



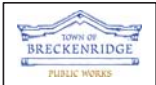
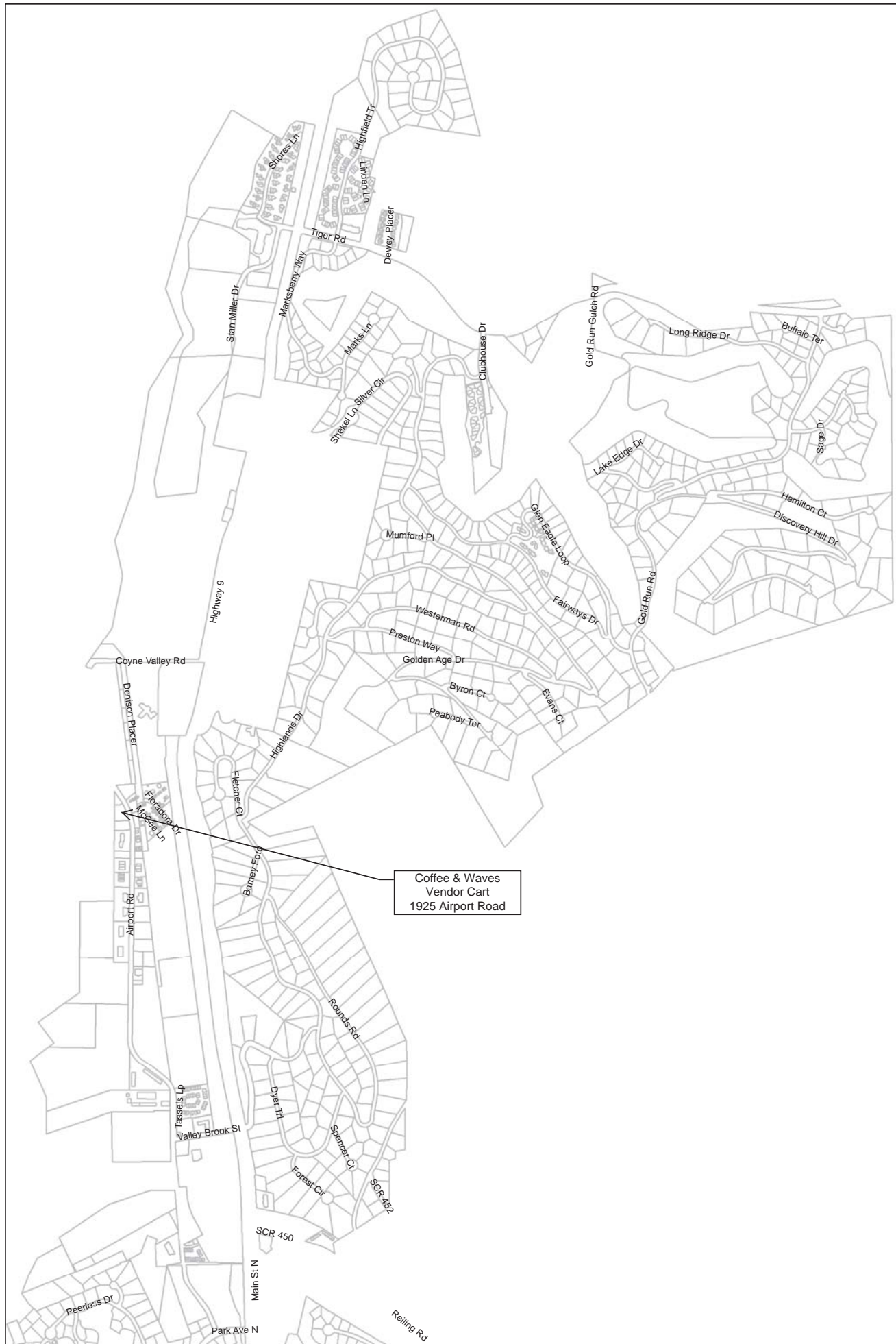
PLANNING COMMISSION AGENDA

Tuesday, May 16, 2017
Breckenridge Council Chambers
150 Ski Hill Road

6:00pm	<i>Call To Order Of The May 16 Planning Commission Meeting; 6:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	4
	<i>Approval Of Agenda</i>	
6:05pm	<i>Public Comment On Historic Preservation Issues (Non-Agenda Items ONLY; 3-Minute Limit Please)</i>	
6:15pm	<i>Consent Calendar</i>	
	1. Shock Hill Overlook Lot 10 Duplex (MM) PL-2017-0131; 75 and 59 West Point Lode	13
	2. Shock Hill Overlook Lot 1 Duplex (MM) PL-2017-0140; 90 and 84 West Point Lode	28
6:30pm	<i>Town Council Report</i>	
6:45pm	<i>Combined Hearings</i>	
	1. Coffee and Waves Vendor Cart (CK) PL-2017-0129; 1925 Airport Road	43
7:00pm	<i>Development Code Steering Committee Update</i>	
7:15pm	<i>Other</i>	
	1. Planning Commission Retreat Discussion (JP)	
	2. Reminder: Planning Commission Meetings Start at 5:30pm starting in June, 2017	
7:30pm	<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.**



Breckenridge North

printed 4/11/2017



NOT TO SCALE

Shock Hill Overlook Lot 10
75 & 59 West Point Lode

Shock Hill Overlook Lot 1
90 & 84 West Point Lode



printed 4/11/2017

Breckenridge South



PLANNING COMMISSION MEETING

The meeting was called to order at 6:00pm by Chair Schroder.

ROLL CALL

Christie Leidal	Gretchen Dudney	Jim Lamb
Mike Giller	Steve Gerard	Ron Schuman
Dan Schroder		

APPROVAL OF MINUTES

With no changes, the April 18, 2017, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

With no changes, the May 2, 2017, Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- Ms. Suzanne Allen-Sabo: Within the Historic District, height regulations and guidelines work well for flat lots but it is tricky when the lots are steeply sloped. Maybe it is possible to allow some leeway for the degree of slope.
- Ms. Janet Sutterley: Over the years we are fine tuning regulations and guidelines, but today I still don't understand what we want our additions to historic buildings to look like. Do we want new additions that look like old buildings? There is a lack of definition in the regulations and I feel it is a subject we should give some thought.

CONSENT CALENDAR:

- 1) Shock Hill Overlook Duplex Lot 9 (MM) PL-2017-0096, 10 & 6 West Point Lode
- 2) Paull Residence (CL) PL-2017-0100, 71 Rounds Road
- 3) Pilon Residence (CL) PL-2017-0101, 206 Stillson Placer Terrace

Commissioner Questions / Comments:

Mr. Giller: Can you speak to the high amount of glazing on the west facing side of the Pilon Residence? (Mr. LaChance: It is not subject to Policy 8A (Ridgeline and Hillside Development). Policy 5 (Architectural Compatibility) specifies a maximum amount of non-natural material allowed per façade, but glazing (glass) is not subject to that threshold. (Mr. Truckey: Solid to void ratio is not a regulation outside of historic district.) (Mr. LaChance: There is a change on the Pilon Residence from passing score of positive one (+1) point to passing score of zero (0) points due to a projected HERS certificate that we received this week which showed a lesser efficiency that we had anticipated, so I have provided you tonight with updated copies of the staff report, findings and conditions, and point analysis.

With no requests for call up, the consent calendar was approved as presented.

TOWN COUNCIL REPORT:

Mr. Grosshuesch:

- Broken Compass site sale agreement approved for first reading.
- Snack Bar & Deli issue discussed. Town Council supported the proposal to merge the two categories of restaurants and Snack Bars and Delis into one
- Open Space: Sawlog and Wonderful open space parcels purchase approved.
- Parking and Transit: Six bus shelters will be put in place, and will be reviewed as a town project process development permit application. The Planning Commission will see them in advance.
- Housing: Soon to open for occupancy, 26 unit Huron Landing affordable rental housing development

has a website advertising the project and provides access for the public to enter into a lottery for the project apartments.

- Term limits for Boards and Commissions: the Planning Commission will be set to 12 years maximum years of service. More information to come on how that will work for seated commissioners.
- Block 11 and McCain property review: Council asked to leave skier parking on Block 11. They no longer want us to reserve a site for a reservoir. They are looking for total number of housing units, and want service commercial on one of the properties. (Mr. Schuman: Did they ask for a specific number on the service commercial?) No specific number was requested.
- Reviewed the water plant and made a change to the land use points and offset it with landscaping. They will relocate bike bath to the north side of the plant. (Mr. Truckey: We don't have to have a passing point analysis for town projects, although it is preferred that we do. It is up to the Council's discretion to approve a town project.) (Mr. Schroder: Title 14 has a chapter dedicated to Town Projects.) The Council can approve a project that doesn't comply with the Code. The water plant is an unusual situation because of the equipment in the building.)

FINAL HEARINGS:

1) Lincoln Grill (CK) PL-2017-0030, 112 Lincoln Avenue

Mr. Kulick presented a proposal to construct a two-story building with a basement containing a total of 2,678 sq. ft. of restaurant space.

Changes since the March 21, 2017, Preliminary Hearing:

- 1) Landscaping: The applicant has revised the landscape plan to have a buffer of spruce trees behind the building to provide screening from the adjacent parking lot.
- 2) Colored Architectural Rendering: At the request of the Commission, the applicant has provided a detailed colored rendering.
- 3) Full Size Plans: The applicant has provided full size plans for the meeting.

Point Analysis (Section:9-1-17-3): Staff believes that all absolute policies have been met and that the proposal warrants the following points for a total passing point analysis of positive one (+1) point.

Negative points are incurred for:

- Policy 21/R Open Space: Negative three (-3) points because only 6.9% of the site (195 sq. ft.) is designed as open space.

Positive points are awarded for:

- Policy 16/R Internal Circulation: Positive three (+3) points for providing a public mid-block crossing.
- Policy 18/R Parking: Positive one (+1) point because the onsite parking is accessed from shared access points.

The applicant has worked with Staff closely to bring this proposal into compliance with the Development Code and the Handbooks of Design Standards for the Historic and Conservation Districts. Key design issues were discussed and the changes addressed with this submittal. Staff had no specific questions for the Commission with this final review. However, staff welcomed any comments and questions.

The Planning Department recommended the Commission approve the Lincoln Grill, PL-2017-0030, at 112 Lincoln Avenue, showing a passing score of positive one (+1) point along with the presented Findings and Conditions.

Applicant Presentation: Mr. Jon Gunson, Custom Mountain Architects, Architect and Applicant: I would like to explain that the rivets are bolts. They are functional, not just decorative. I am happy to paint those black. I

feel I have made a sincere effort to meet your requests. Based on your feedback I have made changes to the windows, stone, solid to void ratio, height of the building, reduce cornice width, reduced the size of cornice openings by over 50%. I have responded favorably to your ideas and changes. Not all, however, because I want to retain an architecture of today rather than imitation of historic architecture. This keeps our new building from competing with historic buildings and our visitors will appreciate that. (Mr. Giller: Thanks for the color rendering.) (Ms. Leidal: Is there steel or wood around the windows?) The only metal is shown in black, the grey is wood trim and lap siding. So yes, everything else is wood. (Mr. Giller: Are the window frames wood or metal?) Actually they are not grey they are painted black but they are wood. I assure you they are wood. (Mr. Kulick: We did go through and check the chroma and they all are in compliance with the Code.)

Mr. Schroder opened the hearing to public comment.

Mr. Lee Edwards: Is the Town doing a parking improvement on the lot? (Mr. Grosshuesch: The Town is not moving forward with a structure on the Courthouse Lot at this time.) (Mr. Kulick: There is an improvement agreement that gives him credit for three existing parking spaces if we ever construct a structure on that lot.)

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

Commissioner Questions / Comments:

Mr. Lamb: You did respond well to our comments. The building will fit in the neighborhood. I think it is silly to have to assign negative three (-3) points to a lot in the historic core for not meeting the minimum open space requirement, but that is what the Code requires so we have to uphold it. We are happy with the project.

Mr. Giller: I support.

Mr. Gerard: Design standards are clearly met by this building. It is a thought provoking building and blends nicely. I agree with staff.

Ms. Leidal: I support.

Mr. Schroder: I support.

Ms. Dudney: I concur.

Mr. Schuman made a motion to approve the Lincoln Grill, PL-2017-0030, 112 Lincoln Avenue, showing a passing point analysis of positive one (+1) point and with the presented findings and conditions. Mr. Gerard seconded, and the motion was carried unanimously (7-0).

2) Satellite Place Subdivision (CL) PL-2017-0054, 1730 Airport Road

Mr. LaChance presented a proposal to subdivide Breckenridge Airport Subdivision, Block 5, Lot 4 into three separate lots, creating the Satellite Place Subdivision with access from Fraction Road. The Fraction Road right of way will also be platted with this subdivision.

Changes since the April 18, 2017, Preliminary Hearing:

- 1) The bearing shown on the north boundary of the provided survey has been corrected.
- 2) The lot line dimension on the west side of proposed lot Lot 3 was previously called out as "93.04" on the provided survey, and has been corrected to "94.04."
- 3) The lot numbers have been modified from "Lot 4A, Lot 4B, Lot 4C" to "Lot 1, Lot 2, Lot 3" on the proposed plat, plat notes, and survey. Staff has reflected this change in the staff report.
- 4) Proposed plat note #5 has been updated to include a reference to a reception number for the Satellite Place Subdivision Declarations.
- 5) Proposed plat note #4 has been updated to clarify that the "no portions of [The 10' Snow Stack and Utility Easement] may be used for storage of snow from Lots 1, 2 or 3." per Commissioner Mathews-Leidal's comment at the Preliminary Hearing (easement runs along Airport Road).

This subdivision proposal is in general compliance with the Subdivision Standards. Staff did not have any concerns with this application or any questions for the Commission. Staff recommended the Planning Commission approve the Satellite Place Subdivision (PL-2017-0054), located at 1730 Airport Road, with the presented Findings and Conditions.

Mr. Schroder opened the hearing to public comment. There was no public comment and the hearing was closed.

Commissioner Questions / Comments:

Mr. Schroder: Regarding the tree requirement, are they supposed to be divided a certain way among the lots? (Mr. LaChance: The Subdivision Standards specify a number of trees for the original lot based on the lineal frontage along the road. It does not specify whether or not those trees must be divided equally among the new lots, but staff would take any recommendations that the Planning Commission may have.) I would hope that the applicant has some flexibility because the new lots are fairly small and it may be difficult to divide the required trees equally among the new lots.

Mr. Gerard: It is a good way to get diversity into the area.

Mr. Giller: I support.

Ms. Leidal: I support.

Mr. Lamb: This is a straight forward project. I support staff. The trees will be nice and it needs to be flexible where they go.

Mr. Schuman: I support staff recommendation.

Ms. Dudney: I support staff recommendation.

Mr. Giller made a motion to approve the Satellite Place Subdivision, PL-2017-0054, 1730 Airport Road, with the presented findings and conditions. Mr. Schuman seconded, and the motion was carried unanimously (7-0).

PRELIMINARY HEARINGS:

1) Searle Restoration/Addition/Landmarking (MM) PL-2017-0070, 300 East Washington Avenue

Mr. Mosher presented a proposal to restore and locally landmark the historic house, remove the non-historic structures, add a full basement beneath the historic portion of the house, build a new addition with garage including an accessory apartment.

The last review was a worksession to discuss:

1. Determine official “front yard” and related setbacks from that determination;
 - a. (The front yard was determined to be from Washington Avenue as it is addressed and historically located.)
2. Obtain Commission feedback on façade widths for this Character Area;
 - a. Facades widths were generally acceptable. However, the depth dimension of the offset to define the façade with was questioned by some Commissioners.
3. Obtain Commission feedback on connector and general massing of a proposed addition;
 - a. Some of the Commissioners felt the massing of the addition overwhelmed the smaller historic structure. Understanding the restrictions of the property, some Commissioners felt the mass would be large but could be reduced.
4. The location of a third parking space for a proposed accessory apartment.
 - a. The impacts of adding the accessory apartment negatively affects the primary façade with the added outdoor parking space.

Changes from the August 16, 2016, Work Session:

1. The massing along the east side of the property was slightly reduced.

- a. The garage shed was reduced 12-inches in height.
- b. The overall height of the addition was reduced 18-inches.
2. There are 2 new windows proposed in the east wall of the historic building.
3. A landscaping plan is included.
4. Additional detailing on all elevations are provided.
5. The historic house is shown 12-inches higher to correct drainage concerns.

Staff had the following questions for the Commission:

1. Based on the landmarking criteria, the historic house may be landmarked by meeting only one criteria in each of the 3 columns. However, staff believes by adding the windows to the historic structure (a priority policy) it will fail to meet the criteria listed as "The property retains original design features, materials and/or character". Did the Commission support this property for local landmarking status?
2. Staff suggested negative four (-4) points under policy 7/R, Site and Environmental Design, for minimal to no buffering along the north and east property lines. Did the Commission concur?
3. Staff did not support the removal of historic fabric or the change to the primary façade with the additions of windows on the east side of the historic building as it does not comply with Priority Policy 76 & 20. Did the Commission agree?
4. The drawings show a concrete patio and no plantings at the connector as seen from the ROW. Staff believes that added landscaping here could to reduce the perceived scale where larger building masses would abruptly contrast the historic scale of the area. Did the Commission concur?
5. The connector facing the Washington Avenue ROW is showing a pair of French doors flanked by double hung windows. Staff believes that this design fails section 6 of Absolute Policy 80A, Connectors and Design Standard 96. Did the Commission concur?
6. Did the Commission believe the perceived scale of the building respects the scale of the nearby historic structures?

The Planning Department recommended this proposal return for a second review.

Applicant Presentation: Ms. Janet Sutterley, Architect for the Applicant: Describe the removal of the non-historic additions and reviewed the comments from the work session. Plans show a reduction of the massing along the east, new addition, portion of the building. Explained the materials and color assignments to break the building into four masses.

We will make the porch deck as low profile as possible because we are raising the house 12-inches. At the west elevation there is a kink in the ridgeline of the roof and we will correct that. Non-historic windows will be matching historic windows. Back portion of the roof is being removed and replaced with a more compatible material and squared up. We will be removing the back three feet of the building that is non-historic.

My notes from the work session said that we determined that Washington is the front, and 5 out of 6 Commissioners were good with the façade width. (Mr. Lamb was absent.) The consensus on massing was that needs to be smaller and lower. (Ms. Sutterley showed a sketch of her reductions in massing and explained the height changes of the buildings.) I brought a letter from one of the neighbors saying they are very excited about the project and am presenting the letter to the Commissioners. The living part of the addition is similar to other buildings but what stepped up the massing is the barn structure/garage with living space above. It will be dark rough oiled stain and it will look like a barn. Living space is lap siding. There is a real contrast between the two pieces. The connector will be a third option. The barn outbuilding structures around town are tall, some two stories; it is typical in the neighborhood. (Mr. Mosher noted: When you have a connector, the out building can be larger than the living structure per code.) Policy 80 and massing talks about change in scale. I want to point out there is 70 feet between historic structure and east portion garage and should be considered in the massing discussion. I believe the added windows on the east side of the historic house are not on the primary façade. The addition of these windows will help for ventilation. The historic windows are not adequate for ventilation and it is

very difficult to open them. Also, I submitted a similar project to the state for tax credits; one window wasn't approved due to being on the primary façade. The state was ok with non primary facade window additions. I believe that Policy 20 doesn't necessarily apply. I believe that there will be no reduction in its rating. How does Policy 80A apply to the connector? The roof cricket can only be the width of a single door and I would like to hear your interpretation. I think the connector is appropriate and the issue is the solid to void ratio with the French doors and windows. Policy 96 solid to void ratio; the connector is not a historic element it is a modern element and should not be subject to this. Why are we getting negative points for the landscaping? We are doing things for positive points. The plans show that we are preserving a specimen tree. The plans show that the Aspen are large. Buffering the window wells with some shrubs. The north side is practical and realistic. There is little space to add any trees. The trees off the east property line are huge trees. They are not going anywhere. We don't need more trees there. Makes more sense to screen the garage area with the single spruce placed at the property corner. Throughout the report, we have negative connotation about the added accessory unit. The entire unit is below ground except the door. The impact is the extra outdoor parking space. Not sure why the accessory unit is getting a bad rap. (Ms. Sutterley presented the Commission with photos of the site.) The proposed parking is better than what is there now. We are at 8.4 units per acre of above ground density.

Applicant Presentation: Ms. Barbara Gibbs: The south side trees are bunched because they look more natural and to leave a sunny open portion in the yard for a vegetable and flower garden and allow for solar gain. We are getting negative three points for not planting a cottonwood. Other projects did not get negative for the cottonwood and I don't understand it. I will not plant any cottonwoods. New construction should take advantage of solar gain, ventilation and the new windows in the historic wall will help.

Chair Schroder opened the hearing to public comment. There was no public comment and the hearing was closed.

Commissioner Questions / Comments:

Mr. Giller: Can you give us more info on changes to siding and fabric? (Ms. Sutterley: Siding is in good shape. The front entry is not a historic door and will be replaced. The historic windows will be preserved minus one non-historic window. The porch will be preserved. The decking is concrete and will be replaced with wood.)

Ms. Leidal: Policy 80A about connectors? Did we look at every detail of the policy? (Mr. Mosher: During the worksession, this was discussed. There is Commission flexibility on the length. Placement of landscaping can add to the visual separation of the masses.) Garage needs a 20-foot setback; can you meet the 20 feet? (Mr. Mosher: It won't meet the 20-feet and still have a garage as the site is not very deep. There may be a variance.) (Ms. Sutterley: Is there negative four (-4) points or negative seven (-7) points for landscaping?) (Mr. Mosher: Explained and cleared the confusion on point assignment. No points were awarded under Policy 22/R Landscaping. Negative four (-4) points were incurred under Policy 7/R for site buffering and negative three (-3) under Policy 24/R for not providing any cottonwoods as suggested in the Historic Guidelines)

Mr. Lamb: Do you not like cottonwoods? Allergic? (Ms. Gibbs: No. They are a messy tree and I don't like them.)

Mr. Schuman: What was said in a worksession is open flow and you can't hold us literally to our worksession comments. We didn't have a complete plan in front of us then. Now we can discuss in greater detail. (Ms. Sutterley: I wasn't taking things literally but rather taking it seriously.)

Mr. Giller: I support the project. It is a very important contributing structure. The new work should be a faithful rehabilitation. One concern is the shingle style for roofing; also the wood deck and added windows on the east side of the historic structure. Compatibility is important. The new structure is busier than the historic house and the solid to void ratio is much busier. I support the project but it is a bit big and busy.

Mr. Lamb: I am opposed to adding new windows into the historic house. On the site buffering I do not

support negative four (-4) points. It's OK. I like the landscaping and don't understand negative four (-4) points. The amount of glazing makes it complicated. Too much window on the upper portion. Support allowing the accessory unit.

Mr. Schuman: This property needs this renovation. I like the project but it still needs to meet code. I am not supportive of the applicant providing new material that was not included in the packet for staff to review first.

Mr. Schroder: Great that there is 70 feet from barn to historical structure. Mass works for me, and so does the breaking up of the mass with the finishes and colors. Connector is too busy and is not supposed to be its' own mass. Landscaping and site buffering is difficult and the program is appropriate and doesn't warrant negative points.

Ms. Leidal: Thank you for the changes. We are on the right path. Many of the modifications are not in compliance with the Code. Too much glazing and it needs to be simplified.

Mr. Gerard: The connector looks like an "Iowa Breezeway" and it needs to be scaled back. Agree with Mr. Giller towards the faithfulness to historic concept and the windows will compromise the historical structure. I recognize it is a complicated structure. I am ok with massing, but it needs to be simplified a bit. Landscaping needs to meet code and you could do more with the north side. I don't agree with negative four (-4) points. This is a historic gem and it needs to be preserved.

Ms. Dudney: I like the new massing and elevations. We have to comply with the code and I feel you buffered enough and the code says cottonwoods are encouraged not required. No way around negative points for the material. Connector is absolute and I like the way it looks. Great looking project and a huge improvement over what is there.

Commissioner final comments and answers to List of Questions:

Ms. Dudney:

- 1) I support.
- 2) I do not agree with negative four (-4); I would have with zero (0).
- 3) I agree with staff. Fails.
- 4) I do not concur.
- 5) Yes, the connector fails.
- 6) I agree.

Mr. Lamb:

- 1) I do not support.
- 2) I do not agree.
- 3) I do not support removal of historic fabric. Fails.
- 4) I have no issue.
- 5) The connector fails.
- 6) I am good with the scale.

Mr. Schuman:

- 1) Yes but do not add windows.
- 2) Negative four (-4) is too much.
- 3) I agree removal will compromise and fail.
- 4) I do not agree we need more landscaping.
- 5) I agree. It fails.
- 6) The scale is off; too much program.

Ms. Leidal:

- 1) I agree.
- 2) Negative four (-4) is a lot of points, but you could add shrubs.
- 3) I agree. Fails
- 4) Yes add landscaping.
- 5) Does not meet policy.

6) Scale is fine.

Mr. Giller:

- 1) Yes.
- 2) Negative four (-4) is too much.
- 3) Yes - fails.
- 4) Yes.
- 5) Yes.
- 6) Close - The scale is off.

Mr. Gerard

- 1) Yes.
- 2) Landscaping needs changing.
- 3) I do not support adding windows.
- 4) Can do better.
- 5) Scale it down.
- 6) Scale is ok.

Mr. Schroder

- 1) Yes.
- 2) I do not support.
- 3) I do not support adding windows.
- 4) No more landscaping.
- 5) It needs to be simpler.
- 6) The scale fits.

Mr. Schroder called a 5-minute break at 8:20 pm. The Commission reconvened at 8:25pm.

COMBINED HEARINGS:

1) Gold Pan Saloon Modification (MM) PL-2017-0069, 103 North Main Street

Mr. Mosher presented a proposal to remove 187 square feet of non-historic area and expand the existing kitchen. A historic roof form will be restored and paving and landscaping added to the west side of the property.

Point Analysis (Section: 9-1-17-3): As submitted, this proposal has met all Absolute Policies in the Development Code and has not been awarded any positive or negative points under any applicable Relative Policies. The project passes with a score of zero (0) points.

Overall, staff welcomed the improvements to the back of this important site; specifically, reintroducing most of the original small addition that is shown on the Sanborn Maps.

Staff asked the Commission if they were supportive of continuing the exterior finishes from the existing north elevation around the corner to a portion of the west elevation. Staff also welcomed any Commissioner comments on any part of the application. Mr. Mosher noted a correction to the area calculations - the existing building is over density and over mass.

The Planning Department recommended approval of the Gold Pan Saloon/Restaurant Restoration and Addition, showing a passing score of zero (0) points, along with the attached Findings and Conditions.

Chair Schroder opened the hearing to public comment. There was no public comment and the hearing was closed.

Commissioner Questions / Comments:

Mr. Giller: Can you speak to the stair railing material? (Ms. Sutterley: It has not been decided yet; wood

or composite.)
Mr. Schuman: I support 100% .
Mr. Schroder: I support.
Mr. Gerard: I support.
Ms. Leidal: I support.
Mr. Lamb: I support.

Mr. Giller made a motion to approve the Gold Pan Saloon Modification, PL-2017-0069, 103 North Main Street, showing a passing point analysis of zero (0) points and with the presented findings and conditions. Mr. Lamb seconded, and the motion was carried unanimously (7-0).

OTHER MATTERS:

A reminder to the Commission: Starting June 6th, the Planning Commission meetings will start at 5:30pm.

ADJOURNMENT:

The meeting was adjourned at 8:40 pm.

Dan Schroder, Chair



2017 - Class C DUPLEX Development Review Checklist

Project Title: Shock Hill Overlook - Lots 10A & 10B

Proposal: Build a new 4,998 Sq. Ft. Duplex - Unit A with 4 Bedrooms & 4.5 Bathrooms; Unit B with 4 Bedrooms & 4.5 Bathrooms

Project Name and PC#: Duplex at Unit A: 75 West Point Lode and Unit B: 59 West Point Lode

PL-2017-0131

Project Manager: Michael Mosher, Planner III

Meeting date: May 16, 2017

Date of Report: May 5, 2017

Property Owner: Shock Overlook, LLC / Chris Canfield - MBR

Agent: Allen-Guerra Architecture / Andy Stabile

Proposed Use: Duplex

Land Use District (2A/2R): LUD: 10 Residential (SF to 8-plex, Townhomes)2 UPA

Address (Unit A, Unit B): Unit A: 75 West Point Lode Unit B: 59 West Point Lode

Legal Description: Shock Hill Subdivision, Lots 10A & 10B

Site Areas: Unit A = 4,000 sq. ft. Unit B = 4,000 sq. ft.

Total Site Area: 8,000 sq. ft. 0.18 AC

Existing Site Conditions: The site has been previously graded for subdivision improvements and placement of the Private Drive, West Point Lode. This property has not yet been subdivided.

UNIT A

UNIT B

Areas of Building: Proposed Square Footage:

Areas of Building: Proposed Square footage:

Lower Level: 1,149 sq. ft.

Lower Level: 1,149 sq. ft.

Main Level: 1,350 sq. ft.

Main Level: 1,350 sq. ft.

Total Unit A Density: 2,499 sq. ft.

Total Unit B Density: 2,499 sq. ft.

Garage: 616 sq. ft.

Garage: 616 sq. ft.

Total Units A Mass: 3,115 sq. ft.

Total Unit B Mass: 3,115 sq. ft.

Number of Bedrooms: 4 Bedrooms

Number of Bedrooms: 4 Bedrooms

Number of Bathrooms: 4.5 Bathrooms

Number of Bathrooms: 4.5 Bathrooms

Fireplaces (30A/30R):

Fireplaces (30A/30R):

Number of Gas Fired: 3 Gas Fired

Number of Gas Fired: 3 Gas Fired

Parking (18A/18/R):

Parking (18A/18/R):

Required: 2 spaces

Required: 2 spaces

Proposed: 2 spaces

Proposed: 2 spaces

Driveway Slope: Driveway Slope:

Code Policies (Policy #) for Both Units

Total Building Density (3A/3R): 4,998 sq. ft.
Total Building Mass (3A/3R): 6,230 sq. ft.
F.A.R. 1:1.28 FAR

Height (6A/6R):* 33 feet overall

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

The architecture and finishes match that of the other duplexes in the subdivision and neighborhood.

Exterior Materials:

Vertical and horizontal cedar siding stained with Superdeck, metal siding (less than 25% on any one elevation), natural stone veneer

Exterior Colors:

Vertical Siding - "Harbor Gray", Horizontal Siding - "Burnt Hickory", Metal Siding - Mill Scale

Roof:

Gaf Timberline Ultra HD - 50 Year, Color Shall Be "Weathered Wood". Metal Roof - US Metals. Standing Seam Color-Dark Bronze

Platted Building/Disturbance /Footprint Envelope?

Footprint Lot

Lot Coverage

UNIT A

UNIT B

Drip-line of Building (Nonpermeable)

2,465 sq. ft.

2,478 sq. ft.

Hard Surface (Nonpermeable)

688 sq. ft.

805 sq. ft.

Open Space (Permeable)

847 sq. ft. or 21.18%

717 sq. ft. or 17.93%

Snowstack (13A/13R):

Required Square Footage:

Unit A = 172 sq. ft.

(25% of paved surfaces is required)

Unit B = 201 sq. ft.

(25% of paved surfaces is required)

Proposed Square Footage:

34.9%

37.3%

Landscaping (22A/22R):

Planting Type	Quantity	Size
Aspen	8	(4) 1.5" cal, (4) 2" cal
Colorado Spruce	4	(2) 12', (2) 14'
Native Shrubs	8	5 gal.

Defensible Space (22A):

Energy Conservation (33/R):

Heated driveway, sidewalk, plaza, etc.

400 square feet of heated exterior deck Negative one (-1) point incurred

Drainage (27A/27R):

Positive drainage away from Buildings

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

This application has met all Absolute Policies and has been awarded negative one (-1) point under Policy 33, Energy Conservation, for providing 400 square feet of exterior heated space. One Positive (+1) point has been provided for providing a draft HERS analysis prepared by a registered design professional resulting in a passing point analysis of zero (0) points.

Staff Action:

Staff has approved the Shock Hill Overlook - Lots 10A & 10B, PL-2017-0131 showing a passing score of zero (0) points and with the attached Findings and Conditions

Additional Conditions of Approval:

Prior to Certificate of Occupancy, 30. Applicant shall provide the Town with a HERS index energy analysis that has been prepared by a registered design professional.

TOWN OF BRECKENRIDGE

Shock Hill Overlook, Lot 10 Duplex
Shock Hill Overlook Filing #1- Lot 10
Unit A: 75 West Point Lode/Unit B: 59 West Point Lode
PL-2017-0131

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 **May 5, 2017** 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 **May 16, 2017** 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 certifications 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 **November 23, 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. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
9. **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.**
10. 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.
11. This property is subject to the terms and conditions of the Declaration of Deed Restriction, Reception #998561, recorded on July 26, 2012.
12. 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.
13. 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.

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

PRIOR TO ISSUANCE OF BUILDING PERMIT

15. Applicant shall submit proof of ownership of the project site.
16. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
17. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
18. **Plans shall show the location of the Cucumber Gulch Wildlife Preserve notice (attached), to be permanently attached inside each entryway.**
19. **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.**
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.

26. 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

27. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
28. 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.
29. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
- 30. Applicant shall provide the Town with a HERS index energy analysis that has been prepared by a registered design professional.**
31. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
32. 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.
33. Applicant shall screen all utilities.
34. 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.
35. 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.
36. 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.
37. 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.**

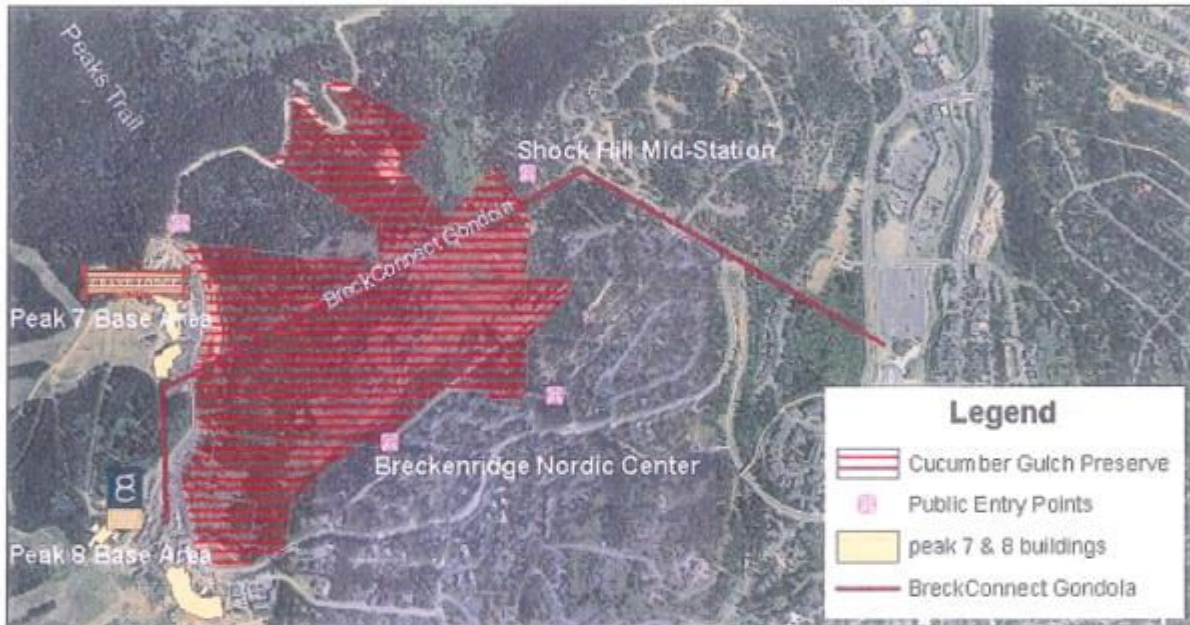
38. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
39. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

(Initial Here)



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. *- no external load-speakers*



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 Grand Lodge on Peak 7 Activities staff would be happy to suggest alternative trail options near our resort 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
www.townofbreckenridge.com



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

SHOCK HILL OVERLOOK - LOT 10

SHOCK HILL . TRACT E . LOTS 10A & 10B
59 & 75 WEST POINT LODE
BRECKENRIDGE . COLORADO



ALLEN-GUERRA ARCHITECTURE
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FAX: 970.535.2040
E-MAIL: INFO@ALLEN-GUERRA.COM
WEB SITE: WWW.ALLEN-GUERRA.COM

SHOCK HILL OVERLOOK - LOT 10
SHOCK HILL SUBDIVISION . TRACT E . LOTS 10A & 10B . 59 & 75 WEST POINT LODE
BRECKENRIDGE . COLORADO

TITLE COVER SHEET

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ISSUE	DATE
PRELIM	1 NOV 2016
PLANNING	24 APR 2017

PROJECT# 1561

CS

CONIFEROUS TREE PLANTING



- CROWN OF ROOT BALL SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE
- 3"-4" OF SHREDDED BARK MULCH
- TOPSOIL MIX PER LANDSCAPE NOTES
- CREATE A 6" SOIL SAUCER WITH TOPSOIL AROUND TREE
- CUT AND REMOVE TOP 1/3 OF BURLAP (IF NON-DEGRADABLE WRAP IS USED, REMOVE TOTALLY)
- COMPACT SUBSOIL TO FORM PEDESTAL AND PREVENT SETTLING
- NOTE: STAKE AS NEEDED

DECIDUOUS TREE PLANTING



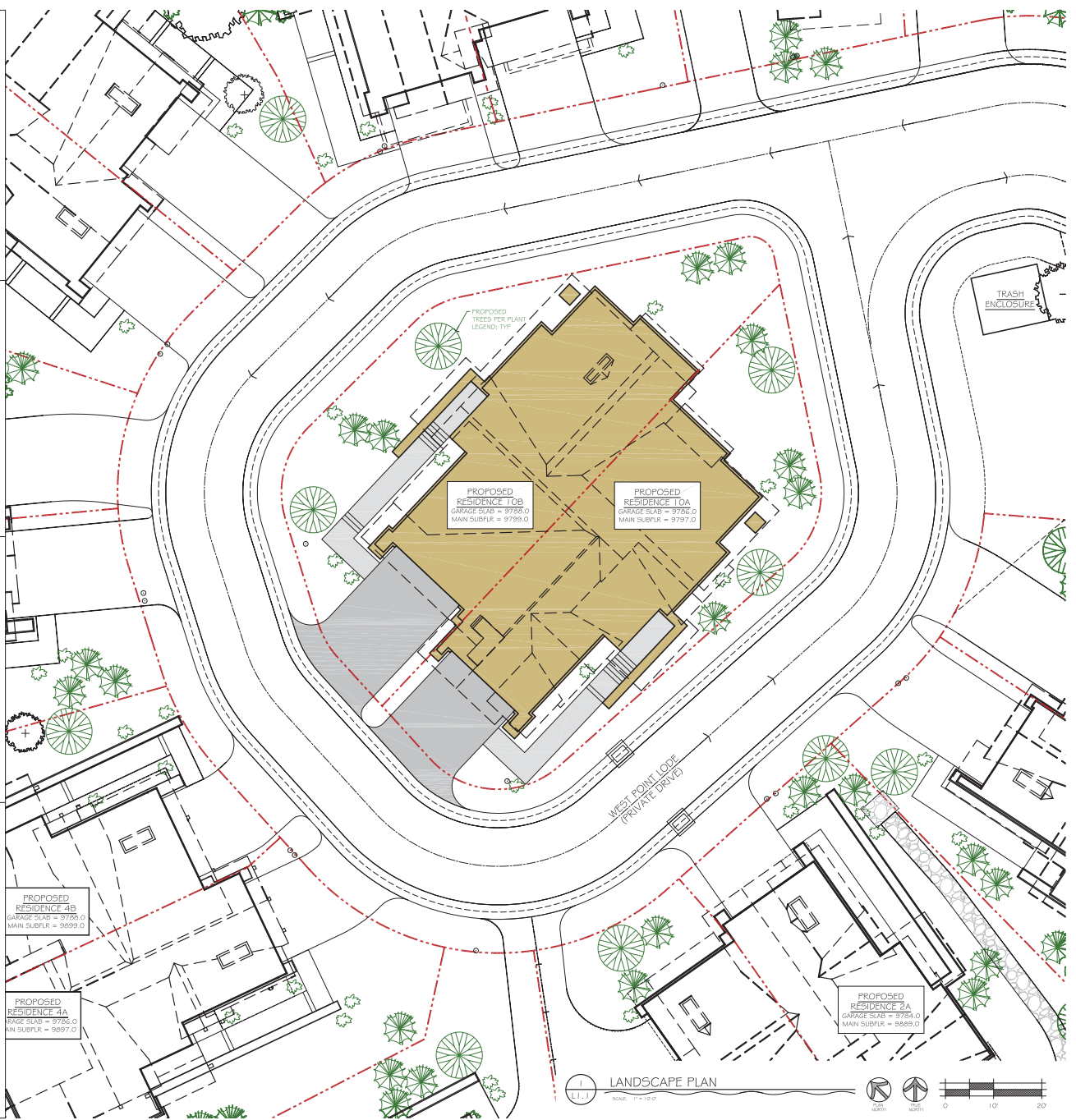
- STAKE ALL DECIDUOUS TREES W/ 5" STEEL T WIRE AND FABRIC TREE RING
- DIAMETER OF EXCAVATION TO BE 1.2" MINIMUM BEYOND THE SPREAD OF THE ROOTS
- 3"-4" OF SHREDDED BARK MULCH
- TOPSOIL MIX PER LANDSCAPE NOTES
- TAMP MIX AND ADD WATER IN LAYERS OF 6"
- CREATE A 6" SOIL SAUCER WITH TOPSOIL AROUND TREE
- CLEARLY PRUNE ALL DAMAGED ROOT ENDS

LANDSCAPE NOTES

1. 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 FENCINGS, DIVERSION SWALES, AND Dikes AS NECESSARY TO TRAP, INTERCEPT, AND DIVERT RUNOFF WITHIN BUILDING ENVELOPE.
2. 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 3' BEYOND DRIF LINE.
3. EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PROMOTE XERISCAPING - PER TOWN OF BRECKENRIDGE CODE SECTION 3603.03.
4. ALL EXISTING TREES WITHIN 15' OF THE PROPOSED RESIDENCE MUST BE REMOVE TO CREATE DEFENSIBLE SPACE - PER TOWN CODE.
5. TREE REMOVAL TO BE COORDINATED BETWEEN OWNER, GENERAL CONTRACTOR, AND TOWN PLANNING STAFF, PRIOR TO REMOVAL.
6. ALL AREAS WITHIN BUILDING ENVELOPE AND WITHIN 40' OF DRIVEWAY OUTSIDE OF ENVELOPE TO BE REVEGETATED WITH 100% NATIVE HIGH COUNTRY GRASS SEED MIXTURE CONSISTING OF:
 - 50% SLENDER WHEATGRASS
 - 15% CANBY BLUEGRASS
 - 10% BIG BLUEGRASS
 - 10% IDAHO FESCUE
 - 10% SHEEP FESCUE
 - 10% WESTERN WHEATGRASS
 - 5% BLUE WILDMET
 - 5% TUFTED HARRISGRASS
 ALONG WITH A MIXTURE OF PERENNIALS & GROUND COVER, PER SUMMIT COUNTY DEVELOPMENT CODE.
7. 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 ALPIMUM & 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) 1.2" (2) 1.4"
		NATIVE SEED MIX (SEE LANDSCAPE NOTES)		

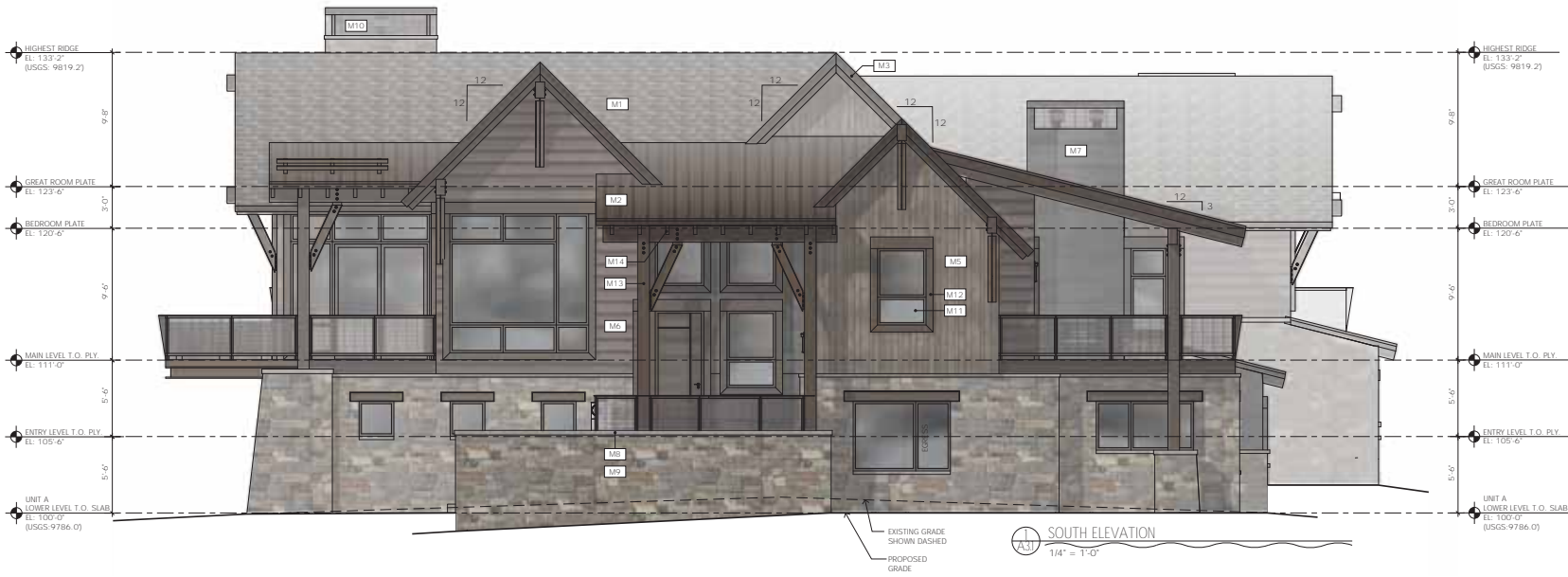


ALLEN GUERRA ARCHITECTURE
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E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM

SHOCK HILL OVERLOOK - LOT 10
 SHOCK HILL SUBDIVISION - TRACT 1, LOTS 10A & 10B, 95 & 75 WEST POINT LOPE
 BRECKENRIDGE, COLORADO
 TITLE: LANDSCAPE PLAN
 PROJECT # 1659

ISSUE	DATE
PRELIM	1 NOV 2016
PLANNING	24 APR 2017





SHOCK HILL OVERLOOK - LOT 10
SHOCK HILL SUBDIVISION - TRACT E - LOTS 10A & 10B, 59 & 75 WEST POINT LODGE
BRECKENRIDGE, COLORADO

TITLE
EXTERIOR ELEVATIONS

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ISSUE	DATE
PRELIM	1 NOV 2016
PLANNING	24 APR 2017

PROJECT# 1561

A3.1





NORTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE



ALLEN GUERRA ARCHITECTURE
PO BOX 788
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SHOCK HILL OVERLOOK - LOT 10
SHOCK HILL SUBDIVISION - TRACT E - LOTS 10A & 10B - 59 & 75 WEST POINT LODGE
BRECKENRIDGE, COLORADO

TITLE PERSPECTIVE RENDERINGS

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ISSUE	DATE
PRELIM	1 NOV 2016
PLANNING	24 APR 2017

PROJECT# 1561

A3.3



2017 - Class C DUPLEX Development Review Checklist

Project Title: Shock Hill Overlook - Lots 1A & 1B

Proposal: Build a new 4,999 Sq. Ft. Duplex Unit A with 4 Bedrooms & 4.5 Bathrooms; Unit B with 4 Bedrooms & 4.5 Bathrooms

Project Name and PC#: Duplex at Unit A: 90 West Point Lode and Unit B: 84 West Point Lode

PL-2017-0140

Project Manager: Michael Mosher, Planner III

Meeting Date: May 16, 2017

Date of Submittal: May 2, 2017

Property Owner: Shock Hill Overlook / Chris Canfield - MBR

Agent: Allen-Guerra Architecture / Andy Stabile

Proposed Use: Duplex

Land Use District (2A/2R): LUD: 10 Residential (SF to 8-plex, Townhomes)2 UPA

Address (Unit A, Unit B): Unit A: 90 West Point Lode Unit B: 84 West Point Lode

Legal Description: Shock Hill Overlook Subdivision, Lots 1A & 1B

Site Areas: Unit A = 4,000 sq. ft. Unit B = 4,000 sq. ft.

Total Site Area: 8,000 sq. ft. 0.18 AC

Existing Site Conditions: The site has been previously graded for subdivision improvements and placement of the Private Drive, West Point Lode. This property has not yet been subdivided.

UNIT A

UNIT B

Areas of Building:	Areas of Building:
Proposed Square Footage:	Proposed Square Footage:
Lower Level: 1,211 sq. ft.	Lower Level: 1,211 sq. ft.
Main Level: 1,283 sq. ft.	Main Level: 1,294 sq. ft.
Total Unit A Density: 2,494 sq. ft.	Total Unit B Density: 2,505 sq. ft.
Garage: 616 sq. ft.	Garage: 616 sq. ft.
Total Units A Mass: 3,110 sq. ft.	Total Unit B Mass: 3,121 sq. ft.
Number of Bedrooms: 4 Bedrooms	Number of Bedrooms: 4 Bedrooms
Number of Bathrooms: 4.5 Bathrooms	Number of Bathrooms: 4.5 Bathrooms
Fireplaces (30A/30R):	Fireplaces (30A/30R):
Number of Gas Fired: 3 Gas Fired	Number of Gas Fired: 3 Gas Fired
Parking (18A/18/R):	Parking (18A/18/R):
Required: 2 spaces	Required: 2 spaces
Proposed: 2 spaces	Proposed: 2 spaces
Driveway Slope: 3.0%	Driveway Slope: 3.0%

Code Policies (Policy #) for Both Units

Total Building Density (3A/3R):	4,999 sq. ft.	
Total Building Mass (3A/3R):	6,231 sq. ft.	
F.A.R.	1:1.28 FAR	
Height (6A/6R):*	30 feet overall	
Architectural Compatibility (5/A & 5/R):	The architecture and finishes match that of the other homes in the neighborhood.	
Exterior Materials:	Vertical and horizontal cedar siding from Montana Timber Products, metal siding (less than 25%), natural stone veneer	
Exterior Colors:	Vertical Siding - "Southern Exposure", Horizontal Siding - "Tackroom", Metal Siding - Mill Scale	
Roof:	Gaf Timberline Ultra HD - 50 Year, Color Shall Be "Weathered Wood". Metal Roof - US Metals. Standing Seam Color-Dark Bronze	
Platted Building/Disturbance /Footprint Envelope?	Footprint Lot	
Lot Coverage	UNIT A	UNIT B
Drip-line of Building (Nonpermeable)	2,326 sq. ft.	2,343 sq. ft.
Hard Surface (Nonpermeable)	978 sq. ft.	816 sq. ft.
Open Space (Permeable)	696 sq. ft. or 17.40%	841 sq. ft. or 21.03%
Snowstack (13A/13R):		
Required Square Footage:	Unit A = 245 sq. ft. (25% of paved surfaces is required)	Unit B = 204 sq. ft. (25% of paved surfaces is required)
Proposed Square Footage:	387 sq. ft. 39.6%	343 sq. ft. 42.0%
Landscaping (22A/22R):		
	Planting Type	Quantity Size
	Aspen	12 (4) 1.5" cal, (4) 2" cal
	Colorado Spruce	4 (2) 12', (2) 14'
	Native Shrubs	12 5 gal.
Defensible Space (22A):	Complies	
Drainage (27A/27R):	Positive drainage away from Buildings	
Energy Conservation (33/R):	Heated driveway, sidewalk, plaza, etc. 530 square feet of heated exterior deck Negative one (-1) point incurred	
Point Analysis (Sec.9-1-17-3):	This application has met all Absolute Policies and has been awarded negative one (-1) point under Policy 33, Energy Conservation, for providing 400 square feet of exterior heated space. One Positive (+1) point has been provided for providing a draft HERS analysis prepared by a registered design professional resulting in a passing point analysis of zero (0) points.	
Staff Action:	Staff has approved the Shock Hill Overlook - Lots 1A & 1B, PL-2017-0140 showing a passing score of zero (0) points and with the attached Findings and Conditions	
Prior to Issuance of a Building Permit:	20. Applicant shall submit and obtain approval for an Encroachment License Agreement with the town of Breckenridge for any plantings in the platted Snow Stacking easement.	
Additional Conditions of Prior to Certificate of Occupancy, Approval:	30. Applicant shall provide the Town with a HERS index energy analysis that has been prepared by a registered design professional. 31. Applicant shall submit and obtain approval of a Class D Development Permit to construct a code compliant trash enclosure for the Shock Hill Overlook Development.	

TOWN OF BRECKENRIDGE

**Shock Hill Overlook, Lot 1 Duplex
Shock Hill Overlook Filing #1- Lot 1
Unit A: 90 West Point Lode/Unit B: 84 West Point Lode
PL-2017-0140**

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 **May 2, 2017** 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 **May 16, 2017** 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 **November 23, 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. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
9. **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.**
10. 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.
11. This property is subject to the terms and conditions of the Declaration of Deed Restriction, Reception #998561, recorded on July 26, 2012.
12. 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.
13. 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.

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

PRIOR TO ISSUANCE OF BUILDING PERMIT

15. Applicant shall submit proof of ownership of the project site.
16. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
17. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
18. **Plans shall show the location of the Cucumber Gulch Wildlife Preserve notice (attached), to be permanently attached inside each entryway.**
19. **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.**
20. **Applicant shall submit and obtain approval for an Encroachment License Agreement with the town of Breckenridge for any plantings in the platted Snow Stacking easement.**
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.

27. 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

28. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
29. 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.
30. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
31. **Applicant shall provide the Town with a HERS index energy analysis that has been prepared by a registered design professional.**
32. **Applicant shall submit and obtain approval of a Class D Development Permit to construct a code compliant trash enclosure for the Shock Hill Overlook Development.**
33. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
34. 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.
35. Applicant shall screen all utilities.
36. 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.
37. 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.
38. 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.
39. 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.**

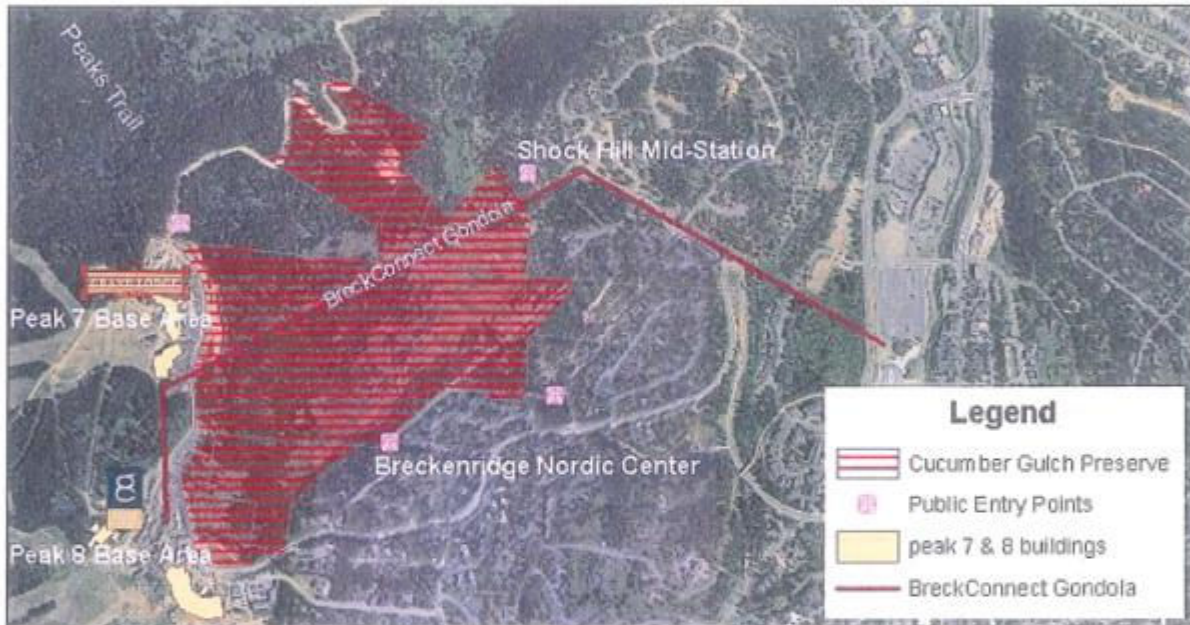
40. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
41. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

(Initial Here)



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. *- no external loud-speakers*



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 Grand Lodge on Peak 7 Activities staff would be happy to suggest alternative trail options near our resort 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
www.townofbreckenridge.com



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

SHOCK HILL OVERLOOK - LOT 1

SHOCK HILL . TRACT E . LOTS 1A & 1B
 90 & 84 WEST POINT LODE
 BRECKENRIDGE . COLORADO



ALLEN GUERRA ARCHITECTURE
 PO BOX 388
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 PH: 970.451.0022
 FAX: 970.451.0020
 E-MAIL: INFO@ALLEN-GUERRA.COM
 WEB SITE: WWW.ALLEN-GUERRA.COM

SHOCK HILL OVERLOOK - LOT 1
 SHOCK HILL SUBDIVISION - TRACT E - LOTS 1A & 1B 90 & 84 WEST POINT LODE
 BRECKENRIDGE - COLORADO

THIS COVER SHEET

CONTENTS AS AN UNPUBLISHED WORK. REUSE OR REPRODUCTION PROHIBITED WITHOUT WRITTEN CONSENT OF ARCHITECT

ISSUE	DATE
PRELIM	1 NOV 2016
REVIEW	20 JAN 2017
PLANNING	1 MAY 2017

000 4123703



PRELIMINARY - NOT FOR CONSTRUCTION



1 EAST ELEVATION
1/4" = 1'-0"



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



ALLEN-QUERRA ARCHITECTURE
PO BOX 788
BRECKENRIDGE, COLORADO 80424
PH: 970-451-0022
FAX: 970-451-0022
E-MAIL: INFO@ALLEN-QUERRA.COM
WEB SITE: WWW.ALLEN-QUERRA.COM

SHOCK HILL OVERLOOK - LOT 1
SHOCK HILL SUBDIVISION - TRACT E - LOTS 1A & B 90 & 84 WEST POINT LODGE
BRECKENRIDGE, COLORADO

THREE ELEVATIONS

(COPYRIGHT AS AN UNPUBLISHED WORK. REUSE OR REPRODUCTION PROHIBITED WITHOUT WRITTEN CONSENT OF ARCHITECT)

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	DATE
PRELIM	1 NOV 2016
REVIEW	20 JAN 2017
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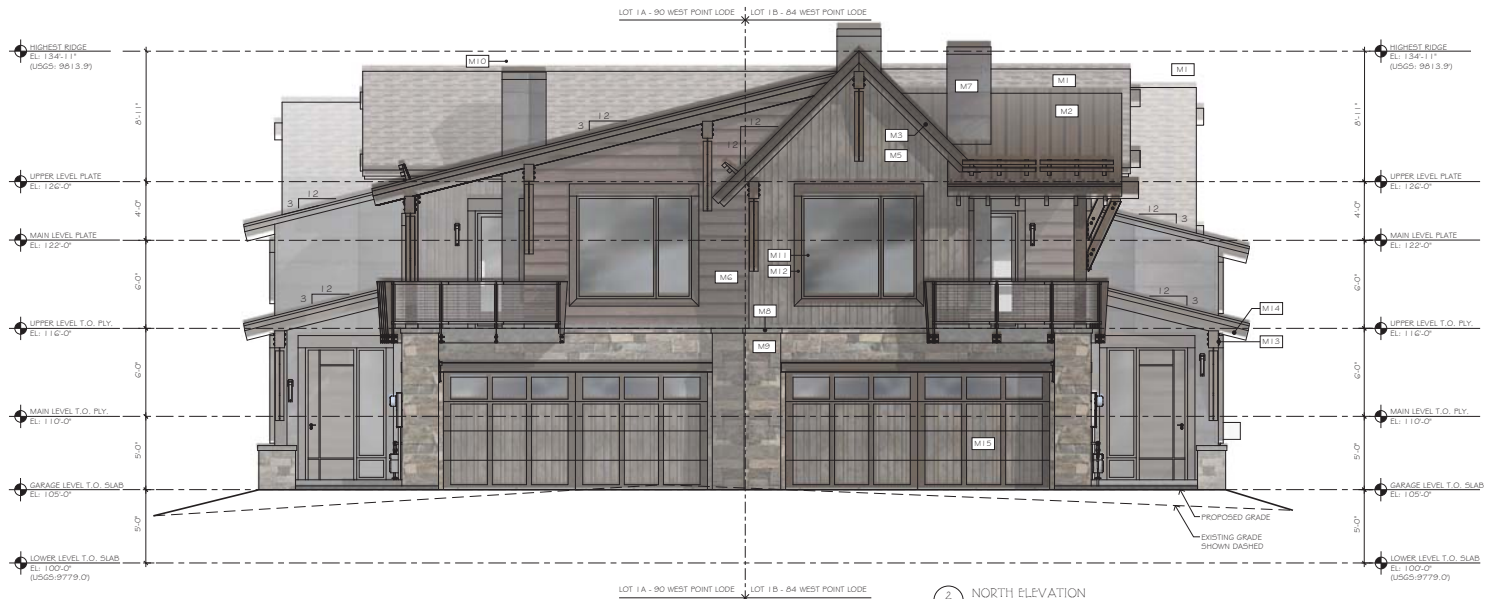
A3.1



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 FAX: 970-451-0020
 E-MAIL: INFO@ALLEN-GUERRA.COM
 WEB SITE: WWW.ALLEN-GUERRA.COM



1 WEST ELEVATION
 1/4" = 1'-0"



2 NORTH ELEVATION
 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

SHOCK HILL OVERLOOK - LOT 1
 SHOCK HILL SUBDIVISION - TRACT E - LOTS 1A & B 90 & 84 WEST POINT LODGE
 BRECKENRIDGE, COLORADO

THREE ELEVATIONS

DATE	DATE
PRELIM	1 NOV 2016
REVIEW	20 JAN 2017
PLANNING	1 MAY 2017

PROJECT# 0335

A3.2



1.1
A.3.3
SOUTHEAST PERSPECTIVE



1.2
A.3.3
NORTHEAST PERSPECTIVE



1.3
A.3.3
NORTHWEST PERSPECTIVE



1.4
A.3.3
SOUTHWEST PERSPECTIVE



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SHOCK HILL OVERLOOK - LOT 1
SHOCK HILL SUBDIVISION - TRACT E - LOTS 1A & 1B 90 & 84 WEST POINT LOPE
BRECKENRIDGE - COLORADO

THESE PERSPECTIVE RENDERINGS

CONTENTS AS AN UNPUBLISHED WORK. REUSE OR REPRODUCTION PROHIBITED WITHOUT WRITTEN CONSENT OF ARCHITECT.

ISSUE	DATE
PRELIM	1 NOV 2016
REVIEW	20 JAN 2017
PLANNING	1 MAY 2017
PROJECT# 2016	

A3.3

PRELIMINARY - NOT FOR CONSTRUCTION

Planning Commission Staff Report

Subject: Coffee and Waves Large Vendor Cart
(Class B Minor, Combined Hearing; PL-2017-0129)

Proposal: Installation of a 98 square foot large vendor cart on Lot 1BC, Block 9, Breckenridge Airport Subdivision. Site upgrades include planters and outside seating for customers.

Date: May 10, 2017 (For meeting of May 16, 2017)

Project Manager: Chris Kulick, AICP

Applicant/Owner: Caitlin Kontak, Coffee and Waves LLC

Address: 1925 Airport Road

Legal Description: Lot 1BC, Breckenridge Airport Subdivision

Land Use District: 31: Commercial and Residential, 1:4 F.A.R.

Site Conditions: Parcel is developed with the Breckenridge Distillery and 39 parking spaces. The site is generally flat. The property shares a driveway with Lot 1A, Block 9, Breckenridge Airport Subdivision.

Adjacent Uses: South: commercial & residential West: U.S.F.S. land
North: commercial East: commercial

Staff Comments

This proposal falls under Policy 49 (Absolute) Vendor Carts adopted May 2, 2012. This vendor cart is classified as a large vendor cart per Section 9-1-5 Definitions as it is more than 40 square feet (cart is 98 square feet, by this ordinance it cannot exceed 100 sq. ft.) and will not be removed each day.

Per Policy 49: *B. Vendor Cart General Design Standards: Large vendor carts and small vendor carts are subject to the following general design standards:*

(2) General Design Standards Outside The Conservation District: The following general design standards apply as indicated to large vendor carts and small vendor carts located outside of the conservation district:

a. All large vendor carts and small vendor carts must be constructed of professional quality for use as a food vending cart.

b. All large vendor carts and small vendor carts must be in good working condition, with no broken or rusty parts. All exterior materials must be kept clean and in neat appearance. No rusty or broken metal or chipped or broken wood is allowed. Metal and wood may be used as exterior finishes. The gauge,

detailing and finish of all metal surfaces shall be suitable for long term use in an exterior location. All exposed edges must be finished. All metal used in carts shall have concealed seams and overlapping joints. All wood details and finishes must be suitable for long wear in an exterior location. All detailing, construction and finishing shall be done in a craftsman like manner. No rough cut, unfinished or distressed woods will be considered as finish materials.

The proposed large vendor cart is a professionally constructed metal vendor cart. The cart is colored dark red and conforms to the Town's color chroma standards in Policy 5A. (see attached colored rendering). The current logos shown on the attached photos will be removed and any new signage will have to be approved through a separate sign permit that conform to the Sign Code. The landscaping proposed includes three wooden casks (barrels) used as planters which ties the vendor cart to the Distillery theme. There are a total of 39 parking spaces currently on the property. The proposal will not affect any of those spaces or required snow stacking area.

Policy 49 has design and operational standards as listed below for large vendor carts. Staff comments follow below.

a. Large Vendor Carts: The following additional design and operational standards apply to large vendor carts:

1. Large vendor carts must be located on private property.

The large vendor cart is proposed entirely on private property.

2. Large vendor carts may only sell food and beverages in forms suited for immediate consumption. This shall include hot or cold prepared foods and beverages, and prepackaged food and snacks, whether eaten at the site of sale, or "carry out/to go". Fresh fruits and vegetables may be sold from a large vendor cart in limited amounts if they are normally and customarily eaten in a raw form, but a large vendor cart shall not be used primarily to sell fresh fruits and vegetables.

Coffee and Waves will only sell food and beverages in forms suited for immediate consumption, as approved by the Summit County Environmental Health Department.

3. The area of a large vendor cart counts as density. The density shall be assessed against the real property on which the vendor cart is located.

Lot 1BC has a total density apportionment of 14,690 square feet. Presently 14,489 sq. ft. of density has been developed, thus 201 sq. ft. of density remains. The vendor cart is 98 square feet, hence it is below the maximum allowed density.

4. Large vendor cart owners shall improve the immediate area around their business through the installation of pavers, landscaping, awnings, and/or small decks to help the vendor carts to look less temporary, and to blend into the surrounding character. Where the surrounding area is already improved with such finishes as listed above, this requirement may be waived by the planning commission.

The vendor cart features three attached awnings and will use wooden casks to screen areas of the cart. Additionally, some casks will also serve as planters to tie the cart and Distillery theme together. The lot

has been largely developed with the construction of the Breckenridge Distillery and features extensive landscaping from that development. Staff has no concerns.

5. The maximum size of a large vendor cart is one hundred (100) square feet.

The proposed large vendor cart is 98 square feet.

6. The maximum height of a large vendor cart is ten feet (10'). The height of the cart shall be measured vertically from the ground to the highest point of the cart including signage or other equipment, if any.

Applicant's vendor cart is proposed to 8'2" tall and in conformance with this policy.

7. If a large vendor cart is connected to the town's municipal water system, the owner must pay water plant investment fees for the vendor cart. If a large vendor cart is connected to the town's municipal water system, it must also be connected to the public sanitation system.

The vendor cart will not be connected to the town's municipal water system or the Upper Blue Sanitation District. It will fill potable water via a food grade hose used to draw water from the Breckenridge Distillery as needed. Greywater will be removed as needed and transported off-site to an approved disposal site.

8. If a large vendor cart uses a commissary kitchen, the commissary kitchen must be identified on the vendor cart permit application, and any applicable water plant investment fees must be paid by the owner of the commissary kitchen. If the commissary kitchen changes during the term of the permit, the large vendor cart permit holder must notify the director within ten (10) days of the date of the change.

At this time, the applicant is not proposing a commissary kitchen.

9. Siding and other compatible materials used on a large vendor cart must wrap all sides of the vendor cart.

The exterior of the vendor cart is entirely constructed from painted fiberglass and metal. Since the cart is located outside of the Conservation District staff finds the proposed materials acceptable.

10. Exterior colors used on a large vendor cart must meet the town's color chroma palette. The color of all large vending carts shall be selected from the "Munsell Book Of Color" on file with the community development department. The maximum chroma for the exterior of a large vending cart shall be 4 (unless red or yellow are used, then a maximum chroma of 6) and a maximum value of 6.

The cart is colored dark red and conforms to the Town's paint chroma standards.

11. All signs for a large vendor cart shall be subject to the Breckenridge sign code. One permanent freestanding sign is allowed for a large vendor cart, unless otherwise prohibited by the Breckenridge sign code.

The applicant is still working on the sign plan. The current logos will be removed and new signage will be permitted with a separate sign permit application. The signs will meet the Breckenridge Sign Code.

12. Generators are prohibited for large vendor carts, except for use as an emergency source of power when the permanent source of power to the large vendor cart is temporarily unavailable.

Applicant will have power from the Breckenridge Distillery and will not be using a generator.

13. If a large vendor cart has wheels, the wheels shall be permanently screened with a skirting design architecturally compatible with the exterior of the cart.

The wheels will be permanently screened by placing wooden casks in front of the wheels.

14. Any trailer hitch on a large vendor cart must be removed or completely covered from view.

The trailer hitch will be removed or completely covered from view.

15. Owners of large vendor carts must obtain and maintain in full force and effect throughout the permit a valid town of Breckenridge business license.

The owner will obtain a valid business license.

16. Large vendor carts must be windproof, waterproof and locked when not in operation.

The cart is windproof, waterproof and will be locked when not in operation. The cart has windows that can open for serving food and lock when the business is closed.

17. Outdoor seating for a large vendor cart is limited to a maximum of twelve (12) seats and three (3) tables.

The seating plan proposes (3) outdoor seats.

18. The operator of a large vendor cart shall comply with all applicable health regulations with respect to the operation of the large vendor cart.

The cart is currently in process for approval as a food vendor cart by Summit County Environmental Health.

Policy 18 (Relative) Parking: Restaurants outside of the Parking Service Area are required to have 1 space for every 4 persons of capacity. In this case, the vendor cart is proposing 3 seats, requiring 0.75 of a parking space. The Town always rounds up to a whole parking space, hence the vendor cart requires 1 parking space. There are 39 parking spaces on-site, of which 37 are required for the distillery; hence the minimum parking is being exceeded by 1 parking space. Additionally, the hours of operation for the vendor cart and Distillery minimally overlap (morning versus afternoon/evening), so the vendor cart should not have any impact the site's parking. Staff has no concerns.

Other Issues: Staff has advised the applicants that separate from this development permit an approval from Red, White and Blue Fire District is required.

Point Analysis (Section: 9-1-17-3): Staff found the proposal to meet the requirements of Policy 49 (Absolute) Vendor Carts and all other Absolute Policies. Staff found no reason to assign positive or negative points under any Relative Policies.

Staff Recommendation

The Planning Department recommends the Commission approve the Coffee and Waves Large Vendor Cart, (PL-2017-0129) located on Lot 1BC, Block 9, Airport Subdivision, 1925 Airport Road, showing a passing score of zero points along with the attached Findings and Conditions.

Final Hearing Impact Analysis				
Project:	Coffee and Waves Large Vendor Cart	Positive Points	0	
PC#	PL-2017-0129			
Date:	4/28/2017	Negative Points	0	
Staff:	Chris Kulick, AICP			
		Total Allocation:	0	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		

18/R	Parking-Public View/Usage	2x(-2/+2)	
18/R	Parking - Joint Parking Facilities	1x(+1)	
18/R	Parking - Common Driveways	1x(+1)	
18/R	Parking - Downtown Service Area	2x(-2/+2)	
19/A	Loading	Complies	
20/R	Recreation Facilities	3x(-2/+2)	
21/R	Open Space - Private Open Space	3x(-2/+2)	
21/R	Open Space - Public Open Space	3x(0/+2)	
22/A	Landscaping	Complies	
22/R	Landscaping	2x(-1/+3)	
24/A	Social Community	Complies	
24/R	Social Community - Employee Housing	1x(-10/+10)	
24/R	Social Community - Community Need	3x(0/+2)	
24/R	Social Community - Social Services	4x(-2/+2)	
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)	
24/R	Social Community - Historic Preservation	3x(0/+5)	
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15	
25/R	Transit	4x(-2/+2)	
26/A	Infrastructure	Complies	
26/R	Infrastructure - Capital Improvements	4x(-2/+2)	
27/A	Drainage	Complies	
27/R	Drainage - Municipal Drainage System	3x(0/+2)	
28/A	Utilities - Power lines	Complies	
29/A	Construction Activities	Complies	
30/A	Air Quality	Complies	
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2	
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)	
31/A	Water Quality	Complies	
31/R	Water Quality - Water Criteria	3x(0/+2)	
32/A	Water Conservation	Complies	
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)	
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)	
	HERS index for Residential Buildings		
33/R	Obtaining a HERS index	+1	
33/R	HERS rating = 61-80	+2	
33/R	HERS rating = 41-60	+3	
33/R	HERS rating = 19-40	+4	
33/R	HERS rating = 1-20	+5	
33/R	HERS rating = 0	+6	
	Commercial Buildings - % energy saved beyond the IECC minimum standards		
33/R	Savings of 10%-19%	+1	
33/R	Savings of 20%-29%	+3	
33/R	Savings of 30%-39%	+4	
33/R	Savings of 40%-49%	+5	
33/R	Savings of 50%-59%	+6	
33/R	Savings of 60%-69%	+7	
33/R	Savings of 70%-79%	+8	
33/R	Savings of 80% +	+9	
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)	
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)	
33/R	Large Outdoor Water Feature	1X(-1/0)	
	Other Design Feature	1X(-2/+2)	
34/A	Hazardous Conditions	Complies	
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)	
35/A	Subdivision	Complies	
36/A	Temporary Structures	Complies	
37/A	Special Areas	Complies	
37/R	Community Entrance	4x(-2/0)	
37/R	Individual Sites	3x(-2/+2)	
37/R	Blue River	2x(0/+2)	
37R	Cucumber Gulch/Setbacks	2x(0/+2)	
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)	
38/A	Home Occupation	Complies	
39/A	Master Plan	Complies	
40/A	Chalet House	Complies	
41/A	Satellite Earth Station Antennas	Complies	
42/A	Exterior Loudspeakers	Complies	

43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

TOWN OF BRECKENRIDGE

Coffee & Waves Large Vendor Cart
Lot 1BC, Breckenridge Airport Subdivision
1925 Airport Road
PL-2017-0129

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **May 10, 2017**, 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 **May 16, 2017**, 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.

CONDITIONS

7. 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.
8. 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.
9. This permit expires three (3) years from date of issuance, on **May 23, 2020**. 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 one year, but without the benefit of any vested property right.
10. 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.
11. Applicant shall meet Policy 9-1-5 49/A (A) Large Vendor Carts.
12. A separate sign permit is required for this large vendor cart.
13. 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 operational or material deviation from the approved plans and specifications without Town approval as a modification may result in the Town legal action under the Town's development regulations.

14. Applicant shall remove the cart and all associated improvements once the vendor cart stops operating for a period of 6 months or the permit expires whichever is sooner.



Trailer Specifications:

- Dimensions - 14 ft x 7 ft
- Height - 8 ft 2 inches
- Square footage – 98 square feet
- Material – fiberglass

Landscaping – The cart will be located on a paved area backed to a hillside/retaining wall. Barrels, planters and items in keeping with the design of the Breckenridge Distillery will be placed to cover wheel wells and the trailer hitch. Pavers will be placed in the adjacent dirt area, if necessary, to allow for limited seating in the summer season. The cart is currently equipped with three attached awnings that lock down to secure the trailer when not in use.

The vendor cart will not be permanently connected to water, but will fill potable water via a food grade hose used to draw water from the Breckenridge Distillery as needed. The cart will not be attached to a sanitation system, grey water will be removed as needed and transported off-site to an approved disposal site.

No commissary kitchen is proposed.

All sides of the trailer are painted a dark red smooth coat. Current logos will be removed or covered with approved signage.

Signage will be permitted separately.

Power will be obtained from the Breckenridge Distillery, and will not utilize a generator.

Wheels will be screened with barrels or other materials in keeping with the décor of the Breckenridge Distillery.

Hitch will be completely covered from view.

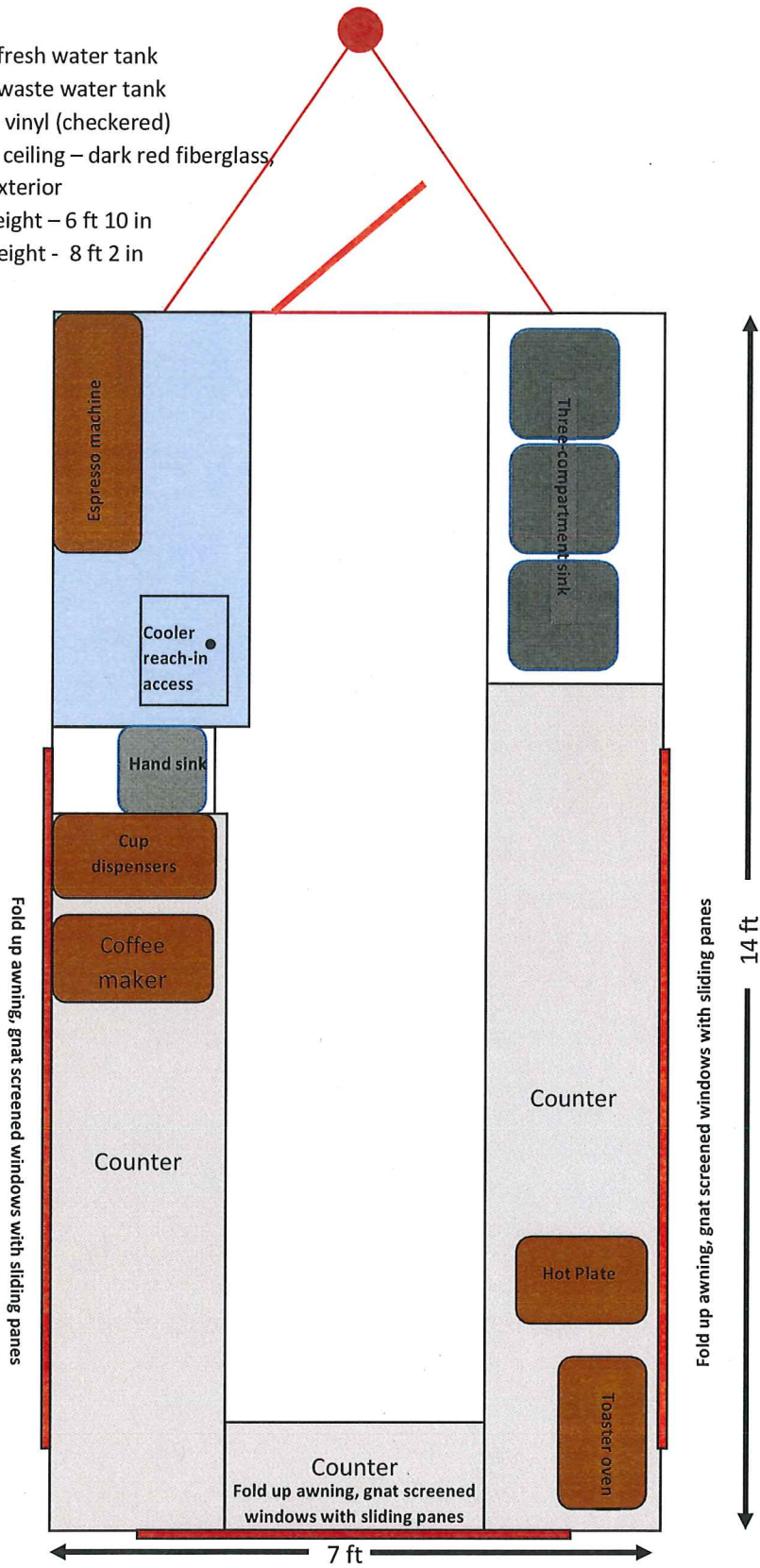
Owner has obtained a valid business license.

The cart is windproof, waterproof, and locked when not in operation. All windows lock from the inside, and the entry door has a keyed lock.

Outdoor seating will not exceed 12 seats and 3 tables located on paved surface.

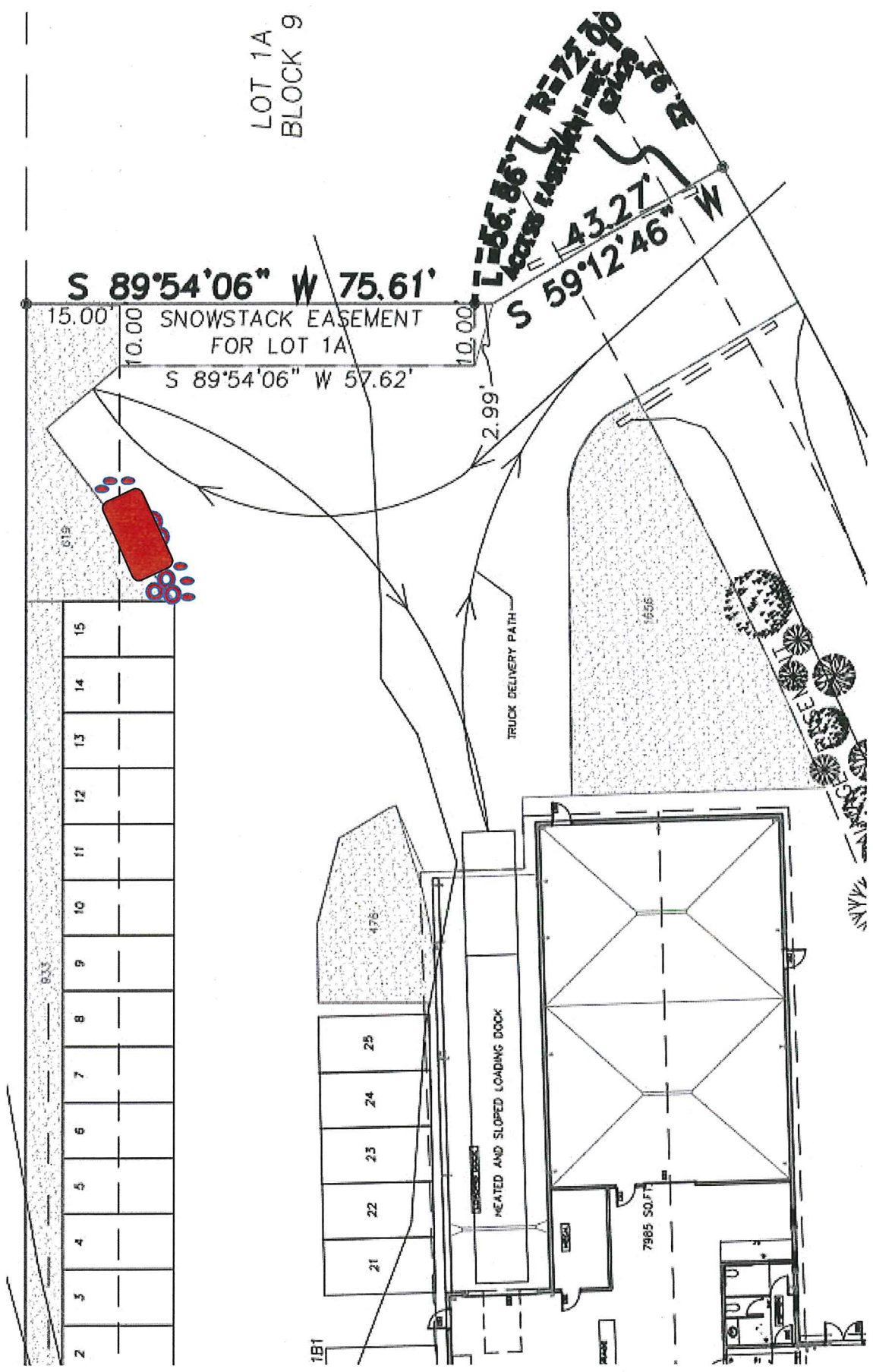
Coffee and waves will be located in the underserved, developing, Airport Rd area of Breckenridge at the Breckenridge Distillery, and aims to serve the businesses and residents in the area, college students and faculty, those heading to satellite lot parking, and anyone commuting to or through Breckenridge from the north. Hours of operation are anticipated to be 6 am to 1 pm/7 days a week. Coffee and waves will serve specially crafted coffee, espresso drinks, and teas with an emphasis on quality, health-promoting ingredients. Each item will be made to order with no stacking of espresso shots or multiple uses of the same or re-heated milk. Coffee and waves will also serve light breakfast and snack items, including options for paleo, gluten free and vegan diets (see attached tentative menu).

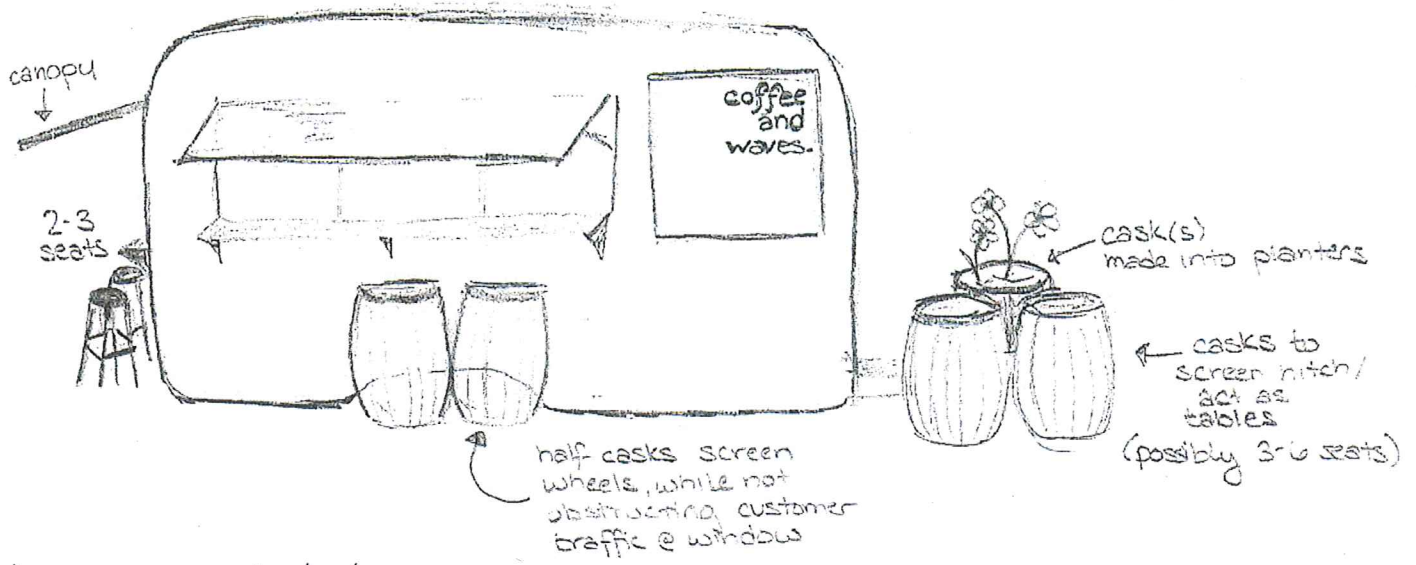
- 30 gallon fresh water tank
- 54 gallon waste water tank
- Flooring – vinyl (checkered)
- Walls and ceiling – dark red fiberglass, same as exterior
- Interior height – 6 ft 10 in
- Exterior height - 8 ft 2 in





LOT 1A
BLOCK 9





*may be positioned facing opposite direction, both sides of trailer are identical