



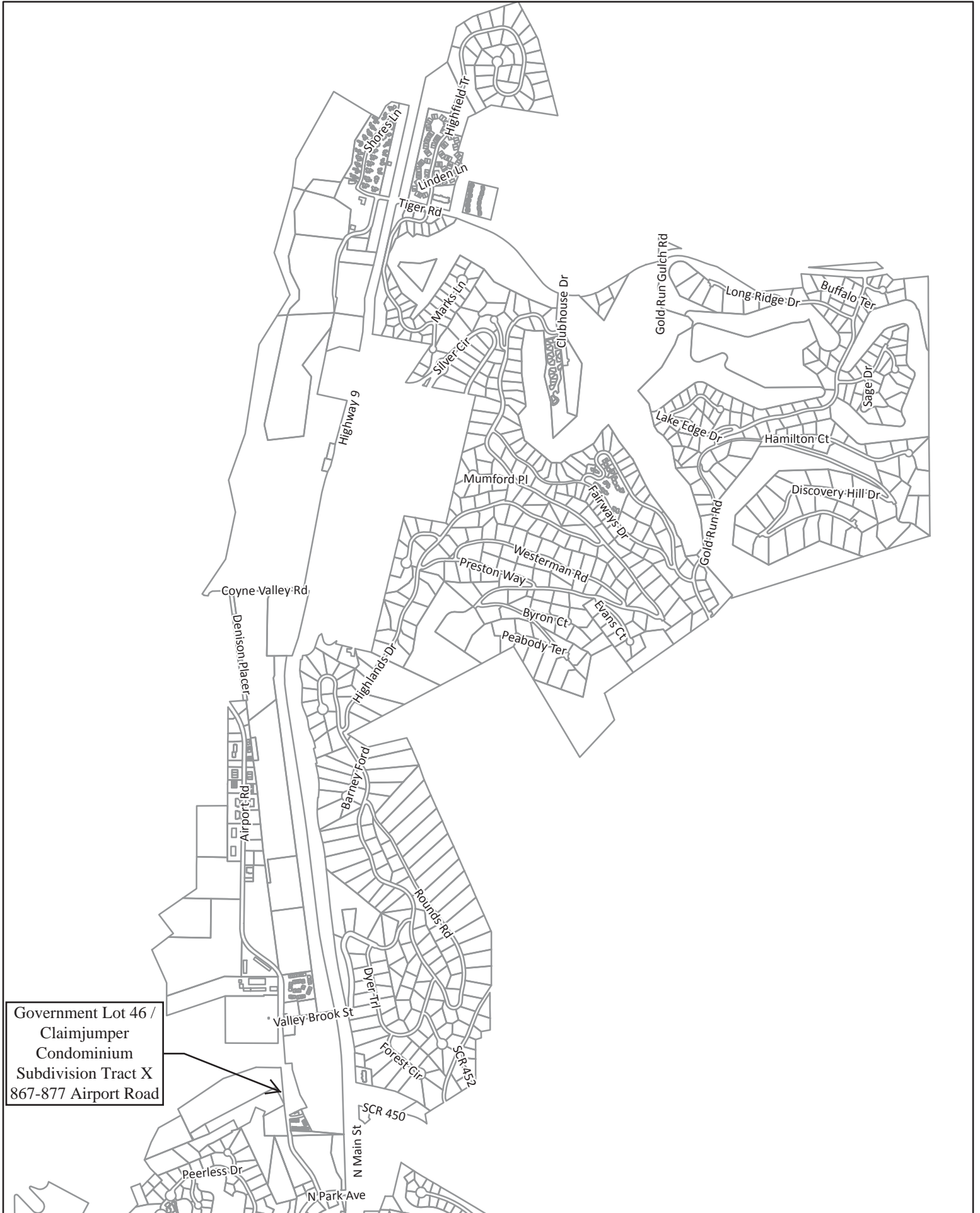
PLANNING COMMISSION AGENDA

Tuesday, July 19, 2016
Breckenridge Council Chambers
150 Ski Hill Road

7:00pm	<i>Call To Order Of The July 19 Planning Commission Meeting; 7:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	3
	<i>Approval Of Agenda</i>	
7:05pm	<i>Worksessions</i>	8
	1. Development Code Comprehensive Review Introduction (MT)	
7:30pm	<i>Combined Hearings</i>	10
	1. Government Lot 46 / Claimjumper Condominium Subdivision, Tract X (MT) PL-2016-0285; 867-877 Airport Road	
8:00pm	<i>Adjournment</i>	

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.**

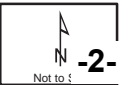


Government Lot 46 /
 Claimjumper
 Condominium
 Subdivision Tract X
 867-877 Airport Road



printed 1/13/2016
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Breckenridge North



PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm by Chair Schuman.

ROLL CALL

Gretchen Dudney Mike Giller Jim Lamb
Christie Mathews-Leidal Ron Schuman Dan Schroder
Dave Pringle arrived at 7:08pm

APPROVAL OF MINUTES

Mr. Schuman: Please have the minutes reflect my statement regarding Mr. Mamula coming to the meeting later and hopefully we will hear some guidance on the Development Code. With no other changes, the June 21, 2016, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

Ms Puester: I would like to add discussion of the comprehensive Development Code review process at the end of the meeting. With no other changes, the July 5, 2016, Planning Commission Agenda was approved as presented.

CONSENT CALENDAR ITEMS:

- 1) Looking Glass Residence (CL) PL-2016-0043, 138 Peerless Drive

With no requests for call up, the Consent Calendar was approved as presented.

TOWN PROJECT HEARINGS:

- 1) Carter Museum Public Restrooms (MM) PL-2016-0172, 113 North Ridge Street

Mr. Mosher presented. The project will be using an existing cabin (aka Wentzell Cabin) moved from another site with added improvements to create a public restroom at the northwest portion of Lot 17, Tract B, Abbett Addition to the Town of Breckenridge. This restroom will be adjacent to the Carter Museum and the new Prospector Park.

After acquiring and assuming ownership of the Terrible Lode property, the Town of Breckenridge Open Space program is required by the Forest Service to remove all buildings / structures from the site. The Town is always trying to find creative ways to reuse and repurpose existing buildings. The Wentzell Cabin is an example of such.

Point Analysis (Section: 9-1-17-3): Staff has found that this application passes all absolute policies of the Development Code and has not incurred any positive or negative points under any relative policies.

This is a Town Project pursuant to the ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). As a result, the Planning Commission is asked to identify any concerns with this project, and any code issues. In addition, the Commission is asked to make a recommendation to the Town Council. The Planning Department recommended the Planning Commission recommend that the Town Council approve the Point Analysis with a passing point analysis of zero (0) points for the Carter Museum Public Restrooms (PL-2016-0172).

The Planning Department recommended the Planning Commission recommend the Town Council approve the Carter Museum Public Restrooms located at 113 North Ridge Street (PL-2016-0172) with the presented Findings.

Commissioner Questions / Comments:

Mr. Giller: Would you clarify is this an historic structure; is it contributing or noncontributing? (Mr.

Mosher: It is primarily historic fabric; this has been disassembled and reassembled from outside Breckenridge, the logs have old character. It may be contributing with qualifications in that it has a fabric, shape, with form that is old, but not a contributing structure to the Town's history.) (Mr. Grosshuesch: This cabin was disassembled, removed and reassembled to where it currently sits from somewhere else. The corner joints are unique in how they are hewn to fit together. It did not come from the town and therefore does not meet the official definition of "contributing".) I think we should qualify exactly what it is, it has good history, but we should be specific. (Mr. Mosher: I think contributing with qualifications may be the best definition we could have. We will look into adding this to the report.) (Mr. Grosshuesch: Because this building isn't in the Town, it is not rated like the other structures on the national register in the Town, so we do not have an operative ordinance to classify it.) I would like to have its status stated more clearly to determine what we do to it. (Mr. Grosshuesch: The exterior is true to its history, it is the interior that has been changed.)

Mr. Lamb: I think it looks cool and will contribute to that area of town.

Mr. Schroder: I think it is an important facility and a good use of the cabin.

Ms. Leidal: Good adaptive use; and restrooms are needed in that area of town.

Mr. Giller: I support the project, but I do think we should clarify what we're doing because it is not so clear that this is a historic structure or historic fabric.

Ms. Dudney: I support the project, I am very proud of it.

Mr. Pringle: Facilities like this are necessary, but I do share Mr. Giller's concern that we are very clear in what it is and how we are going about this.

Mr. Schuman: Maybe a plaque would be good to explain the history of the cabin.

Mr. Schroder: How can we do something like this; what would it look like? (Ms Puester: We can put some clarifying detail in the file so that if anyone pulls the file in the future, no one landmarks it or anything of that nature.)

Mr. Pringle: I don't think we tell the story well enough of what used to be, so we might want to think about looking into ways to make the public aware of the history.

Mr. Schuman opened the hearing to public comment. There was no public present for comment and the hearing was closed.

Mr. Pringle made a motion to recommend that the Town Council approve the point analysis for the Carter Museum Public Restrooms, PL-2016-0172, 113 North Ridge Street, showing a passing point analysis of zero (0) points and to recommend the Town Council approve the Carter Museum Public Restrooms, PL-2016-0172, 113 North Ridge Street, with the presented findings. Mr. Lamb seconded, and the motion was carried unanimously (7-0).

OTHER MATTERS:

- 1) Klack Placer Cabin Landmarking (Klack Gulch Placer MS#1224), PL-2016-0273, 200 Block of South Harris Street

Mr. Kulick presented a proposal to locally landmark the Klack Placer Cabin per Section 9-11-3, Designation of Landmarks, Landmark Sites, Historic Districts and Cultural Landscape Districts, of the Town Code. The Klack Placer Cabin is owned by the Town of Breckenridge and managed by the Breckenridge Heritage Alliance. In 2009 the Town, in conjunction with the Breckenridge Heritage Alliance, stabilized the cabin by replacing rotten logs along the bottom of the structure and placing gravel below the cabin to improve drainage. In addition to these maintenance efforts the Cabin was rotated 180 degrees to improve privacy to the adjacent residence located at 209 South Harris Street.

In order to be designated as a landmark, the property must be at least 50 years old (the Klack Placer Cabin was constructed in the late 1870s). In addition, the property exemplifies specific elements of architectural style or period (the cabin is architecturally significant for its pioneer log construction); the property

exemplifies cultural, political, economic or social heritage of the community (the cabin is significant for its association with the development of Breckenridge and its mining-related history, dating from the circa late 1870s and it is among the town's last log cabins which survive from the settlement or camp phases which predates the turn of the twentieth century); and, the property is an established and familiar natural setting or visual feature of the community (the cabin is located in the Klack Placer Gulch).

Finally, the property also shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation and the property retains original design features, materials and/or character (the cabin retains its pioneer log construction).

The Planning Department suggested the Planning Commission recommend that the Town Council adopt an ordinance to locally landmark the Klack Placer Cabin located on the 200 Block of South Harris Street, Klack Placer Open Space, PL-2016-0273, based on the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.

Commissioner Questions / Comments:

Mr. Schroder: In column B, I was wondering if the notable persons category wasn't highlighted because James Klack was not actually that notable? (Mr. Kulick: Considering other criteria were met, we did not consider this part because we were not really sure how notable Mr. Klack was.) (Mr. Mosher: The cabin used to be situated on a much larger land area according to historical maps. Its context was very different. Klack owned a lot of land.)

Mr. Pringle: I remember there being a lot of objection to anything being done to the cabin in the past.

Mr. Schuman opened the hearing to public comment. There was no public present for comment and the hearing was closed.

Mr. Schroder made a motion to recommend the Town Council adopt an ordinance to locally landmark the Klack Placer Cabin located on the 200 Block of South Harris Street, Klack Placer Open Space, PL-2016-0273, based on the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-3 of the Landmarking Ordinance. Ms. Leidal seconded, and the motion was carried unanimously (7-0).

2) Class C Subdivisions Approved Q2, 2016 (JP) (Memo Only)

Commissioner Questions / Comments:

Mr. Pringle: Regarding staff review of changes to subdivision disturbance envelopes, we reviewed these lots individually previously, and I question staff administrative approval of these. (Mr. Mosher: Staff is just as concerned as the Commission about moving envelopes. To guarantee all of the building, including roof overhangs will be contained in the envelope, we now require specific dimensions on plans where the foundation is close to any envelope.) (Ms. Puester: It is a Class C subdivision which is an administrative review; however, as part of the review process, adjacent property owners do get a public notice per code. This is not a new process. It is rare to modify an envelope but if an envelope is modified, it is reduced elsewhere so that the square footage remains the same as originally platted.) I just don't know why we went through the trouble in reviewing envelopes originally if the envelopes are easily changed. (Ms. Puester: It does not happen often, rare occasions.) (Mr. Kulick: In my experience with the Town I have only been involved in two modifications. The most recent case was the one you are asking about located in Discovery Hill where portion of the building envelope located in a steep, poorly screened, ridgeline area was replaced with a smaller, flatter, more area concealed area. It was also supported by the HOA.) I just want to know if it should be under the Planning Commission's purview when these things come up. (Mr. Mosher: All these proposals are very carefully analyzed and scrutinized by Staff and quite often we do say "no".)

- 3) Class D Majors Approved Q2, 2016 (JP) (Memo Only)
- 4) Comprehensive Code Review Process

Commissioner Questions / Comments:

Mr. Schuman: We are looking to have the first meeting on July 21st. Ms. Dudney and Ms. Leidal will be the Planning Commission representatives and as they're going through the process, they'll come back and share their feedback from the meetings on the process and where it is going. The staff has some idea of what needs to be looked at, but there are many individuals who will want to give input, including architects. The last item on the 19th will be a work session for input on the process as Mr. Truckey begins to work it out. (Ms. Puester: The steering committee will be working on this in a more focused way, but it will all ultimately be coming through the Planning Commission.) (Mr. Truckey: If there are any particular code issues you have, be thinking about bringing those to the meeting on July 19th.)

Ms. Dudney: What will the time frame look like? (Mr. Schuman: Could be 18-24 months for the overall process.) (Ms Puester: The steering committee process will be shorter than that, maybe 4 months, but 18-24 months counting processes for community input, Planning Commission work sessions and staff time. It will in part depend on our workload.)

5) Parking:

Ms. Dudney: Is there anything you can tell us about the transportation process? (Mr. Grosshuesch: The consultant recommendations were by and large favorably received by Town Council. Some things would have to wait for other things to be in place first. Most notable endorsements were walk-ability improvements (heated sidewalks, enhanced lighting, better way-finding), enhanced transit (the purple route will also go in the opposite direction, an orange route improvement, an additional bus on the brown route, an enhanced smart phone app, and technology on the bus shelters to say when the next bus is coming), adding traffic circles on Park Ave. (remove all traffic lights on Park Avenue. This would not necessarily relieve congestion but will become safer and help traffic flow more evenly), pedestrian warning lights and better street lighting at the Village pedestrian crossing to F-Lot. Parking capacity increases in town are still under discussion (including discussion with the Vail Resorts). Managed parking for employees with improved transportation has been handed back to the Parking and Transit committee for further discussion and recommendations. Implementing of managed parking on Main Street is something that Council would like to implement before ski season.) I received a postcard from Vail Resorts today, is F-Lot definitely out now? (Mr. Grosshuesch: No, we are looking at strategies to take about 10% of cars off the streets, but an F-Lot structure would actually increase traffic congestion so we would then have to reduce another 6-8% increase in congestion, but the F-Lot structure is not off the table.)

Mr. Schroder: What is with the potential acquisition of Gold Rush? (Mr. Grosshuesch: It is under discussion.)

Mr. Schuman: What does Vail Resorts say about this? (Mr. Grosshuesch: Their primary concern seems to be related to the parking structure at F-Lot and when it will get built. They are not objecting to some of the other recommendations, they just haven't spent as much time on them in communications.)

Mr. Pringle: Have we ever done a study into the ridership of Summit Stage? (Mr. Grosshuesch: It is mostly an employee commuter line now, though it used to be different.) I wonder why it is the public's responsibility to provide free transportation for workers across the county, when that was not the intent of Summit Stage when it came about; it was meant to have cars parking elsewhere to get cars off the road. (Mr. Kulick: There was a survey relatively recently done on who was riding the Summit Stage bus, and I believe it was that it is mostly workforce members who are using it.) I think there is going to be a huge pushback from workers on having to park farther away. (Mr. Grosshuesch: the parking and transportation committee voted to postpone some of these decisions until after next ski season, but the consultants are saying that pricing parking is the most efficient way to reduce congestion while keeping the

remote lots free. Currently, employees are parking in East Sawmill and Wellington, for example and we enough of them to be parking further away in order to keep some spaces in the close in lots always open, thereby reducing people circling around looking for parking.)

6) Other Matters:

Mr. Schroder: I just wanted to say thank you for clearer maps lately.

Ms. Puester: It is time for updated bios from Mr. Pringle, Mr. Lamb, and Mr. Giller, so if you would like to update them, let me know.

ADJOURNMENT:

The meeting was adjourned at 8:02 pm.

Ron Schuman, Chair



MEMORANDUM

TO: Planning Commission

FROM: Mark Truckey, Assistant Director of Community Development

DATE: July 14, 2016 for meeting of July 19, 2016

SUBJECT: Development Code Comprehensive Review-Preliminary Work Session

At the May 31st Town Council Retreat, planning staff was directed to undertake a comprehensive review of the Development Code policies.

The first meeting of the Steering Committee will be July 21. However, staff thought that it would be beneficial for the Planning Commission to review the list of code issues that has been tracked by staff below to start the discussion prior to the first Steering Committee meeting. We would like input from the Planning Commission on the issues below in addition to other potential issues that the Commission has observed in the Code or feels should be added to the code. This input will help shape the Steering Committee's discussions.

As we move forward in this process, periodic work sessions will be held with the Planning Commission based on recommendations from the Steering Committee. Staff has also added a regular Committee update to the upcoming Planning Commission agendas which will enable the Planning Commission representatives on the Steering Committee (Gretchen and Christy) time to provide updates on the Steering Committee meetings.

List of Potential Development Code Issues (Preliminary)

The following lists some of the Code issues staff and Planning Commission have identified over the last several years. We intend to bring these to the Steering Committee for discussion.

Policy 5R Architectural Compatability:

- Current policy regarding amount of natural material required on elevations containing predominantly fiber cement siding.

Policy 7R Site and Environmental Design:

- Should we allow for taller retaining walls, to further limit site disturbance, without the assignment of negative points?
- Excessively long driveways—is there a way to further quantify this? Should a smaller multiplier than -4 points be considered (e.g., two points) in some situations?

Policy 14R Storage

- Clarify type of storage and location and whether negative points should be assigned.

Policy 22A Landscaping

- Develop a replacement requirement provision in case landscaping is removed from a site.

Policy 24R The Social Community

- Employee housing policy—should positive points be awarded for a project such as an annexation, where approval of the annexation was based on the provision of affordable housing?
- Revisit minimum amounts of square footage to be provided for affordable housing (currently allows as small as 250 square feet).
- Clarify Community Needs (Council Goals) provisions

Other Issues:

- Current unwritten policy requiring provision of 80 percent affordable housing for proposed annexations.
- Define and regulate food trucks.
- Definition of building heights and exceptions for chimneys and mechanical equipment.
- Change to point allocation for providing shuttle busses (currently +4 points)?

The above is just a partial list and a starting point for discussions. Staff would like to hear from the Planning Commission regarding any other Code issues that they think should be addressed through the Comprehensive Code review process.

Claimjumper parcel contains some relatively flat areas near Airport Road and then the slopes relatively steeply upwards on the west portion of the property. The southeastern approximately three acres of the parcel, known as Government Lot 47, have been developed for affordable rental housing with the Pinewood II housing project. The Planning Commission previously reviewed and approved the Pinewood II application. The Town annexed the Claimjumper property in 2012. Most recently, effective July 1, 2016, the Town annexed the Claimjumper Condominiums property. Government Lot 46, a portion of the Claimjumper federal parcel acquisition, abuts the Claimjumper Condominiums on the north and east.

Proposed Subdivision

The Town's Open Space and Trails program has been actively pursuing a trail easement from the Claimjumper Condominiums Homeowner's Association (HOA) in order to complete a trail that will start from the south near the Parkway Center, move just west of Pinewood I and II apartments, and climb the hillside to the west to connect to the Pence Miller Trail. In seeking this trail easement, the Town has pointed out to Claimjumper Condominiums HOA that the driveway access off Airport Road to the condominiums actually falls on Town land—the southern portion of Government Lot 46. Thus, the Town has proposed to subdivide the small piece of land in front of the Claimjumper Condos and convey that small parcel to the Claimjumper Condos HOA to provide them clean access to their property. This conveyance would be contingent upon the Town receiving the desired trail easement from the HOA.



This subdivision is seen largely as a housekeeping matter as the HOA has used this driveway access for many years. The proposed subdivision contains a Plat Note indicating that there is no density assigned to the proposed Lot 46 A, so there is no further development potential granted by this proposed subdivision. The intent is to maintain the existing driveway access and no further improvements are anticipated on the property.



Photo: Driveway access to Claimjumper Condominiums as seen from Airport Road

Staff Comments

The attached plat shows the location of proposed Lot 46 A in relation to the Claimjumper Condos property (Iron Mask and Dora L lodes).

Staff has reviewed the proposed subdivision against the applicable sections of the subdivision code and finds that it is in compliance. Specific notes are listed below (*staff comments in italics*):

9-2-4-1: General Requirements

9-2-4-2: Design Compatible with Natural Features *The site is relatively flat. There are a number of mature lodgepole pine trees located throughout the proposed Lot 46 A. These trees provide an effective visual buffer between Airport Road and the Claimjumper Condominiums. Photos of the trees are included below.*



9-2-4-3: Drainage, Storm Sewers And Flood Prevention *A drainage ditch (see photo below) is located within the parcel adjacent to the Airport Road Right-of-Way. A ten foot wide easement is being dedicated in this subdivision adjacent to the Right-of-Way to allow for the drainage ditch, utilities, snowstacking, and pedestrian movement (should a sidewalk be constructed in the future).*



9-2-4-4: Utilities *The above described 10 foot easement allows for the location of utilities.*

9-2-4-5: Lot Dimensions, Improvements And Configuration *No improvements are proposed on the property and no density is authorized, so staff has no issues with the configuration of the lot lines.*

9-2-4-6: Blocks

9-2-4-7: Pedestrian And Bicycle Circulation Systems *The 10 foot easement includes a dedication for for pedestrian use, should a sidewalk be constructed in the future along Airport Road. The sidewalk could be constructed within the Right-of-Way, but pedestrian dedication of the easement has been included in case any of the sidewalk needs to move west into the easement area.*

9-2-4-8: Street Lighting *Will conform to Breckenridge street standards.*

9-2-4-9: Traffic Control Devices And Signs *None proposed.*

9-2-4-10: Subdivision And Street Names *No changes.*

9-2-4-11: Existing And Proposed Streets *No new streets are proposed.*

9-2-4-13: Dedication Of Park Lands, Open Space And Recreational Sites Or The Payment Of Fees In Lieu Thereof *The Town of Breckenridge is the applicant and thus the dedication or payment in lieu to the Town is not applicable.*

Staff has no concerns with the subdivision and easement proposed.

Staff Recommendation

Staff finds this subdivision proposal is in compliance with the Subdivision Standards.

Staff recommends approval of the Subdivision of a Portion of Government Lot 46, PL-2016-0285, located at 867, 877 Airport Road, with the attached Findings and Conditions.

TOWN OF BRECKENRIDGE

Lot 46 A, a Subdivision of a Portion of Government Lot 46
867 and 877 Airport Road
PL-2016-0285

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 July 14, 2016, and findings made by the Planning Commission with respect to the project. The project was approved based on the proposed design of the project and the applicant's acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by the applicant in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on July 19, 2016, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.
7. The Town Engineering staff has determined that the 10 foot dedicated easement will be sufficient to accommodate drainage, snowstacking, utilities, and pedestrian movement.

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 **July 26, 2019**, 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.

PRIOR TO RECORDATION OF FINAL PLAT

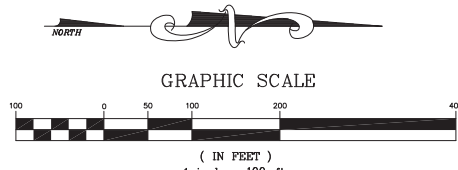
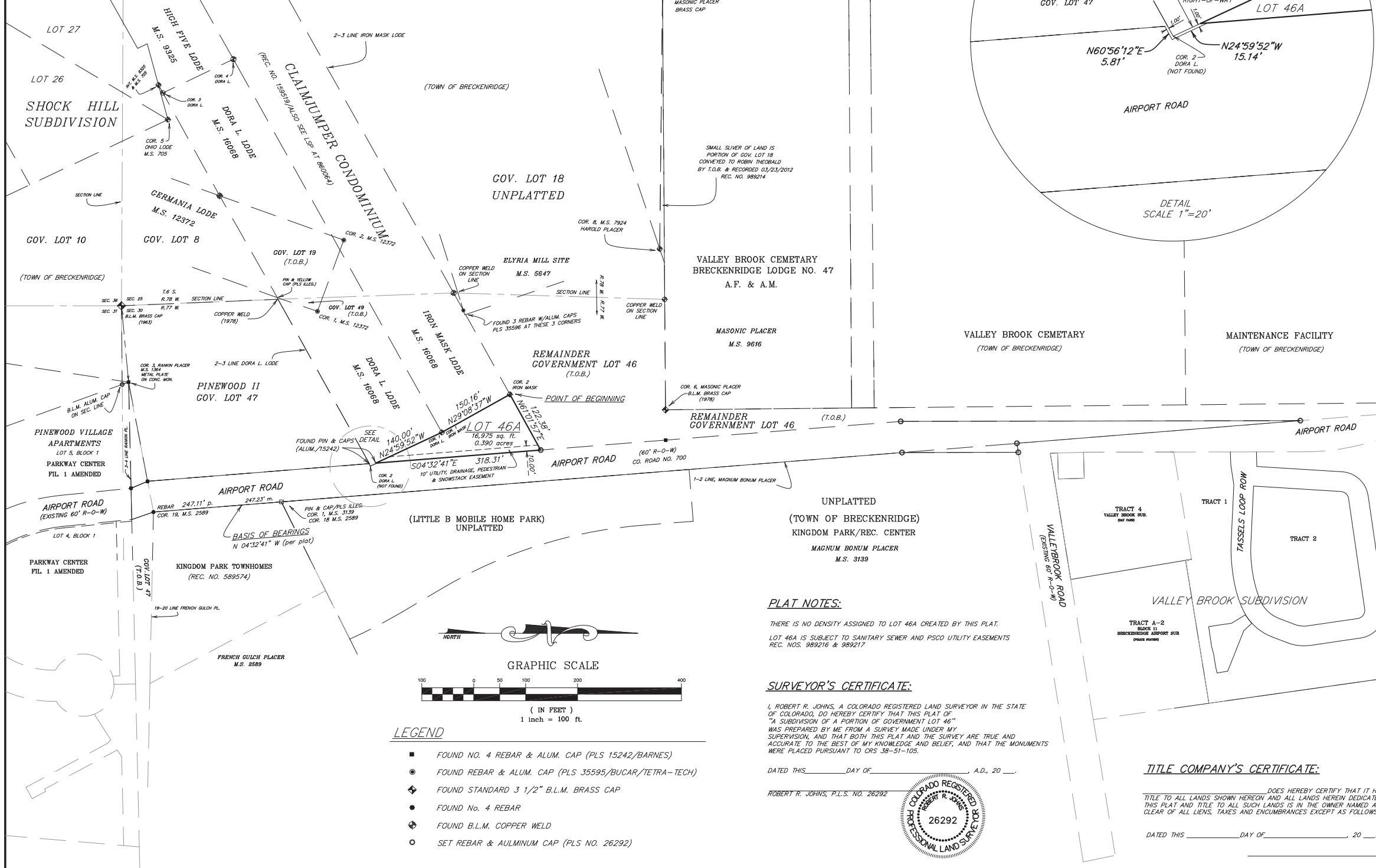
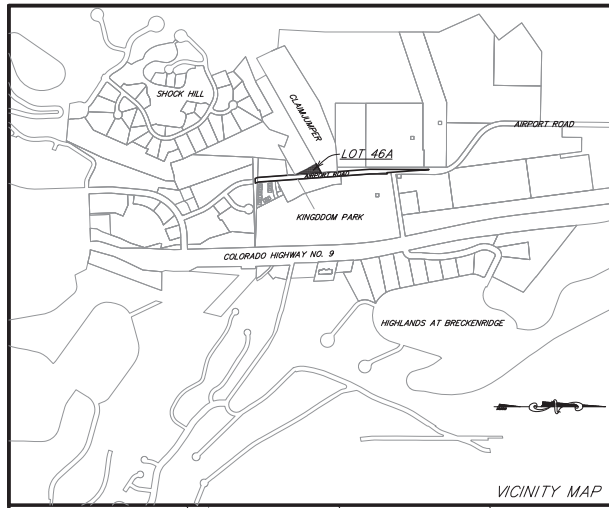
5. Applicant shall submit and obtain approval from Town staff of a final plat that meets Town subdivision requirements and the terms of the subdivision plan approval.

6. Applicant shall submit and obtain approval from the Town Engineer of final grading, drainage, utility, erosion control and street lighting plans if applicable.

7. 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.

A SUBDIVISION OF A PORTION OF
GOVERNMENT LOT 46

SECTION 30, T.6 S., R.77 W. OF THE 6TH P.M.
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

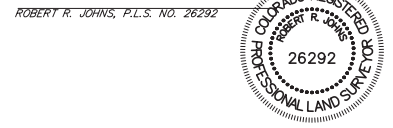


- LEGEND**
- FOUND NO. 4 REBAR & ALUM. CAP (PLS 15242/BARNES)
 - FOUND REBAR & ALUM. CAP (PLS 35595/BUCAR/TETRA-TECH)
 - ◆ FOUND STANDARD 3 1/2" B.L.M. BRASS CAP
 - FOUND NO. 4 REBAR
 - ◆ FOUND B.L.M. COPPER WELD
 - SET REBAR & ALUMINUM CAP (PLS NO. 26292)

PLAT NOTES:
THERE IS NO DENSITY ASSIGNED TO LOT 46A CREATED BY THIS PLAT.
LOT 46A IS SUBJECT TO SANITARY SEWER AND PSCO UTILITY EASEMENTS REC. NOS. 989216 & 989217

SURVEYOR'S CERTIFICATE:
I, ROBERT R. JOHNS, A COLORADO REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 46" WAS PREPARED BY ME FROM A SURVEY MADE UNDER MY SUPERVISION, AND THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTS WERE PLACED PURSUANT TO CRS 38-51-105.

DATED THIS _____ DAY OF _____, A.D., 20__.



TITLE COMPANY'S CERTIFICATE:
DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE OWNER NAMED ABOVE FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES EXCEPT AS FOLLOWS.

DATED THIS _____ DAY OF _____, 20__.

OWNER'S CERTIFICATE:
KNOWN ALL MEN BY THESE PRESENTS:
THAT THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO:
A TRACT OF LAND BEING A PORTION OF GOVERNMENT LOT 46, SECTION 30, TRACT 6 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT CORNER 2 OF THE IRON MASK LODGE (M.S. 16068), ALSO BEING THE NORTHWEST CORNER OF CLAIMJUMPER CONDOMINIUM (REC. NO. 159519); THENCE N61°01'57"E A DISTANCE OF 122.38 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD; THENCE S04°32'41"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 318.31 FEET TO A POINT ON THE 1-2 LINE OF THE DORA L. LODGE (M.S. 16068), THENCE N24°59'52"W A DISTANCE OF 140.00 FEET TO CORNER 1 OF SAID DORA L. LODGE, ALSO BEING CORNER 1 OF SAID IRON MASK LODGE; THENCE N29°08'37"W A DISTANCE OF 150.16 FEET TO THE POINT OF BEGINNING CONTAINING 16,975 SQUARE FEET OF 0.390 ACRES MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 46", AND BY THESE PRESENTS, DO HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON, AND FURTHER HEREBY DEDICATES THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON. (AND/OR OTHER PURPOSES)

ACKNOWLEDGEMENT:
STATE OF COLORADO }
COUNTY OF SUMMIT } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY ERIC S. MAMULA, MAYOR, TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION.

TOWN OF BRECKENRIDGE CERTIFICATE:
THIS PLAT IS APPROVED THIS _____ DAY OF _____, 20__.

CERTIFICATE OF TAXES PAID:
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF ALL TAXES DUE AND PAYABLE AS OF _____, 20__, UPON PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

TOWN CLERK'S CERTIFICATE:
STATE OF COLORADO }
COUNTY OF SUMMIT } SS
TOWN OF BRECKENRIDGE }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, _____ M., THIS _____ DAY OF _____, 20__, AND IS DULY RECORDED.

CLERK AND RECORDER'S CERTIFICATE:
STATE OF COLORADO }
COUNTY OF SUMMIT } SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, _____ M., THIS _____ DAY OF _____, 20__, AND FILED UNDER RECEPTION NUMBER _____.

Drawn RRU	Dwg LOT46PLT	Project 21613
Checked RRU	Date 07/13/16	Sheet 1 of 1

RANGE WEST
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