



**PLANNING COMMISSION AGENDA**

Tuesday, September 06, 2016  
Breckenridge Council Chambers  
150 Ski Hill Road

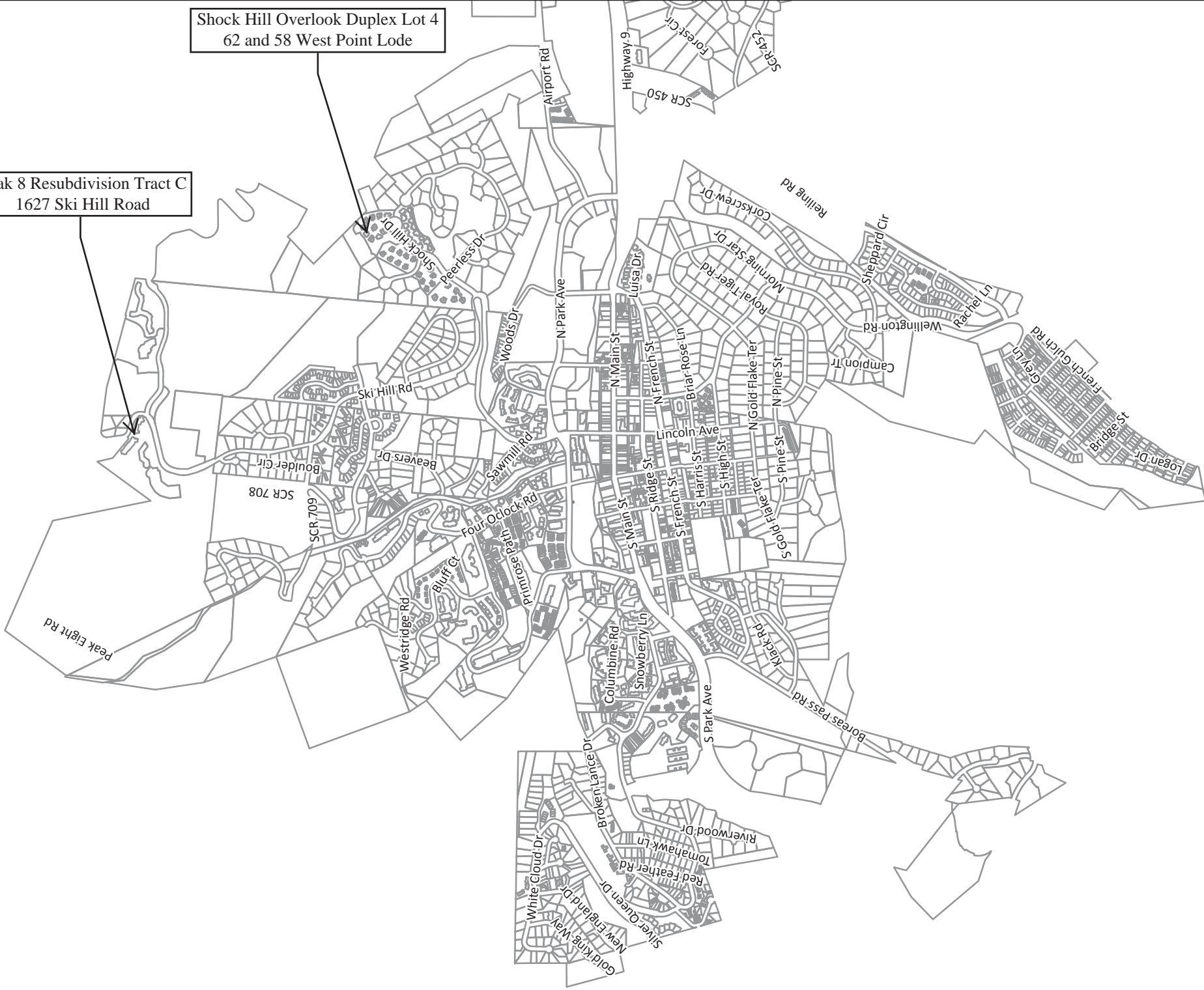
<b>7:00pm</b>	<b><i>Call To Order Of The September 6 Planning Commission Meeting; 7:00 P.M. Roll Call</i></b>	
	<i>Location Map</i>	<b>2</b>
	<i>Approval Of Minutes</i>	<b>3</b>
	<i>Approval Of Agenda</i>	
<b>7:05pm</b>	<b><i>Consent Calendar</i></b>	
	1. Shock Hill Overlook Duplex Lot 4 (MM) PL-2016-0364; 62 & 58 West Point Lode	<b>8</b>
<b>7:15pm</b>	<b><i>Combined Hearings</i></b>	
	1. Peak 8 Resubdivision Tract C (MM) PL-2016-0294; 1627 Ski Hill Road	<b>23</b>
<b>8:15pm</b>	<b><i>Development Code Steering Committee Update</i></b>	
<b>8:30pm</b>	<b><i>Other Matters</i></b>	
	1. Planning Commission Field Trip Retreat	<b>30</b>
<b>9:00pm</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.**

Peak 8 Resubdivision Tract C  
1627 Ski Hill Road

Shock Hill Overlook Duplex Lot 4  
62 and 58 West Point Lode



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# Breckenridge South



Not to Scale

## PLANNING COMMISSION MEETING

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

### ROLL CALL

Mike Giller                      Christie Leidal                      Ron Schuman  
Dan Schroder                      Gretchen Dudney                      Dave Pringle  
Mr. Lamb was absent.

### APPROVAL OF MINUTES

With no changes, the August 2, 2016, Planning Commission Minutes were approved as presented.

### APPROVAL OF AGENDA

With no changes, the August 16, 2016, Planning Commission Agenda was approved as presented.

### CONSENT CALENDAR:

1) Moore Residence (MM) PL-2016-0222, 1067 Discovery Hill Drive

*Commissioner Questions / Comments:*

Mr. Schroder: Can I ask a point of clarification? On page 8 of the packet: negative four and positive four but later negative two and positive two? (Mr. Mosher: That was a correction that did not get carried through; it is supposed to be negative two and positive two, thank you.)

With no further comments, the consent calendar was approved as presented.

### WORKSESSIONS:

1) Searle House Restoration, Addition and Landmarking (MM) PL-2016-0345, 300 East Washington

Mr. Mosher presented a preliminary discussion with the Applicant and Agent of a specific site and architectural issues related to the possible redevelopment of the property. The Applicant and the Agent have four issues to discuss:

- Acknowledge the setbacks and official “front yard”
- Obtain Commission feedback on façade widths for this Character Area
- Obtain Commission feedback on connector and general massing of a proposed addition
- The location of a third parking space for a proposed accessory apartment

Staff had the following questions for the Commission:

- Visual Impacts to the Block: Did the Commission believe the massing of the addition on this property has negative impacts to the overall visually unity of the two adjoining blocks (Washington Avenue and French Street)?
- Building Mass and Scale: Did the Commission believe the general massing of the building meets the intent of the policies listed in the staff report?
- Façade Width: Would the Commission support a 4-foot offset between facades in lieu of the established 6-foot minimum offset? Given the lot configuration, did the Commission have concerns with the building’s lot frontage exceeding 50 feet in length?
- Connector: Did the Commission believe the length of the connector is adequate to separate the new addition from the historic structure?
- Parking: Did the Commission agree that the parking, 3-feet off the property line, meets the intent of the guidelines as best as possible? Did the Commission believe the 3-foot separation of the parking space from the property line is adequate space to allow buffering to the abutting property (Community Center parking lot)?

Applicant Presentation: Ms. Janet Sutterley, Architect for the Applicant:

On the extra parking spot, which we are hoping will be considered side-yard, there is an off-site ten foot buffer strip that is already heavily landscaped on Town property, which is why we thought it would be okay to be only three feet from the property line. The 20-foot wide driveway cut would flare on site just enough to get to the parking spot. There is currently an paving strip just off the property where currently many cars are parked, which would be vacated and landscaped with an encroachment license agreement if this project goes through. We are asking about the stepping forms issues because we are working with only 25 feet of depth for the building. The most important thing to us for tonight's discussion is the building massing and scale and the ability to go to a story and a half in height. The house directly across the street is a full two story house and there is a story and a half historic residence down the street and another one nearby, so I think we fit in well with the scale of the neighborhood. The accessory unit would most likely be located in the basement area beneath the landmarked historic house.

*Commissioner Questions / Comments:*

Mr. Pringle: I was not on the site visit; did those of you there gain any more insight?

Ms. Dudney: I remember hearing about some improvements to the property; could you expand more on this?

Mr. Schroder: How did you propose to address Priority Policy 38 about the façade? (Mr. Mosher: The applicant is trying to break up the façades with the stepping.) So you're going to lose more feet in the connector element if we are going to hold to the six feet? (Mr. Mosher: The width of the connector could get narrower and the blue colored piece could get narrower, but internal functionality is key.)

Ms. Dudney: And the historic building will be raised 12 inches? (Mr. Mosher: Yes, for site drainage corrections.)

Mr. Pringle: Are we doing the right thing for the wrong reasons or are we doing the wrong thing for the right reasons on this property? We're not going to fool anyone by building it like it's an infill lot when it's a corner lot. If we build it as presented here we are going to run up against issues. (Mr. Mosher: This is how the property is historically situated, which will always be a problem of this property, so what we're asking the Commission is if this is the way we want to go, and are there variances we want to make.) I think we're going about this the wrong way since this is a corner lot.

Mr. Schroder: Are out buildings defined to be at the back of the lots? (Mr. Mosher – Yes.) So, in the photographs, there is an out building off to the side, so maybe we can maintain historic precedent by looking at that? (Mr. Mosher: Correct. Well there isn't the mass that is being proposed in that photo.)

Ms. Dudney: It is clear that the Development Code was not written with this kind of property in mind, so I ask what would we say if the Development Code was written with a lot more properties like this? Because I am not supporting the massing moving up, I don't think it keeps up with the rest of the block.

Mr. Pringle: We are not smart enough to write parts of the code, but I do think that a lot of our most successful historic preservations have not exactly met the code.

Mr. Giller: Was there an Cultural Resource form with this? Could you email it to us? (Mr. Mosher - The analysis of the Resource data is in the report.) I think what is being wrestled with are character-defining features, and this house is a bit different and we really want something compatible here because the addition is much more visible. I think this is close but the addition is more complicated than the original, and because it's so visible we should make it compatible.

Mr. Pringle: I was just wondering if we could be more creative here? Look at the house that was built on Ridge Street with too many big windows, that's a wonderful corner house. (Mr. Mosher, the closest one I can think of is the Kasonavich house by Bank of the West, which we did discuss.) (Ms. Sutterley: I know the house you are thinking of, it was a good solution, but it does not have a connector.) I just don't think we're going to be happy with this along the road

- because the little house is going to be lost in all the additions.
- Mr. Schuman: I think this property is difficult and if we could take everything off and start over, it would be better. But it's historic. I don't like the massing in the back, but we have to work with it.
- Ms. Dudney: We have to think of the fact that any variance affects all of the properties around this place. My concern is the height and mass; it's less about the side parking and the four and six feet, I'm mostly concerned about height and mass. I am concerned about the property to the north.
- Mr. Schuman: I also don't think the parking works, once you start piling up snow there, you can't fit a car. I want to look at how we can improve the neighborhood and the entire area. A few years ago, we had a conversation about livability.
- Mr. Giller: In response to Mr. Mosher's question about this project possibly lowering the historic rating, it's possible. The addition should be simpler than most buildings in the District. So, the addition should also be simpler and a bit smaller. We're looking at an addition that is not quite subservient to the historic house. I think it's a bit big and complicated. The building blocks are good and the step ups are good, the four foot setback is okay, I think that this can be fixed, but is overpowering as is. (Ms. Sutterley: I agree this is too busy, this is more of an idea, and we do want to get higher than the historic structure.)
- Mr. Pringle: The house was oriented wrong. (Mr. Mosher – In the 19<sup>th</sup> century it was orientated right!)
- Mr. Giller: No, that is just the way the mining community built things.
- Ms. Dudney: The historic standards weren't written with this in mind.
- Mr. Mosher: I was thinking maybe they could take out some of this roof out in between the blue and orange. (Mr. Grosshuesch: Are they going to be separate units on the top floor?) (Ms. Sutterley: No, The second floor will be like a master suite incorporated into the main house.)
- Mr. Pringle: Maybe we can drop the roof line. (Mr. Mosher: Maybe they could break this down into smaller separate-appearing masses.)
- Mr. Giller: A new addition should not compete in design, scale, size of an historic building. We need to make sure that the historic building is the most important thing on that lot. So the addition needs to be simpler. (Mr. Mosher: There are currently little out- buildings on the property; maybe they could do something like that?)
- Ms. Dudney: If we have to have a variance for something like this, the viewpoint of the neighbors is going to be very important to me. A variance isn't a right and if the neighbors are opposed, that is important.
- Ms. Leidal: I think there's a rule about the garage in the yard being 20 ft from the property line, I think we can give a variance because this is a special circumstance. (Mr. Mosher: That was anticipated, and Streets was supportive of allowing encroachment off the property for driveway parking.) Does the connector meet our policy? (Mr. Mosher: It meets the shall requirements, and the length has been determined on a case by case basis in the past.)
- Mr. Schuman: If you could all give your thoughts on the questions.
- Ms. Dudney: I applaud the purchaser wanting to restore this historic building, but I don't believe that the massing is suitable for the block, I don't think it meets the intent of the policies. And if we come back with something new that requires a variance, I want to talk to neighbors. I support the four foot offset I'm not concerned with exceeding 50 in length or the parking.
- Mr. Pringle: I think the massing is overwhelming; it will devalue the historic house. I think the connector element should be extended; it looks more like buildings are pushed together too much as is. I wish there was a different solution to the 50 foot width issue. I don't have a problem with the four feet stepping issue or with the 3 feet off the property line on the parking space, but I don't think it will be a parking space once the snow starts being pushed there. There might be a little too much program going on here; we might need to shrink our expectations.
- Mr. Schroder: I'm glad we're going to change this, but to what given the Washington front? It feels like we should pay more homage to the original building with the additions. I don't know if this house has a negative impact when you look at the huge houses on the same block, but I still support what Mr. Giller is saying about reflecting on the simplicity of the historical house. The 50 foot

- frontage is difficult, but the stepping is a good idea, and I'm fine with the connectors.
- Ms. Leidal: I think this is a tough site as a corner lot with the orientation of the house; our historic standards were not written for this. We need to be flexible, but I would like to see us meet as many policies as possible. I agree with the concern about rear massing and simplifying the design of the rear structures to be more compatible. I would like to see the 6 foot offsets on façade width because that is precedent we've met before. I think the connector may need to be longer, but it is difficult because it is a corner lot. Parking, you can technically park in that area, but it will be a snow stack management concern. Noting that we need to give a variance for the placement of the garage under Absolute Policy 9A.
- Mr. Giller: I believe this is a great opportunity and wonderful project. I am okay in general with simplifying the massing and showing flexibility on the small questions. I don't care so much about the parking and the 4 foot offset, but I encourage considering other options in the design process.
- Mr. Schuman: I'm not sure how I can work through the mass and scale, this is big, but I would love to see something happen here. The connector fits; I think the offset is okay. I think the parking meets the intent of the guidelines, though I don't think it's going to actually work. You're off to a great start.

#### **OTHER MATTERS:**

Mr. Truckey presented three recent code changes to the Commission. Staff had provided the Planning Commission with a brief update of pending ordinances at the August 2 meeting. The packet included a brief description of each ordinance as well as the ordinances themselves. First readings on each of these ordinances were reviewed by the Town Council on August 9. The Residential Parking ordinance was asked to come back with further refinement. The Point Analysis and Land Use District 1 ordinances will each require a second reading. The Residential Parking ordinance will require additional research and will return to the Town Council as a first reading. Staff would like the Planning Commission to be familiar with the ordinances. Staff would like to answer any questions or take any comments or note issues that the Commission has.

#### 1) Point Analysis Decision and Miscellaneous Updates

##### *Commissioner Questions / Comments:*

- Mr. Pringle: I had a discussion with one of the Council members on how they like what the Commission is doing and they see that we pass everything at seven to nothing. I don't know if they all understand that there is still controversy to a project because of that; that in order for it to pass it must be a unanimous vote.

#### 2) Land Use District 1 Update

#### 3) Deed Restricted Parking Exemption Update

##### *Commissioner Questions / Comments:*

- Mr. Pringle: So you could convert the bottom space of a floor to residential if it's in the back? What about an alley? (Mr. Truckey: You could if it was on an alley, per the Downtown Overlay District.) What about the river walk? (Mr. Truckey: Not on the river walk.) What about Fiesta Jalisco? This whole ordinance is applied to anomalies. (Mr. Grosshuesch: We cannot anticipate every situation. The ordinance is intended to get more deed restricted spaces for housing. We see this as an easy way to get some desperately needed workforce housing.)
- Ms. Dudney: I think it's true that what was once office space is no longer getting leased, so this is a very real solution. (Mr. Grosshuesch: We don't have any exclusionary land use districts; we let the market decide. If we didn't have deed restricted affordable housing requirements, the market would probably bid these spaces into condos. We didn't like the idea of having downtown residential that didn't have parking associated, but now we're stepping up transit and pedestrian access, so since this is not many units to begin with, the philosophy is to loosen up

- on the parking.)
- Mr. Pringle: So this is long-term workforce housing? (Mr. Grosshuesch: Yes.) What about bikes and kayaks and such? (Mr. Grosshuesch: I don't think we're any worse off by doing this.) I think we're opening up more of a problem here. Like a few years ago we were splitting up lots which caused problems and we had to stop it. I'm not sure that this is a good solution to a problem. If we open this up how do we stop it? (Mr. Grosshuesch: We are not incentivizing new construction with this, and the people renting these out are not necessarily of the same mindset as the people with accessory units in the Highlands.) But I don't know if the Town will even check? (Mr. Grosshuesch: The town will check, as we do with all our deed-restricted units.) I don't trust the intent; I don't think it's a good idea. (Mr. Grosshuesch: I think the intent is pure based on what building owners have said.)
- Mr. Giller: Is there a sunset on this? (Mr. Grosshuesch: We will work with the units and the buildings on this, but it is permanent.)
- Ms. Dudney: I think this is a good idea, a good way to address workforce housing issues. (Mr. Truckey: This is not going to be income-based but will be something like a requirement that tenants are working 30 hours a week in the Upper Blue Basin.)
- Mr. Schuman: So the requirement is that people will be working in the Upper Blue? (Mr. Grosshuesch: We are still working on what the requirements would be.)

**ADJOURNMENT:**

The meeting was adjourned at 8:21 pm.

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Ron Schuman, Chair



## 2016 - Class C Major DUPLEX Development Review Checklist

**Project Title:** Shock Hill Subdivision, Lots 4A & 4B - Duplex, 64 West Point Lode and 60 West Point Lode

**Proposal:** Build a new 4999 Sq. Ft. Duplex

**Project Name and PC#:** Duplex at 64 West Point Lode and 60 West Point Lode

PL-2016-0364

**Project Manager:** Michael Mosher, Planner III

**Approval Date:** September 6, 2016

**Date of Report:** August 29, 2016

**Property Owner:** Shock Overlook / Chris Canfield

**Agent:** Allen-Guerra Architecture / Andy Stabile

**Proposed Use:** Duplex

**Land Use District (2A/2R):** LUD: 10 Residential (SF to 8-plex, Townhomes)2 UPA Subject to the Shock Hill Overlook MST PLN

**Address (Unit A, Unit B):** **64 West Point Lode** **60 West Point Lode**

**Legal Description:** Shock Hill Subdivision, Lots 4A & 4B

**Site Areas (pending resubdivision):** **Unit A = 4,243 sq. ft.** **Unit B = 4,243 sq. ft.**

**Total Site Area:** **8,486 sq. ft. total Site Area** **0.19 AC total Site Area**

**Existing Site Conditions:** The site has been previously graded for subdivision improvements and placement of the Private Drive, West Point Lode. A portion of the existing waste rock consolidation pit lies along the north edge of Lot 6B.

### UNIT A

### UNIT B

**Areas of Building:** Proposed Square Footage:

**Areas of Building:** Proposed Square footage:

Lower Level: 1,280 sq. ft.

Lower Level: 1,218 sq. ft.

Main Level: 1,273 sq. ft.

Main Level: 1,228 sq. ft.

Total Unit A Density: 2,553 sq. ft.

Total Unit B Density: 2,446 sq. ft.

Garage: 634 sq. ft.

Garage: 634 sq. ft.

Total Units A Mass:	3,187 sq. ft.	Total Unit B Mass:	3,080 sq. ft.
<b>Number of Bedrooms:</b>	4 Bedrooms	<b>Number of Bedrooms:</b>	4 Bedrooms
<b>Number of Bathrooms:</b>	4.5 Bathrooms	<b>Number of Bathrooms:</b>	4.5 Bathrooms
<b>Fireplaces (30A/30R):</b>		<b>Fireplaces (30A/30R):</b>	
<b>Number of Gas Fired:</b>	3 Gas Fired	<b>Number of Gas Fired:</b>	3 Gas Fired
<b>Parking (18A/18/R):</b>		<b>Parking (18A/18/R):</b>	
Required:	2 spaces	Required:	2 spaces
Proposed:	2 spaces	Proposed:	2 spaces
Driveway Slope:	8.0%	Driveway Slope:	8.0%



Code Policies (Policy #) for Both Units				
<b>Total Building Density (3A/3R):</b>	4,999 sq. ft.			
<b>Total Building Mass (3A/3R):</b>	6,267 sq. ft.			
<b>Height (6A/6R):*</b>	33 feet overall			
<b>Architectural Compatibility (5/A &amp; 5/R):</b>	The architecture and finishes match that of the other homes in the neighborhood.			
<b>Exterior Materials:</b>	Vertical and horizontal cedar siding from Montana Timber Products, metal siding (less than 25%), natural stone veneer			
<b>Exterior Colors:</b>	Vertical Siding - "Tackroom", Horizontal Siding - "Southern Exposure", Metal Siding - Rusted			
<b>Roof:</b>	Gaf Timberline Ultra HD - 50 Year, Color Shall Be "Wearthered Wood". Metal Roof - US Metals. Standing Seam Color-Dark Bronze			
<b>BuildingEnvelope/ Disturbance Envelope/Footprint Lot?</b>	Footprint Lot			
<b>Lot Coverage</b>	<b>UNIT A</b>		<b>UNIT B</b>	
<b>Drip-line of Building (Nonpermeable):</b>	2,498 sq. ft.		2,305 sq. ft.	
<b>Hard Surface (Nonpermeable):</b>	652 sq. ft.		672 sq. ft.	
<b>Open Space (Permeable)</b>	1,093 sq. ft. or 25.76%		1,266 sq. ft. or 29.84%	
<b>Snowstack (13A/13R):</b>				
Required Square Footage:	<b>Unit A = 163 sq. ft.</b>	<b>or 25%</b>	<b>Unit B = 168 sq. ft.</b>	<b>or 25%</b>
Proposed Square Footage:	<b>Unit A = 192 sq. ft.</b>	<b>or 29%</b>	<b>Unit B = 260 sq. ft.</b>	<b>or 39%</b>
<b>Landscaping (22A/22R):</b>				
	<b>Planting Type</b>	<b>Quantity</b>	<b>Size</b>	
	Aspen	8	(4) 1.5" cal, (4) 2" cal	
	Colorado Spruce	4	(2) 12-feet tall & (2) 14-feet tall	
	Native Shrubs	8	5 gal.	
<b>Defensible Space (22A):</b>	Complies			
<b>Drainage (27A/27R):</b>	Positive drainage away from Buildings			
<b>Energy Conservation (33/R):</b>	480 SF of snow melted area for both units	Negative one (-1) point incurred	Prior to issuance of Occupancy, Applicant shall obtain a HERs Index report for both units prepared by a registered design professional for positive one (+1) point	
<b>Point Analysis (Sec.9-1-17-3):</b>	This application has met all Absolute Policies and has been awarded -1 point under Policy 33/R for the heated outdoor space and +1 point for obtaining a HERs Index Report under Relative Policies of the Development Code.			
<b>Staff Action:</b>	Staff has approved the Shock Hill Subdivision, Lots 4A & 4B - Duplex, 64 West Point Lode and 60 West Point Lode, PL-2015-0364 showing a passing score of zero (0) points and with the attached Findings and Conditions			
<b>Comments:</b>	The consolidated waste rock piles located on the Shock Hill Overlook property have been identified, surveyed, and properly capped, with the impacts mitigated per direction from the Colorado Department of Health and Environment and licensed engineers.			
<b>Additional Conditions of Approval:</b>	See Finding #8 and Conditions 7, 8, 9, 11, 15, 19, 20, and 21 that relate to the specifics of constructing near the PMA and the Rock Consolidation Areas			

## TOWN OF BRECKENRIDGE

Shock Hill Overlook, Lot 4 Duplex  
Shock Hill Overlook Filing #1- Lot 4  
Unit A: 64 West Point Lode/Unit B: 60 West Point Lode  
PL-2016-0364

### FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **August 29, 2016** and findings made by Community Development with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **September 6, 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 property is located on Tract E, Shock Hill Subdivision. As such, the property is also within the Cucumber Gulch Overlay Protection District (but not the Cucumber Gulch Preventative Management Area), which set forth certain design criteria intended to protect the unique biological and environmental character of the Cucumber Gulch Preserve.
7. This property is subject to the terms and conditions of the Declaration of Deed Restriction, Reception #998561, recorded on July 26, 2012.
8. **The Memo (submitted with PL-2014-0174) from David Bohmann of Tetra Tech dated March 12, 2015 and the letter from Fonda Apostolopoulos of the State of Colorado dated August 22, 2012 (on file at Town Hall) regarding "No Action Determination for Shock Hill Tracts C and E, Breckenridge, CO" will serve as a certification of no risk from the owner with regard to the on-site consolidated waste rock.**

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **March 6, 2018**, 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. Applicant shall field locate utility service lines to avoid existing trees.
7. **An improvement location certificate of the height of the top of the foundation wall, the second story wall 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.**
8. **This development shall comply with 9-1-19-8A: POLICY 8 (ABSOLUTE) RIDGELINE AND HILLSIDE DEVELOPMENT.**
9. **Windows on the downhill side of the structure shall use nonreflective glass.**
10. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
11. **Spas/hot tubs shall be designed so that when these pools/spas/hot tubs are drained, water flows into the sanitary sewer system. At no time will water from these sources be allowed to drain into the stormwater system, nor toward Cucumber Gulch.**
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.
13. This property is subject to the terms and conditions of the Declaration of Deed Restriction, Reception #998561, recorded on July 26, 2012.
14. The property is located on Tract E, Shock Hill Subdivision. As such, the property is also within the Cucumber Gulch Overlay Protection District (but not the Cucumber Gulch Preventative Management Area), which set forth certain design criteria intended to protect the unique biological and environmental character of the Cucumber Gulch Preserve.
15. The applicant and future owners of any property within Tract E-1 are required to comply with the Declaration of Deed Restriction, Reception #998561, recorded on July 26, 2012.
  - a. The Applicant's subdivision plat for the property shall more particularly describe and identify the Areas of Consolidated Waste Rock described and referred to in the "Declaration of Deed Restriction" recorded July 26, 2012 at Reception No. 998561 of the records of the Clerk and Recorder of Summit County, Colorado ("Declaration").
  - b. In its development of the property pursuant to this Development Permit, Applicant shall comply with the terms and conditions of the Declaration. Without limiting the generality of the preceding sentence, Applicant shall not make or allow any excavation on, within, or under any of the Areas of Consolidated Waste Rock described and referred to in the Declaration (as more particularly described and identified in the subdivision plat for the property) without prior written approval from the Town and, if applicable, the Colorado Department of Health and Environment. Applicant acknowledges that before approving a proposal to disturb an Area of Consolidated Waste Rock the Town may require the posting of an acceptable financial guarantee assuring the restoration of the Area of Consolidated Waste Rock that is to be disturbed.

- c. Prior to issuance of the first building permit for the construction of improvements to be made to the property pursuant to this Development Permit, Applicant shall execute and record with the Clerk and Recorder of Summit County, Colorado an agreement running with the land, acceptable in form and substance to the Town Attorney, providing: (i) the Applicant will provide prompt written notice to the Town if the Declaration referred to in Condition No. A is ever modified or terminated, and shall concurrently with such notice provide the Town with written evidence of the modification or termination of the Declaration; and (ii) if the Declaration is ever terminated, the Applicant will, upon the request of the Town, execute, acknowledge, and deliver an agreement for the benefit of the Town that contains substantive provisions that are substantially similar to the Declaration.

16. Non-pervious patios are not allowed. Patios shall be constructed of pervious set flagstone”

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

17. Applicant shall submit proof of ownership of the project site.
18. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
19. Applicant shall provide plans showing the addresses of the units as: 64 West Point Lode/Unit B: 60 West Point Lode
20. 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
21. **Plans shall show the location of the Cucumber Gulch Wildlife Preserve notice (attached), to be permanently attached inside each entryway.**
22. **Plans shall show the location of the Cucumber Gulch Wildlife Preserve HOT TUB DRAINAGE RESTRICTIONS (attached), to be permanently attached at the location of future hot tub.**
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.

28. 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. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.
29. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

#### **PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

30. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
31. 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.
32. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
- 33. Applicant shall provide the Town with a HERS index energy analysis that has been prepared by a registered design professional.**
34. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
35. 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.
36. Applicant shall screen all utilities.
37. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks.
38. 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.
39. 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.

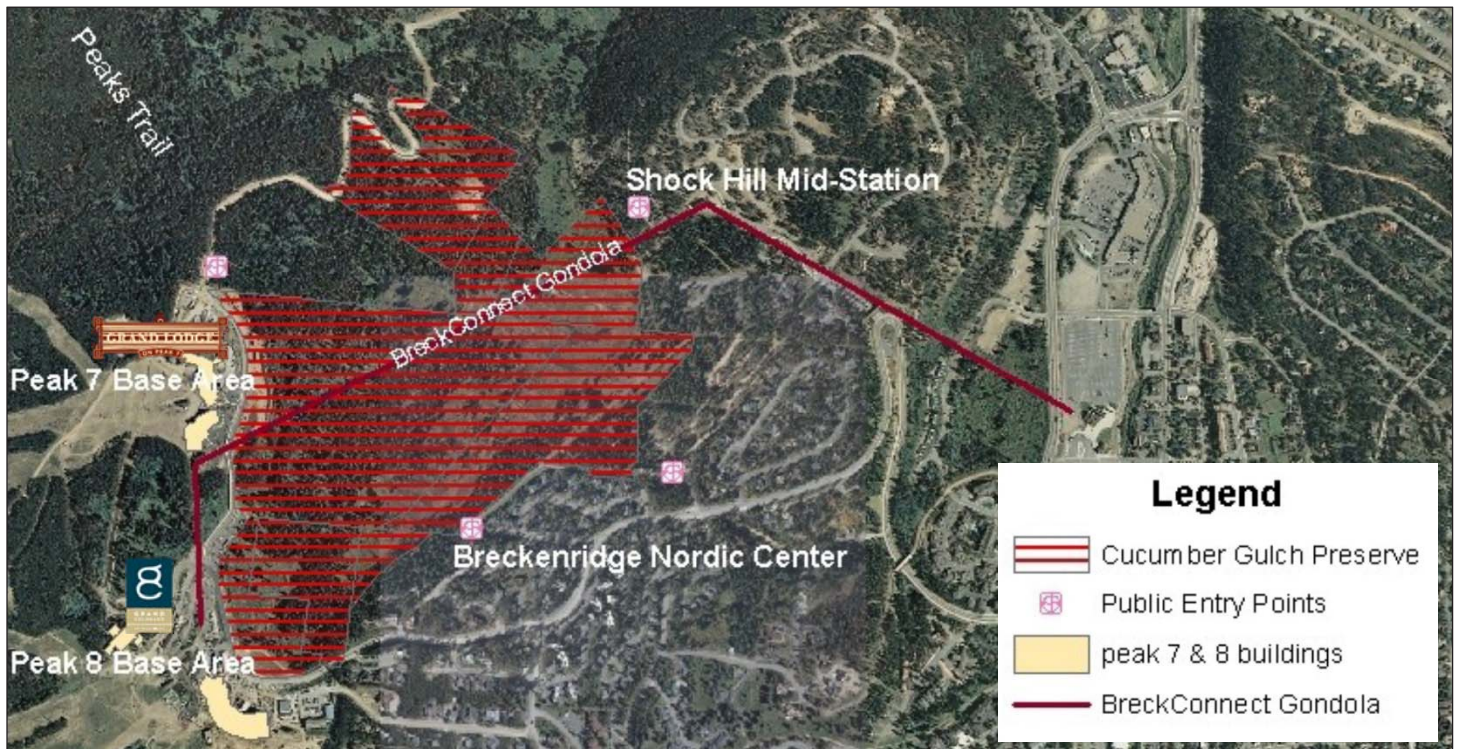
40. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
41. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
42. 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)

# Cucumber Gulch Wildlife Preserve

The Shock Hill Overlook asks that our owners and guests respect the sensitivity of the Cucumber Gulch Wildlife Preserve. This groundwater-fed, fen wetland complex naturally purifies water in Cucumber Creek, while also providing an exceptional habitat for moose, beaver, muskrat, migratory birds and other animals. Within Cucumber Gulch are some of the most biologically diverse and sensitive wetlands within the State of Colorado; thus, this sensitive ecosystem is in great need of protection. Thank you for your help in maintaining this unique wetland area so close to our resort.



## Seasonal Closures

In order to protect vulnerable wildlife during chick-rearing and moose-calving season, Cucumber Gulch closes each year from the second week of April through the first Monday after July 4th. The Town of Breckenridge Open Space & Trails Department would be happy to suggest alternative trail options during this time period.

## Visitation

Visitors to Cucumber Gulch Wildlife Preserve must remain on designated trails, enter through official entry points and respect seasonal closures. Low intensity, human-powered uses are welcome seasonally as conditions permit. Such activities include hiking, nature-watching, Nordic skiing, snowshoeing, trail running and mountain biking.

## Restricted Activities

The following activities are prohibited in the Preserve:

- Off-trail travel
- Pets of any kind
- Special events
- Groups larger than 8
- Hunting or the possession of firearms
- Overnight stays or camping
- Activities between dusk and dawn
- Operation of motor vehicles
- Alcohol consumption
- Horseback riding
- Fishing



**Pets disturb the preserve's local wildlife and vegetation. Under no circumstance are they allowed within the Preserve.**

Please visit the website  
for more information





# Cucumber Gulch Wildlife Preserve

## HOT TUB DRAINAGE RESTRICTIONS

Due to the sensitive nature of the Cucumber Gulch Wildlife Preserve ecosystem, hot tubs within the Shock Hill Overlook Subdivision are NOT permitted to drain into the stormwater system, nor toward the Cucumber Gulch. The floor drain in this deck is the only acceptable location to drain the hot tub.

Jacuzzi restricciones de drenaje debido a la naturaleza sensible del ecosistema pepino quebrada preservar la vida silvestre, bañeras de hidromasaje dentro de la subdivisión de vistas a colina de choque no se permite drenar en el sistema de aguas pluviales, ni hacia la Quebrada de pepino. El drenaje en el piso en este deck es el lugar sólo aceptable para desaguar la tina caliente

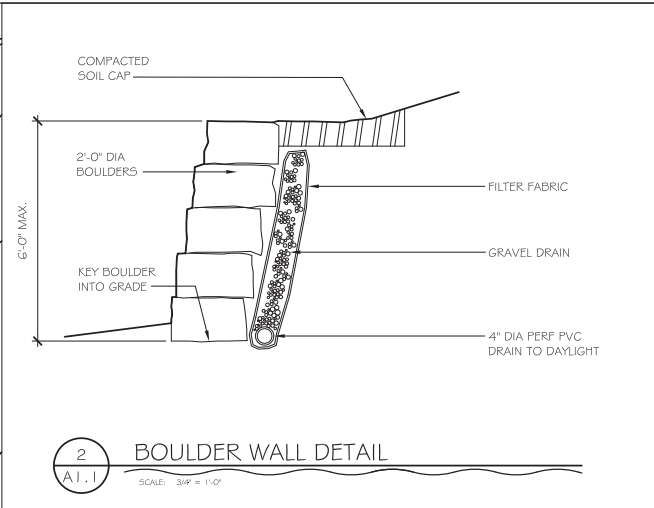
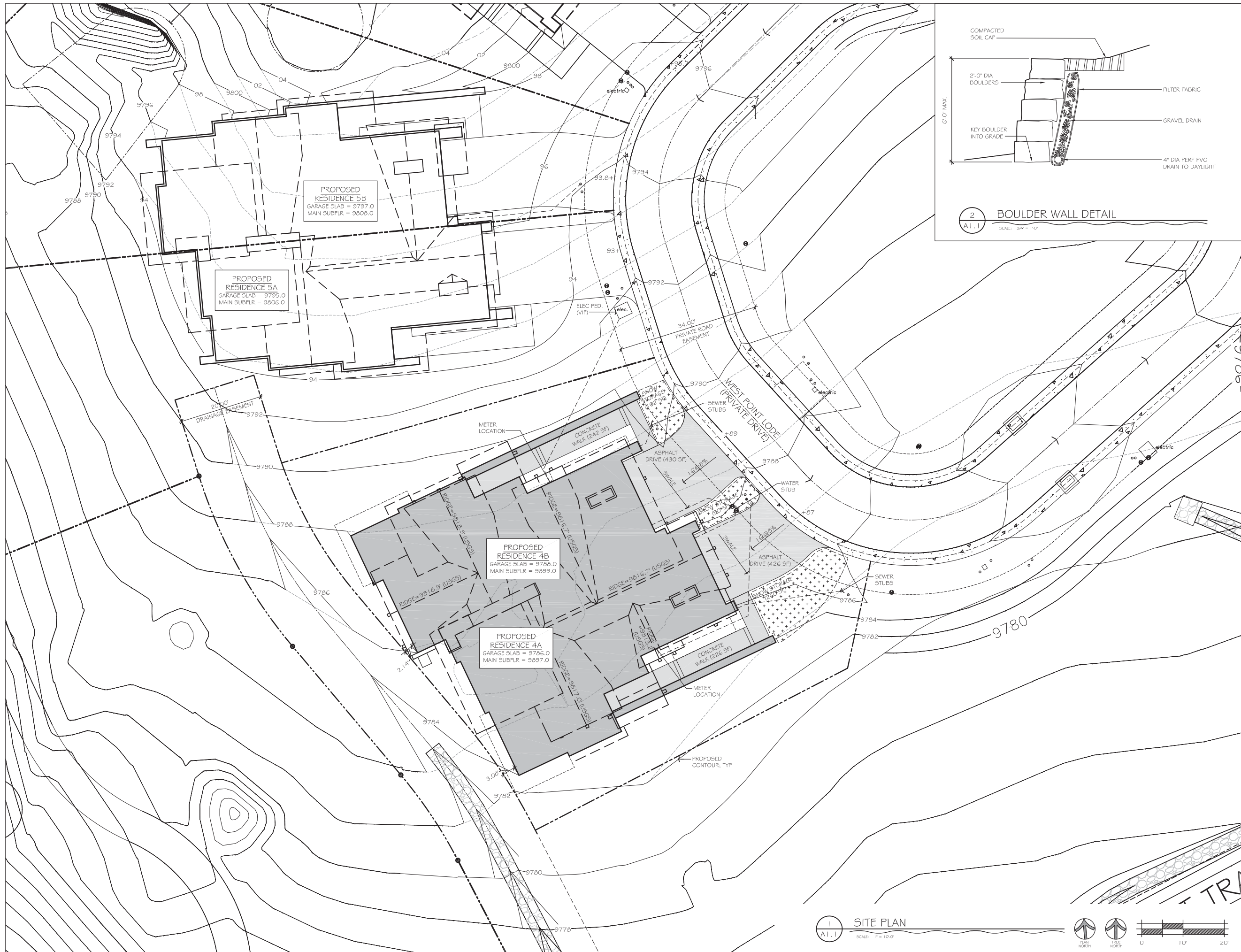
For more information on the Cucumber Gulch Wildlife Preserve, visit

[www.townofbreckenridge.com](http://www.townofbreckenridge.com)









ALLEN-GUERRA DESIGN-BUILD  
PO BOX 7488  
BRECKENRIDGE, COLORADO 80424  
PH: 970.453.7000  
FAX: 970.453.7040  
E-MAIL: INFO@ALLEN-GUERRA.COM  
WEBSITE: WWW.ALLEN-GUERRA.COM

**SHOCK HILL OVERLOOK - LOT 4**  
SHOCK HILL - TRACT E, LOTS 4A & 4B, 62 & 58 WEST POINT LODGE  
BRECKENRIDGE, COLORADO

TITLE: **SITE PLAN**

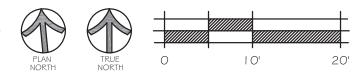
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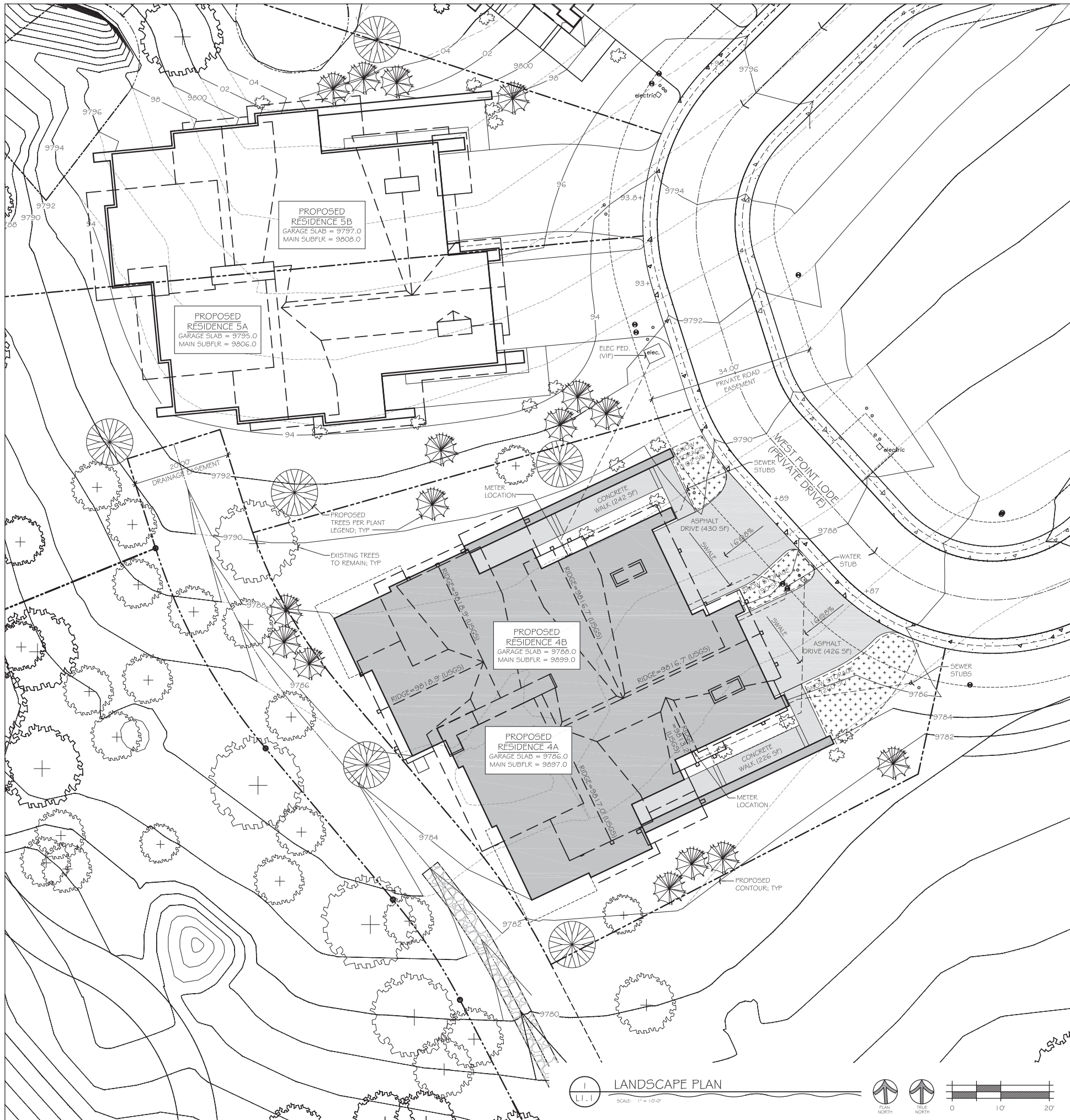
ISSUE:	DATE:
PRELIM	28 JUL 2016
PLANNING	12 AUG 2016

PROJECT # 15137

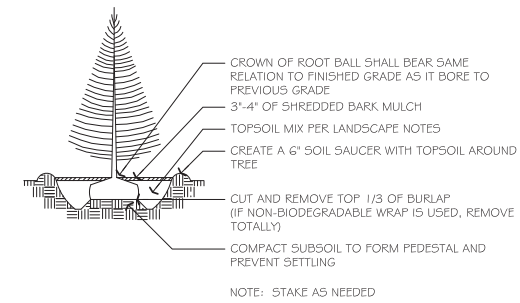
**A.I.I**

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

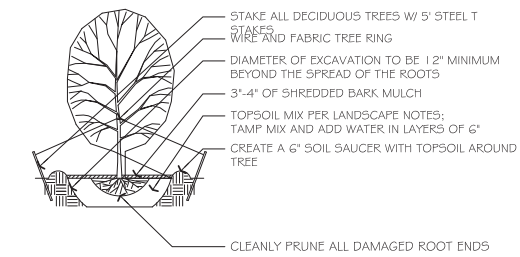




### CONIFEROUS TREE PLANTING



### DECIDUOUS TREE PLANTING



### LANDSCAPE NOTES

- EROSION CONTROL METHODS: CONTROL ALL RUNOFF WITHIN SITE PER SUBDIVISION STANDARDS AND COUNTY REQUIREMENTS BY UTILIZING, SINGLY OR IN COMBINATION, NON-EROSIVE DRAINAGE MATS, SILT FENCING, DIVERSION SWALES, AND DIKES AS NECESSARY TO TRAP, INTERCEPT, AND DIVERT RUNOFF WITHIN BUILDING ENVELOPE.
- NATIVE LANDSCAPING AREA IN CONTACT WITH BUILDING ENVELOPE WILL BE PROTECTED FROM ROOF RUNOFF AS SHOWN IN WALL SECTION. RIVER ROCK RIPRAP IS TO EXTEND 8' BEYOND DRIP LINE.
- EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PROMOTE XERISCAPING - PER TOWN OF BRECKENRIDGE CODE SECTION 3603.C3.
- ALL EXISTING TREES WITHIN 15' OF THE PROPOSED RESIDENCE MUST BE REMOVED TO CREATE DEFENSIBLE SPACE, PER TOWN CODE.
- TREE REMOVAL TO BE COORDINATED BETWEEN OWNER, GENERAL CONTRACTOR, AND TOWN PLANNING STAFF, PRIOR TO REMOVAL.
- ALL AREAS WITHIN BUILDING ENVELOPE AND WITHIN 40' OF DRIVEWAY OUTSIDE OF ENVELOPE TO BE RE-VEGETATED WITH 100% NATIVE HIGH COUNTRY GRASS SEED MIXTURE CONSISTING OF:
  - 30% SLENDER WHEATGRASS
  - 15% CANBY BLUEGRASS
  - 10% BIG BLUEGRASS
  - 10% IDAHO FESCUE
  - 10% SHEEP FESCUE
  - 10% WESTERN WHEATGRASS
  - 5% BLUE WILDRYE
  - 5% TUFTED HAIRGRASS
- A DRIP IRRIGATION SYSTEM SHALL BE INSTALLED TO ALL NEW TYPES OF TREES AND SHRUBS, PER THE TOWN REQUIREMENTS.

### PLANT LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	8	RIBES ALPINUM & ROSA WOODSII	ALPINE CURRANT & WOODS ROSE	5 GAL
	8	POPULUS TREMULOIDES	ASPEN	(4) 1.5" CAL (4) 2" CAL
	4	PICEA PUNGENS	COLORADO SPRUCE	(2) 12' (2) 14'
		ALL DISTURBED LOCATIONS	NATIVE SEED MIX (SEE LANDSCAPE NOTES)	



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SHOCK HILL OVERLOOK - LOT 4  
SHOCK HILL - TRACT E, LOTS 4A & 4B, 62 & 58 WEST POINT LODGE  
BRECKENRIDGE, COLORADO

LANDSCAPE PLAN

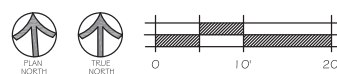
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ISSUE:	DATE:
PRELIM	28 JUL 2016
PLANNING	12 AUG 2016

PROJECT # 15137

L.I.I.













2  
A3.3 SOUTHEAST PERSPECTIVE



1  
A3.3 NORTHEAST PERSPECTIVE



4  
A3.3 NORTHWEST PERSPECTIVE



3  
A3.3 SOUTHWEST PERSPECTIVE

SHOCK HILL OVERLOOK - LOT 4  
SHOCK HILL SUBDIVISION, TRACT E, LOTS 4A & 4B, 62 & 58 WEST POINT LODE  
BRECKENRIDGE, COLORADO

TITLE PERSPECTIVE RENDERINGS

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ISSUE	DATE
PRELIM	28 JUL 2016
PLANNING	12 AUG 2016

PROJECT# 1509

A3.3

## Planning Commission Staff Report

- Subject:** The Third Resubdivision Plat of the Remainder of Tract C Peak 8 Subdivision, Filing No. 1  
(Combined Preliminary and Final Hearing, PL-2016-0294)
- Project Manager:** Michael Mosher, Planner III
- Date:** August 16, 2016 (for the September 6, 2016 meeting)
- Applicant/Owner:** Vail Summit Resorts, Inc.
- Agent:** Steve West, West Brown Huntley, P.C.
- Proposal:** To re-subdivide the remainder of Tract C to create Lot 3, Peak 8 Subdivision to accommodate the development and property transfer of Grand Lodge Peak 8-East Building, authorized by Development Permit PL-2015-0215.
- Address:** 1627 Ski Hill Road
- Legal Description:** Third Resubdivision Plat of the Remainder of tract C Peak 8 Subdivision, Filing No. 1
- Total Site Area:** 66,442 sq. ft. (1.525 AC)
- Land Use District:** 39 - Residential, Lodging, 4 UPA, single-family, duplex, townhouses, condominiums, condo hotel, hotel, and lodge. Subject to the 6<sup>th</sup> Amended Peak 7&8 Master Plan
- Site Conditions:** The site contains the original Ticketing, Patrol and Ski School offices
- Adjacent Uses:** Peak 8 base functions, condominium and offices

### Item History

The previous resubdivision of Tract C (PC#2013009) created Lot 2 which defined the property for Grand Colorado on Peak 8 (currently under construction).

This resubdivision is being created solely to transfer the property (Lot 3) from Vail Resorts to Grand Colorado on the Peak 8 to accommodate the recently approved Grand Colorado Lodge on Peak 8 East Building. After the conveyance, the shared property line will be abandoned allowing the Grand Colorado on Peak 8 (east and west buildings) to become essentially one building on one property.

### Staff Comments

With this resubdivision, all of the site improvements and related conditions are associated with the approved Development Permit PL-2015-0215 for the Grand Colorado Lodge on Peak 8 East Building. This includes all utility infrastructures, site drainage, and other site improvements associated with the Town's Subdivision Standards. As a result, these items are not addressed in this staff report.

Conveyance of this property from Vail Summit Resorts to Peak 8 Properties LLC and the subsequent construction off the Grand Colorado on Peak 8 East building will impact several pedestrian, utility, drainage, sewer and pedestrian easements. Some of these easements are also connected to off-site improvements associated with:

1. The Stables Lot Deck and PMA Variance (PL-2016-0138)
2. Grand Colorado on Peak 8 driveway modification (PL-2015-0356)
3. The Ski Hill Road Reconstruction and PMA Variance (PL-2016-0082)
4. The Grand Colorado on Peak 8 Building (currently under construction) (PC# 2012075)
5. The Grand Colorado Lodge on Peak 8 East Building (PL-2015-0215)
6. The Grand Colorado Resubdivision Phase 2 Condo Map (PL-2016-0309)

Following this resubdivision application to create Lot 3, Peak 8 Properties (new owners of Lot 3) will come in with an application to vacate the lot line between Lots 2 & 3 (West and East Building) to create one property. With that application, many of the existing easements will be relocated in conformance with the approved development permits.

**9-2-4-3: Drainage, Storm Sewers And Flood Prevention and 9-2-4-4: Utilities:**

The Grand Colorado on Peak 8 Building (currently under construction) (PC# 2012075) and the Grand Colorado on Peak 8 East Building (PL-2015-0215) will impact the alignment of the 25-foot Sanitation Sewer Easement and Storm Water Easement crossing northern portion of the property. Where the three easements align on the Lot 3 map, a new alignment is planned in accordance with the development of the two Grand Colorado buildings along the alignment of the abandoned Lot 2 and 3 line in accordance with the separate application discussed above.

**9-2-4-5: Lot Dimensions, Improvements And Configuration:** The common lot line between Lot 2 and Lot 3 will be abandoned allowing the planned connecting bridge shown on the Grand Colorado on Peak 8 East Building to connect to the Grand Colorado on Peak 8 West Building. Staff notes, the planned buildings will still meet the perimeter setbacks per Policy 9/R, Placement of Structures.

**9-2-4-7: Pedestrian And Bicycle Circulation Systems:**

The Stables Lot Deck and PMA Variance (PL-2016-0138) is providing lighted crosswalks across Ski Hill Road that will direct pedestrians towards the base of Peak 8 along a sidewalk on the west side of Ski Hill Road. This sidewalk will connect to Lot 3 at the small north corner of the parcel near the Ski Hill Road right of way. The platted pedestrian drainage easement then aligns with the shared property line between Lots 2 and 3. However, the Grand Colorado on Peak 8 driveway modification (PL-2015-0356) is placing a retaining wall across this easement from Lot 2 and Lot 3.

As a result, an Easement Agreement and Grant between Vail Summit resorts and Peak 8 Properties LLC was created (copy will be available at the meeting) allowing this retaining wall to be built and easements to be adjusted prior to or upon recordation of Lot 3 (this application). Additionally, the pedestrian and drainage easement will be re-platted with the future subdivision that abandons the shared property line between Lots 2 and 3. Pedestrian will access the connection from Ski Hill road to the base of the mountain via a new driveway and sidewalk cut further down Ski Hill road and then along the alignment of the abandoned Lot 2 and 3 line.

**9-2-4-8: Street Lighting;** All street lighting is being addressed with The Stables Lot Deck and PMA Variance (PL-2016-0138); Grand Colorado on Peak 8 driveway modification (PL-2015-0356) and The Ski Hill Road Reconstruction and PMA Variance (PL-2016-0082). There is none associated with this application.



**9-2-4-9: Traffic Control Devices And Signs:** In association with the Stables Lot Deck and PMA Variance (PL-2016-0138), two separate pedestrian crosswalks are proposed across Ski Hill Road. None are proposed with this application.

**9-2-4-10: Subdivision And Street Names and 9-2-4-11: Existing And Proposed Streets:** The name of this subdivision is the “Third Resubdivision Plat of the Remainder of Tract C Peak 8 Subdivision, Filing No. 1”. There will be a new name when the resubdivision of Lots 2 and 3 are processed. Ski Hill Road will not be renamed.

**9-2-4-13: Dedication of Park Lands, Open Space and Recreational Sites or the Payment of Fees in Lieu Thereof:**

*All subdividers shall provide land for open space purposes, or cash contributions in lieu of land, or a combination of both, at the option of the town which are roughly proportional in both nature and extent to the impacts created by the proposed subdivision. Unless a different dedication or payment is required by the planning commission on the basis of competent evidence presented, it shall be presumed that the requirements of this section satisfy the rough proportionality requirement; provided, however, that this requirement shall not apply to a person who undertakes to resubdivide a parcel for which an open space dedication has previously been made, or a person who undertakes to subdivide a structure. This land dedication or cash or combination thereof shall be provided in accordance with the following criteria and formula: (Ord. 27, Series 1995)*

As part of the Peaks 7 & 8 Master Plan, 56 acres of land within Cucumber Gulch were dedicated to the Town of Breckenridge as public open space. This was equal to 22% of the entire Peaks 7 & 8 base area. As a result, no additional open space dedication is required with this subdivision.

#### **Staff Recommendation**

This subdivision proposal is in compliance with the Subdivision Standards. Staff recommends approval of The Third Resubdivision Plat of the Remainder of Tract C Peak 8 Subdivision, Filing No. 1, PL-2016-0294, with the attached Findings and Conditions.

## TOWN OF BRECKENRIDGE

**Third Resubdivision Plat of the Remainder of Tract C Peak 8 Subdivision, Filing No. 1**  
**Third Resubdivision Plat of the Remainder of tract C Peak 8 Subdivision, Filing No. 1**  
**1627 Ski Hill Road**  
**PL-2016-0294**

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 **August 16, 2016** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **September 6, 2016** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are 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 **September 13, 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.

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.

**PRIOR TO RECORDATION OF FINAL PLAT**

7. 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.
8. 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.

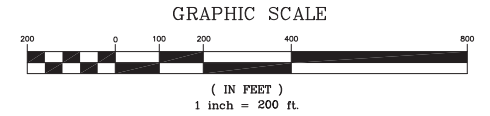
**PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE**

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

# THIRD RESUBDIVISION PLAT OF THE REMAINDER OF TRACT C PEAK 8 SUBDIVISION, FILING NO. 1

ACCORDING TO THE RESUBDIVISION PLAT  
RECORDED 05/15/2013 AT REC. NO. 1026374

TOWN OF BRECKENRIDGE  
SUMMIT COUNTY, COLORADO  
SHEET 1 of 2



**BOUNDARY CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	130.00'	73.02'	72.06'	N 34°17'16" E	32°10'55"
C2	180.00'	33.28'	33.23'	S 80°36'48" E	10°35'34"
C3	294.87'	28.15'	28.14'	N 02°12'22" E	05°28'10"
C4	210.00'	35.16'	35.12'	S 21°34'47" E	09°35'37"
C5	470.00'	106.35'	106.12'	S 19°53'41" E	12°57'52"
C6	196.86'	213.04'	202.79'	S 43°52'34" E	62°00'15"
C7	330.00'	180.36'	178.12'	S 89°59'46" E	31°19'53"
C8	730.00'	106.72'	106.62'	N 65°06'09" E	08°22'33"

**REMAINDER OF TRACT C**  
4,528,732 sq. ft.  
103.965 acres

**BOUNDARY LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	S 07°14'40" W	117.17'
L2	S 84°22'59" E	48.99'
L3	S 81°33'05" W	28.41'
L4	S 04°33'57" W	117.53'
L5	S 10°59'15" W	48.80'
L6	S 02°51'51" E	168.07'
L7	S 11°19'37" W	169.38'
L8	S 26°37'28" E	298.00'
L9	N 76°40'28" E	201.66'
L10	N 39°55'14" E	319.08'
L11	N 36°12'24" W	27.29'
L12	N 18°11'49" E	147.85'
L13	N 39°33'58" E	159.05'
L14	S 16°46'51" E	61.04'
L15	S 26°22'36" E	87.91'
L16	S 13°24'45" E	332.08'
L17	S 74°20'19" E	82.53'
L18	N 74°20'48" E	83.00'
L19	N 69°17'25" E	40.91'
L20	N 60°54'52" E	99.77'

**DETAIL 'F'**  
SKIER ACCESS EASEMENT  
ON LOT 2  
SCALE: 1" = 40'

LINE	DIRECTION	DISTANCE
L21	S 30°55'46" E	137.25'
L22	S 26°37'28" E	298.00'
L23	N 76°40'28" E	201.66'
L24	N 39°55'14" E	319.08'
L25	N 36°12'24" W	27.29'
L26	N 18°11'49" E	147.85'
L27	N 39°33'58" E	159.05'
L28	S 16°46'51" E	61.04'
L29	S 26°22'36" E	87.91'
L30	S 13°24'45" E	332.08'
L31	S 74°20'19" E	82.53'
L32	N 74°20'48" E	83.00'
L33	N 69°17'25" E	40.91'
L34	N 60°54'52" E	99.77'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
SEC1	8.00'	11.07'	10.58'	S 05°58'49" E	20°27'11"
SEC2	130.00'	73.02'	72.06'	N 34°17'16" E	32°10'55"
SEC3	180.00'	33.28'	33.23'	S 80°36'48" E	10°35'34"

**EXISTING EASEMENTS  
TO BE TERMINATED BY  
THIS PLAT (NO. 3)  
OR TO BE TERMINATED BY  
FUTURE ACTION (NOS. 1 & 2)**

- PLAT NOTES:**
- THE AREA OF LOT 2 IDENTIFIED HEREON AS "VACATED R-O-W" IS SUBJECT TO THE TERMS AND CONDITIONS OF TOWN OF BRECKENRIDGE ORDINANCE NO. 9, SERIES 2013, AN ORDINANCE PROVIDING FOR THE VACATION OF A RIGHT OF WAY (PORTION OF SKIWATCH DRIVE) AND MAY NOT BE IMPROVED, OCCUPIED OR OTHERWISE USED IN ANY WAY, EXCEPT IN CONNECTION WITH GRADING AND OTHER ACTIVITIES RELATED TO THE IMPROVEMENT OF SKIWATCH DRIVE AND THE INSTALLATION OF UTILITIES, UNTIL THE VACATION OF SAID VACATED R-O-W AREA BECOMES EFFECTIVE AS EVIDENCED BY THE RECORDING OF A CERTIFIED COPY OF SUCH ORDINANCE NO. 9 AND A CERTIFICATE EXECUTED ON BEHALF OF THE TOWN OF BRECKENRIDGE CERTIFYING THAT SUCH NEW ROAD HAS BEEN ACCEPTED FOR MAINTENANCE.
  - THE 60' UTILITY EASEMENT CREATED BY AN INSTRUMENT RECORDED JANUARY 12, 1981 AT RECEPTION NO. 218283, SHOWN ON THE PLAT OF PEAKS 7 & 8 PERIMETER SUBDIVISION RECORDED SEPTEMBER 18, 2003 AT RECEPTION NO. 730218 ("PERIMETER PLAT"), AND LOCATED PARTIALLY WITHIN THE REMAINDER OF TRACT C DOES NOT REPRESENT AN EASEMENT THAT CONTAINS OR EVER HAS CONTAINED ANY UTILITIES AND DOES NOT SERVE ANY USEFUL PURPOSE BECAUSE VSRI IS THE OWNER OF THE PROPERTIES ORIGINALLY BURDENED AND BENEFITED BY THE EASEMENT WHEN THEY WERE UNDER SEPARATE OWNERSHIP, AND THEREFORE, SUCH EASEMENT SHALL BE AND HEREBY IS TERMINATED AND ABANDONED EFFECTIVE UPON THE RECORDING OF THIS PLAT.
  - VAIL SUMMIT RESORTS, INC. ("VSRI"), FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL, NON-EXCLUSIVE EASEMENT ON, UNDER, ACROSS, OVER AND THROUGH THOSE PORTIONS OF LOT 2 DESIGNATED ON THIS PLAT AS "GONDOLA EASEMENT" FOR THE PURPOSE OF THE MAINTENANCE, OPERATION, REPAIR AND REPLACEMENT, CONTROL AND USE OF AN AERIAL TRAMWAY AND RELATED FACILITIES, INCLUDING NECESSARY MECHANICAL COMPONENTS, SIGNS AND OTHER FACILITIES. NO PERMANENT STRUCTURES MAY BE CONSTRUCTED WITHIN THE AIRSPACE OF THIS RESERVED GONDOLA EASEMENT, WHICH AIRSPACE IS DEFINED AS THE AREA BOUNDED BY VERTICAL PLANES COMMENCING AT A POINT 35' FROM THE INTERSECTION OF THE VERTICAL PLANES OF THE CABLES OF THE AERIAL TRAMWAY AND THE SURFACE OF THE GROUND BELOW AND RUNNING ALONG THE LENGTH OF THE AERIAL TRAMWAY ("RESTRICTED AIRSPACE AREA"). ANY SUBSEQUENT OWNER OF LOT 2 MAY GIVE VSRI, OR ITS SUCCESSORS OR ASSIGNS, NOTICE OF ANY PLANS TO CONSTRUCT ANY PERMANENT STRUCTURES WITHIN THE RESTRICTED AIRSPACE AREA AND VSRI, OR ITS SUCCESSORS OR ASSIGNS, WILL COOPERATE WITH SUCH OWNER IN SEEKING A VARIANCE FROM THE COLORADO TRAMWAY SAFETY BOARD ("CTSB") FOR ANY SUCH IMPROVEMENTS WITHIN THE RESTRICTED AIRSPACE AREA.
  - (CONTINUED)  
PROVIDED THAT SUCH OWNER OF LOT 2 SHALL BE OBLIGATED TO PROVIDE SUCH MITIGATION AS MAY BE REQUIRED BY THE CTSB IN ORDER TO OBTAIN SUCH VARIANCE AND ANY COSTS ASSOCIATED WITH SUCH VARIANCE AND/OR SUCH MITIGATION SHALL BE THE SOLE OBLIGATION OF SUCH OWNER.
  - THE 25' SEWER EASEMENT, ESTABLISHED BY INSTRUMENTS RECORDED FEBRUARY 10, 1989 AT RECEPTION NO. 366328 AND JANUARY 10, 2008 UNDER RECEPTION NO. 877957 AND IDENTIFIED AS EXISTING EASEMENT NO. 1 VACATED BY THIS PLAT, IS NOT VACATED BY THE RECORDING OF THIS PLAT, BUT WILL BE VACATED WHEN THE NEW SANITARY SEWER LINE AND FACILITIES HAVE BEEN INSTALLED IN THE "20' SAN. SEWER EASEMENT" SHOWN WITHIN LOT 2 ON THIS PLAT HAVE BEEN COMPLETED AND ACCEPTED BY THE UPPER BLUE SANITATION DISTRICT AND A VACATION AND GRANT OF EASEMENTS PROVIDING FOR THE VACATION OF THE EXISTING EASEMENTS AND THE TERMS OF THE 20' SAN. SEWER EASEMENT HAS BEEN EXECUTED AND RECORDED.
  - VSRI HEREBY RESERVES TO ITSELF, AND ITS SUCCESSORS AND ASSIGNS, AND HEREBY GRANTS, DEDICATES AND CONVEYS TO THE BRECKENRIDGE MOUNTAIN MASTER ASSOCIATION ("BMMA") A PERPETUAL, NON-EXCLUSIVE EASEMENT ON, UNDER, ACROSS, OVER AND THROUGH THOSE PORTIONS OF LOT 2 DESIGNATED ON THIS PLAT AS "PEDESTRIAN EASEMENT" FOR THE PURPOSE OF THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT, CONTROL, AND USE OF A SIDEWALK OR SIMILAR PEDESTRIAN WAY. VSRI IS HEREBY RELEASED FROM ANY LIABILITY ASSOCIATED WITH THE USE OF SUCH PEDESTRIAN EASEMENTS AND ANY FACILITIES ASSOCIATED THEREWITH, INCLUDING, WITHOUT LIMITATION, LIABILITY ASSOCIATED WITH THE DESIGN, MAINTENANCE AND REPAIR OF SUCH PEDESTRIAN EASEMENTS AND FACILITIES.
  - VSRI HEREBY RESERVES TO ITSELF, AND ITS SUCCESSORS AND ASSIGNS, AND HEREBY GRANTS, DEDICATES AND CONVEYS TO BMMA A PERPETUAL, NON-EXCLUSIVE EASEMENT ON, UNDER, ACROSS, OVER AND THROUGH THOSE PORTIONS OF THE PROPERTY DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" OR "DRAINAGE ESM" FOR THE PURPOSE OF THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE FACILITIES AND FOR THE DRAINAGE OF WATER FLOWING FROM OR ABOVE LOT 2. VSRI IS HEREBY RELEASED FROM ANY LIABILITY ASSOCIATED WITH THE USE OF SUCH DRAINAGE EASEMENTS AND ANY FACILITIES ASSOCIATED THEREWITH, INCLUDING, WITHOUT LIMITATION, LIABILITY ASSOCIATED WITH THE DESIGN, MAINTENANCE AND REPAIR OF SUCH DRAINAGE EASEMENTS AND FACILITIES.

**PLAT NOTES (CONT.):**

- VSRI HEREBY RESERVES TO ITSELF, AND ITS SUCCESSORS AND ASSIGNS, AND HEREBY GRANTS, DEDICATES AND CONVEYS TO THE UPPER BLUE SANITATION DISTRICT A PERPETUAL, NON-EXCLUSIVE EASEMENT ON, UNDER, ACROSS, OVER AND THROUGH THOSE PORTIONS OF THE PROPERTY DESIGNATED ON THIS PLAT AS "SAN. SEWER EASEMENT" FOR THE PURPOSE OF THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UNDERGROUND SEWER FACILITIES. SUBJECT TO THE OBLIGATIONS OF ANY SEWER LINE EXTENSION AGREEMENT, VSRI IS HEREBY RELEASED FROM ANY LIABILITY ASSOCIATED WITH THE USE OF SUCH EASEMENT, INCLUDING, WITHOUT LIMITATION, LIABILITY ASSOCIATED WITH THE DESIGN, MAINTENANCE AND REPAIR OF SUCH UTILITY EASEMENTS AND FACILITIES. VSRI RESERVES THE RIGHT TO PLACE REASONABLE RESTRICTIONS ON THE TIME AND MANNER OF THE MAINTENANCE, REPAIR OR REPLACEMENT OF SUCH SEWER FACILITIES, AND THE RIGHT TO ASSIGN SUCH RIGHT TO BMMA, FOR THE PURPOSE OF PROTECTING THE PEACEFUL ENJOYMENT OF THE PROPERTY, BUT SUCH RESTRICTIONS SHALL NOT APPLY IN THE EVENT OF AN EMERGENCY AS REASONABLY DETERMINED BY THE UPPER BLUE SANITATION DISTRICT.
- VSRI HEREBY RESERVES TO ITSELF, AND ITS SUCCESSORS AND ASSIGNS, AND HEREBY GRANTS, DEDICATES AND CONVEYS TO XCEL ENERGY, AND COMCAST, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, PERPETUAL, NON-EXCLUSIVE EASEMENTS ON, UNDER, ACROSS, OVER AND THROUGH THOSE PORTIONS OF THE PROPERTY DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" FOR THE PURPOSE OF THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UNDERGROUND FACILITIES AND ABOVE GROUND OR UNDERGROUND TRANSFORMERS NECESSARY FOR THE PROVISION OF ELECTRICITY, GAS, TELEPHONE AND CABLE TELEVISION SERVICES. VSRI IS HEREBY RELEASED FROM ANY LIABILITY ASSOCIATED WITH THE USE OF THE UTILITY EASEMENTS AND ANY FACILITIES ASSOCIATED THEREWITH, INCLUDING, WITHOUT LIMITATION, LIABILITY ASSOCIATED WITH THE DESIGN, MAINTENANCE AND REPAIR OF SUCH UTILITY EASEMENTS AND FACILITIES. VSRI RESERVES THE RIGHT TO PLACE REASONABLE RESTRICTIONS ON THE TIME AND MANNER OF THE MAINTENANCE, REPAIR OR REPLACEMENT OF SUCH UTILITIES, AND THE RIGHT TO ASSIGN SUCH RIGHT TO BMMA, FOR THE PURPOSE OF PROTECTING THE RIGHTS TO PEACEFUL ENJOYMENT OF THE PROPERTY, BUT SUCH RESTRICTIONS SHALL NOT APPLY IN THE EVENT OF AN EMERGENCY AS REASONABLY DETERMINED BY ANY BENEFICIARY OF THE UTILITY EASEMENTS.
- VSRI HEREBY RESERVES TO ITSELF, AND ITS SUCCESSORS AND ASSIGNS, AND HEREBY GRANTS, DEDICATES AND CONVEYS FOR THE BENEFIT OF LOT 2 A PERPETUAL, NON-EXCLUSIVE EASEMENT ON, UNDER, ACROSS, OVER AND THROUGH THAT PORTION OF THE PROPERTY DESIGNATED ON THIS PLAT AS "WATER LINE EASEMENT 1" FOR THE PURPOSE OF THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF A WATERWAY AND RELATED FACILITIES. VSRI IS RELEASED FROM ANY LIABILITY ASSOCIATED WITH THE USE OF SUCH WATER SERVICE LINE EASEMENT 1 AND ANY FACILITIES ASSOCIATED THEREWITH, INCLUDING WITHOUT LIMITATION, LIABILITY ASSOCIATED WITH THE DESIGN, MAINTENANCE AND REPAIR OF SUCH WATER LINE AND FACILITIES. VSRI RESERVES THE RIGHT TO PLACE REASONABLE RESTRICTIONS ON THE TIME AND MANNER OF THE MAINTENANCE, REPAIR OR REPLACEMENT OF SUCH WATERLINE AND RELATED FACILITIES, AND THE RIGHT TO ASSIGN SUCH RIGHT TO THE BMMA, FOR THE PURPOSE OF PROTECTING THE PEACEFUL ENJOYMENT OF THE PROPERTY.
- VSRI HEREBY RESERVES TO ITSELF, AND ITS SUCCESSORS AND ASSIGNS, AND HEREBY GRANTS, DEDICATES AND CONVEYS FOR THE BENEFIT OF LOT 2 A PERPETUAL, NON-EXCLUSIVE EASEMENT ON, UNDER, ACROSS, OVER AND THROUGH THAT PORTION OF THE PROPERTY DESIGNATED ON THIS PLAT AS "ACCESS EASEMENT" FOR THE PURPOSE OF THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF A DRIVEWAY AND RELATED FACILITIES FOR ACCESS FROM SKI HILL ROAD TO LOT 2. VSRI IS RELEASED FROM ANY LIABILITY ASSOCIATED WITH THE USE OF SUCH ACCESS EASEMENT AND ANY FACILITIES ASSOCIATED THEREWITH, INCLUDING WITHOUT LIMITATION, LIABILITY ASSOCIATED WITH THE DESIGN, MAINTENANCE AND REPAIR OF SUCH DRIVEWAY AND FACILITIES.
- THE EASEMENTS HEREBY RESERVED OR GRANTED SHALL NOT MERGE WITH ANY FEE INTEREST IF ANY BENEFICIARY IS OR BECOMES THE OWNER OF THE LAND ON WHICH AN EASEMENT IS LOCATED BUT SHALL REMAIN SEPARATE AND DISTINCT PROPERTY RIGHTS OF SUCH OWNER, ITS SUCCESSORS AND ASSIGNS, UNTIL RELINQUISHED IN ACCORDANCE WITH THE LAW.

**OWNER'S CERTIFICATE:**  
KNOW ALL MEN BY THESE PRESENTS: THAT VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO:  
ALL OF THE REMAINDER OF TRACT C, AMENDMENT TO PEAK 8 SUBDIVISION, FILING NO. 1, TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO, ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED MAY 15, 2013 AT RECEPTION NUMBER 1026374 IN THE COUNTY RECORDS AND CONTAINING 4,528,732 SQUARE FEET OR 103.9654 ACRES.  
HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF:  
"THIRD RESUBDIVISION PLAT OF THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION, FILING NO. 1" 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.

IN WITNESS WHEREOF, VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016.  
VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION  
BY: \_\_\_\_\_  
ALEX ISKENDERIAN  
AS: VICE PRESIDENT

**ACKNOWLEDGEMENT:**  
STATE OF COLORADO )  
COUNTY OF SUMMIT )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ OF \_\_\_\_\_, 2016, BY ALEX ISKENDERIAN AS VICE PRESIDENT OF VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
WITNESS MY HAND AND SEAL: \_\_\_\_\_ NOTARY PUBLIC

**TOWN OF BRECKENRIDGE CERTIFICATE:**  
THIS PLAT IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016  
BY (print): \_\_\_\_\_  
DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT  
TOWN OF BRECKENRIDGE

**NOTICE:**  
PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN OF BRECKENRIDGE HEREBY ACCEPTS ALL OF THE OFFERS OF DEDICATION MADE BY THIS PLAT. HOWEVER, SUCH ACCEPTANCE DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS OF WAY REFLECTED HEREON FOR MAINTENANCE BY THE TOWN.  
UNTIL SUCH ROADS AND RIGHTS OF WAY MEET TOWN ROAD SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED BY THE TOWN, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED BY THIS SUBDIVISION.

**TOWN CLERK'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 AND IS DULY RECORDED  
TOWN CLERK

**CERTIFICATE OF TAXES PAID:**  
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES DUE AND PAYABLE AS OF \_\_\_\_\_, 2016 UPON PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013  
SIGNATURE \_\_\_\_\_  
SUMMIT COUNTY TREASURER (OR DESIGNEE)

**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 \_\_\_\_\_, A.D. 2016  
BY: \_\_\_\_\_

**CLERK AND RECORDER'S CERTIFICATE:**  
STATE OF COLORADO )  
COUNTY OF SUMMIT )  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, AND FILED UNDER RECEPTION NUMBER \_\_\_\_\_  
SUMMIT COUNTY CLERK AND RECORDER

Drawn TCB/RRJ Dwg 3RDPLAT-1 Project 21010  
Checked RRJ Date 06/10/16 Sheet 1 of 2  
**RANGE WEST**  
ENGINEERS & SURVEYORS INC.  
P.O. Box 589  
Silverthorne, CO 80498 970-468-6281



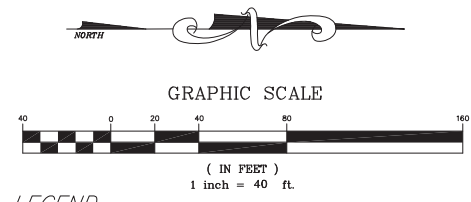
# THIRD RESUBDIVISION PLAT OF THE REMAINDER OF TRACT C PEAK 8 SUBDIVISION, FILING NO. 1

ACCORDING TO THE RESUBDIVISION PLAT  
RECORDED 05/15/2013 AT REC. NO. 1026374  
TOWN OF BRECKENRIDGE  
SUMMIT COUNTY, COLORADO  
**SHEET 2 of 2**

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Drawn TCB/RRJ	Dwg 3RDPLAT-2	Project 21010
Checked RRJ	Date 06/10/16	Sheet 2 of 2

**R-A-N-G-E-W-E-S-T**  
ENGINEERS & SURVEYORS INC.  
P.O. Box 589  
Silverthorne, CO 80498 970-468-6281



- LEGEND**
- 1 • NO. 5 REBAR STAMPED "TT LS 11993"
  - 2 • MAG. NAIL W/WASHER STAMPED "TT 11993"
  - 3 • NO. 5 REBAR W/1 1/2" ALUM. CAP STAMPED "DB & CO. LS 17644"
  - 4 • REBAR W/1 1/2" ALUM. CAP STAMPED "JASCHKE PROP COR LS 2816"
  - 5 • NO. 5 REBAR

WHITE RIVER NATIONAL FOREST  
844.40'

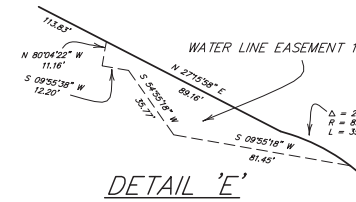
**REMAINDER OF TRACT C**  
4,462,290 sq.ft.  
102.440 acres

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	130.00'	73.02'	72.06'	N 34°17'16" E	32°10'55"
C2	70.00'	63.33'	61.19'	N 44°06'49" E	51°50'00"
C3	70.00'	12.83'	12.81'	N 75°16'49" E	10°30'00"
C4	180.00'	33.28'	33.23'	S 80°38'48" E	10°31'34"
C5	294.87'	28.15'	28.14'	S 02°12'22" W	05°28'10"
C6	210.00'	35.16'	35.12'	S 21°34'47" E	09°35'57"
C7	180.00'	42.60'	42.50'	S 8°18'37" W	13°33'37"
C8	130.00'	20.53'	20.51'	N 76°00'34" E	09°02'50"
C9	75.00'	75.95'	72.75'	N 68°34'33" E	58°01'18"
C10	15.00'	20.00'	18.55'	N 59°23'34" E	76°23'16"
C11	130.00'	71.86'	70.94'	N 55°39'05" E	31°40'09"
C12	294.87'	82.62'	82.35'	N 12°58'04" E	16°03'14"
C13	210.00'	18.25'	18.24'	S 14°17'37" E	04°58'43"
C14	120.00'	1.12'	1.12'	N 61°32'56" W	00°32'12"
C15	470.00'	106.35'	106.12'	S 19°53'41" E	12°57'52"
C16	196.86'	213.04'	202.29'	S 43°52'34" E	62°00'15"
C17	120.00'	78.86'	77.45'	S 80°38'37" E	37°39'09"
C18	60.00'	25.64'	25.45'	N 05°17'39" E	24°29'17"
C19	326.36'	60.24'	60.16'	N 22°49'35" E	10°34'35"
C20	89.51'	74.23'	72.12'	N 38°36'12" E	47°31'04"
C21	67.06'	119.10'	104.05'	S 10°07'57" E	101°44'58"
C22	59.23'	52.59'	50.88'	N 47°42'51" W	50°52'00"

**EASEMENT LINE TABLE**

LINE	DIRECTION	DISTANCE
LE1	N 83°03'01" E	7.90'
LE2	N 08°36'59" W	71.65'
LE3	N 27°15'58" E	200.41'
LE4	S 54°27'01" W	15.87'
LE5	N 36°27'11" W	167.45'
LE6	S 36°27'11" E	174.27'
LE7	S 19°46'45" W	104.92'
LE8	S 19°46'45" W	77.45'
LE9	S 59°27'09" W	18.22'
LE10	N 81°00'52" W	18.00'
LE11	N 06°42'22" W	8.36'
LE12	N 56°59'51" E	22.68'
LE13	N 27°15'58" E	10.37'
LE14	N 27°15'58" E	31.99'
LE15	N 04°10'29" E	26.42'
LE16	N 24°18'01" E	30.90'
LE17	N 18°28'43" E	16.35'
LE18	N 26°30'17" W	10.65'
LE19	N 63°57'27" E	3.33'



**LOT 3**  
66,442 sq. ft.  
1.525 acres

SEE SHEET 1 FOR EXISTING EASEMENTS TO BE TERMINATED

**LOT 2**  
107,481 sq. ft.  
2.467 acres

**LOT 1**  
82,771 sq. ft.  
1.900 acres

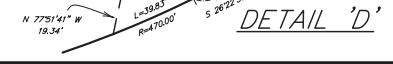
ONE SKI HILL PLACE  
CONDOMINIUM

SKI HILL ROAD (R-O-W VARIES)  
TRACT A (PUBLIC OPEN SPACE)

PEAKS 7 & 8 PERIMETER  
SUBDIVISION

TRACT E  
PEAK 7  
SUBDIVISION

TRACT B-3  
R-O-W TRACT  
FOR SKI WATCH DR.





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**MEMORANDUM**

**TO:** Planning Commission

**FROM:** Julia Puester, AICP, Senior Planner

**DATE:** September 1, 2016 for meeting of September 6, 2016

**SUBJECT:** Planning Commission Field Trip

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Staff would like to start discussing topic ideas for an annual Planning Commission field trip. This trip usually takes place in October of each year, but depending upon Commission availability, and the focus of the trip, an alternate month could be arranged.

At this time, staff is thinking that some relevant topics could include fiber cement siding durability, site disturbance related to long driveways, and retaining wall heights. These topics are based on topics arising from the Development Code update project and have been raised numerous times by Planning Commission members .

At this point, we are considering staying in town, however we would like to hear ideas from the Planning Commission about topics and locations. If we stay in town, we could also revisit some projects the Commission has approved in recent years to do an assessment of what went right and what might have been improved.