq. ft.  
**Upper Level:** 656 sq. ft.  
**Garage:** 1,021 sq. ft.  
**Total:** 4,445 sq. ft.

**Bedrooms:** 4  
**Bathrooms:** 4  
**Height (6A/6R):** 34.16'  
 (Max 35' for single family outside Historic District)

**Lot Coverage/Open Space (21R):**  
 Building / non-Permeable: 2,014 sq. ft. 7.30%  
 Hard Surface / non-Permeable: 4,802 sq. ft. 17.40%  
 Open Space / Permeable: 20,774 sq. ft. 75.29%

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

**Snowstack (13A/13R):**  
 Required: 1,201 sq. ft. (25% of paved surfaces)  
 Proposed: 1,262 sq. ft. (26.00% of paved surfaces)

**Fireplaces (30A/30R):** EPA Phase II wood burner

**Accessory Apartment:** N/A

**Building/Disturbance Envelope?** Neither

**Setbacks (9A/9R):**  
 Front: 84 ft.  
 Side: 31 ft.  
 Side: 22 ft.  
 Rear: 50 ft.

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

**Exterior Materials:**

Primary siding western red cedar shingles 4" exposure, secondary siding vertical 1 x cedar shiplap profile, door and windows aluminum clad, exposed beams and posts Douglas fir, and a stone base of natural moss rock dry stack ashlar pattern.

**Roof:**

Primary roof asphalt shingles, secondary roof and 3' eave at primary roof Englert standing seam metal (18" wide panels, 1.5" high seams).

**Garage Doors:**

To match secondary siding

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

Planting Type	Quantity	Size
Aspen	50	20 (1" caliper), 15 (1.5" caliper), 15 (2" caliper)
Colorado Spruce	4	6' - 8'
Engelmann Spruce	6	6' - 8'
Potentilla	12	5 gallon

**Drainage (27A/27R):**

Positive away from residence.

**Driveway Slope:**

8 %

**Covenants:**

**Point Analysis (Sec. 9-1-17-3):**

At this time, Staff recommends positive six points (+6) for Renewable Sources of Energy Policy 33/R Energy Conservation (solar and wind), and positive three points (+3) for Energy Conservation, and positive four points (+4) under Policy 22/R Landscaping. Staff recommends to negative points for this application.

**Staff Action:**

Staff has approved PC#2008042, the Stais Residence, Lot 4, Block 12, Weisshorn #2, located at 510 Wellington Road with the attached Findings and Conditions.

**Comments:**

Primary living spaces are located on the main [middle] floor: dining, living, den, and master bedroom suite are aligned on the south side of the home, and form the main axis which runs due east-west to maximize solar gain. Kitchen, utility areas, entry/stairs, master closet and bath are located on the northern side and contain few exterior windows. Kids' bedrooms, bath, and loft are located on the upper floor; the loft includes operable windows to allow for natural ventilation using the chimney effect. This site presents solar opportunities which form the core of the design intent, both aesthetically, by blending the interior and exterior living spaces, and technically, using the sun to create a more pleasant [and efficient] place to live, especially during the colder parts of the year. Passive solar techniques include daylighting, extensive south-facing glass [protected by insulating drapes at night], properly sized overhangs to block summer sun but allow winter sun to penetrate deep into the home, and thermal mass in the floors and walls.

The applicant would like to have the choice of having a 25' tall wind turbine with a rotor diameter of 11.5'. There maybe a noise issue with the wind turbine. The manufacturer states the noise generated by the wind turbine is 40 dBA at 11.2 MPH and 60 dBA at 44.8 MPH. Per the Town Code Section 5-8-5: Maximum Permissible Noise Levels; Generally: It shall be unlawful for any person to operate or permit to be operated any noise source which creates a sound which exceeds the limits set forth below. Residential noise zone: 7:01 A.M. to next 10:59 P.M. (In Decibels) 55 dBA, 11:00 P.M. to next 7:00 A.M. (In Decibels) 50 dBA. Hence, there could be a noise violation issue down the road. However, there is no specific noise limit in the Development Code. The property owner could be fined by the Police Department if the dBA exceeds the allowed limits per the Town Code.

**Additional Conditions of Approval:** Access easement for 514 Wellington.

<b>Final Hearing Impact Analysis</b>				
Project:	Stais Residence	<b>Positive Points</b>	<b>+13</b>	
PC#	2008042			
Date:	04/10/2008	<b>Negative Points</b>	<b>0</b>	
Staff:	Matt Thompson, AICP			
		<b>Total Allocation:</b>	<b>+13</b>	
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
1/A	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	<b>Architectural Compatibility / Historic Priority Policies</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10	(-3>-6)		
6/A	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	<b>Ridgeline and Hillside Development</b>	Complies		
9/A	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
15/A	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	<b>Internal Circulation</b>	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	<b>External Circulation</b>	Complies		
18/A	<b>Parking</b>	Complies		
18/R	Parking - General Requirements	1x (-2/+2)		

18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		
22/R	Landscaping	4x(-2/+2)	+4	50 Aspen 1" - 2" caliper, 10 Spruce 6' - 8'
24/A	<b>Social Community</b>	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)	+6	Active solar photo-voltaic and preheat domestic hot water. Passive solar techniques have been properly designed. Thermosiphoning air panels at south wall.
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)	+3	Southern orientation of windows, few windows on north side of buildings, and insulation to mitigate heat loss over and beyond that required by the State Energy Code.
34/A	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	<b>Home Occupation</b>	Complies		
39/A	<b>Master Plan</b>	Complies		
40/A	<b>Chalet House</b>	Complies		
41/A	<b>Satellite Earth Station Antennas</b>	Complies		
42/A	<b>Exterior Loudspeakers</b>	Complies		
43/A	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
44/A	<b>Radio Broadcasts</b>	Complies		
45/A	<b>Special Commercial Events</b>	Complies		
46/A	<b>Exterior Lighting</b>	Complies		

## TOWN OF BRECKENRIDGE

Stais Residence  
Lot 4, Block 12, Weisshorn #2  
510 Wellington Road  
PC#2008042

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

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### 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 **April 10, 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 **April 15, 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 **October 22, 2009**, 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, the second story plate, 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. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
11. 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**

12. Applicant shall submit proof of ownership of the project site.
13. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
14. 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.
15. 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.
- 16. 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.**
17. 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.
18. 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.
19. Applicant shall install construction fencing around the construction site in a manner acceptable to the Town Planning Department.
20. 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**

21. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
- 22. 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.**
- 23. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.**
24. Applicant shall screen all utilities.
- 25. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.**
26. 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.
27. 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.
28. 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.
29. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
30. Applicant shall prepare and record with the Summit County Clerk and Recorder an access easement, acceptable to the Town of Breckenridge Attorney, to allow access to Lot 3, Block 12, Weisshorn #2 across Lot 4, Block 12, Weisshorn #2
31. 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)

10000 S. UNIVERSITY BLVD.  
 SUITE 1000  
 DENVER, CO 80202  
 PH: 303.733.1100  
 WWW: WWW.CANNONDESIGN.COM

10000 S. UNIVERSITY BLVD.  
 SUITE 1000  
 DENVER, CO 80202  
 PH: 303.733.1100  
 WWW: WWW.CANNONDESIGN.COM

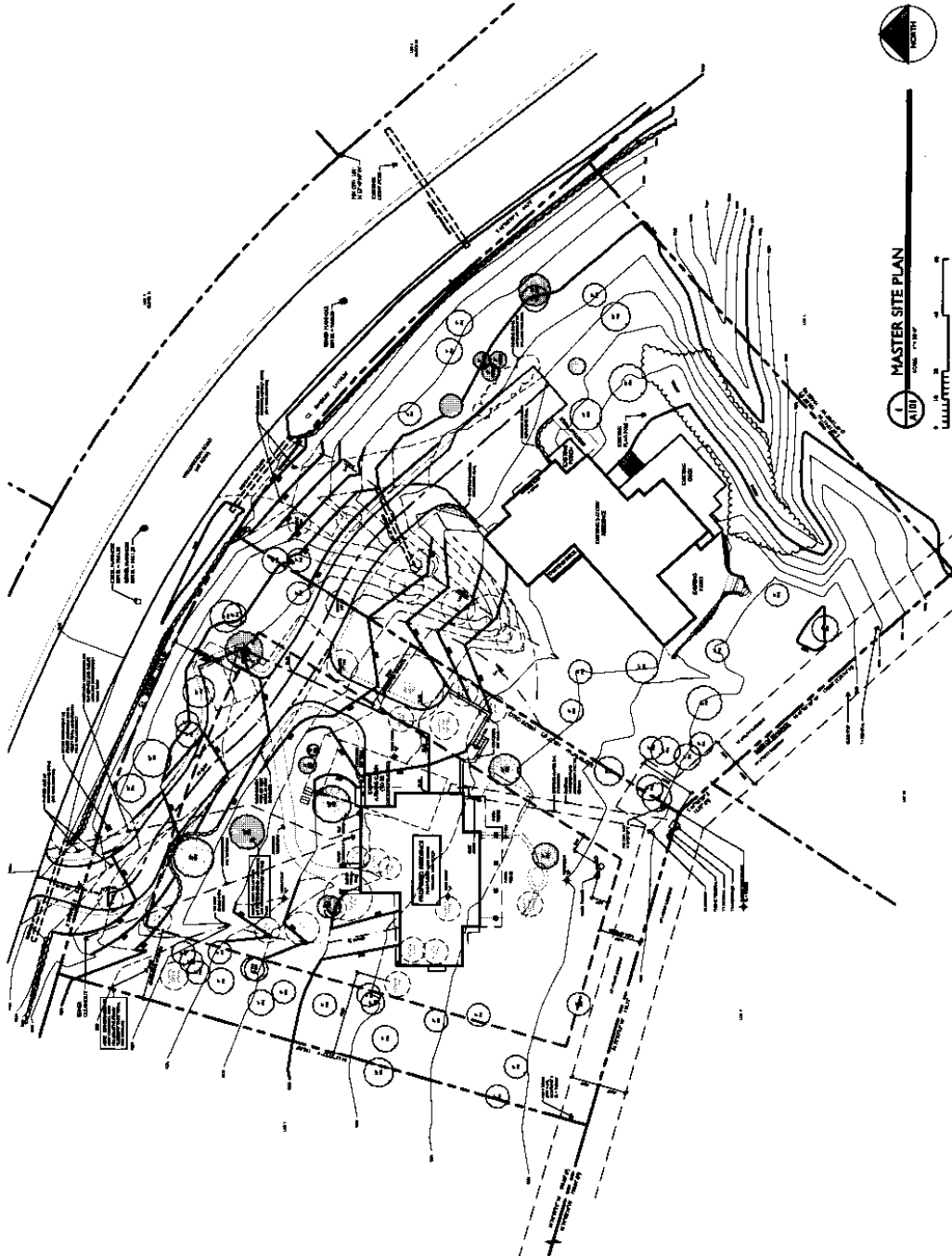
**STAR RESIDENCE  
 518 WASHINGTON RD**  
 LOT 4, BLOCK 16  
 WASHINGTON, COLORADO  
 PROJECT # 1837

**CONTRACT**  
 10000 S. UNIVERSITY BLVD.  
 SUITE 1000  
 DENVER, CO 80202  
 PH: 303.733.1100  
 WWW: WWW.CANNONDESIGN.COM

ISSUE

NO.	DATE	DESCRIPTION
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2	10/10/2008	ISSUE FOR PERMITTING
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8	10/10/2008	ISSUE FOR PERMITTING
9	10/10/2008	ISSUE FOR PERMITTING
10	10/10/2008	ISSUE FOR PERMITTING

**MASTER SITE PLAN,  
 CALCULATIONS**  
**A101**



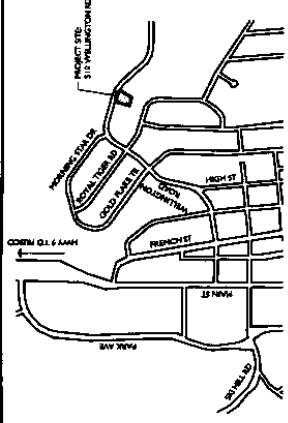
**MASTER SITE PLAN**

SCALE: 1" = 40'

**SHEET INDEX**

NO.	DESCRIPTION
A101	MASTER SITE PLAN, NOTES & AREA CALCULATIONS
A102	EXISTING SITE PLAN
A103	GRADING & DRAINAGE PLAN, NOTES, ELEVATIONS
A104	LANDSCAPE, HARDSCAPE & EXTERIOR LIGHTING PLAN
A105	LOWER FLOOR PLAN
A106	UPPER FLOOR PLAN
A107	FOUNDATION PLAN
A108	EXTERIOR MATERIALS, DOOR SCHEDULE, WINDOW TYPE, LIGHTING, DETAILS
A109	EXTERIOR RELATIONS

**VICINITY MAP**



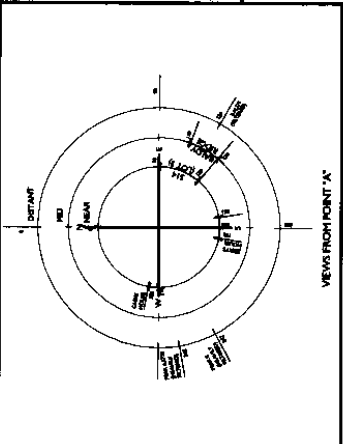
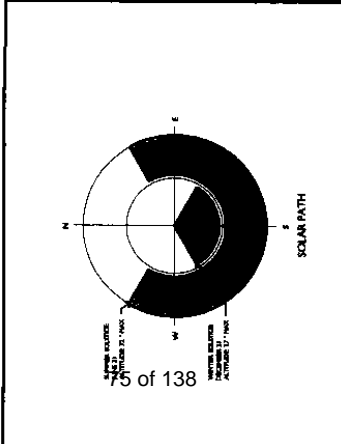
**AREA CALCULATIONS**

DESCRIPTION	AREA (ACRES)	% OF SITE
BELOW ENCLOSED AREA	3.51 (8.84)	7.26
1. BUILDING FOOTPRINT	1.28 (3.17)	2.70
2. DRIVE & WALKWAY	1.48 (3.67)	3.14
3. PARKING	0.75 (1.87)	1.58
4. LANDSCAPE/STORMWATER	11.99 (29.84)	25.34
5. TOTAL	22.70 (56.81)	48.02

BUILDING CALCS:	AREA (SQ FT)	TOTAL (SQ FT)	COMBINED FLOOR AREA
1. LOWER FLOOR	48,121	1,711,121	1,759,242
2. UPPER FLOOR	66,000	2,319,000	4,078,242
3. TOTAL	114,121	4,030,121	8,157,484

NOTE: 1. BUILDING AREA CALCULATED IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS.  
 2. UNIMPAVED AREA INCLUDES DRIVEWAYS, SIDEWALKS & STAIRWAYS (WITH OVERLAP).  
 3. STAIRS & LANDSCAPE INT. COUNTED WITH UNIMPAVED FLOOR SQUARE FOOTAGE.





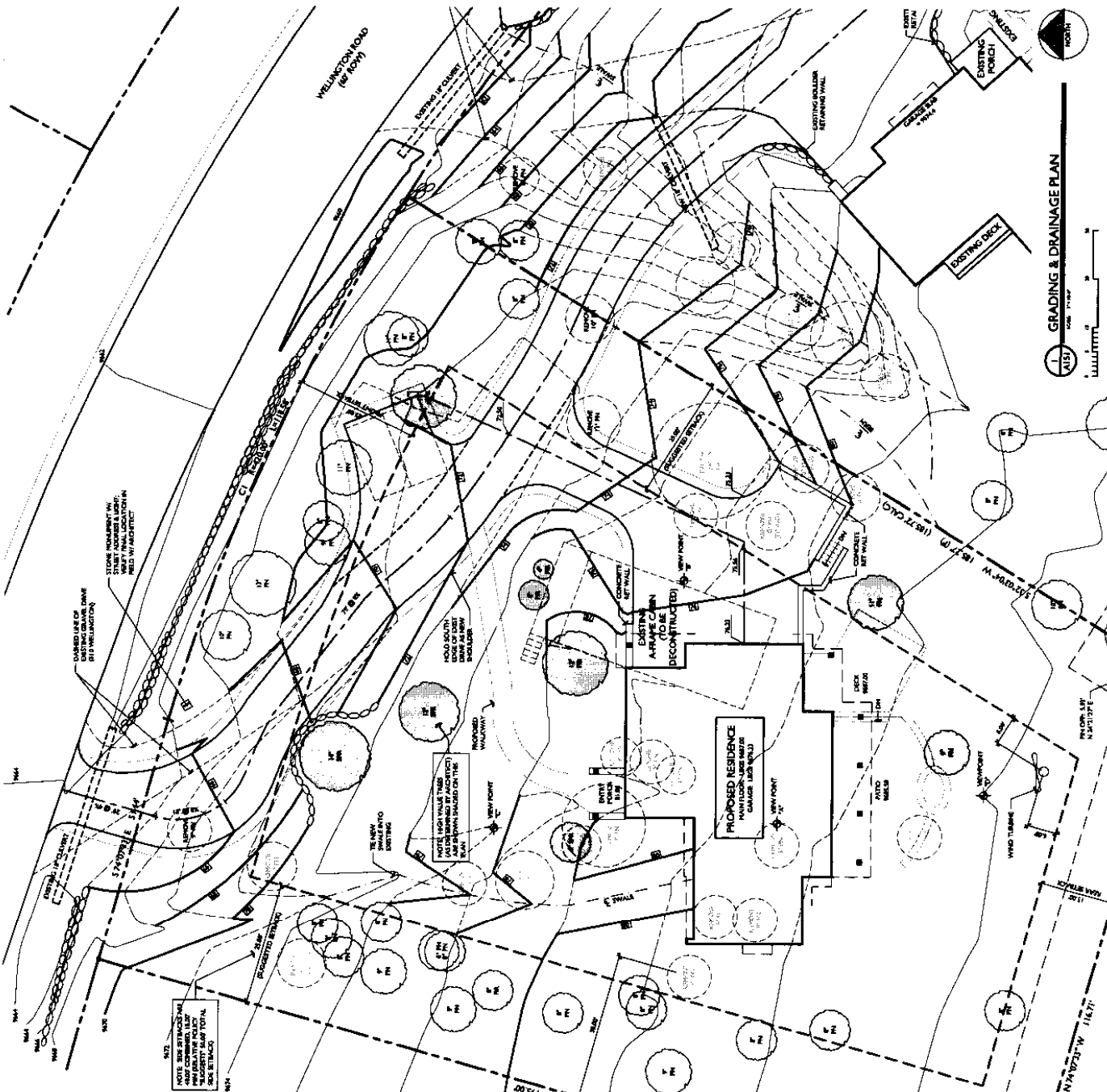
PROJECT: STAR RESIDENCE  
 516 WELLMINGTON RD  
 LOT 4, BLOCK 11  
 PROJECT # 810  
 DATE: 11/11/2008  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

PROJECT # 810  
 DATE: 11/11/2008  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**STAR RESIDENCE**  
**516 WELLMINGTON RD**  
 LOT 4, BLOCK 11  
 PROJECT # 810

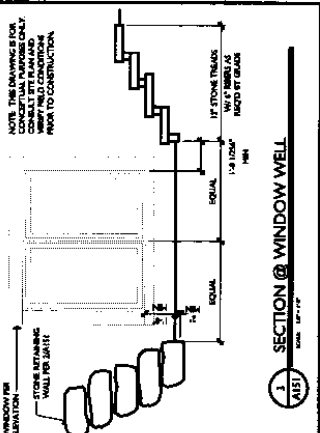
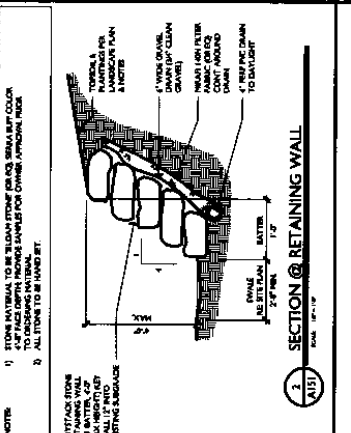
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ISSUE	ISSUE 2
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ISSUE	ISSUE 7
DESCRIPTION	ISSUE 7
DATE	11/11/2008
ISSUE	ISSUE 8
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DATE	11/11/2008
ISSUE	ISSUE 9
DESCRIPTION	ISSUE 9
DATE	11/11/2008
ISSUE	ISSUE 10
DESCRIPTION	ISSUE 10

**STAR RESIDENCE**  
**516 WELLMINGTON RD**  
 LOT 4, BLOCK 11  
 PROJECT # 810



**SITE PLAN NOTES**

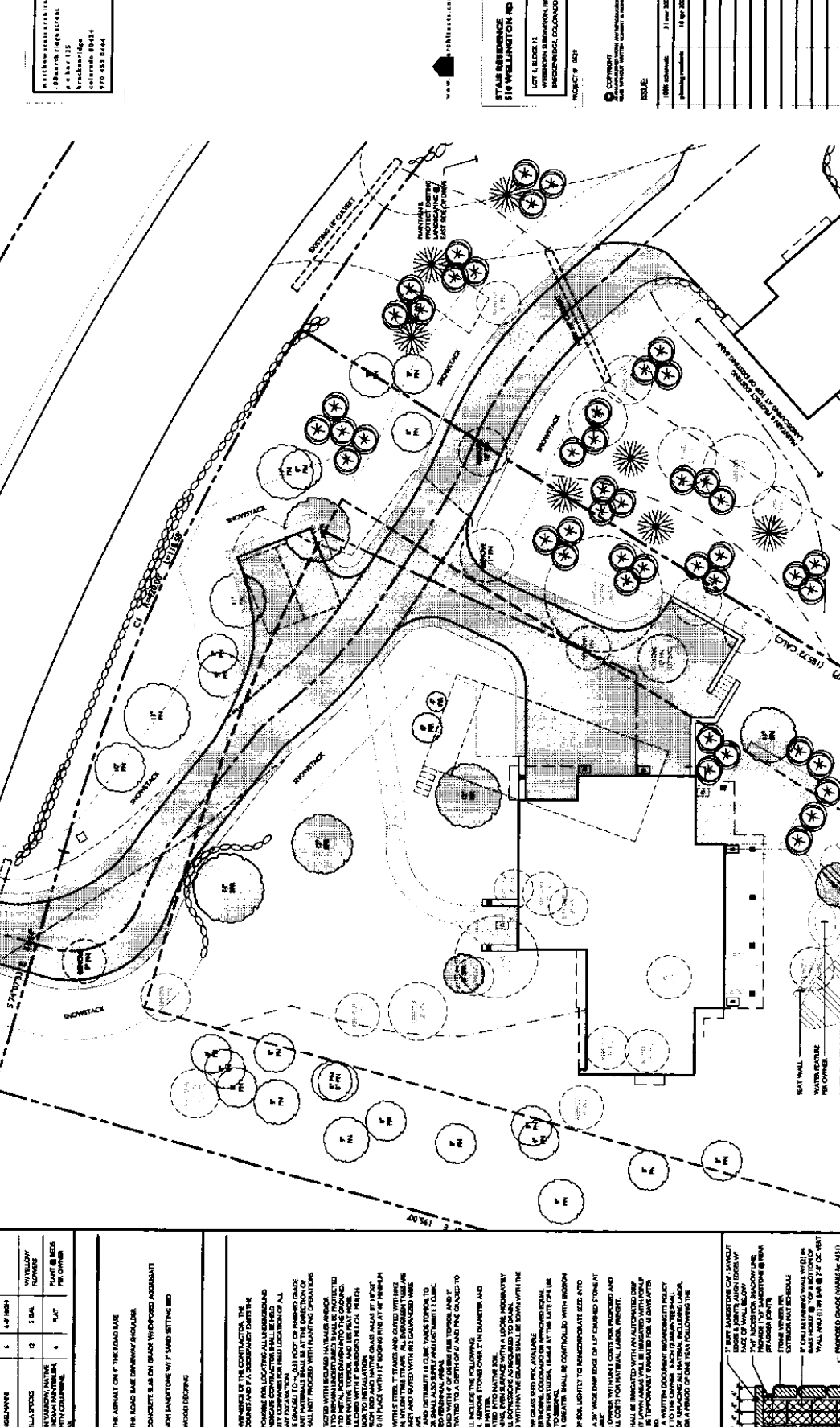
- BOUNDARY AND TOPOGRAPHICAL INFORMATION OBTAINED FROM SURVEY BY HANSEN SURVEYING LTD. (1998).
- LOT 4, BLOCK 11, PROJECT # 810.
- CONTRACT APPROVALS AUTHORITY TO BE OBTAINED FROM THE DISTRICT COUNCIL.
- CONTRACT APPROVALS AUTHORITY TO BE OBTAINED FROM THE DISTRICT COUNCIL.
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- CONTRACT APPROVALS AUTHORITY TO BE OBTAINED FROM THE DISTRICT COUNCIL.



**WIND TURBINE DETAIL**  
 SCALE: 1:10

This detail drawing shows a wind turbine with the following specifications:
 

- Manufacturer:** [Name]
- Model:** [Name]
- Capacity:** [Name]
- Height:** [Name]
- Weight:** [Name]
- Dimensions:** [Name]
- Notes:** [Name]



NO.	DESCRIPTION	DATE
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25	ISSUED FOR PERMIT	01/19/08



**LANDSCAPING SCHEDULE**

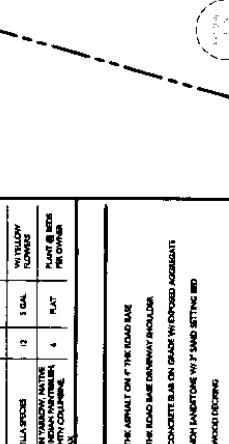
SYM	COMPONENT NAME	SYMBOLOGICAL NAME	QTY	SIZE	REMARKS
(1)	ARMS	POPULUS TRELLISED	13	1 1/2" GAL	SEE PLAN FOR POSITION
(2)	CONFOUNDO SPINES	PELCA FUSCIBER	4	4" HIGH	
(3)	SHRUB PLANTINGS	PELCA ENGELMANNI	5	4" HIGH	
(4)	SHRUB PLANTINGS	POTENTILLA SPECIOSA	12	1 GAL	SEE PLAN FOR POSITION
(5)	SHRUB PLANTINGS	CONYZIUM MACULATUM	4	1 GAL	SEE PLAN FOR POSITION

**HANDSCAPE LEGEND**

- 1" DIAL LIGHT
- 1" ROAD SIDE DRIVEWAY ANCHOR
- CONCRETE SLAB ON GRADE W/ EXPOSED AGGREGATE
- PAVING STONE ON SAND SETTING BED
- WOOD DECKING

**LANDSCAPING NOTES**

- THE PLANT LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL PLANT SPECIFICATIONS AND AVAILABILITY AT THE TIME OF BIDDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES.
- ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPING SCHEDULE AND THE LAYOUT OF PLANTINGS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES.
- ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPING SCHEDULE AND THE LAYOUT OF PLANTINGS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES.
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**SECTION @ LOW PATIO WALL**  
 A181  
 DATE: 01/19/08



BRUNNEN STADT ARCHITECTS  
168 SOUTH 74th STREET  
PO BOX 135  
CINCINNATI OH 45224  
616.880.8074  
910.413.0444



518 WELLINGTON RD

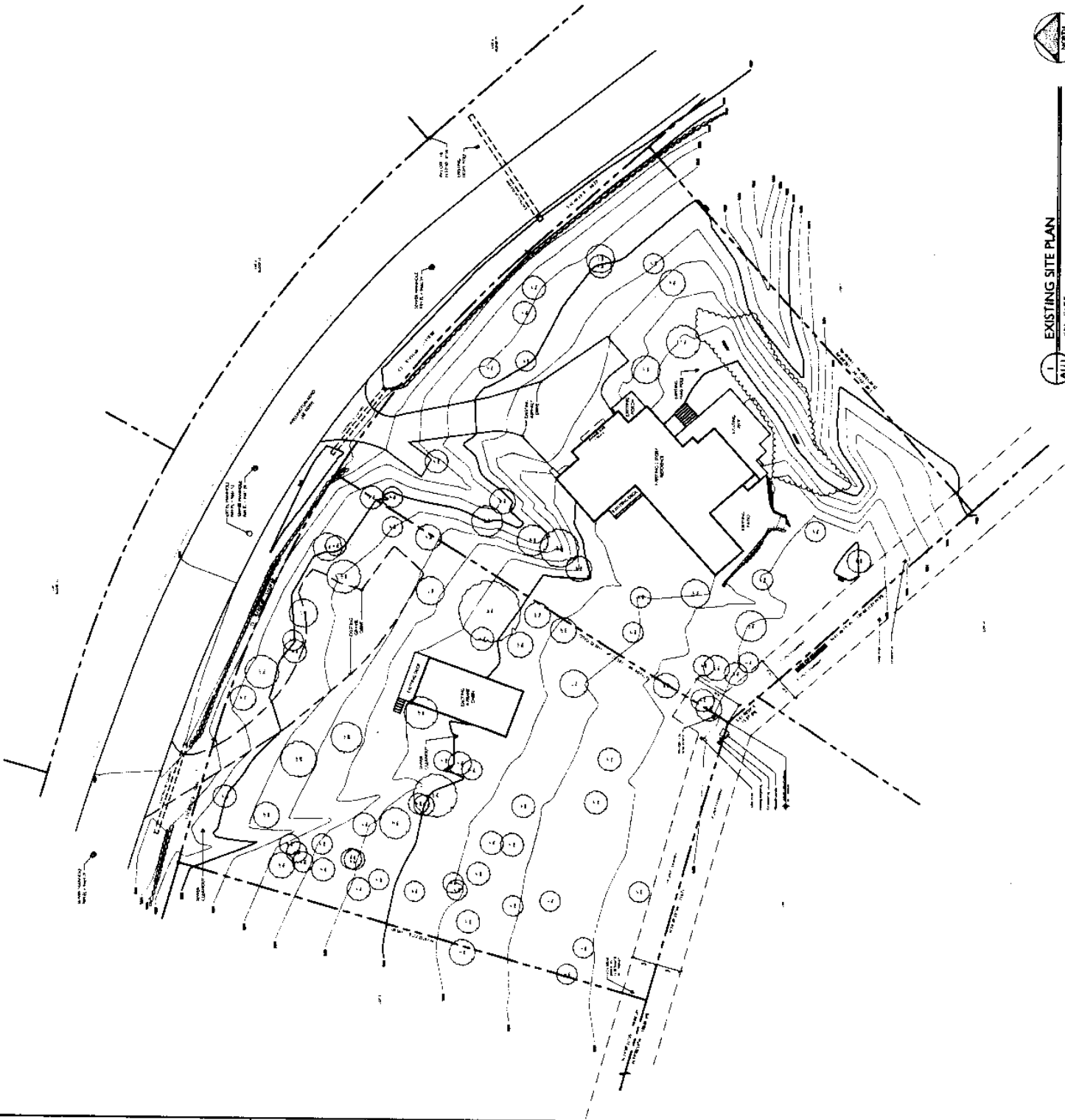
LOT 1 & 2, BLOCK 17  
WESBORN SUBDIVISION, P&Z  
MCDONOUGH CO, IOWA

PROJECT # 007

CORPORATE  
1000 UNIVERSITY DRIVE  
DES MOINES, IOWA 50319

ISSUE	DATE

EXISTING SITE PLAN



EXISTING SITE PLAN

A111



WELLSBROS ARCHITECTS  
1800 Broadway Blvd  
P.O. Box 115  
Breckenridge, CO  
Colorado 80424  
970 433 0444

WWW.F-TECHNICALS.COM

510 WELLINGTON RD

LOT 4, BLOCK 17  
WINDHORN SUBDIVISION #2  
WINDHORN CO, COLORADO

PROJECT # 101

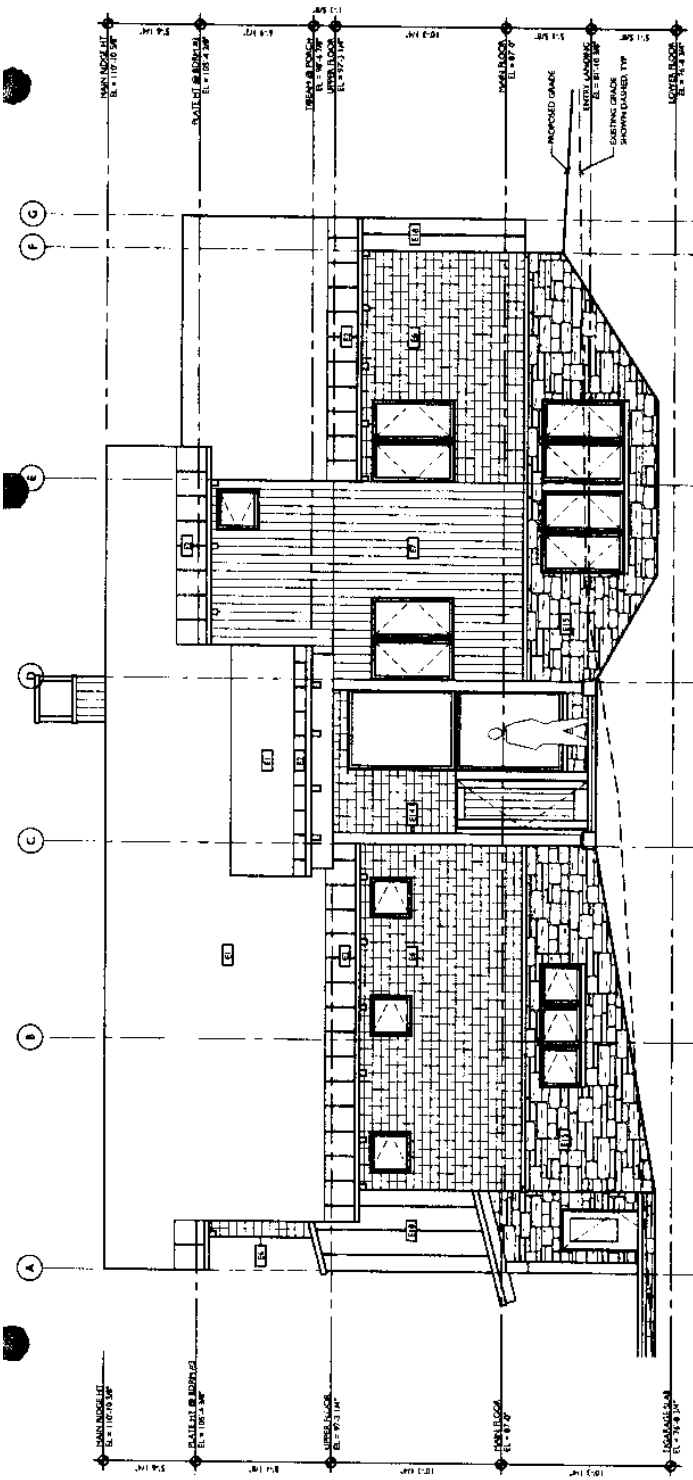
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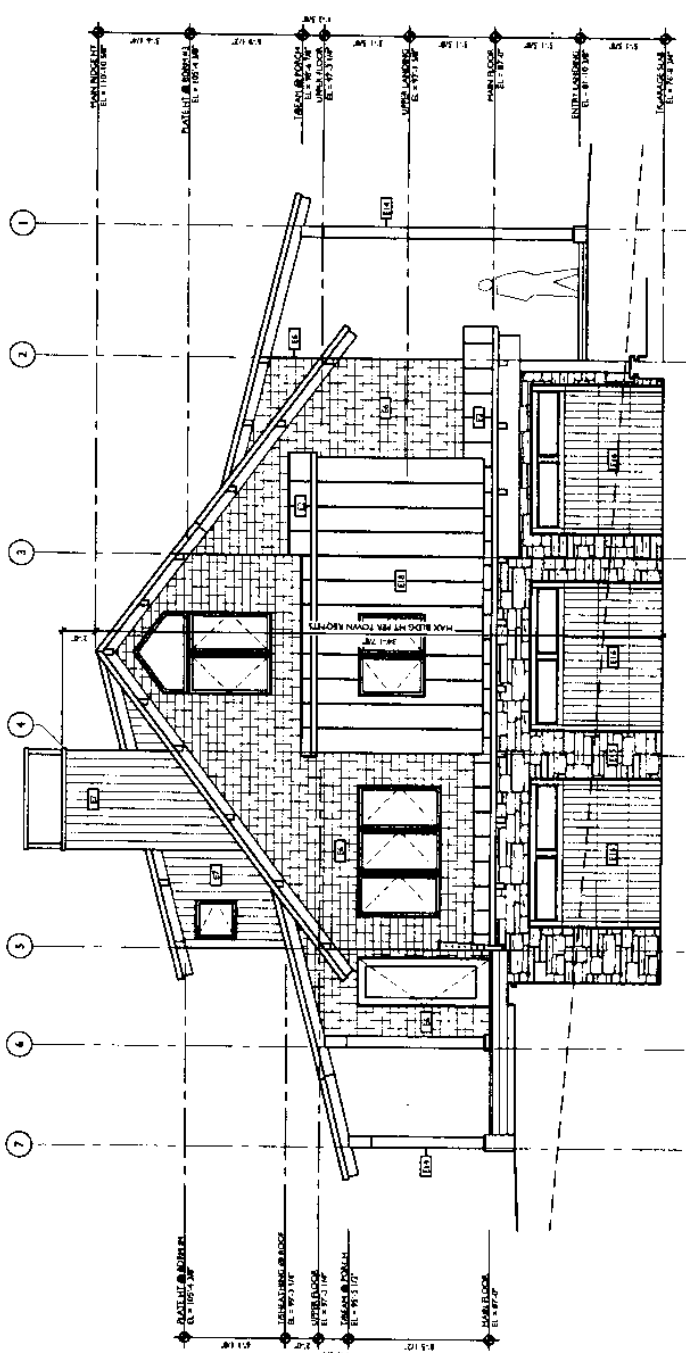
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EXTERIOR ELEVATIONS

A301



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

WATKINSON ARCHITECTS  
 108 ROBINSON STREET  
 # 2 Box 135  
 Steamboat Springs  
 Colorado 80434  
 970-457-0444

WWW.WATKINSON.COM

510 WELLINGTON RD

LOT 4 BLOCK 11  
 WYCHORN SUBDIVISION #2  
 WHEELER CO. COLORADO

PROJECT # 2019

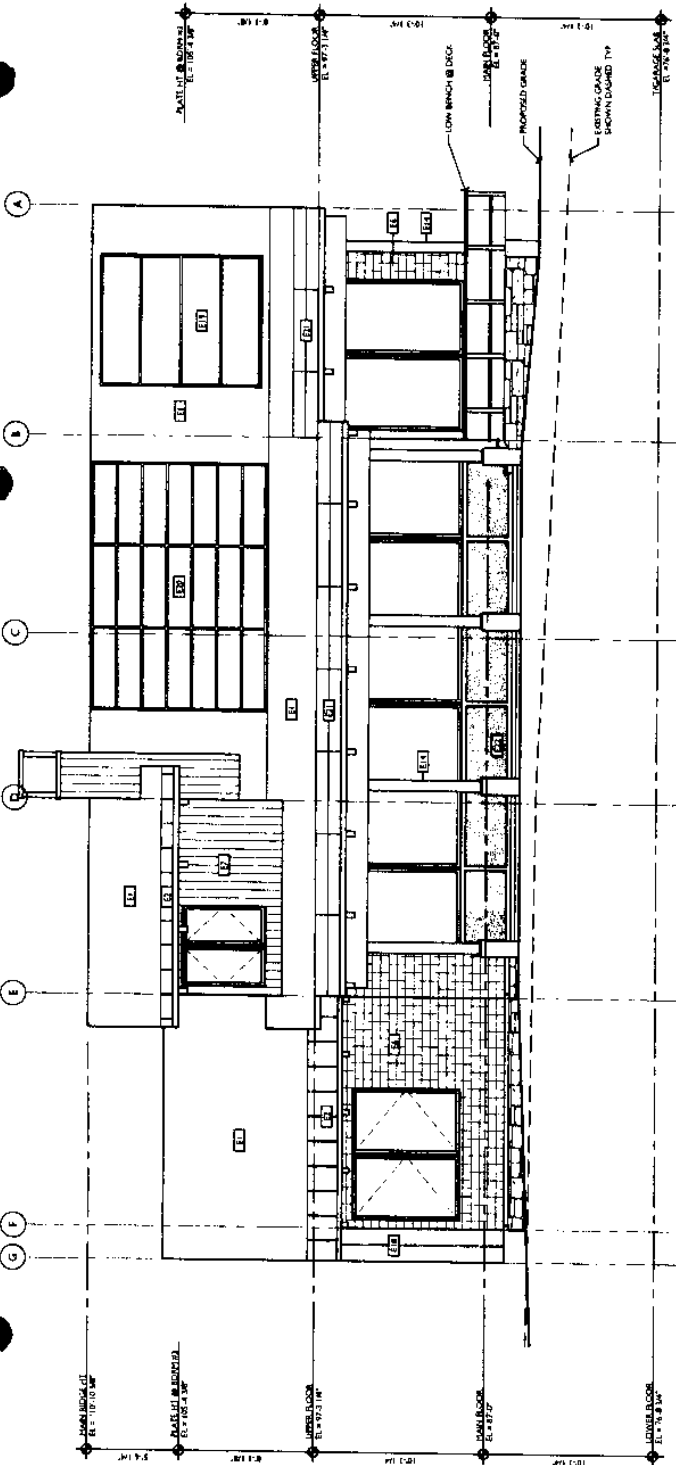
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ISSUE

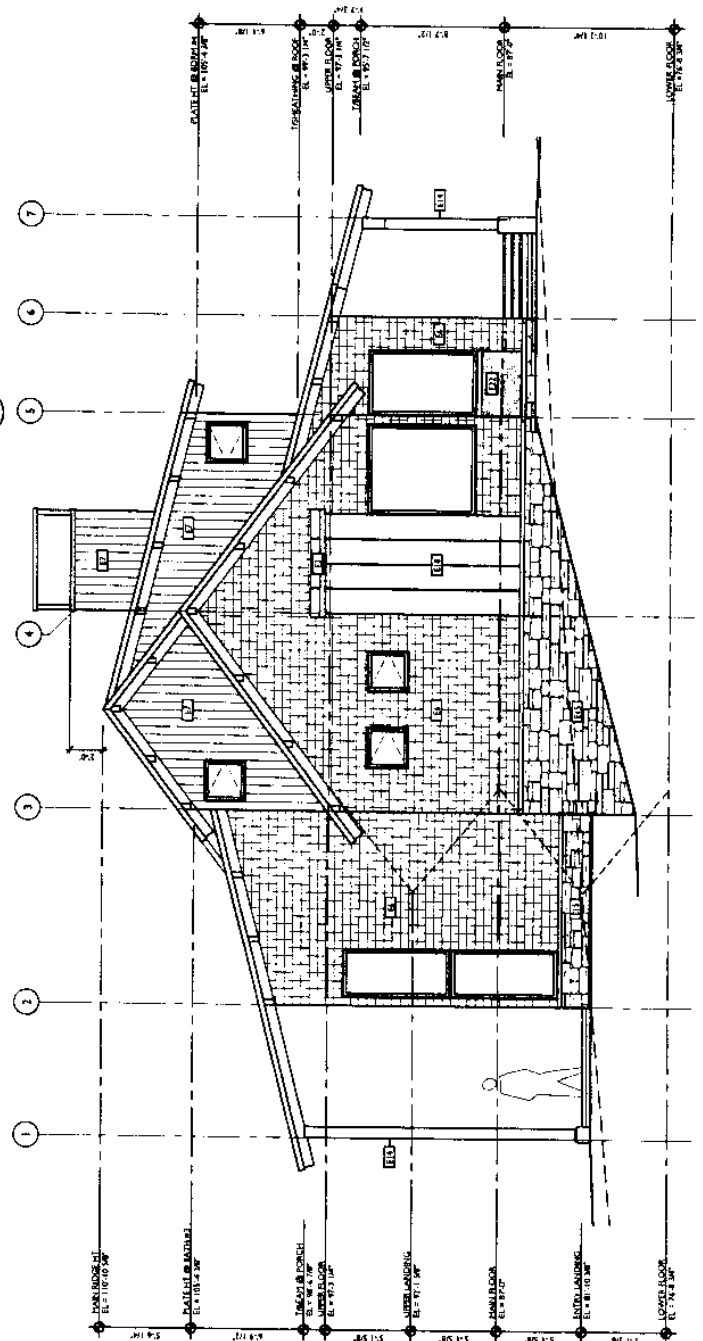
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100	03/01/2028	ISSUE FOR PERMITS

EXTERIOR ELEVATIONS

A303



1 SOUTH ELEVATION  
 A303



2 WEST ELEVATION  
 A303



matthew stais architects  
108 north ridge street  
p o box 135  
breckenridge  
colorado 80424  
970 453 0444

**memorandum**

**to:** project team  
**from:** matt stais  
**date:** 7 april 2008  
**project:** stais residence  
510 wellington road  
breckenridge, colorado  
**re:** design narrative

Project program is a new 4BR/4BA home for full time local family [mine], of about 3500 finished sq ft and 1000 unfinished, for a total of 4500 conditioned square feet. Site is 2/3 acre, about 6 blocks from Main Street, on a busy road in an existing subdivision [and directly east of existing Stais Residence at 514 Wellington Rd]. The site faces south and slopes slightly north, with good solar access and filtered views of Baldy Mtn to southeast and Breck Ski resort to southwest. Existing vegetation includes several high-value spruce and fir which should be kept, and many dead or dying pine trees which should be thinned or removed.

There is currently an A-frame on the property which will be recycled prior to new construction. Current driveway will be improved and combined with driveway to house next door, which will allow removal of dangerous driveway at 514 Wellington, and extensive regrading/replanting along common lot line using dirt from 510 excavation.

The design intent is to create a 2008 version of the classic rocky mountain snow country home, utilizing the regional design vocabulary appropriate to this project type [south facing glazing/porches/decks/patios, simple roof forms, natural materials] while maximizing current technology to take advantage of site and climate. This site is outside the Town historic district, therefore Victorian references are not appropriate; rather the neighborhood consists of first-generation ski homes [circa 1965] and later additions, so a contemporary feel is the goal. Many aspects of the design vocabulary have been taken from the existing home next door, as well as other relevant pieces of design from the local area and from Matt's experiences elsewhere.

The site is large enough to set the home well back from the street, using the natural grade separation, driveway, and existing vegetation as buffers from the high traffic volume. Existing grade at the rear of the site is approximately 8%, which can function as a back yard and patio off the main floor. Site design takes its cues from the existing spruce-pine-fir forest, with variety provided by aspen, rose, lupine, paintbrush, iris, columbine, flax, potentilla, and the like. The existing site has a lot of beauty which we can draw on. High-value trees will be saved and augmented with new plantings. Native species will require less water and seamlessly blend new and old. Hardscape will be limited to the south side, except for walks and driveway.

Primary living spaces are located on the main [middle] floor: dining, living, den, and master bedroom suite are aligned on the south side of the home, and form the main axis which runs due east-west to maximize solar gain. Kitchen, utility areas, entry/stairs, master closet and bath are located on the northern side and contain few exterior windows. Kids' bedrooms, bath, and loft are located on the upper floor; the loft includes operable windows to allow for natural ventilation using the chimney effect. A family room and guest suite are located on the lower floor, which also includes the garage, workshop, mechanical and storage areas. Vertical zoning of living and sleeping areas creates distinct parts of the house that family and friends can enjoy with a certain degree of privacy and separation, which is a priority for the growing family.

The intent for the building exterior is a feeling of 'tautness': a tight skin which wraps the interior spaces, with openings appropriate to function and the contemporary theme. Materials are common to the local area, with an emphasis on natural look and feel that will weather well in the harsh high-altitude environment, and are varied to suggest a hint of what lies inside. The roof ridge runs east-west to optimize solar orientation, and the configuration is relatively simple for ease of construction and maintenance. Dormers are limited to sheds; there are no roof valleys. Roof edges include a 3 foot metal strip to help snow slide off and minimize ice dams.

This site presents solar opportunities which form the core of the design intent, both aesthetically, by blending the interior and exterior living spaces, and technically, using the sun to create a more pleasant [and efficient] place to live, especially during the colder parts of the year. Passive solar techniques include daylighting, extensive south-facing glass [protected by insulating drapes at night], properly sized overhangs to block summer sun but allow winter sun to penetrate deep into the home, thermal mass in the floors and walls, and thermosiphoning air panels at the south wall. Active solar systems include two types of photo-voltaic panels, preheat for domestic hot water, and potentially for space heating as well, to be tied to the in-floor hydronic system. These systems are optimized by the east-west building orientation.

Interiors will continue the theme of the contemporary snow country home. Materials will be natural, honest, stout, trending towards simple, clean and elegant. Ample storage will maximize living space and minimize cluttered spaces.

This project presents an opportunity to play with many sustainable design concepts MSA is interested in, and can be seen as a laboratory for implementation of these ideas and another step towards better high-performance buildings for all our clientele. We expect to take this project through LEED for Homes, Built Green Colorado, and the new Summit Sustainable Building Code programs as demonstration and documentation tools.



### Class C Development Review Check List

<b>Project Name/PC#:</b>	Lot 83, Highlands Park	PC#2008043
<b>Project Manager:</b>	Matt Thompson, AICP	
<b>Date of Report:</b>	April 10, 2008	For the 04/15/2008 Planning Commission Meeting
<b>Applicant/Owner:</b>	Carlson Builders, Inc.	
<b>Agent:</b>	Matthew Stais Architects	
<b>Proposed Use:</b>	Single family residence	
<b>Address:</b>	201 Lake Edge Drive	
<b>Legal Description:</b>	Lot 83, Highlands Park	
<b>Site Area:</b>	40,443 sq. ft.	0.93 acres
<b>Land Use District (2A/2R):</b>	6: Subject to Delaware Flats Master Plan	
<b>Existing Site Conditions:</b>	The disturbance envelope on this lot is situated on the side of a small hillside. The slope of the property is 18% measured from the northern tip of the envelope towards rear of the residence. However, the hill wraps around inside of the envelope and starts to go back downhill on west side of the property. The lot is moderately covered with lodgepole pine trees. There is at least one fir tree on the property that will remain and is outside of the disturbance envelope. There is a 10' snowstack easement along Lake View Drive.	
<b>Density (3A/3R):</b>	Allowed: 7,000 sq. ft.	Proposed: 5,642 sq. ft.
<b>Mass (4R):</b>	Allowed: 7,000 sq. ft.	Proposed: 6,568 sq. ft.
<b>F.A.R.</b>	1:6.10 FAR	
<b>Areas:</b>		
<b>Lower Level:</b>	1,597 sq. ft.	
<b>Main Level:</b>	2,299 sq. ft.	
<b>Upper Level:</b>	1,746 sq. ft.	
<b>Garage:</b>	926 sq. ft.	
<b>Total:</b>	6,568 sq. ft.	
<b>Bedrooms:</b>	5	
<b>Bathrooms:</b>	4.5	
<b>Height (6A/6R):</b>	30'	
	(Max 35' for single family outside Historic District)	
<b>Lot Coverage/Open Space (21R):</b>		
	Building / non-Permeable: 3,555 sq. ft.	8.79%
	Hard Surface / non-Permeable: 3,370 sq. ft.	8.33%
	Open Space / Permeable: 33,518 sq. ft.	82.88%
<b>Parking (18A/18/R):</b>		
	Required: 2 spaces	
	Proposed: 3 spaces	
<b>Snowstack (13A/13R):</b>		
	Required: 843 sq. ft.	(25% of paved surfaces)
	Proposed: 845 sq. ft.	(25.07% of paved surfaces)
<b>Fireplaces (30A/30R):</b>	2 gas burners	
<b>Accessory Apartment:</b>	N/A	
<b>Building/Disturbance Envelope?</b>	Disturbance envelope	
<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):**  
**Exterior Materials:**

This residence will be architecturally compatible with the neighborhood.  
 Primary siding is 2 x 12 rough sawn cedar stained with semi-transparent "coffee" color, secondary siding is vertical 1 x 12 rough sawn cedar boards with 1 x 6 cedar battens, fascia, trim stained with semi-transparent "driftwood gray" color, door and window cladding "brick red", and natural stone veneer 6" nominal cobblefield stone.

**Roof:**

Asphalt shingles

**Garage Doors:**

Match secondary siding

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

Planting Type	Quantity	Size
Aspen	28	1" - 2" min. caliper, 50% multi-stem
Colorado Spruce	5	6' - 8'
Potentilla	10	5 gallon
Big leaf sage	10	5 gallon

**Drainage (27A/27R):**

Positive away from residence.

**Driveway Slope:**

8 %

**Covenants:**

**Point Analysis (Sec. 9-1-17-3):**

Staff conducted an informal point analysis and found no reason to warrant positive or negative points for this application.

**Staff Action:**

Staff has approved PC#2008043, Lot 83 Highlands Park, located at 201 Lake Edge Drive.

**Comments:**

**Additional Conditions of Approval:**



SYM	COMMON NAME	SCIENTIFIC NAME	QTY	SIZE	REMARKS
(Symbol)	ASH	FRAAXINUS SPICATUS	10	12" CAL	SM. INDENTERS
(Symbol)	DOGWOOD	CORNUS FLORIDA	5	1 1/2" CAL	SM. INDENTERS
(Symbol)	DOGWOOD BRUCE	CORNUS FLORIDA	5	1 1/2" CAL	SM. INDENTERS
(Symbol)	FLORIDA YEW	TAXUS FLORIDA	10	1 GAL	
(Symbol)	FLORIDA YEW	TAXUS FLORIDA	10	1 GAL	
(Symbol)	FLORIDA YEW	TAXUS FLORIDA	10	1 GAL	
(Symbol)	FLORIDA YEW	TAXUS FLORIDA	10	1 GAL	
(Symbol)	FLORIDA YEW	TAXUS FLORIDA	10	1 GAL	
(Symbol)	FLORIDA YEW	TAXUS FLORIDA	10	1 GAL	
(Symbol)	FLORIDA YEW	TAXUS FLORIDA	10	1 GAL	
(Symbol)	FLORIDA YEW	TAXUS FLORIDA	10	1 GAL	

**LANDSCAPING / PAVING LEGEND**

4" FINISHED CONCRETE

6" FINISHED CONCRETE

2" FINISH STONE

2" FINISH STONE

**LANDSCAPING NOTES**

1. THE PLANT LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT FOR ALL PLANTING SPECIFICATIONS.

2. ALL PLANTS SHALL BE SUPPLIED TO THE SITE IN FULL CONTAINERS WITH SUFFICIENT SOIL AND MULCH TO MAINTAIN PLANT HEALTH THROUGHOUT THE GROWING SEASON.

3. ALL PLANTS SHALL BE PLANTED AT THE RECOMMENDED SPACING AND DEPTH OF PLANTING AS SHOWN ON THE PLANS AND SPECIFICATIONS.

4. ALL PLANTS SHALL BE PLANTED IN THE SPACES DESIGNATED ON THE PLANS AND SPECIFICATIONS.

5. ALL PLANTS SHALL BE PLANTED IN THE SPACES DESIGNATED ON THE PLANS AND SPECIFICATIONS.

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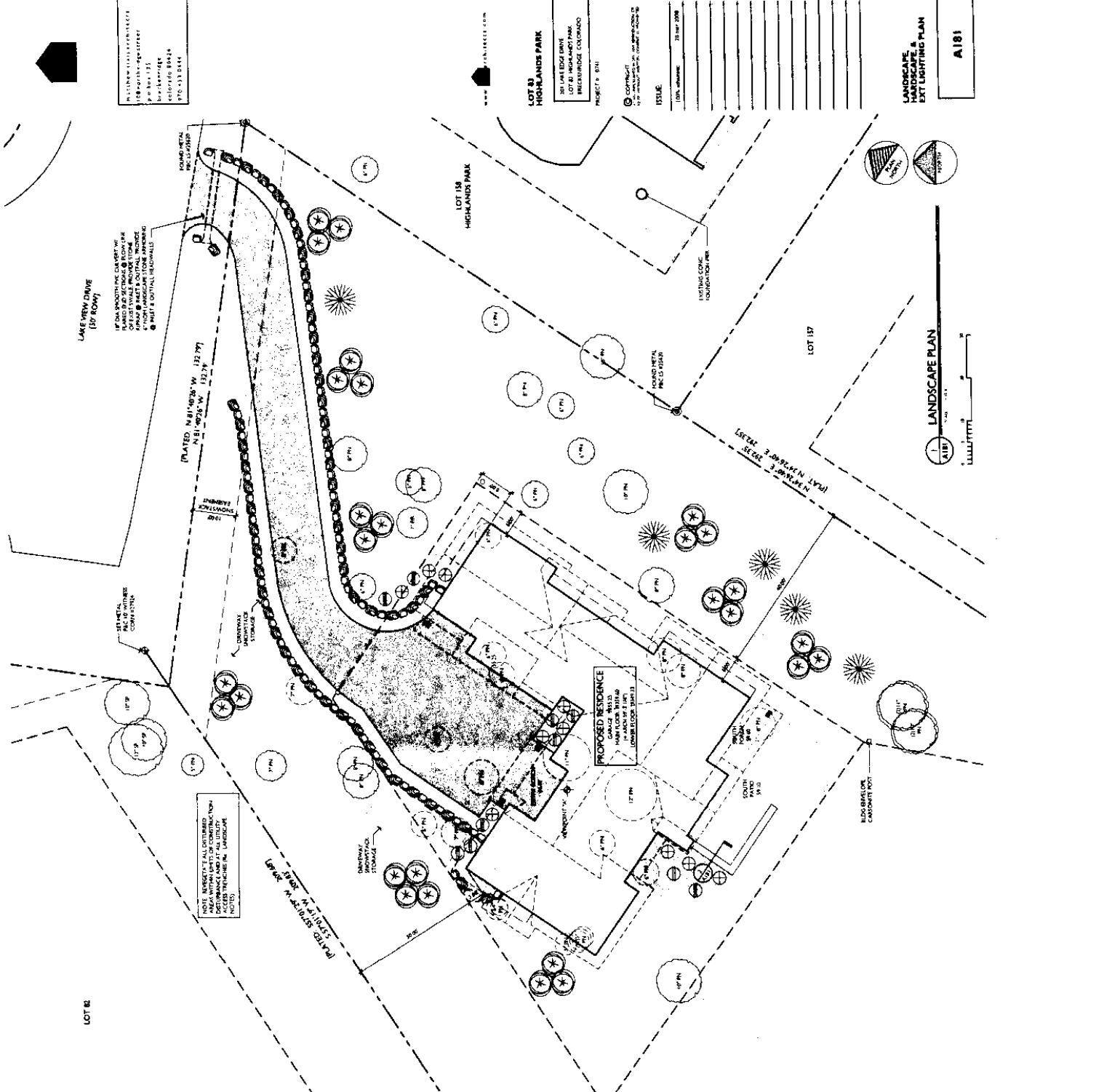
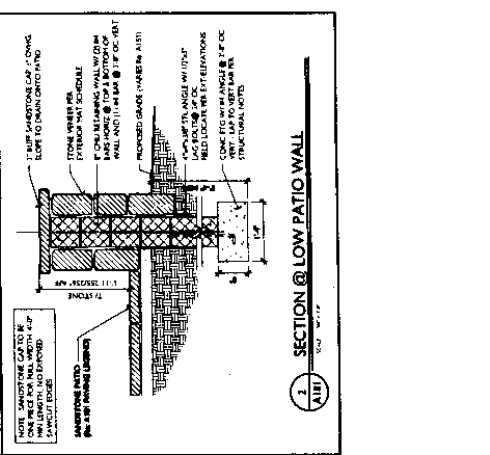
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20. ALL PLANTS SHALL BE PLANTED IN THE SPACES DESIGNATED ON THE PLANS AND SPECIFICATIONS.





WALDEN ARCHITECTURE  
 1800 14th Street, Suite 100  
 Boulder, Colorado 80502  
 Phone: 303.440.1111  
 Fax: 303.440.1112

ARCHITECT

**LOT B3  
 HIGHLANDS PARK**

30 LAKE EDGE DRIVE  
 LOT B3 HIGHLANDS PARK  
 BRECKENRIDGE, COLORADO  
 PROJECT # 014

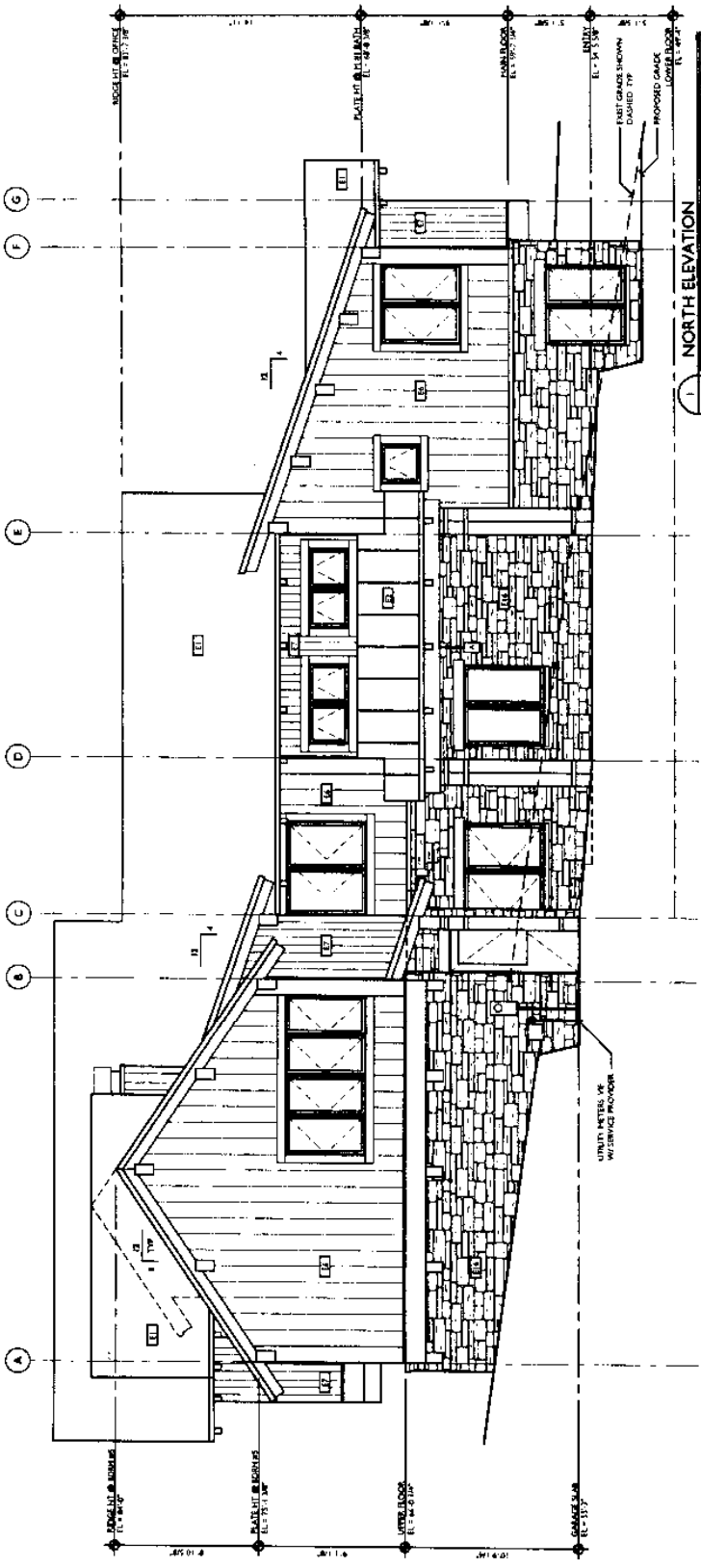
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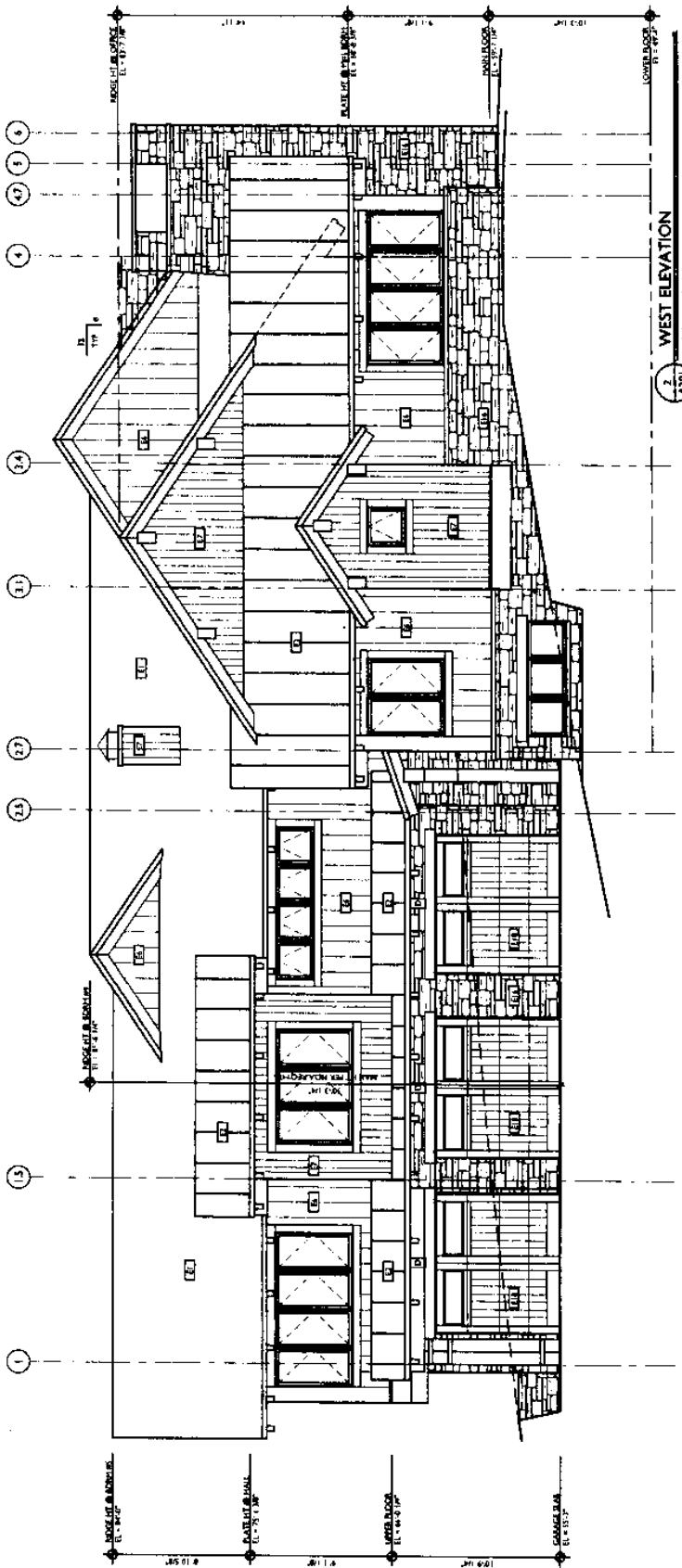
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**EXTERIOR  
 ELEVATIONS**

A301



**1 NORTH ELEVATION**



**2 WEST ELEVATION**



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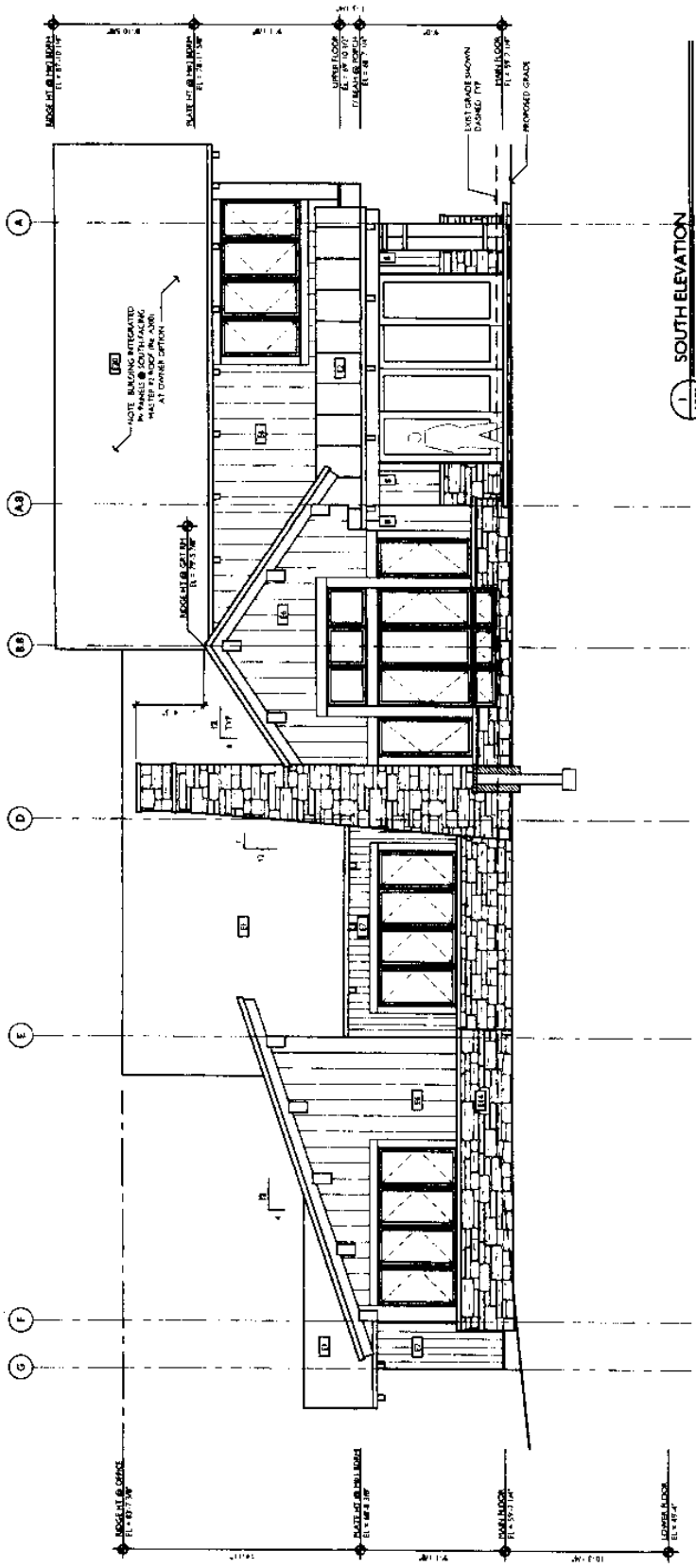
**LOT 11**  
**HIGHLANDS PARK**  
 151 LAKE EDGE DRIVE  
 BREEDENBOECK COLORADO  
 PROJECT # 1111

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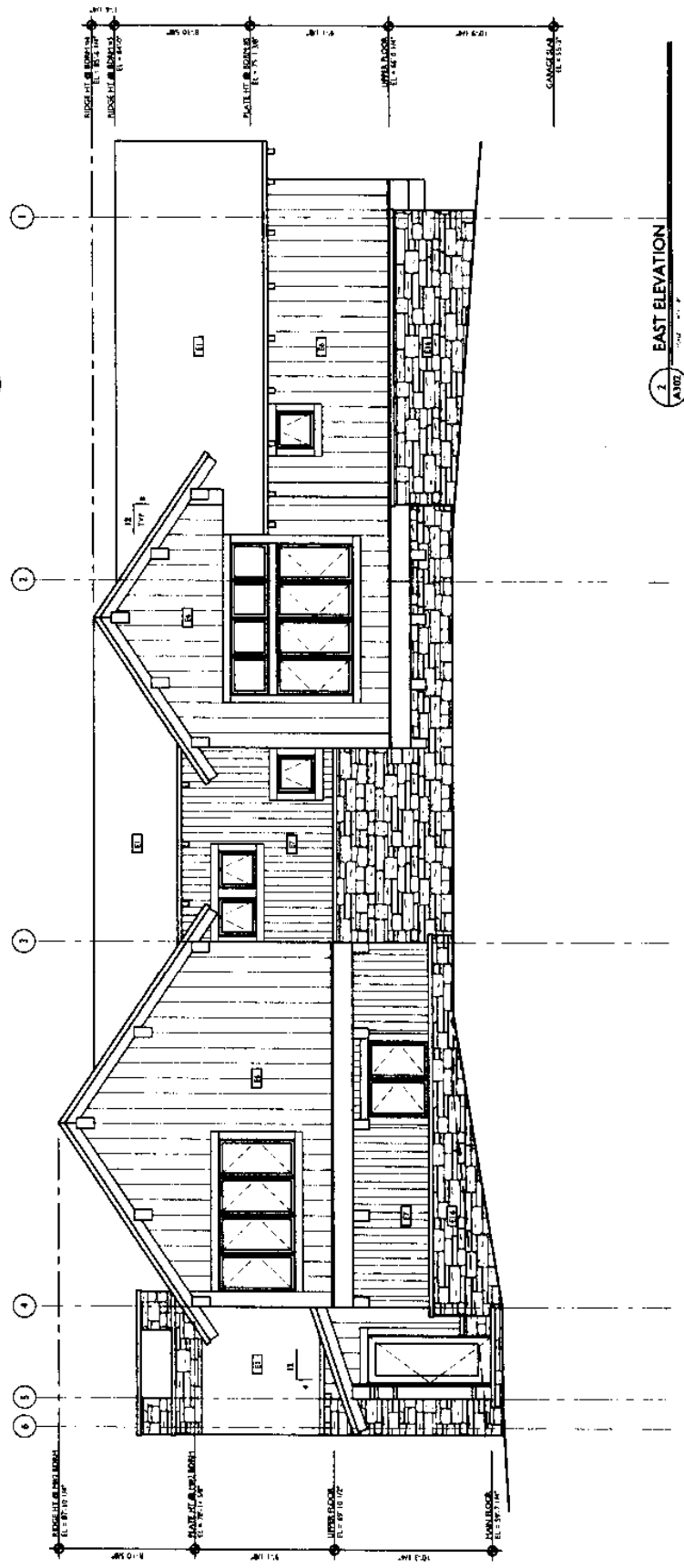
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EXTERIOR  
 ELEVATIONS  
**A302**



**1 SOUTH ELEVATION**  
 A302



**2 EAST ELEVATION**  
 A302



**Planning Commission Staff Report**

**Project Manager:** Michael Mosher

**Date:** April 9, 2008 (For meeting of April 15, 2008)

**Subject:** Stan Miller Master Plan, Class A, Final Hearing, (PC#2008006)

**Applicants/Owners:** Joseph S. Miller, Miller Family; Don Nilsson, Braddock Holdings, LLC

**Agent:** Don Nilsson, Braddock Holdings, LLC

**Proposal:** The applicant is proposing a Master Plan for the recently annexed Miller property and the adjacent Tract D-2, The Shores at The Highlands Subdivision, (formerly the West Braddock Subdivision), identifying and distributing density and uses for 6 development parcels (A, B, C, D, E and F), two public open space parcels (G and I) and a 60-foot right of way (ROW) for Stan Miller Drive. The proposed Master Plan is for a phased, integrated, residential neighborhood containing 100 deed restricted units and 55 market units. Subdivision of the development parcels will create 73 lots, three development Tracts and four pocket parks and connecting trails. This Master Plan includes Tract D-2 of the Shores at The Highlands Subdivision. The subdivision of this property is to be reviewed under a separate application.

**Address:** 13541 Colorado State Highway 9

**Legal Description:** Miller Property and Tract D-2, The Shores at The Highlands Subdivision

**Site Area:** 40.41 acres (1,760,259.6 sq. ft.) Miller Property (recently annexed)  
2.29 acres (99,752.4 sq. ft.) Tract D-2 (part of The Shores at The Highlands Subdivision)

**Land Use Districts:** LUD 1 and 33-North. Tract D-2 is located in LUD 6, which is part of the Delaware Flats/Highlands Master Plan. The acreages in each district are as follows:

LUD 1	6.12 AC
LUD 33-North	34.29 AC
LUD 6	2.29 AC

**Site Conditions:** The property was dredge-mined in the early 1900's, leaving very little vegetation, undulating dredge tailings and the Blue River in an unnatural state. Stan Miller Inc. operations have occupied the property for the past 35 years. Currently, the Blue River bisects this property from south to north along the westerly edge of the dredged mined area. The area to the west of the current river was not dredged but still lacks any notable vegetation. The property to the east of the current river is used for Stan Miller Inc. operations including equipment storage, gravel storage, material storage, an equipment shop and office building. There is a small area near the center of the property where the only natural trees on the property exist; this area is proposed to be private open space to preserve the trees. There are no platted easements on the property.

**Adjacent Uses:** North: The Shores at the Highlands Tract C - Proposed Lodge site, Red, White and Blue North station  
 East: Highway 9, Highlands Golf Course Subdivision Filing 1, and Breckenridge Building Center  
 South: Alpine Rock batch plant, Town of Breckenridge/McCain property  
 West: Forest Service property

**Density Allowed:** Per the annexation Agreement - 155 units (not SFEs) over the entire development.  
 LUD 33-North - 34.29 Acres @ 4.5 UPA 154.30 SFEs  
 LUD 6 - 2.29 Acres 22.00 SFEs  
 Density from LUDs 1 @ 0.1 UPA 0.61 SFEs  
**TOTAL 176.91 SFEs (Uses/units vary)**

<b>Proposed:</b>	<b>USE</b>	<b>SFEs</b>	<b>UNITS</b>
	Single Family, Market	41.00 SFEs	41 @ 1 unit ea.
	Duplex, Market	14.00 SFEs	14 @ 1 unit/side ea.
	Condo/appt, Deed Restricted	40.00 SFEs	40 @ 900/unit
	Townhome/Duplex, Deed Restricted	23.25 SFEs	31 @ 1,200/unit
	Single Family, Deed Restricted	21.00 SFEs	21 @ 1 unit ea.
	Duplex, Deed Restricted	8.00 SFEs	8 @ 1 unit/side ea.
	<b>Total (4.03 UPA)</b>	<b>147.25 SFEs</b>	<b>155 units</b>

**Height:** Recommended per LUD 33-North:  
 35 feet overall for Single Family and Duplex  
 26 feet to the mean for multifamily and commercial

**Parking:** Required: Per the Town’s Development Code

**Item History**

Prior to annexation, the Miller Property was subject to a 1989 County approved Planned Unit Development (PUD) allowing 26 SFEs, or 26,000 square feet, of service commercial density. With the Town’s annexation of this parcel, the PUD will be abandoned upon approval of the Stan Miller Master Plan, Stan Miller Subdivision and upon the Millers signing the Annexation Agreement.

Staff was approached in August 2006, by Don Nilsson (agent) and the Miller family (applicants) to review and discuss the possible annexation of the Miller property. The Town Council reviewed several proposed development plans for the annexation on January 9th, March 8th, and June 12th of 2007. The development plan was modified and refined over time based on Council input and annexation policies. The Planning Commission reviewed the proposed development plan on August 7, 2007, and adopted a motion recommending annexation of the property to the Town Council.

For the annexation process, the Town Council approved the Sufficiency Resolution on August 14, 2007 and adopted the Fact Finding Resolution on October 9, 2007. Council approved the Annexation Ordinance, annexing the property and placing the property in LUDs 1 and 33 on January 8, 2008. An Annexation Agreement establishing the terms for the annexation was adopted by resolution on January 22, 2008, and a Development Agreement establishing an 18-year extended vesting period for the project was approved on February 12, 2008. An ordinance amending the Land Use Guidelines, amending LUD 33 to allow for the development of the Stan Miller property as contemplated, is scheduled for approval on March 11, 2008.

The amendment will create new guidelines for LUD 33 (as noted above), specific to the Miller Property, allowing the Planning Commission to consider and approve the proposed Master Plan. This submittal was last reviewed on March 4, 2008.

### **Terms of the Annexation Agreement**

1. The property will be developed as a maximum of 155 units; 100 permanently affordable deed restricted units and 55 market units on 42.7 acres. The Master Plan property is to include 40.41 acres, recently annexed, and 2.29 acres that are already in the Town Limits (Tract D-2, The Shores at the Highlands Subdivision, previously know as West Braddock) for a total of 42.70 acres.
2. Density for the project includes 22 SFEs that already exist in Town on Tract D-2, The Shores (3 SFEs to remain on Tract D-2 and 19 SFEs to be transferred to the Miller property), 26 SFEs currently zoned under the County PUD, 7 TDRs to be purchased by the applicant, and 100 permanently affordable units to be provided by the Town by transfer or exemption. The Annexation Agreement allows the applicant to forgo the purchasing of 7 TDRs if they choose to convert 7 proposed unrestricted duplexes to 7 unrestricted single-family homes. Excluding the 19 SFEs being transferred, which are already in Town, the percent of deed-restricted units is 75.2% of the total new residential units.
3. The property will be developed in Phases over time. Phase I is the northerly 12 acres of the property (Tract A and lots 1 through 28) and is referred to as the “Sale Parcel”, which the owner intends to sell to “Braddock” Holdings (Breckenridge Lands LLC). Braddock intends to develop Phase I as soon as possible. Phase I will include 17 Deed Restricted Units and 22 Unrestricted Units. Stan Miller, Inc. will continue current operations on the remainder of the property (Phase II) for approximately 10 years. Development of Phase II is not likely to occur until those current operations cease. Phase II will include 83 deed restricted units and 33 unrestricted units.
4. Minimum sizes for deed restricted units are:
  - a. 600 square feet for one bedroom units
  - b. 900 square feet for two bedroom units
  - c. 1,200 square feet for three bedroom units
5. The Master Planned property will be subject to Restrictive Covenants containing provisions regulating and limiting:
  - a. Ownership of each Restricted Unit
  - b. Occupancy and use of each Restricted Unit
  - c. Sale and resale limitations for each Restricted Unit
  - d. Remedies for the breach or other violation of the Restrictive Covenants
6. The 100 Deed Restricted Units will be constructed and initially sold as follows:
  - a. 52 Restricted Units at a price affordable to someone earning up to or less than 100% AMI
  - b. 30 Restricted Units at a price affordable to someone earning up to or less than 125% AMI
  - c. 15 Restricted Units at a price affordable to someone earning up to or less than 150% AMI
  - d. 3 Restricted Units at a price affordable to someone earning up to or less than 180% AMI

*(Note: The AMI is the Area Median Income. For example, affordable units priced at 100% AMI are intended to remain affordable to persons earning 100% of the Area Median Income at the time of sale of the unit.)*
7. Applicant will provide not less than 8 public parking spaces with access to the proposed trail system and the Blue River.

## Public Benefits

As inducement to the Town to annex the property, the applicant will provide the following public benefits at no cost to the Town:

1. Applicant will restore the Blue River (in accordance with the Town's Blue River Restoration Master Plan and the Stan Miller Master Plan as approved by the Town) by relocating the river along the westerly boundary of the property. The reclaimed river will be vegetated with natural landscaping and a soft surface public trail will be created for the length of the corridor. The river and trail will be located within a 6.14-acre corridor to be dedicated to the Town as public open space. Timing of the river reclamation and land dedication is scheduled for 2008 and 2009.
2. Applicant will dedicate to the Town a new 60' wide right of way and will construct "Stan Miller Drive" within the new R.O.W. This road connects Tiger Road to Fairview Boulevard. Construction is scheduled for 2008.
3. Applicant will construct a public trail network throughout the project located on approximately 3 acres of private open space including four separate pocket parks. The trail easements will allow public access to the Blue River for residents of the project and the general public. A 10 space public parking lot and bus stops with shelters (pending approval by the Transportation Agencies) will be provided adjacent to Stan Miller Drive near the existing Red White and Blue North Station.

## Comments from the March 4, 2008 Planning Commission Meeting

Staff notes that these comments represent the discussion from both the Master Plan and Subdivision applications.

*Mr. Pringle: What will happen to the homes on the east side with the trail system? (Staff pointed out trails would exist through the back yards of those homes along the east side of river.). A bike path should also be included to reduce intersection conflicts between vehicles accessing Highway 9 and bike path crossings. What is the typical home size to be placed on the smaller lots? (Mr. Nilsson - pointed out the homes would be between 1,100-1,400 sq. ft., plus the garage.) The scope and the scale of single family home on lots 5,000 or less would be nice to know. (It was agreed upon by the applicant to put a maximum cap on the size of homes to be built on lots 5,000 or less.) Happy with applications. Need to address the trail system with Open Space and Trails Staff and their consultants.*

*Mr. Joyce: Would there be public access to the County open space? (Staff stated no, access would exist on the west side of the river only.) Would the bridges then go away? (Staff stated yes, the bridges would go away.) Asked about water reclamation and river reconstruction. (Applicant explained that the river would be relocated onto virgin soil, but would still be subject to seasonal flows from areas up stream (McCain)). How would a bike bath on the west side be possible if the county won't grant access through their property? (Mr. Nilsson: we are hoping to eventually get a connection through this section of land. Eventually, County would have to step up to the plate.) Can the existing utility lines be buried? (Staff pointed out that the goal in the future is to bury the lines.)*

*Mr. Bertaux: Stepped down due to a conflict of interest. Currently employed by Stan Miller Inc.*

*Dr. Warner: Asked the applicant if they purposely avoided sinuosity in the river design? (Mr. Nilsson: seasonal flooding could ruin a winding river if and when it occurs as the channel is deeper and the flood plain is narrower.) Is looking for more sinuosity, but now understands why the applicant avoided it. Would prefer the bike path be on the west side of the river in the future due to vehicular conflicts near Highway 9. Ok with the smaller*

*lot sizes. The proposed streets will allow for some parking and efficient snow stacking. With asphalt close to the river, where would the water runoff go? (Mr. Nilsson explained the drainage plan and the series of detention ponds located in the pocket parks. The drainage wouldn't reach the river.) Was BOSAC's opinion considered regarding river trails? (Staff pointed out not yet, they would be consulted before next hearing.)*

*Mr. Allen: Asked applicant why only 75% deed restricted is provided when typically annexations ask for 80%. (Staff and Agent pointed out that, when commercial was removed and units were dispersed about the subdivision, the ratio was allowed to be reduced. It is at Council's option on a case-by-case basis.) With 4.5 units per acre allowed in the Land Use Guidelines, could the applicants come back for more density in the future? (Staff pointed out yes, but a Master Plan modification would be needed.) If the annexation agreement specifies something, can an applicant still get positive or negative points when they comply? For example the applicant is getting positive points for affordable housing; should they get these when the annexation agreement required such? Sought clarification regarding lot size in relation to home size. On bike path, safety of our community members should take priority over wildlife protection. On lot size, how are we able to ok a waiver on an absolute policy? (Staff explained that code allows smaller lots on master planned developments.)*

*Mr. Khavari: Agreed with all said. Proposal looks fine. Resolve trail issue prior to next hearing. This subdivision proposal is in general compliance with the Subdivision Standards with the exception of lot size and setbacks (discussed in the Master Plan). Additional data regarding the river relocation and treatment of ground and surface water is still pending.*

### **Changes since the last Submittal**

1. The Land Use Summary and overall map has been refined to accurately identify each parcel and uses associated with this Master Plan. Specifically, Tract D-2 is now included in the Master Plan.
2. Land Use District 33 – North was approved by the Town Council (effective March 26, 2008).
3. A plat note has been added identifying limited density for any platted lots that are to be less than 5,000 square feet.
4. The illustrative sheet of this Master Plan submittal shall be recorded as part of the Master Plan as guidelines for overall development patterns and subdivision patterns.

### **Staff Review**

Since this is a Master Plan proposal, and is to be reviewed against the Development Code for a final point analysis, this report will cover only those policies relevant to this application and the proposed scope of development. Those policies not included with this review shall be reviewed with the separate development permits for each of the developable units at a future date.

**Land Use (Policies 2/A & 2/R):** This property is located within Land Use Districts 1, and 33-North. The proposed Blue River corridor within the 6.12-acre Public Open Space parcel (Parcel G) has been placed in LUD1 and is for recreational uses. The proposed uses of single family, duplex, townhome and condo/apartment are consistent with the proposed Land Use Guidelines (LUGs) and are compatible with surrounding developed areas. Staff has no concerns with the proposed uses.

**Density/Intensity (3/A & 3/R) / Mass (4/R):** To provide some flexibility for such possibilities as additional affordable units, the density for LUD 33 - North will be established at 4.5 UPA, which results in more density allowed than proposed by the Master Plan or authorized by the Annexation Agreement. So, from the perspective of the overall LUGs and SFEs, the proposal is under density. However, the proposed

density of 155 units is, as the Town and property owners agreed it would be, identified under the Annexation Agreement.

Staff notes that, a small portion of the Miller Property (Parcel I) was placed in LUD 33, but is being dedicated as Public Open Space. In addition, the minor density reduction resulting from the anticipated transfer of this small area from LUD 33-North to LUD 4 will not create any problem because the Master Plan proposal is well under the density to be allowed under LUD 33-North.

Looking at all the development property, the proposed density is 4.03 UPA overall and there shall not be any development on Parcels I and G. As reference and comparison, the adjacent development to the north, The Shores, is 6 UPA of developed acreage. The proposed density is less than the maximum allowed density. Staff has no concerns.

As discussed at the last meeting, the Master Plan has identified a density limitation for any lots platted that are less than 5,000 square feet in area. For those lots, density (not mass) is restricted to 1,800 square feet. The standard mass bonus, as identified in the Development Code, will control the allowed overall mass on each lot. The illustrative Master Plan drawings reflect this footprint. We welcome any Commissioner comments.

**Architectural Compatibility (5/A & 5/R):** The Master Plan Notes will establish a unified architectural theme throughout the development. Only all-natural materials are to be allowed (no stucco, cultured stone veneer, etc.) with earth-tone colors and simple “fishing-lodge” style architecture. The following language has been supplied by the applicants for architectural guidelines to appear as Master Plan notes. The final notes may be slightly different:

The architecture of buildings within the Miller Master Plan will take its cue from the historic vernacular of the outskirts of Breckenridge including a variety of different, yet related, styles. Building massing, roof forms, detailing and building materials typical of mining, ranching and fishing lodge architecture will be required.

Site and landscaping design are important elements of the design process. Orientation of buildings and pedestrian ways should optimize site attributes and natural amenities such as views, sunshine and the Blue River. Landscape design should strengthen the integration of a building into the site. Formal landscape areas can be used to define building entries, outdoor sitting areas and pedestrian ways; however, landscape designs should predominantly focus on the use of natural, native vegetation. Trees and other materials should be clustered into large, irregular masses rather than uniformly spaced. Landscape design should establish cohesiveness between adjoining sites.

While it is not intended that all buildings look alike, they will share common design elements, have a visual connection with their surroundings and promote cohesiveness. Buildings will be constructed of predominantly natural material. Wood siding is recommended as the primary exterior wall material. The use of stone, timbers and logs as accent elements will be encouraged. Brick, stucco and textured masonry may not be used as an accent building material.

Buildings should convey a human scale. Except for the multifamily, condo/apartments buildings, all building heights shall be one to two stories. A variety of approaches should be considered in order to reduce the appearance of building mass and add visual interest. These include varied heights and roof forms and articulations in facades. Gable roofs are the preferred roof form and the introduction of secondary roof forms such as dormers, large overhangs and shed roofs will be encouraged.

The color of exterior materials must generally be subdued. Earth tones are encouraged although accent colors which are used judiciously and with restraint may be permitted. Colors approaching the primary range and drastic contrasts in color will not be permitted. Extreme contrasts in colors of masonry units and grout, window cladding and trim color, will not be allowed.

Since the proposed architectural guidelines closely follow the applicable policies, Staff has no concerns. These guidelines will be added on the final mylar Master Plan as a Condition of Approval.

**Building Height (6/A and 6/R):** LUD 33-North will establish the suggested building height as two-story. The Master Plan does not propose any change to this. Staff has no concerns.

**Site and Environmental Design (7/R):** All of the developed area is to occur on the portions of the site disturbed by previous dredging. Except for the partial reclamation of the Blue River, those portions that are in a natural state shall remain. Additionally, all of the developed area (development sites, ROW, and associated common space) is to be reclaimed and restored to a more natural appearing state during construction.

The area of the reclaimed/restored Blue River is proposed in an area of undisturbed, virgin soil and directly adjacent to the White River National Forest. The existing river channel does not support year round flows and supports little vegetation due to the historic dredge mining operations up-stream. Areas surrounding the channel often experience shallow flooding during spring run-off and the channel is not capable of handling a 100-year flood.

During the initial review of this and the neighboring West Braddock sites, the 100-year floodplain mapping was reestablished based on the disturbance created by the Stan Miller Inc. operations. The Army Corps of Engineers has accepted this new mapping. No development is planned within the mapped 100-year floodplain.

The proposed river restoration will introduce a new channel that contains the 100 year flood, and is capable of supporting year round flows. The project will re-introduce to this stretch of the Blue River, riparian vegetation and aquatic habitats that have been lost since the early 1900's. All development is restricted to an area east of the new river, providing for uninterrupted wildlife access to the channel from National Forest lands to the west. The applicant will be required to obtain a 404 permit from the Army Corps of Engineers prior to any river restoration work. If the work is done according to the Blue River Restoration Plan and with approval from the Town's Open Space and Trails Planning Staff, we could award positive four (+4) points under this policy for restoration of the river to a more natural state. Staff notes that discussion regarding the path and river relocation is in the Subdivision Staff report. We welcome any Commissioner comment.

**Placement Of Structures (9/A & 9/R):** As we have seen with some other deed restricted housing projects, the proposed development plan does not meet Town minimum lot size and residential setbacks in all cases. This issue is being reviewed under the Master Plan, as it is reviewed with the Development Code with a final Point Analysis, while the Subdivision application is not.

The concept for this project is to create an integrated deed restricted and unrestricted mixed residential neighborhood with a unified architectural theme. The intent is to provide active green spaces and trails throughout the project and create visual harmony where restricted units are undistinguishable from the market units. This concept coupled with a 75% deed restricted, 25% unrestricted unit mix, as required by the annexation agreement, generate the need for smaller lot sizes in some cases (similar to the Wellington Neighborhood). This helps reduce infrastructure costs.

Nine of the proposed 73 lots (45, 46, 50-56) fall short of the 5,000 square foot minimum lot size standard, as provided for in Section 9-2-4-5 C of the Subdivision Standards. The applicant is requesting exception from the 5,000 minimum square foot standard for the nine lots listed.

Per Section 9-2-4-5 of the Subdivision Code:

*C. Lots for residential uses and all lots located within residential neighborhoods shall be a minimum of five thousand (5,000) square feet in size, except lots created through the subdivision of townhouses, duplexes, or building footprint lots created as part of a single-family or duplex master plan or planned unit development, which are exempt when the lot and project as a whole is in general compliance with the Town comprehensive planning program and have little or no adverse impacts on the neighborhood.*

Inherent with smaller lot sizes, the suggested building setbacks, as described in the Development Code, become an issue. The applicant is requesting an exception from both the relative and absolute setback requirements as provided for in sections 9-1-19-9 (Absolute) C.2.c.3 and 9-1-19-9 (Relative) D.2.c.3., both read as follows:

*c. Exceptions: 3) any lot created pursuant to a master plan for a single-family residential subdivision in which seventy five percent (75%) or more of the units or lots within the subdivision are encumbered by an employee housing restrictive covenant which is in compliance with the provisions of policy 24 “(Relative) Social Community” of this section, and all other relevant town employee housing standards and requirements.*

Staff believes this application meets the exception criteria for both minimum lot size and standard setback requirements and has no concerns with the applicant’s request. We note that negative nine (-9) points are still incurred for not meeting the relative setback requirements. We welcome any Commissioner comments.

**Landscaping (22/A and 22/R):** There are very few existing trees on the development site except for the area due west of the RWB North Fire Station site. The trees are Lodgepole pine, openly spaced, 30 to 40 foot tall and most trees have full, healthy growth starting at ground level. This area was the site of “Yuba City”, a tent city and living quarters for the dredge boat miners from 1917 to 1929. The majority of these trees will be preserved as the largest of four proposed pocket parks, providing an effective buffer in the center of the site.

The project will be screened from Highway 9 with the existing natural tree stands adjacent to Highway 9, the newly constructed berms and landscaping for the Shores Subdivision, the RWB North Fire Station, and the Breckenridge Building Center landscaping all located within the 150-foot setback from Highway 9.

No specific landscaping is being identified with this Master Plan as the applicant intends for the brunt of the landscaping needs to be addressed with the Subdivision approval and approvals of individual development lots. Staff has no concerns.

**Social Community (24/R):** With over 10% of the proposal consisting of deed/equity restricted permanently affordable housing, Staff is suggesting positive ten (+10) points.

**Utilities (28/A):** Staff will add a condition of approval regarding having the applicant pay a fee to the Town in lieu of burying the existing overhead utility lines that lie to the east most portion of the property. This condition is similar to those Conditions of Approval placed on the neighboring properties. These funds will contribute to the Town’s planned burying of all utility line along the highway at a future date. However, for all other power/utility lines, the proposal shall have all utility lines buried underground. Staff has no concerns



**Water Quality (31/A & 31/R):** As part of the site improvements associated with this Master Plan and the associated Subdivision, the applicant intends to abide with all criteria of this policy. Similar to the other developments in this area, a water quality report will be submitted and approved by Town staff. This has been added as a Condition of Approval.

**Special Areas (37/A):** In accordance with this policy, the applicant intends to abide with all criteria addressed in this section. The submitted plans are in accordance with this section. Staff has no concerns.

**Master Plan (39/A):** Per this section of the Development Code:

*Purpose: The purposes of requiring the preparation of a master plan for certain phased developments are:*

- 1) to provide an opportunity for the town and the developer to review the type and intensity of uses being proposed;*
- 2) to establish the general character of the proposed development;*
- 3) to plan the general configuration of common elements and necessary roads, easements and utilities;*
- 4) to accommodate multiple transfers of density;*
- 5) to provide an opportunity for the parties to review other relevant aspects of the proposed development in advance of the commencement of development activities on the site;*
- 6) to allow the town and the developer to further define and clarify the land use and development policies which will govern the development of the property beyond those express policies provided in the applicable town development policies, including, but not limited to, the land use district guidelines, and*
- 7) to require coordinated development of the property which will meet all applicable town development policies. A master plan shall be considered to be a site specific plan for the development of property. However, following approval of a master plan, the developer must still obtain further site specific approval by obtaining a separate site plan level development permit for the development of the property.*

As noted above in changes since the last submittal, the illustrative plan submitted with this application, will become part of the Master Plan notice of recordation. This plan then will act as the document defining the development pattern for this phased project. This will be added as a Master Plan note on the final mylar as a Condition of Approval.

The land is to be subdivided in two Phases over an 18-year period. Braddock Holdings intends to re-subdivide Tract B Parcel F) as soon as possible and commence with subdivision infrastructure work in 2008 with vertical development commencing in 2008 or 2009. This will be Phase I. This property will be resubdivided into 25 single family lots and one multi-family/duplex lot. The remaining properties (Tracts A and E) will continue to be home to the current Stan Miller Inc. operations for a period of 10 or more years and will constitute Phase II. This application conforms to all requirements of this policy. Staff has no concerns.

**Point Analysis (Section: 9-1-17-3):** At this preliminary review, Staff has found that the application passes all Absolute Policies in the Development Code and has incurred positive points under Policies 7 (+4) and 24/R (+10) and negative points under Policy 6/R (-9). The preliminary point analysis shows a passing score of positive five (+5) points.

### **Staff Recommendation**

This Master Plan has not presented any concerns to Staff. There will be further detailed review of the development on this property with each individual application for development. Any proposal will follow the density allocations and design standards established.

We welcome any further comments from the Commission. We suggest approval of the Stan Miller Master Plan, PC#2008006, by supporting the Point Analysis and with the attached Findings and Conditions.

**Final Hearing Impact Analysis**

Project: Stan Miller Master Plan (Final)  
 PC#: 2008006  
 Date: 04/10/2008  
 Staff: Michael Mosher

**Positive Points +14**  
**Negative Points - 9**  
**Total Allocation: +5**

Items left blank are either not applicable or have no comment

Sect.	Policy	Range	Points	Comments
1/A	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		Complies with the amended Guidelines for LUD 33 - North
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		Complies with the amended Guidelines for LUD 33 - North
4/R	Mass	5x (-2>-20)		
5/A	<b>Architectural Compatibility / Historic Priority Policies</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		All natural materials proposed in earth tone colors.
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		No development proposed with this Master Plan
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)	+4	River Restoration
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
9/A	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)	- 9	Some of the lots do not meet minimum setback requirements.
12/A	Signs	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
15/A	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	<b>External Circulation</b>	Complies		
18/A	<b>Parking</b>	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		

18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		
22/R	Landscaping	4x(-2/+2)		
24/A	<b>Social Community</b>	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)	+10	More than 10% of the project is to have permanently affordable employee housing.
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		All utility line are to be placed underground.
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
34/A	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37/R	Cucumber Gulch/Setbacks	2x(0/+2)		
37/R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	<b>Home Occupation</b>	Complies		
39/A	<b>Master Plan</b>	Complies		
40/A	<b>Chalet House</b>	Complies		
41/A	<b>Satellite Earth Station Antennas</b>	Complies		
42/A	<b>Exterior Loudspeakers</b>	Complies		
43/A	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
44/A	<b>Radio Broadcasts</b>	Complies		
45/A	<b>Special Commercial Events</b>	Complies		

## TOWN OF BRECKENRIDGE

**Stan Miller Master Plan**  
**13541 Colorado State Highway 9**  
**Miller Property and Tract D-2, The Shores at The Highlands Subdivision**  
**PERMIT #2008006**

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**STAFF RECOMMENDATION:** Staff recommends the Planning Commission approve this application with the following findings and conditions.

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### FINDINGS

1. The proposed project is in accord with the Development Code 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 April 9, 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 April 15, 2008 as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.
6. 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. 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. The vested period for this master plan expires eighteen (18) years from the date of Town Council approval, on **April 22, 2026**, in accordance with the vesting provisions of identified in the Development Agreement as approved by Town Council on February 12, 2008. 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 eighteen (18) 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.

5. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.
6. This Master Plan is entered into pursuant to Policy 39 (Absolute) of the Breckenridge Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code). Uses specifically approved in this Master Plan shall supersede the Town's Land Use Guidelines and shall serve as an absolute development policy under the Development Code during the vesting period of this Master Plan. The provisions and procedures of the Development Code (including the requirement for a point analysis) shall govern any future site specific development of the property subject to this Master Plan.
7. Approval of a Master Plan is limited to the general acceptability of the land uses proposed and their interrelationships, and shall not be construed to endorse the precise location of uses or engineering feasibility.
8. Concurrently with the issuance of a Development Permit, applicant shall submit a 24"x36" mylar document of the final master plan, including all maps and text, as approved by Planning Commission at the final hearing, and reflecting any changes required. The name of the architect, and signature block signed by property owner of record or agent with power of attorney shall appear on the mylar.
9. Applicant shall record with the Summit County Clerk and Recorder a mylar document reflecting all information in the approved Master Plan. The mylar document shall be in a form and substance acceptable to the Town Attorney, and after recording shall constitute the approved Master Plan for the future development of the property. This mylar shall include notes identifying the architectural character as identified in the final staff report dated April 9, 2008 and a note identifying the Illustrative Plan as part of the Master Plan notice of recordation and that it will act as the document defining the development pattern for this phased project.
10. Applicant shall pay a fee, established by the Town's Engineering department, to the Town in lieu of burying the existing overhead utility lines that lie to the east most portion of the property.
11. As part of the site improvements associated with this Master Plan and the associated Subdivision, the applicant shall to abide with all criteria of Policy 31 (Absolute and relative) Water Quality. In addition, a water quality report will be submitted and approved by Town staff.

## Planning Commission Staff Report

**Project Manager:** Michael Mosher

**Date:** April 9, 2008 (For meeting of April 15, 2008)

**Subject:** The Miller Subdivision, Final Hearing (PC# 2008007)

**Applicant/Owner:** Joseph S. Miller, Miller Family

**Agent:** Don Nilsson, Braddock Holdings, LLC

**Proposal:** To subdivide 40.41 acres known as the Stan Miller property and 2.29 acre Tract D-2, The Shores at the Highlands (Previously known as West Braddock) into seventy three (73) lots, three (3) deed restricted development Parcels and associated Rights of Way (ROW) tracts. There are two Public Open Space Parcels (G, I) and three Private Open Space Parcels. The proposal is to subdivide the property in Phases over time. The first subdivision will create the 6.12 acre Public Open Space and Blue River corridor, the parcel separating out the northerly 12 acres known as the "Sale Parcel", which the owner intends to sell to "Braddock Holdings (Breckenridge Lands LLC), a 60' wide right of way for Stan Miller Drive, a deed restricted development Parcel in the location of the Stan Miller Inc. current office and the remaining property as one large Parcel. The property will then be re-subdivided over time.

**Address:** 13541 State Highway 9

**Legal Description:** Stan Miller Property and Tract D-2, The Shores at the Highlands Subdivision

**Site Area:** 40.41 acres (1,760,259.6 sq. ft.) Miller Property  
2.29 acres (99,752.4 sq. ft.) Tract D-2  
42.70 acres (1, 860,012 sq. ft.) Total area

**Land Use District:** 1 and 33 - North

**Site Conditions:** The property was dredge mined back in the early 1900's, leaving very little vegetation, undulating dredge tailings and the Blue River in an un-natural state. Stan Miller Inc. operations have occupied the property for the past 35 years. Currently, the Blue River bisects this property from south to north along the westerly edge of the dredged mined area. The area to the west of the current river was not dredged but still lacks any notable vegetation. The property to the east of the current river is Stan Miller Inc. operations including equipment storage, gravel storage, material storage, an equipment shop and office building. There is a small area near the center of the property where the only natural trees on the property exist; this area is proposed to be private open space to preserve the trees.

**Adjacent Uses:** North: The Shores at the Highlands Tract C - Lodge site, Red, White and Blue North  
East: Highway 9, Highlands Golf Course Filing 1, Breckenridge Building Center  
South: Alpine Rock batch plant, Town of Breckenridge McCain property

### **Item History**

Staff was approached in August 2006, by Don Nilsson (agent) and the Miller family (applicants) to review and discuss the possible annexation of the Miller property. The Town Council reviewed several proposed development plans for the annexation on January 9th, March 8th and June 12th of 2007. The development plan was modified and refined over time based on Council input and annexation policies. The Planning Commission reviewed the proposed development plan on August 7, 2007, and adopted a motion recommending annexation of the property to the Town Council.

For the annexation process, the Town Council approved the Sufficiency Resolution on August 14, 2007, and adopted the Fact Finding Resolution on October 9, 2007. Council approved the Annexation Ordinance, annexing the property and placing the property in LUD 1 and 33 on January 8, 2008. An Annexation Agreement establishing the terms for the annexation was adopted by resolution on January 22, 2008, and a Development Agreement establishing an 18-year extended vesting period for the project was approved on February 12, 2008. An ordinance amending the Land Use Guidelines, amending LUD 33 to allow for the development of the Stan Miller property as contemplated, is scheduled for approval on March 11, 2008. The amendment will create new Guidelines for LUD 33 (as noted above), specific to the Miller Property, allowing the Planning Commission to consider and approve the proposed Master Plan. This submittal was last reviewed on March 4, 2008.

### **Comments from the March 4, 2008 Planning Commission Meeting**

Staff notes that these comments represent the discussion from both the Master Plan and Subdivision applications.

*Mr. Pringle: What will happen to the homes on the east side with the trail system? (Staff pointed out trails would exist through the back yards of those homes along the east side of river.) A bike path should also be included to reduce intersection conflicts between vehicles accessing Highway 9 and bike path crossings. What is the typical home size to be placed on the smaller lots? (Mr. Nilsson - pointed out the homes would be between 1,100-1,400 sq. ft., plus the garage.) The scope and the scale of single family home on lots 5,000 or less would be nice to know. (It was agreed upon by the applicant to put a maximum cap on the size of homes to be built on lots 5,000 or less.) Happy with applications. Need to address the trail system with Open Space and Trails Staff and their consultants.*

*Mr. Joyce: Would there be public access to the County open space? (Staff stated no, access would exist on the west side of the river only.) Would the bridges then go away? (Staff stated yes, the bridges would go away.) Asked about water reclamation and river reconstruction. (Applicant explained that the river would be relocated onto virgin soil, but would still be subject to seasonal flows from areas up stream (McCain)). How would a bike bath on the west side be possible if the county won't grant access through their property? (Mr. Nilsson: we are hoping to eventually get a connection through this section of land. Eventually, County would have to step up to the plate.) Can the existing utility lines be buried? (Staff pointed out that the goal in the future is to bury the lines.)*

*Mr. Bertaux: Stepped down due to a conflict of interest. Currently employed by Stan Miller Inc.*

*Dr. Warner: Asked the applicant if they purposely avoided sinuosity in the river design? (Mr. Nilsson: seasonal flooding could ruin a winding river if and when it occurs as the channel is deeper and the flood plain is narrower.) Is looking for more sinuosity,*



but now understands why the applicant avoided it. Would prefer the bike path be on the west side of the river in the future due to vehicular conflicts near Highway 9. Ok with the smaller lot sizes. The proposed streets will allow for some parking and efficient snow stacking. With asphalt close to the river, where would the water runoff go? (Mr. Nilsson explained the drainage plan and the series of detention ponds located in the pocket parks. The drainage wouldn't reach the river.) Was BOSAC's opinion considered regarding river trails? (Staff pointed out not yet, they would be consulted before next hearing.)

Mr. Allen: Asked applicant why only 75% deed restricted is provided when typically annexations ask for 80%. (Staff and Agent pointed out that, when commercial was removed and units were dispersed about the subdivision, the ratio was allowed to be reduced. It is at Council's option on a case-by-case basis.) With 4.5 units per acre allowed in the Land Use Guidelines, could the applicants come back for more density in the future? (Staff pointed out yes, but a Master Plan modification would be needed.) If the annexation agreement specifies something, can an applicant still get positive or negative points when they comply? For example the applicant is getting positive points for affordable housing; should they get these when the annexation agreement required such? Sought clarification regarding lot size in relation to home size. On bike path, safety of our community members should take priority over wildlife protection. On lot size, how are we able to ok a waiver on an absolute policy? (Staff explained that code allows smaller lots on master planned developments.)

Mr. Khavari: Agreed with all said. Proposal looks fine. Resolve trail issue prior to next hearing. This subdivision proposal is in general compliance with the Subdivision Standards with the exception of lot size and setbacks (discussed in the Master Plan). Additional data regarding the river relocation and treatment of ground and surface water is still pending.

### Changes since the last Submittal

1. Rather than plat the individual future development lots, as in the previous meeting, the separate overall tracts are shown with the planned use and lot sizes. Each Tract will be re-subdivided in the future as each phase is developed.
2. Plat notes are to be added defining limitations on building sizes per assigned lot sizes.

### Staff Comments

#### LAND USE SUMMARY

TRACT/ROAD	AREA	% OF SITE
TRACT A	18.33 ACRES	45.36%
TRACT B	11.86 ACRES	29.35%
TRACT C	6.12 ACRES	15.14%
TRACT D	0.03 ACRES	0.07%
TRACT E	2.54 ACRES	6.29%
ROAD/R.O.W.	1.53 ACRES	3.79%
TOTAL	40.41 ACRES	100%

**Tracts:** The land is to be subdivided in two Phases over an 18-year period. Braddock Holdings intends to re-subdivide Tract B as soon as possible and commence with subdivision

infrastructure work in 2008 with vertical development commencing in 2008 or 2009. This will be Phase I. This property will be resubdivided into 25 single family lots and one multi-family/duplex lot. The remaining properties (Tracts A and E) will continue to be home to the current Stan Miller Inc. operations for a period of 10 or more years and will constitute Phase II.

As mentioned in the Master Plan review, the relocation/reclamation of the Blue River and the construction of Stan Miller Drive are planned for completion in 2008 or 2009. The proposed grading for constructing the new river channel and filling in the old channel are an element of this subdivision review. A separate review process, staff level, addressing items like hydrology, aquatic habitat, riparian vegetation, wetland mitigation and landscaping of the new river corridor will be conducted within the Army Corps 404 permit application process and with Staff approval. The Town will receive all permit application materials for the Army Corps for Town review and comment prior to issuance of any development permit. The applicant will need to obtain a 404 Permit prior to any work on the Blue River.

**9-2-4-5: Lot Dimensions, Improvements And Configuration:** As mentioned in the Staff report for the Master Plan, some of the lots are being proposed with less than the minimum 5,000 square feet.

Per Section 9-2-4-5 of the Subdivision Code:

*C. Lots for residential uses and all lots located within residential neighborhoods shall be a minimum of five thousand (5,000) square feet in size, except lots created through the subdivision of townhouses, duplexes, or building footprint lots created as part of a single-family or duplex master plan or planned unit development, which are exempt when the lot and project as a whole is in general compliance with the Town comprehensive planning program and have little or no adverse impacts on the neighborhood.*

Inherent with smaller lot sizes, the suggested building setbacks, as described in the Development Code, become an issue. The applicant is requesting an exception from both the relative and absolute set back requirements as provided for in sections 9-1-19-9 (Absolute) C.2.c.3 and 9-1-19-9 (Relative) D.2.c.3., both read as follows:

*c. Exceptions: 3) any lot created pursuant to a master plan for a single-family residential subdivision in which seventy five percent (75%) or more of the units or lots within the subdivision are encumbered by an employee housing restrictive covenant which is in compliance with the provisions of policy 24 “(Relative) Social Community” of this section, and all other relevant town employee housing standards and requirements.*

Staff believes, and the Commission concurred, that this application meets the exception criteria for both minimum lot size and standard set back requirements and has no concerns with the applicant’s request. We note that negative nine (-9) points would still be incurred for not meeting the suggested relative setbacks. These points are assigned under the Master Plan review, not this Subdivision review. We welcome Commissioner comment.

**Access/Circulation:** The Master Plan with this proposal shows the property being accessed from Stan Miller Drive, which intersects Highway 9 at Tiger Road and Fairview Blvd (a signaled intersection). Stan Miller Drive also provides access to the RWB North Fire Station and the new Breckenridge Building Center. With future plats, three internal public roads and associated trail systems will be proposed (see illustrative Master Plan Sheet). Staff has no concerns with the proposed road system.

**9-2-4-13: Dedication of Park Lands, Open Space and Recreational Sites or the Payment of Fees in Lieu Thereof:** Tract C, 6.12 acres, shall be dedicated to the Town as Public Open Space. The proposed Public Open Space dedications exceed the minimum 10% required by the Towns Subdivision Code and will occur with the first subdivision of the property. We have no concerns.

Per the *Concept Development Report Blue River Restoration Master Plan, Section 6.1.5, Protect Habitat and Upland Area west of the River*: “In general, this plan proposes to leave the west flank of the river in its existing state. There are, however, exceptions.” Additionally: “The second exception is ‘Option D’ on Stan Miller, Inc. property, which proposes to relocate the river to the west side of the property. The purpose of moving the channel is to maximize and create a developable area east of the river while utilizing the river as a physical and visual barrier to the west flank.”

Staff has interpreted this to mean that the river can be moved to the west, but the concept of leaving the west bank of the relocated river in a natural state to protect habitat would still apply. Since the last hearing and review with BOSAC, the applicants have agreed to this condition and will construct a crusher fine trail (not bike path) along the east edge of the relocated river. All of the trail in the Town’s Public Open Space will be reviewed and approved by Town staff along with the reconstruction of the river.

Since a bike path connection is not currently possible through the County’s adjoining open space to the north, only a foot path is proposed. As mentioned at the last hearing, the existing bike path that runs along Highway 9 is being re-designed near the Tiger Road traffic light to move the bike crossing further west away from the intersection to allow safer passage across Shores Lane. We anticipate that, at some future date, the bike path might be moved west along the Blue River as the McCain property is developed and eventually connect to the County open space to the north. A Condition of Approval has been added that the Public Open Space Parcel is for public recreation purposes including a foot trail and future bicycle path.

When Tracts A and B are resubdivided, the necessary connecting trail system will be platted within public access easement across private property. These portions will be maintained by the HOA board of the subdivision, not the Town.

Pending future decisions with the transportation agencies, there will be two bus stop/shelters proposed on Stan Miller Drive for either Town or County busses to use. A 10-space, public parking area allowing public access to the trail system and the Blue River will also be proposed.

**Landscaping:** Per the Subdivision Standards:

*3. In addition to the landscaping required above, the subdivider of land containing little or no tree cover as determined by the Town shall provide one tree having a minimum trunk diameter (measured 12 inches above ground level) of not less than two inches (2") suitable for the Breckenridge climate for every ten (10) linear feet of roadway platted within or immediately adjacent to the subdivision.*

With 6,650 linear feet of roadway planned, 665 trees are required by the Subdivision Standards for planting in non-wooded areas. The applicant proposes to plant the majority of these trees within the proposed trail corridors, pocket parks, river corridor and as screening around the North Fire Station and Breckenridge Building Center. These areas can be irrigated, maintained and will be safe from destruction during home construction. They prefer to see the roadside

landscaping occur in conjunction with the development of the individual lots. Staff has no concerns with this concept.

**Utilities/Drainage:** The development portion of the site is to be over-lot graded to slope down towards the north at a rate of about 3% using the proposed trails and pocket parks as the conduit. Details of the drainage on each individual lot or parcel will be reviewed with the future applications. With the permeability of the dredge rock, Staff does not anticipate any site constraints for drainage or detention.

All utilities exist in the Shores at the Highlands Subdivision at the north end of the project. The drawings show that a sewer line at the north end of the site crosses near the Shore's Lodge site through the trail easement connecting to the large existing pond. The water line will make a complete loop around the project. Because of the existing conditions of the site, disturbance of existing vegetation is not an issue. Staff has no concerns with the proposed utility locations.

**Existing Overhead Utility Lines:** Staff will add a condition of approval regarding having the applicant pay a fee to the Town in lieu of burying the existing overhead utility lines. These funds will contribute to the Town's planned burying of all utility line along the highway at a future date.

### **Staff Recommendation**

This subdivision proposal is in general compliance with the Subdivision Standards with the exception of lot size and setbacks (discussed in the Master Plan). The final grading plan and Blue River relocation drawings will be reviewed as part of the subdivision improvement submittals to Engineering. We welcome any Commissioner comment on this application in general.

Staff recommends approval of The Miller Subdivision, PC# 2008007 with the attached Findings and Conditions.

## TOWN OF BRECKENRIDGE

The Miller Subdivision  
PERMIT #2008007  
13541 State Highway 9

Stan Miller Property and Tract D-2, The Shores at the Highlands Subdivision

STAFF RECOMMENDATION: The staff recommends the Planning Commission approve this application with the following Findings and Conditions

### 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 April 9, 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 April 15, 2008 as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.
6. 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 **April 22, 2011** unless the Plat has been filed. 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 three years, 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. Applicant shall construct the subdivision according to the approved subdivision plan, and shall be responsible for and shall pay all costs of installation of public roads and all improvements including revegetation, retaining walls, and drainage system. All construction shall be in accordance with Town regulations.
6. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.
7. Applicant shall be required to install an address sign identifying all residences served by a private drive posted at the intersection with the primary roadway.

**PRIOR TO RECORDATION OF FINAL PLAT**

8. Applicant shall submit and obtain approval from Town staff of a final plat that meets Town subdivision requirements and the terms of the subdivision plan approval.
9. Applicant shall submit and obtain approval from the Town Engineer of final grading, drainage, utility, erosion control and street lighting plans.
10. Applicant shall submit and obtain approval from the Town Attorney for any restrictive covenants and declarations for the property.
11. Final drawings shall indicate that the Public Open Space Parcel, Tract C, is for public recreation purposes including a trail and future bicycle path.
12. Applicant shall either install all public and private improvements shown on the subdivision plan, or a Subdivision Improvements Agreement satisfactory to the Town Attorney shall be drafted and executed specifying improvements to be constructed and including an engineer's estimate of improvement costs and construction schedule. In addition, a monetary guarantee in accordance with the estimate of costs shall be provided to cover said improvements.
13. Applicant shall submit and obtain approval from the Town Engineer of all traffic control signage and street lights which shall be installed at applicant's expense prior to acceptance of the streets by the Town.
14. The final plat shall include a statement specifying that with the exception of driveway and utility installations, no building, decks, grading, or construction disturbance may extend beyond the building envelope limits.
15. Per Section 9-2-3-5-B of the Subdivision Standards, the following supplemental information must be submitted to the Town for review and approval prior to recordation of the final plat: title report, errors of closure, any proposed restrictive covenants, any dedications through separate documents, and proof that all taxes and assessments have been paid.

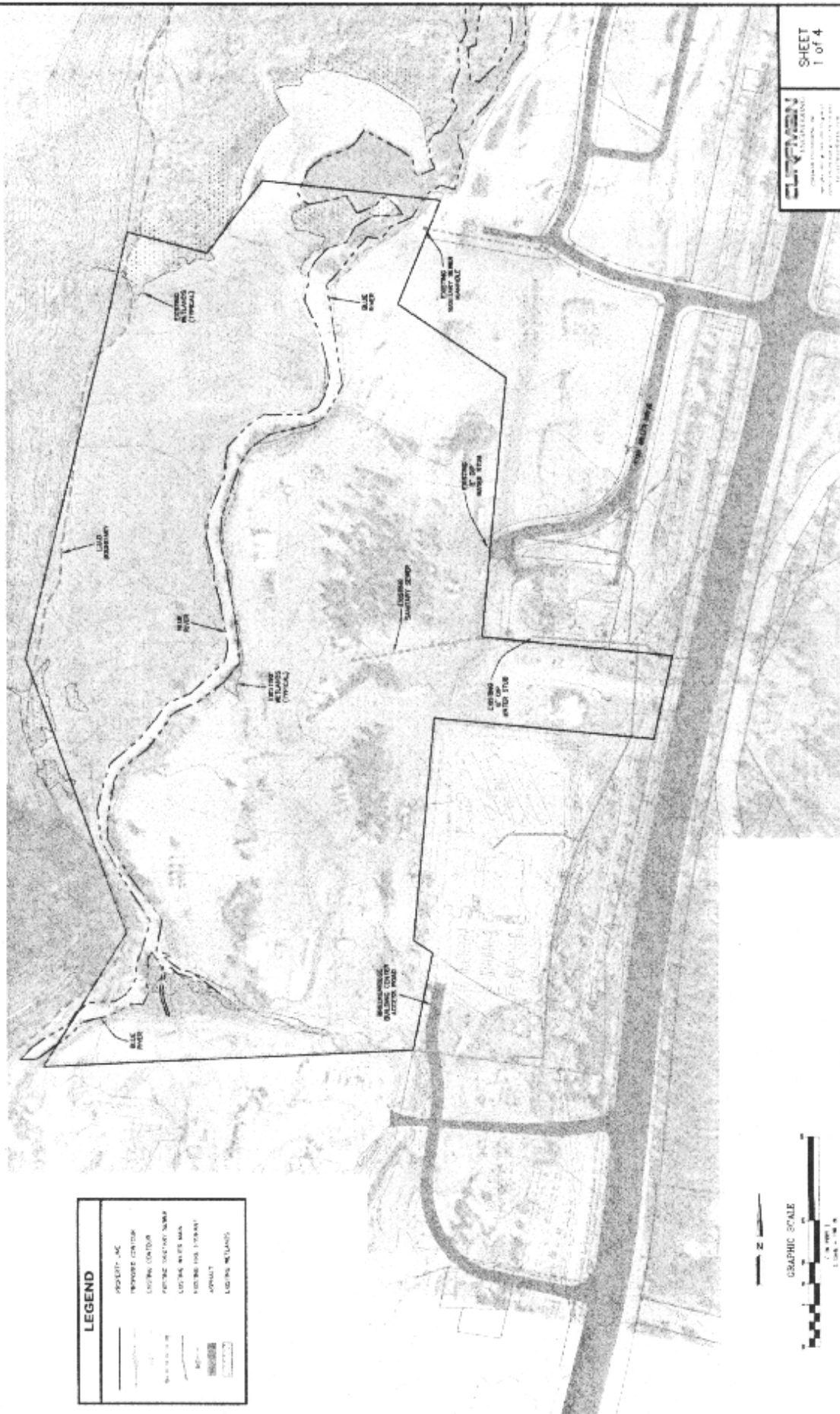
**PRIOR TO IMPROVEMENT CONSTRUCTION**

16. Prior to revegetation of disturbed areas, applicant shall submit and obtain approval from Town staff of a landscaping plan in compliance with the Subdivision Ordinance requirements, specifying revegetation consisting of native grasses and other native vegetation. A minimum of 665 trees, at least 50% six feet in height, shall be installed. Field location with attention to the large sewerline cuts is acceptable.

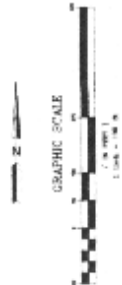
**PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE**

17. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

# THE MILLER SUBDIVISION EXISTING CONDITIONS MAP



LEGEND	
	PROPERTY LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPERTY BOUNDARY NAME
	EXISTING WATER MAIN
	EXISTING GAS SYSTEM
	SEWER
	EXISTING WETLANDS



**CLAYTON**  
ENGINEERING & ARCHITECTURE  
INC.  
1000 W. 10TH AVENUE  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.CLAYTONENGINEERING.COM

SHEET  
1 of 4

# MILLER SUBDIVISION AND THE SHORES OVERALL PLAN





# STAN MILLER PROPOSED ANNEXATION



**CURPHMAN**  
ARCHITECTURAL  
INCORPORATED  
1000 WEST TOWN ROAD  
STAN MILLER, MISSOURI 64484  
PHONE: 314-291-1111  
FAX: 314-291-1112

SHEET  
1 of 1

# MASTER PLAN THE MILLER PARCEL

LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 77 WEST, 6TH P.M.  
TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO  
JANUARY 10, 2008

### MASTER PLAN CERTIFICATE

I, the undersigned, being duly qualified as a Professional Engineer in the State of Colorado, do hereby certify that the above described Master Plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Colorado, and that the same complies with the provisions of the laws of the State of Colorado relating to the preparation and filing of Master Plans, and that the same is a true and correct copy of the original Master Plan as the same appears on the files of the State Engineer of the State of Colorado.

My Comm. No. \_\_\_\_\_ Exp. \_\_\_\_\_ 2008

By \_\_\_\_\_

NAME OF ENGINEER

COUNTY OF SUMMIT

My Comm. No. \_\_\_\_\_ Exp. \_\_\_\_\_ 2008

By \_\_\_\_\_

NAME OF SURVEYOR

COUNTY OF SUMMIT

My Comm. No. \_\_\_\_\_ Exp. \_\_\_\_\_ 2008

By \_\_\_\_\_

NAME OF COUNTY ENGINEER

COUNTY OF SUMMIT

My Comm. No. \_\_\_\_\_ Exp. \_\_\_\_\_ 2008

By \_\_\_\_\_

NAME OF COUNTY ENGINEER

COUNTY OF SUMMIT

My Comm. No. \_\_\_\_\_ Exp. \_\_\_\_\_ 2008

By \_\_\_\_\_

NAME OF COUNTY ENGINEER

COUNTY OF SUMMIT

My Comm. No. \_\_\_\_\_ Exp. \_\_\_\_\_ 2008

By \_\_\_\_\_

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By \_\_\_\_\_

NAME OF COUNTY ENGINEER

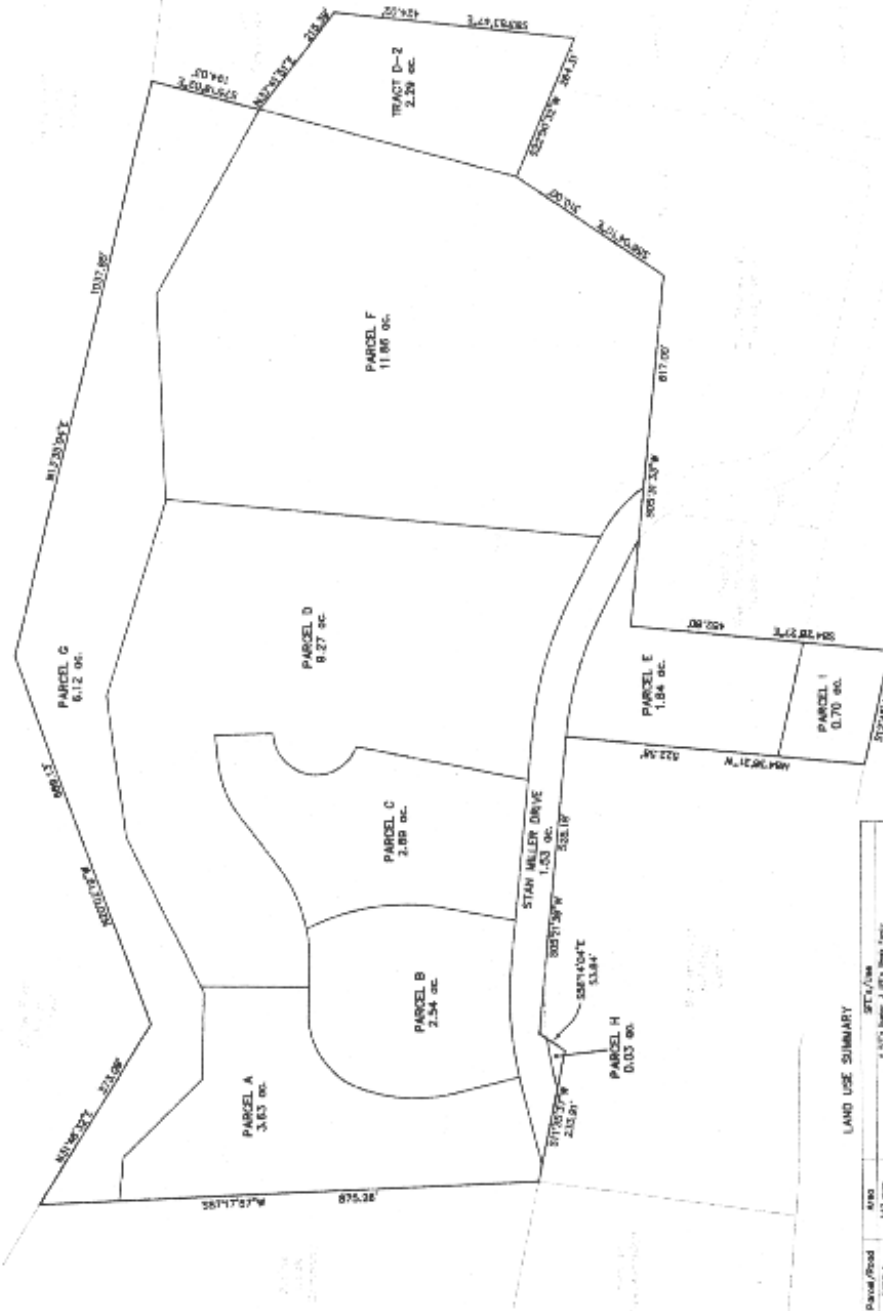
COUNTY OF SUMMIT

My Comm. No. \_\_\_\_\_ Exp. \_\_\_\_\_ 2008

By \_\_\_\_\_

NAME OF COUNTY ENGINEER

COUNTY OF SUMMIT



### LAND USE SUMMARY

Parcel/Road	AMS	RTU/AM
Parcel A	1.60 ac	2.03 ac
Parcel B	1.00 ac	1.34 ac
Parcel C	1.27 ac	1.66 ac
Parcel D	3.70 ac	4.74 ac
Parcel E	0.82 ac	1.06 ac
Parcel F	5.28 ac	6.78 ac
Parcel G	2.78 ac	3.57 ac
Parcel H	0.03 ac	0.04 ac
Parcel I	0.35 ac	0.45 ac
Tract D-2	1.93 ac	2.48 ac
<b>TOTAL</b>	<b>14.70 ac</b>	<b>19.00 ac</b>

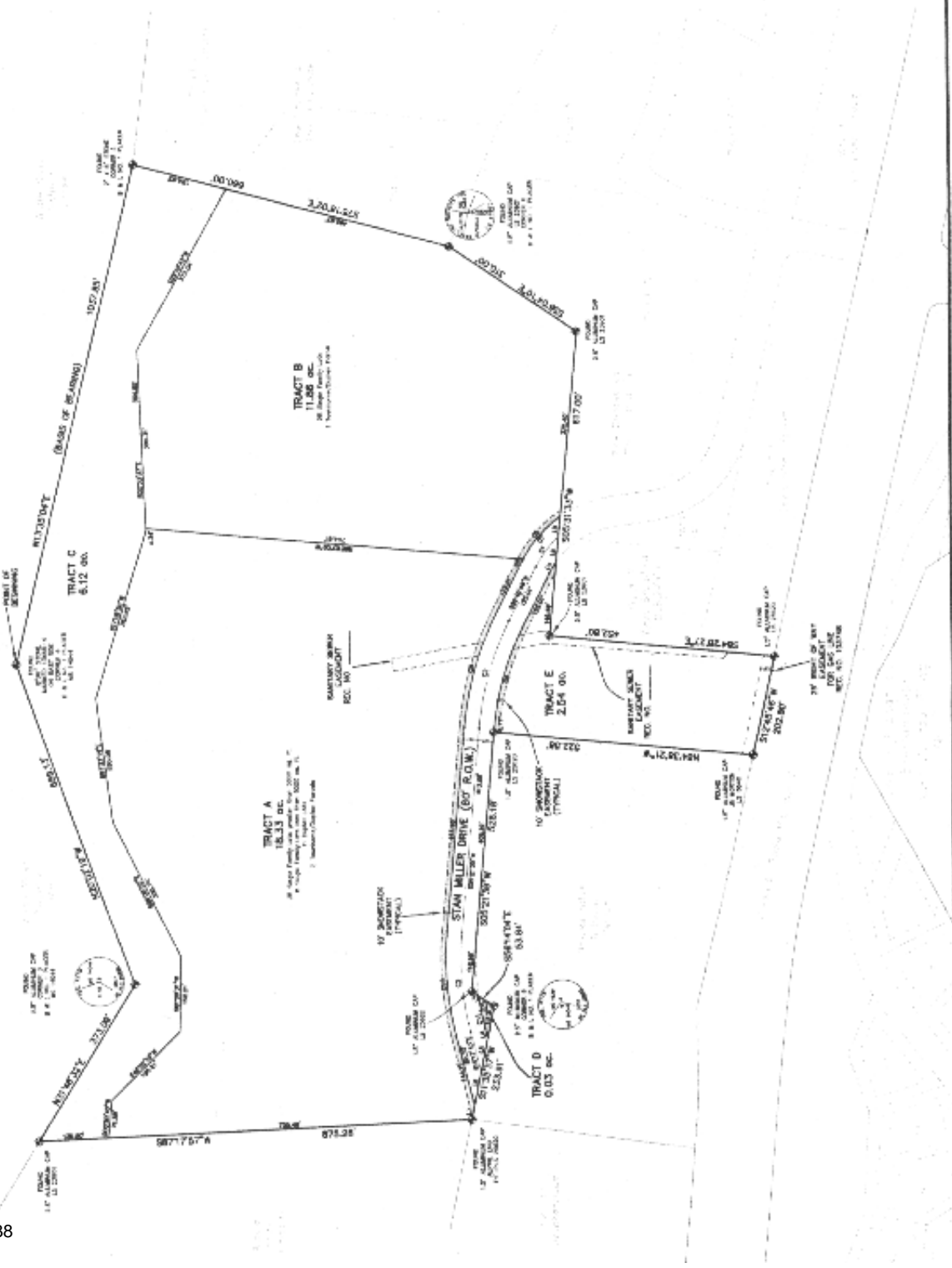


# FINAL PLAN I

## THE MILLER SUBDIVISION, FILING NO. 1

LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 77 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN

TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO

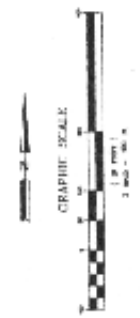


DATE: 12/15/11

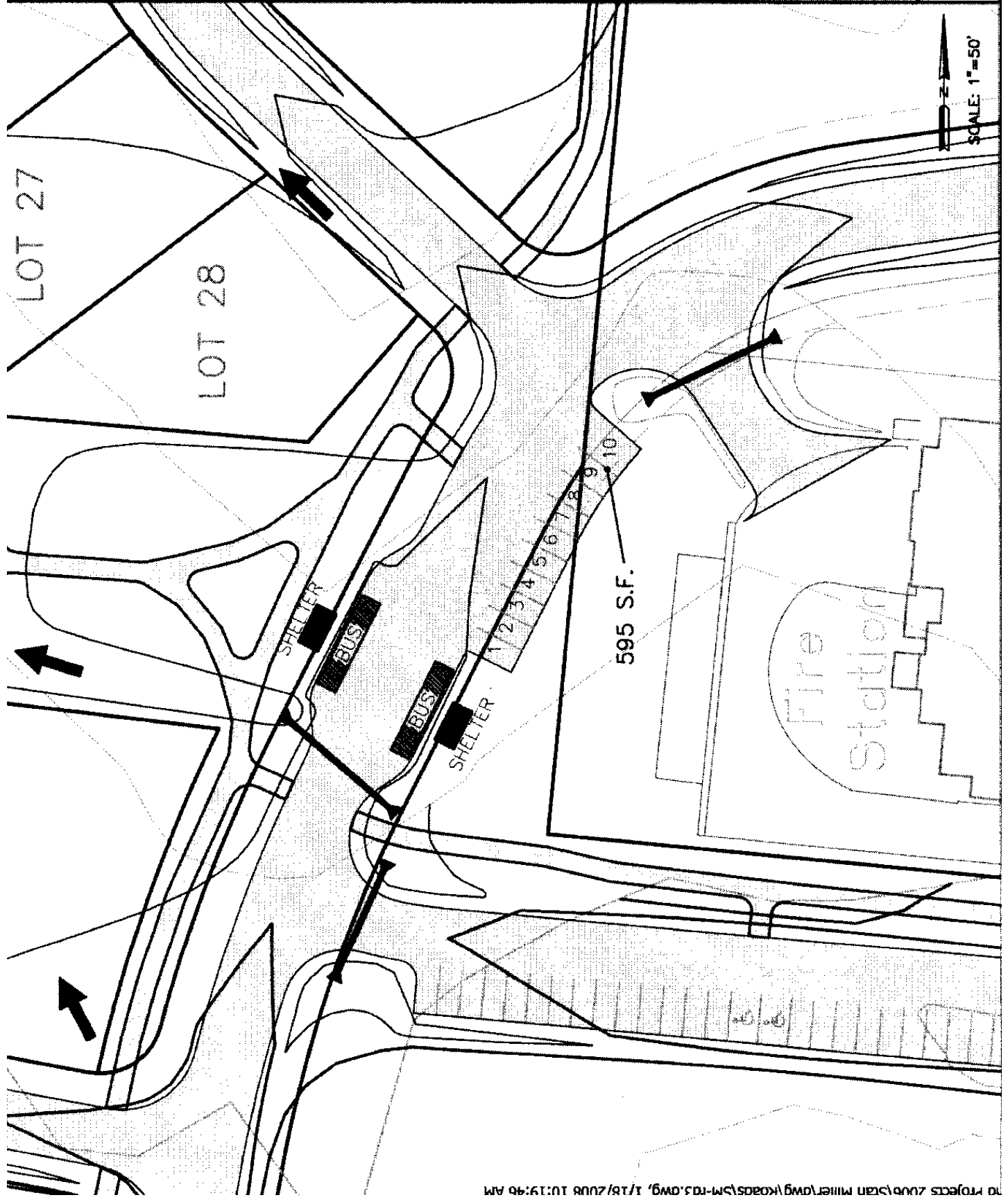
BY: [Signature]

SCALE: 1" = 400'

TRACT	ACREAGE	PERCENT
TRACT A	1813.3	98.71
TRACT B	11.86	0.65
TRACT C	6.12	0.33
TRACT D	0.03	0.00
TRACT E	2.14	0.12
<b>TOTAL</b>	<b>1833.65</b>	<b>100.00</b>



NO.	DESCRIPTION	DATE



SCALE: 1"=50'

## Planning Commission Staff Report

- Project Manager:** Julia Skurski, AICP
- Date:** April 9, 2008 (For meeting of April 15, 2008)
- Subject:** The Runway Subdivision Plan, Combined Hearing (PC# 2008034)
- Applicant/Owner:** Colorado Mountain Junior College/ Town of Breckenridge
- Agent:** Chris Guarino, Project Manager, ARC Integrated Design
- Proposal:** The subdivision plan is to subdivide 46 acres known as Tract D, Block 11 Subdivision and the 11 acre property known as the Bifani property (metes and bounds description) into 5 tracts. There are two future development tracts (one for the new Colorado Mountain College campus-Tract D, the other for a future attainable housing site-Tract A); 2 river parcels not to be developed, a proposed Denison Placer Road Right-of-Way, and one 2.7 acre tract adjacent to the ROW, not to be developed.
- Address:** 107 Denison Placer Road (South of Coyne Valley Road)
- Legal Description:** Tract D, Block 11 Subdivision
- Site Area:** 25.47 acres (1,109,356 sq. ft.) Future Housing Development (Tract A)  
10.41 acres (453,276 sq. ft.) River Property/old Bifani parcel (Tract B)  
1.05 acres (45,737 sq. ft.) River Realignment (Tract C)  
16.02 acres (697,715 sq. ft.) Future CMC Property (Tract D)  
2.70 acres (117,445 sq. ft.) Denison Placer Road ROW  
1.14 acres (49,760 sq. ft.) adjacent to ROW property (Tract E)  
**56.79 acres (2,473,289 sq. ft.) Total Area**
- Land Use District:** 31, Commercial and Industrial (This LUD was written, intending for a future airport and related facilities. This LUD is currently being revised to permit civic, residential, and park uses).
- Site Conditions:** The property was related to dredge mining back in the early 1900's, leaving no vegetation. This property, which was later purchased for an intended airport, was graded flat to allow for an airport runway strip but never developed. The Blue River is located on a parcel to the east of the site. The light industrial use Airport Subdivision is located to the west of the parcel. The Block 11 property has been utilized by the Town's Public Works Department for snow and material storage and by the Breckenridge Ski Resort for overflow parking. The Bifani property has remained (and will still remain) as an undeveloped parcel with undulating soil and gravel deposits.
- Adjacent Uses:** North: Coyne Valley Road; Town of Breckenridge McCain property; Alpine Rock batch plant.  
East: Highway 9 and bike path; Silver Shekel Subdivision  
South: Vacant Summit School District parcel; Upper Blue Elementary School.  
West: Airport Subdivision; Breckenridge Terrace Apartments.

### Item History

The Town Council entered into a Memorandum of Understanding (MOU) with Colorado Mountain Junior College (CMC) for the construction of a new campus March 14, 2007. After a series of meetings and a public hearing with the Planning Commission and the Town Council, the Council approved the CMC site plan, subject to modifications, on July 24, 2007. These modifications will need to be met prior to conveyance of the property. The property will be conveyed through a deed, separate from the subdivision.

### Staff Comments

The review of the proposed subdivision plan outlines issues with the conceptual land layout and land division. The plat will be further reviewed by Town staff and the Town Attorney prior to recordation.

#### LAND USE SUMMARY

TRACT/ROAD	AREA	% OF SITE
TRACT A	25.47 ACRES	45.20%
TRACT B	10.41 ACRES	18.50%
TRACT C	1.05 ACRES	1.80%
TRACT D	16.02 ACRES	28.40%
TRACT E	1.14 ACRES	2.00%
ROAD/R.O.W.	2.70 ACRES	14.36%
TOTAL	56.79 ACRES	100%

**Tracts:** The land is to be subdivided into two development tracts, Tract D for the future CMC campus and Tract A for a future attainable housing development which has recently undergone a Town master planning process. Tract A will be further subdivided when the Town selects a developer for the project. The housing development is projected to start on Tract A within the next 5 years, depending on market conditions. Tracts B and C are related to the Blue River and its eventual realignment (a Town/Army Corps of Engineers project) and are not to be developed. Tract E is a sliver like parcel, adjacent to the ROW that is undevelopable.

Tract D is slated to be deeded to the CMC once all conditions regarding the site plan approval and MOU have been met. CMC is scheduled to break ground in June of 2008. The Town will hold the remaining properties.

#### Per Subdivision Code Section 9-2-4-5

**9-2-4-5 Lot Dimensions and Standards:** This subdivision consists of 5 Tracts, two of which will be developed. Tract A will be further subdivided and have building envelopes and/or setbacks platted in the future for an attainable housing development. The CMC site plan on Tract D has been approved, pending completion of approved modifications and the MOU. The CMC building may expand in the future.

**9-2-4-5 Access/Circulation:** The revised CMC plan shows Denison Placer Road to run straight along the western side of Tract D, connecting to Tract A. The straight road alignment is a change from the site plan review process at Planning Commission and Town Council. Since the

site plan approval process, CMC had safety concerns with how the road previously split the two main parking lots, requiring students to cross the road. With the proposed Right of Way, the parking lots would be located on the east side of the roadway, preventing students from having to cross the roadway. Although this alignment is not the most desired option as it concentrates parking in a more central area, Town staff has no major concerns with the proposed road system. The road as proposed will allow for a connection to the housing site on Tract A, which will continue through Tract A, once a site plan has been approved.

**9-2-4-7 Pedestrian and Bicycle Circulation Systems:** There is a 50' wide river and pedestrian easement along the eastern border of the entirety of Tract D (CMC). This easement will permit placement of a future pedestrian bridge connection and pathway along the top of the river bank for pedestrian movement and interaction with the river. Further, there will be a correction on the plat prior to recordation for an additional 20' section on the south of Tract D which connects the proposed southern (unpaved) parking lot to the 50' river and pedestrian easement to allow for public access from the parking lot. Tract A (housing) will have a pedestrian easement platted in the future once a final plan has been developed.

**9-2-4-13: Dedication of Park Lands, Open Space and Recreational Sites or the Payment of Fees in Lieu Thereof:** Tracts B and C are not to be developed and are to be utilized for the river realignment and future pedestrian connections. The proposed Tracts B and C exceed the minimum 10% required by the Towns Subdivision Code at 11.46 acres or 20.3% of the site.

The subdivision proposal includes a 50' river and pedestrian easement along the east of the property that provide access to the Blue River.

**Landscaping:** Per the Subdivision Standards:

*3. In addition to the landscaping required above, the subdivider of land containing little or no tree cover as determined by the Town shall provide one tree having a minimum trunk diameter (measured 12 inches above ground level) of not less than two inches (2") suitable for the Breckenridge climate for every ten (10) linear feet of roadway platted within or immediately adjacent to the subdivision.*

During the MOU site plan approval process, CMC stated that landscaping was not in the current construction budget. Both the Planning Commission and Town Council voiced the opinion that the quality of the building materials was more important than the landscaping and would permit CMC to gradually phase in landscaping over time, as financing permits. Therefore, this subdivision application does not meet the ROW landscape requirements. Due to CMC's state status, it is exempted from the Town's review process (other than as required by the MOU), we have included a finding explaining why this applicant can be approved as proposed.

**Utilities/Drainage:** The Block 11 site is relatively flat. Tract D, the CMC site, has been reviewed and remains relatively flat and utilizes detention ponds for water quality control. With regard to Tract A, details of the drainage on future lots will be reviewed with the future application. With the permeability of the dredge rock, Staff does not anticipate any site constraints for drainage or detention.

The majority of utilities will come from the north end of the project at Coyne Valley Road. CMC will be bringing gas, water and electric from Coyne Valley Road to the building. The water line will be upsized to accommodate the future Tract A development. All utilities have the ability to be looped. CMC will connect to the sewer line at a manhole in the River Parcel. The housing

site (Tract A) will be able to connect to sewer service from an existing sewer easement on the north end of Tract A. Because of the existing conditions of the site, disturbance of existing vegetation is not an issue. Staff has no concerns with the proposed utility locations.

### **Staff Recommendation**

This subdivision proposal is in general compliance with the Subdivision Standards with the exception of landscaping.

We welcome any Commissioner comment on this application in general.

Staff recommends approval of the Runway Subdivision Plan (PC#2008034) as a combined hearing with the standard Class A subdivision findings and conditions, with the addition of the following specific conditions:

1. Tract D will not be conveyed to Colorado Mountain Junior College until site plan changes made by CMC since the July 24, 2007 Council approved set of plans has been approved by the Town;
2. Tract D will not be conveyed to Colorado Mountain Junior College until the Town Council site plan approval modifications dated July 24, 2007, signed August 15, 2007 by CMC, are met (including a shared parking agreement);
3. The addition of an additional 20' section on the south end of Tract D which connects the proposed (unpaved) parking lot to the 50' river and pedestrian easement to allow for public access from the parking lot; and
4. The changes suggested by the Town Attorney are incorporated onto the subdivision plat.



## TOWN OF BRECKENRIDGE

Runway Subdivision  
PERMIT #2008034

STAFF RECOMMENDATION: The staff recommends the Planning Commission approve this application with the following Findings and Conditions.

### FINDINGS

1. The proposed project is in accord with the Subdivision Ordinance and does not propose any prohibited use. **Because Section 23-71-122 (1) (vI), CRS authorizes Colorado Mountain Junior College to construct its new campus without formal Town approval, compliance with Section 9-2-4-2 D3 of the Breckenridge Subdivision Standards is not required.**
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 **April 9, 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 **April 15, 2008**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.
6. 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. Tract D will not be conveyed to Colorado Mountain Junior College until site plan changes made by CMC since the July 24, 2007 Council approved set of plans have been approved by the Town.
3. Tract D will not be conveyed to Colorado Mountain Junior College until the Town Council site plan approval modifications dated July 24, 2007, signed August 15, 2007 by CMC, are met (including a shared parking agreement).
4. 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.
5. This permit will expire three (3) years from the date of Town Council approval, on **April 22, 2011**, unless the Plat has been filed. 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 three years, but without the benefit of any vested property right.

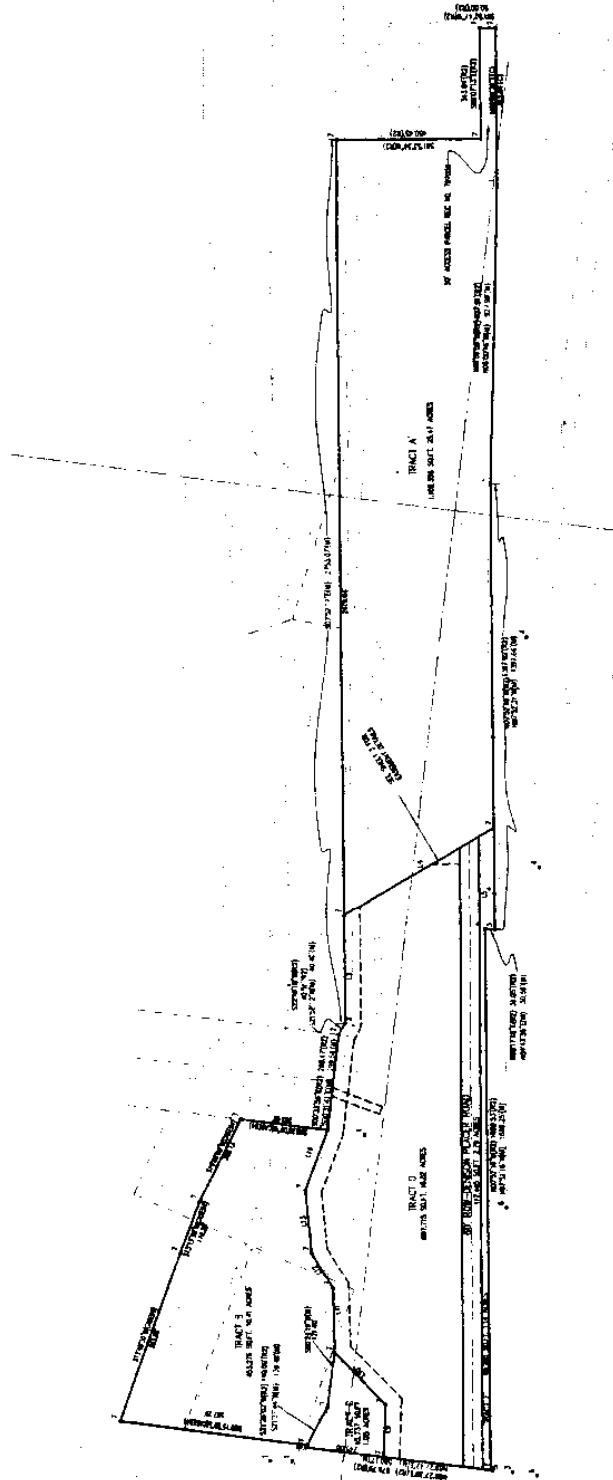
6. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
7. Applicant shall construct the subdivision according to the approved subdivision plan, and shall be responsible for and shall pay all costs of installation of public roads and all improvements including revegetation, retaining walls, and drainage system. All construction shall be in accordance with Town regulations.
8. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes.
9. At the completion of this project, Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers for all such agents used in the platting and construction of this subdivision, as required in accordance with Ordinance No. 1, Series 2004.

**PRIOR TO RECORDATION OF FINAL PLAT**

10. Applicant shall submit and obtain approval from Town staff of a final plat that meets Town subdivision requirements and the terms of the subdivision plan approval.
11. The addition of an additional 20' section on the south and of Tract D which connects the proposed (unpaved) parking lot to the 50' river and pedestrian easement to allow for public access from the parking lot.
12. Applicant shall submit and obtain approval from the Town Engineer of final grading, drainage, utility, erosion control and street lighting plans.
13. Applicant shall submit and obtain approval from the Town Attorney for any restrictive covenants, plat corrections and declarations for the property.
14. Applicant shall either install all public and private improvements shown on the subdivision plan, or a Subdivision Improvements Agreement satisfactory to the Town Attorney shall be drafted and executed specifying improvements to be constructed and including an engineer's estimate of improvement costs and construction schedule. In addition, a monetary guarantee in accordance with the estimate of costs shall be provided to cover said improvements.
15. Applicant shall submit and obtain approval from the Town Engineer of all traffic control signage which shall be installed at applicant's expense prior to acceptance of the streets by the Town.
16. Per Section 9-2-3-5-B of the Subdivision Standards, the following supplemental information must be submitted to the Town for review and approval *prior to recordation of the final plat*: title report, errors of closure, any proposed restrictive covenants, any dedications through separate documents, and proof that all taxes and assessments have been paid.

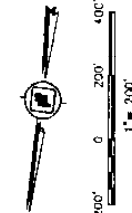
# RUNWAY SUBDIVISION

A RESUBDIVISION OF A PORTION OF TRACT D BLOCK 11, ACCORDING TO FINAL PLAT A REPLAT OF BLOCK 11, AN AMENDED REPLAT OF BRECKENRIDGE AIRPORT SUBDIVISION RECEPTION NO. 797050 LOCATED IN THE EAST ONE-HALF OF SECTION 24 AND SECTION 25, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE SIXTH PRINCIPLE MERIDIAN AND THE WEST ONE-HALF OF SECTION 19 AND SECTION 30, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO  
SHEET 2 OF 4



### LEGEND

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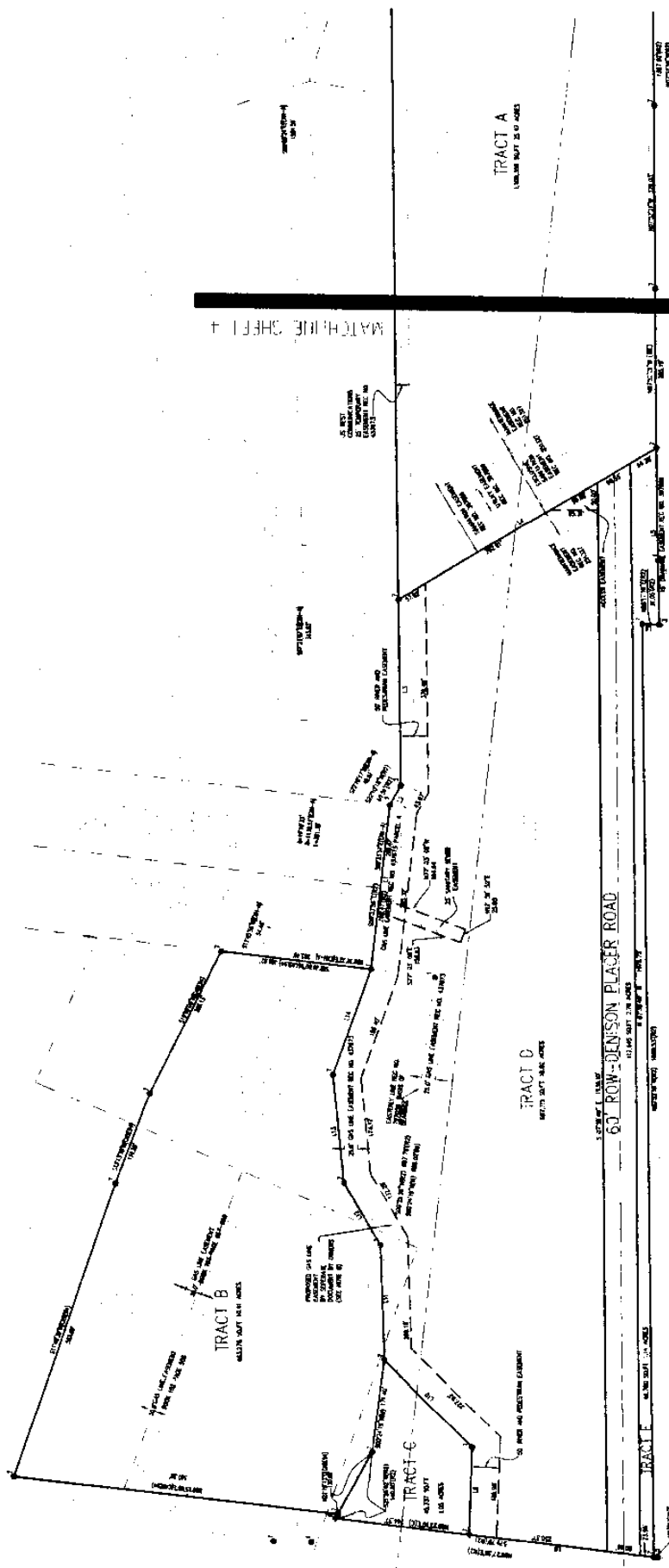
**BLOCK 11 SITE PLAN  
RUNWAY SUBDIVISION**

**TETRA TECH, INC.**  
1000 10th Street, Suite 100  
Breckenridge, CO 80424  
(970) 469-1111

SHEET 2 OF 4

# RUNWAY SUBDIVISION

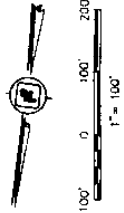
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### LEGEND

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**SITE PLAN**  
**RUNWAY SUBDIVISION**

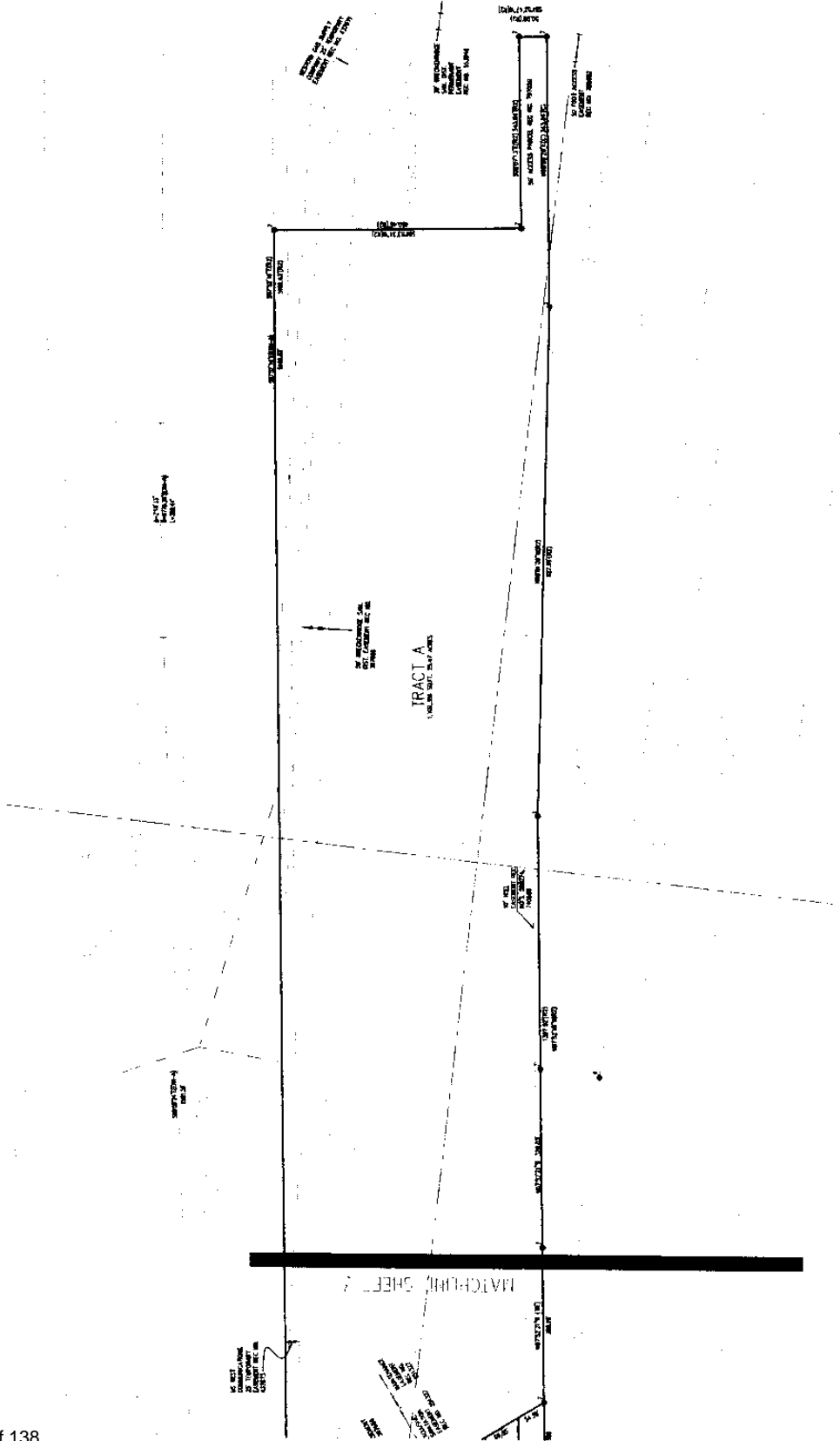
**TETRA TECH, INC.**  
 1000 10th Street, Suite 100  
 Breckenridge, CO 80424  
 (970) 453-0441 Fax: (970) 453-0449

DATE: 10/15/10  
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 CHECKED BY: [Name]  
 PROJECT NO.: [Number]  
 SHEET 1 OF 4

# RUNWAY SUBDIVISION

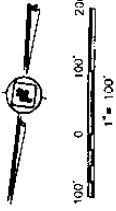
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SHEET 4 OF 4

125 of 138



### LEGEND

- ① EXISTING 1/2" ASH CONCRETE SIDEWALK 12' WIDE
  - ② EXISTING 1/2" ASH CONCRETE SIDEWALK 6' WIDE
  - ③ EXISTING 1/2" ASH CONCRETE SIDEWALK 4' WIDE
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  - ⑦ EXISTING 1/2" ASH CONCRETE SIDEWALK 0.5' WIDE
  - ⑧ EXISTING 1/2" ASH CONCRETE SIDEWALK 0.25' WIDE
- POINT NUMBER (P1-P8)  
BOUNDARY POINT (B1-B7)
- PROPOSED RUNWAY 200'  
PROPOSED LOCUS  
EXISTING LOCUS  
EXISTING SIDEWALK



**SITE PLAN**  
**RUNWAY SUBDIVISION**

PROJECT NO.	
DATE	
DRAWN BY	
CHECKED BY	
SCALE	
SHEET NO.	4 OF 4

**TETRA TECH, INC.**  
1001 14th St, Suite 200  
Boulder, CO 80502  
(303) 440-1000 FAX: (303) 440-1001

# Memo

To: Planning Commission  
From: Julia Skurski, AICP  
Date: April 15, 2008  
Re: Policy for Solar Panels- Work Session

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The topic of solar panels is on the Planning Commission's Top Five list. With a greater emphasis on renewable energy, Staff foresees that applications for solar panels will increase in the future and should therefore, be addressed.

Staff has taken this as a worksession item to the Commission on February 12 and March 18. Staff has provided changes to the policy in strike and bold based on Commissioner comments. The following bullet points are a summary of direction given from the March 12 worksession:

- Alter the first paragraph to include tighter language that historic character is more important than placing solar panels in an inappropriate location.
- Create language to clarify that if the proposed panels are not appropriately located, the application will not be approved.
- The panels should be a compatible color on new construction and be complimentary on historic roofs.
- Limit the percentage of solar panels coverage on the roof to 50%.
- Include a non-primary elevation definition.

Staff would like to get Commissioner comments on the revised policy.

## 5. (ABSOLUTE) ARCHITECTURAL COMPATIBILITY:

(A) Solar panels and devices within the Conservation District: **The preservation of the character of the Conservation District and the historic structures and sites within are of the utmost importance.** While the town does not want to prohibit the installation of solar panels or other solar devices on historic structures or sites as an alternative energy source, **there may be some instances where solar devices are not appropriate on a particular building or site if such a device is determined to be detrimental to the character of the District.** The following regulations shall apply to the installation of all solar panels or devices within the Conservation District.

(1) Within the Conservation District, no solar devices shall be installed on a structure or site without first obtaining a Class C minor development permit from the Town. Solar panels and devices are encouraged to be installed on a non-historic building or building addition, if available, and integrated into the building design. To ensure that the character of the Conservation District and its historic structures and sites are protected, applications will be reviewed under the following requirements.

(a) Solar panels or other solar devices on roofs shall be placed on a non-character defining roofline of a non-primary elevation (not readily visible from public streets), **not to exceed 50% of the roof surface.** Solar panels shall be setback from the edge of a flat roof to minimize visibility and may be set at a pitch and elevated if not readily visible from public streets. On all other roof types, solar panels shall be located so as not to alter a historic roofline or character defining features such as dormers or chimneys. All panels shall run closely parallel the original roofline, not to exceed nine inches (9") above the roofline.

Applications for new structures within the Conservation District are encouraged to include building integrated solar panels or other devices on the building into the initial design, **including a similar roof color,** rather than as a later addition. **Solar devices which contrast with that of the color of the roof for new or historic structures are inappropriate if found to be detrimental to the character of the Conservation District.**

(b) Detached solar arrays at a historic site may be located in the rear or side yard if the arrays are not highly visible from the public streets and do not detract from other major character defining aspects of the site. The location of detached solar arrays shall also consider visibility from adjacent properties, which shall be reduced to the extent possible while still maintaining solar access.

(c) Character defining elements such as historic windows, walls, siding or shutters, which face public streets or contribute to the character of the

building, shall not be altered or replaced for the purpose of installing solar devices. Solar devices in non-historic windows, walls, siding or shutters which do not face public streets are encouraged.

(B) Solar panels and devices outside the Conservation District: The Town encourages the installation of solar panels or other solar devices on structures or sites outside the Conservation District as an alternative energy source. The following regulations shall apply to the installation of all solar panels or devices outside the Conservation District.

(1) No solar devices shall be installed on a structure or site without first obtaining a Class D development permit from the Town. The director shall have the right to move a project to a Class C minor development permit application, and require review by the Planning Commission if he feels the purpose of this code would be best served by the reclassification.

(a) Solar panels or other devices shall run closely parallel to roofline, not to exceed nine inches (9") above the roofline. Applications for new structures should include building integrated solar panels or other devices on the building into the initial design, rather than as a later addition.

(b) Detached solar arrays may be located in the rear or side yard, not highly visible from the public streets. The location of detached solar arrays shall also consider visibility from adjacent properties, which shall be reduced to the extent possible while still maintaining solar access.

(B) Definitions:

**Non-primary elevation: The elevation of the structure which does not front a public right of way. If a corner lot, the primary elevation will be the one**

Solar panel: Electrical device consisting of an array of connected solar cells, which converts solar energy into electricity or **hot water/liquid for space heating or domestic hot water production.** Also referred to as photovoltaic (PV) panel or solar array.

Solar device: Solar devices include, but are not limited to, solar membranes, solar shingles, solar in glass, non-PV technology, and solar hot water systems.



## MEMO

**TO: Breckenridge Planning Commission**  
**FROM: Laurie Best-Community Development Department**  
**DATE: April 9, 2008**  
**RE: 2008 Workforce Housing Action Plan/Housing Code Amendments**

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For more than a year staff has been meeting twice monthly with a Council sub-committee to work on issues related to affordable housing and childcare. Three members of the Town Council sit on the sub-committee and provide guidance and direction to staff. Through the efforts of this committee, several childcare initiatives have been implemented, including the construction of a new center, a tuition assistance program, and a salary supplement for local childcare professionals. In addition to the childcare initiatives, this committee has also worked on many issues related to affordable housing. This includes a housing work plan which has been developed by the committee and endorsed by the full Council to guide housing efforts in a strategic manner. The 2008 Workforce Housing Action Plan is enclosed in your packets and it describes the Town's vision, policies, and goals, as well as specific housing projects and tasks.

Staff will be happy to review or discuss any elements of the Action Plan with the Commission but the primary purpose of this memo is to introduce two development code amendments that are prescribed in the Plan. Staff is just beginning to work on these amendments so your comments and input will be very helpful. The amendments are as follows:

- 1) *Modification to Relative Policy 24 to adjust the percent of project density for employee housing to be more proportional to the impact of the project.*

In evaluating the relative policy the committee determined that the current formula creates an inequity because there is an imbalance between the amounts of employee housing required for zero points and the employees generated by the specific development. The current formula doesn't account for the different employee generation of different uses. For example:

10,000 square feet of office space= 22 FTEs (Full Time Equivalents)

10,000 square feet of restaurant = 60 FTEs

10,000 square feet of multi-family residential= 2 FTEs

10,000 square feet of lodging = 7 FTEs

Despite the wide range in job generation, the current relative policy requires all of these uses to provide the same 451 square feet of housing for zero points. The sub-committee felt that it was important to modify the policy to incentivize new commercial development, multi-family development, and lodging development build more workforce housing, and to provide housing that is more proportional to the number of jobs generated.

It should be noted that for some time there has been discussion about converting the relative policy to an absolute policy. After reviewing the buildout projections

the committee determined that modification to the relative policy would be the preferable approach at this time.

- 2) *Include a new relative policy to encourage the construction of accessory dwelling units (ADUs) and/or discourage construction of units (especially large homes) without accessory dwelling units.*

The most recent needs assessment indicates that approximately 900 new affordable rental and for sale units will be required by the time the Town reaches buildout. Without these units, more employees will have to commute into Town in order to fill jobs that support the local economy. The goal of 900 units is an attempt to maintain the current level of in-commuting/traffic by maintaining 47% of the workforce living in Town. The Town has identified opportunities to achieve about 500 units on Town-owned land (Valley Brook, Block 11, Claimjumper) and thru annexation agreements (Stan Miller, Maggie Placer, etc.) leaving the community far short of the goal. While the Town is doing its share to address some of the current deficit, the committee felt it was very important that new development also contribute and address more of the 'keep up' need associated with new development. The first amendment discussed above would increase production of local units by commercial, multi-family, and lodging development, and this ADU policy would increase production of local units within single family developments. Provided the impacts of ADUs can be address, the committee felt that ADUs offer many benefits including:

- ADUs are local units w/o new density
- ADUs provide rental units
- ADUs create hot beds within seasonal units that are often unoccupied
- ADUs can provide a source of revenue for locals who incorporate an ADU in their residence.

Unfortunately the 900 unit projection is a very conservative projection because it assumes all of the existing market units currently housing employees will continue to house employees. It is estimated that there are currently approximately 1,000 market units in Breckenridge that house employees. These units are at risk as current owners retire and/or relocate, and sell units for prices that are unaffordable to locals. The impact will be increased shortage of labor and/or increase number of in-commuting employees. The committee felt that both of these amendments were important pieces of the overall strategy to address housing needs.

As staff begins to work on these code amendments we are asking for input from the Planning Commission so any concerns or input can be accommodated. Thank you for your consideration and comments.

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## Town of Breckenridge

### Workforce Housing Action Plan – 2008 FINAL (Endorsed by Council March 11, 2008)

This document is intended to guide efforts to achieve a sufficient amount of workforce housing to preserve the town's character and support its economy. It incorporates and builds upon key elements of the Town of Breckenridge Vision Plan adopted August 28, 2002 and the Affordable Housing Strategy adopted May 23, 2000. It is a work in progress that will continue to evolve over time as specific work elements are completed and additional opportunities arise.

#### Vision

To have a diversity of permanently-affordable housing integrated throughout the community, which provides a variety of housing options to sustain the local economy and preserve the character of the community.

#### Policies

- Assure that workforce housing is comprised of a variety of densities and styles, and is accessible to all members of the community, both dispersed throughout the town and concentrated in neighborhoods of primary residences.
- Seek a balance between population growth and housing for employees who work in the community, with an emphasis on reducing the impacts of in commuting and providing the labor force needed for local businesses to succeed.
- Strive to ensure that ownership and rental housing for the workforce is provided for a wide diversity of income levels that support the local economy and preserves a vibrant middle class.
- Place priority on housing for employees who work in the Upper Blue providing products and services within the local economy. It is not the intent to utilize limited resources to provide housing for telecommuters, location-neutral remote workers, or residents who are unemployed.
- Utilize strategies that place top priority on development of units by the private sector, followed by acquisition of land for housing; payment of fees to the Town is third in terms of the options through which the responsibility for workforce housing will be shared.

#### Goals and Objectives

The primary goal of the Breckenridge Town Council is to insure that 900 additional workforce housing units are approved and/or constructed in the Upper Blue by the time the community reaches full build out. This goal is to be achieved through a combination of Town resources, impact fee and sales tax revenue, incentives, policies placed on new development, and partnerships. Approximately 60% of these units will address existing needs while 40% or 360 units will partially keep up with the demand for workforce housing as the community grows. Approximately 66% (600 units) should be ownership units and 33% (300) should be rental units.

The Breckenridge Town Council also seeks to insure that key characteristics of the community are preserved or enhanced through the adoption of these specific objectives:

- The proportion of employees who work in Breckenridge and also live there will not drop below the current level of 47%.

- The relationship between primary homes and second homes/vacation accommodations will not significantly change; at least 25% of all units will be occupied as primary residences at build out.
- Renters will be provided increased opportunities for ownership with the homeownership rate moving upward from its current level of 41%.
- Housing will be provided for all income levels up to 180% AMI with intent to preserve the middle class (80%-180%) based roughly on the income distribution as follows:

#### **Income Distribution to be Targeted by Workforce Housing Initiatives**

AMI	% of Total Need	% of Households 2000	Targeted Distribution	Number of Units
<50% AMI	30.1%	21.1%	25.60%	231
50.1 to 60% AMI	4.3%	2.6%	3.40%	31
60.1 - 80% AMI	6.0%	17.3%	11.70%	109
80.1 - 100% AMI	29.0%	19.3%	24.20%	216
100.1 - 120% AMI	6.9%	8.2%	7.60%	69
120.1% -140% AMI	14.9%	7.5%	11.30%	99
140%-180%	8.8%	24.0%	16.40%	145
Total	100.0%	100.0%	100.0%	900

#### 2008 Work Plan

1. Annex the Stan Miller parcel to provide approximately 100 workforce housing units.
2. Amend relative requirements for new commercial development to partially address the keep-up demand it generates; remove the exemption for projects of less than 5,000 square feet and consider incentives to provide workforce housing on site though negotiated parking requirements, fee waivers, residential density and public subsidies/partnerships.
3. Amend the relative requirement for multi-family development removing the exemption for projects of less than 5,000 square feet to partially address the keep up demand it generates and consider incentives to provide workforce housing on site though negotiated parking requirements, fee waivers, residential density and public subsidies/partnerships.
4. Create a new relative requirement for single-family homes that encourages the construction of accessory dwelling units (ADU's) in units of 3,500 square feet or larger, possibility through -10 points if not provided and +10 points if provided. Minimum and maximum sizes for the ADU's should be established (400 to 800 sq ft) with covenants restricting occupancy to employees and an administrative system with enforcement procedures. Target – 50% of all units  $\geq$  3,500 sq ft, or 150 units by build out.
5. Amend the relative requirements for lodging (condo hotels, timeshare, hotels, etc,) so that development of accommodations is required to produce workforce housing more proportional to the number of jobs it generates.
6. Preserve market units that are now occupied by employees for occupancy as workforce housing in the future through buy downs, acquisition and resale/rental, buying the right to impose deed restrictions or other methods that might be identified. Evaluate the cost of this strategy and implement a program to evaluate the rate of loss by monitoring rental vacancies/availability, use

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of second homes, retirement trends, etc. Develop an annual target considering the projected loss and cost of the preservation program.

7. Create a partnership with a private developer for development of at least 40 workforce housing units on the Valley Brook parcel to partially address existing (catch-up) demand for workforce housing; amend LUGS to be consistent with the recently completed Valley Brook Master Plan.
8. Develop a concept, phasing plan, schedule and approximate budget for future development of the Block 11 parcel with at least 325 workforce housing units.
9. Pursue the acquisition of the Claimjumper parcel.
10. Negotiate with developers for construction of Phase 2 of Pinewood Village to add approximately 30 apartments.
11. Formalize incentives such as fee waivers, funding assistance, density transfers, supplying land and utility taps, tax rebates, and other methods for new construction and conversion of existing free market to affordable units.
12. Continue to work with the School District on partnerships for production of employee housing.
13. Continue to respond to opportunities for annexation with application of guidelines calling for 80% of the units to be workforce housing.
14. Consider expanded down payment assistance programs to increase home ownership opportunities such as the Funding Partners program proposed by the Summit County Housing Authority.
15. Utilize the Summit County Housing Authority for administration of deed restrictions, sale and rental of workforce housing units, homebuyer education and other specific tasks associated with managing the growing inventory of units. Work with the SCHA to develop a manual/procedural guide for use by the SCHA.
16. Revisit and update the standard deed restriction template and the Administrative Guidelines/Procedures to insure that deed restrictions and the guidelines are current, are standardized, and that they insure permanent affordability for local employees.
17. Track progress annually – number of units produced and preserved, age groups served, incomes served and number of units lost annually; modify strategies as appropriate.

#### Future Actions

1. Identify and land bank sites appropriate for workforce housing.
2. Evaluate opportunities for other Town-owned parcels that have been identified as potential sites for housing including the Ice Rink, Stillson and McCain sites.
3. Evaluate the effectiveness of the housing assistance offered to Town employees.
4. Work with the business community to create programs through which employers can help provide housing for their employees, known as employer-assisted housing (EAU).
5. Explore options for housing members of the workforce as they age and retire.

6. Expand efforts to acquire existing free-market units and convert them to permanently affordable workforce housing.
7. Explore other mechanisms for no net loss of units that function as workforce housing.
8. Work with the Housing Authority to make sure that renters who want to buy have adequate homebuyer education and resources to qualify for mortgages.

### Accomplishments

The following table is an inventory of the employee housing units that have been produced through 2007 as a result of the implementation of strategies used alone or in combination including:

- The relative development code;
- Fee waivers;
- Density for employee units;
- Land banking;
- Annexation policy;
- Out of town water service.

This information should serve as a baseline for measuring the effectiveness of future programs.

Property	Price Cap	Avg AMI	pre-1999	2000	2001	2002	2003	2004	2005	2006	2007	Subtotal	Future	Total
Dispersed in Town	No	none	99	2	6		1	1		6	1	116		<b>116</b>
Wellington 1	Yes	99%		14	20	17	15	17	8	7		98		<b>98</b>
Wellington 2	Yes	110%								7	16	23	105	<b>128</b>
GibsonHeights	Yes	71%			1	34	5					40		<b>40</b>
Vista Point	Yes	113%				9	5	5				19		<b>19</b>
Kennington	No	none	36									36		<b>36</b>
Farmers Grove*	No	none				2	4	7	2			15		<b>15</b>
Monarch Townhomes	Yes	90%		3	4		1	4	1			13		<b>13</b>
Breck Terrace	Both	90%		20		11	5			15		51	129	<b>180</b>
Pinewood Village	Yes	83%			74							74		<b>74</b>
Vic Landing	Yes	86%										0	24	<b>24</b>
Maggie Placer	Yes	106%										0	18	<b>18</b>
Stan Miller	Yes	117%										0	100	<b>100</b>
Pinewood #2	Yes	TBD										0	30	<b>30</b>
Valley Brook	Yes	TBD										0	40	<b>40</b>
Block 11	Yes	TBD										0	325	<b>325</b>
<b>Annual Increase</b>			<b>135</b>	<b>39</b>	<b>105</b>	<b>73</b>	<b>36</b>	<b>34</b>	<b>11</b>	<b>35</b>	<b>17</b>	<b>485</b>	<b>771</b>	<b>1,256</b>

\* Farmers Grove includes 35 additional units that are restricted for no short-term rental.

Other Options - The following options have been considered and are not recommended at this time:

1. Inclusionary Zoning, which would require a percentage of the units in new subdivisions to be deed restricted as workforce housing. This was not included in the work plan because all developable land within the Town is already subdivided. Therefore, inclusionary zoning is not viewed as a viable effective strategy at this time.
2. Commercial and Residential Linkage, which would have required new development to provide housing for a portion of the demand generated by new employees, was eliminated since the

amount of new development is limited and the number of units that could be produced given legal constraints would be low relative to the amount of effort required to create and administer the requirements.

**2008 Housing Budget**

<b>Revenue</b>		<b>Expenses</b>	
Interest	\$10,000	Acquisition of Block 11 parcel	\$960,000
Rental Income	\$28,000	Town Down Payment Assistance	\$60,000
Mortgage Payments	\$20,000	Town Rental Assistance	\$12,500
Impact Fee	\$800,000	Claimjumper parcel acquisition	TBD
Sales tax	\$285,600	Valley Brook development subsidy	TBD
Capital Funds	\$1,500,000	Buy Down Program	TBD
Transfers	\$462,441	County-wide Down Payment	TBD
Total	\$3,106,041		

The Town has budgeted \$1.5m from Capital funds through 2012 for a total of \$7.5m for capital housing development; the Impact Fee is effective for 10 years and will generate an estimated \$10m for housing projects.





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## MEMORANDUM

**TO:** Planning Commission

**FROM:** Chris Neubecker, Senior Planner

**DATE:** April 9, 2008

**SUBJECT:** Planning Commission Top 5 Priorities

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On November 14, 2007, the Planning Commission indicated their preferred Top 5 Priorities list for staff. The following list indicates the results, and has been used recently by staff as the new Top 5 list.

### Most Recent Top 5 List:

1. Single-Family Home Size Limits (JS): Town Council discussed this topic as a work session on September 11, 2007. They indicated that FAR limits were the preferred method for regulating home size, but also indicated a possible absolute size limit. A work session on this topic was held with the Planning Commission on February 5, 2008.
2. Ground Floor Uses (MT): Town Council adopted a restriction against new residential uses on the ground floor within the Downtown Overlay District on August 14, 2007. Planning Commission held work sessions on October 16 and December 4, 2007 concerning prohibition of new offices on the ground floor within the Downtown Overlay District. The Town Council then discussed the office issue on January 8 and February 26, 2008. We anticipate working with the Town Council on this topic in May/June 2008, with possible work sessions with the Planning Commission at a later date.
3. Privacy Gates and Fences (CN): Town Council adopted the new fence policy on March 25, 2008.
4. Solar Panels on Roofs (JS): This issue has been moving along quickly with good progress. Work sessions on this topic were held with the Planning Commission on February 19 and March 18, 2008. Another work session is scheduled for April 15, 2008. We anticipate going to the Town Council for a work session on April 22, 2008.
5. TDR Receiving Zones (CK): A work session on this topic was held with the Planning Commission on February 5, 2008. It was decided during this meeting that the Town already has the tools to review proposed density transfers, and that additional regulations are probably not needed at this time. Staff will be working in upcoming months on two other TDR issues: sales price and TDRs for affordable housing projects.

Due to the number of items on the current Top 5 list that are almost complete, or which will not involve much Planning Commission input, we suggest the following list for the Next Top 5 list:

1. Landscaping / Weeds/ Wildfire Mitigation
2. Sunsetting Density for Positive Points

3. Accessory Dwelling Units
4. Affordable Housing Policy
5. Lot sizes and footprint lots

Following are the status of several items from previous Top 5 lists:

1. Ridgeline: Adopted October 24, 2006
2. Architectural Statement of Compliance: Adopted February 13, 2007
3. Certified Historic District Contractors: The Town Attorney and staff have some concerns with this topic, and have not found a good way to address this issue. We do not have a good grasp on how much time it would take to develop the certification program or how it would be administered and tested. We are uncertain when this issue will return to the Planning Commission.
4. Single-Family Lot Splits: Adopted October 24, 2006
5. Development Permits Expiring at C.O.: Adopted October 23, 2007
6. Dark Sky Lighting Policy: Adopted June 12, 2007
7. Wildfire Mitigation: This is being incorporated into a new landscaping policy, which is expected to be presented to the Planning Commission in January 2008. This topic will also discuss reforestation, which was identified as a priority by some Commissioners.
8. Green Building/LEED: Staff is working on this topic, but we are anticipating that it will be codified in the Building Code, and will not be a Planning issue. For this reason, staff would recommend taking this topic off the Next 5 list. Some form of this code will likely be adopted in 2008.

Other items for discussion or adding to the Top 5 list in the future:

Historic period of significance

Hardiplank outside historic district

Impact of short term rentals

Moving historic buildings without negative points

Employee Housing for projects that are less than 5,000 square feet

Discouraging conversions from commercial to residential density