



TOWN OF
BRECKENRIDGE

Planning Commission Meeting Agenda

Tuesday, July 7, 2020, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

Please Note: This will not be an in-person meeting. The meeting will be conducted remotely via an online portal. For more information, including how to participate, please visit www.townofbreckenridge.com, Your Government, Councils and Commissions, Planning Commission.

5:30pm - Call to Order of the July 7, 2020 Planning Commission Meeting; 5:30pm Roll Call

Location Map 2

Approval of Minutes 3

Approval of Agenda

5:35pm - Public Comment On Historic Preservation Issues (Non-Agenda Items ONLY; 3-Minute Limit Please)

5:40pm - Consent Calendar

1. Lockett Addition, Remodel, and Variance (JL), 113 Red Feather Rd., PL-2020-0197 13

2. Willibrand Addition and Remodel (LS), 107 Sawmill Rd., PL-2020-0152 27

3. Blitz Addition and Remodel (LS), 105 Sawmill Rd., PL-2020-0153 41

5:45pm - Other Hearings

1. Alexander Residence (LS) 468 Peerless Dr, PL-2020-0137 (*Continued from the June 16th meeting*) 55

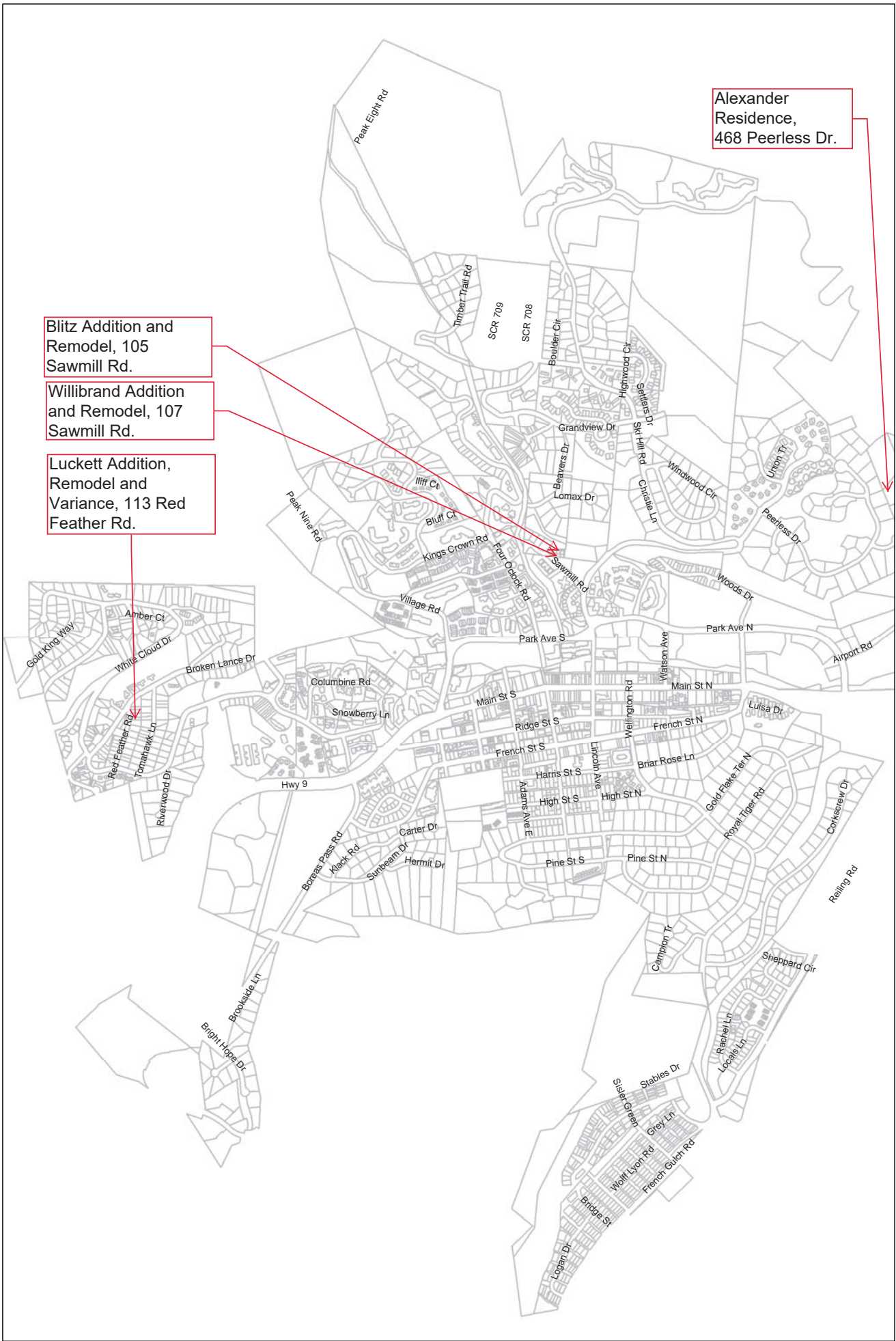
6:15pm - Other Matters

1. Town Council Summary (Memo Only) 90

6:30pm - Adjournment

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 the 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.



Blitz Addition and Remodel, 105 Sawmill Rd.

Willibrand Addition and Remodel, 107 Sawmill Rd.

Lockett Addition, Remodel and Variance, 113 Red Feather Rd.

Alexander Residence, 468 Peerless Dr.

PLANNING COMMISSION MEETING

The meeting was called to order at 5:31 p.m. by Chair Gerard. The meeting was a virtual electronic meeting through the Zoom platform, as a result of the COVID-19 crisis.

ROLL CALL

Christie Mathews-Leidal
Mike Giller

Jim Lamb
Steve Gerard

Ron Schuman
Lowell Moore

APPROVAL OF MINUTES

Ms. Mathews-Leidal indicated that her last name is spelled incorrectly on pages 1, 2, and 3. Mr. Gerard noted that on page 5 it should reflect the following: *Mr. Gerard advised the applicant that they had the right to request a continuance of the Final Hearing, without penalty or prejudice to time standards, to a time when an open public hearing could be held. Mr. Gerard asked the applicant if it was their desire to waive the right to an open public hearing and proceed to a Final Hearing in virtual format? Mr. Begley stated that he wished to proceed with the Final Hearing in virtual format.* With these changes, the May 19, 2020 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the June 16, 2020 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

WORK SESSIONS:

1. Father Dyer Addition, 310 Wellington Road, PL-2020-0135: Mr. Kulick presented a worksession for a Development Agreement for the purpose of expanding the Church through an addition to the non-historic part of the existing building. Staff asked the following questions of the Commission:

1. Does the Commission believe the design fails Design Standards 37, 80, 88 and 144?
2. Does the Commission feel it is important that the new addition is setback from the previous addition instead of protruding out towards the street frontage?
3. Does the Commission find the proposed glazing conforms with Design Standards 95, 96 and 148?
4. Does the Commission have any additional comments on the proposed project design?

Commissioner questions:

Mr. Moore: No real questions. Thanks Chris. The site visit helped a lot.

Mr. Lamb: No questions.

Mr. Giller: When you were talking about windows and fenestration, you talked about changing the windows for egress. Can you explain? (Mr. Kulick: On the garden level that is proposed, I believe some of the earlier feedback we had was to reduce glazing. On the lower level, it is harder to get windows that have dimensions that we would typically see in a historic application that provide egress. Additionally, coming from the intersection of Wellington Road and Harris Street to the northwest, there is 8' of elevation change and that is where the garden level comes from. The applicant can speak to the lower level windows.) I sort of doubt that the basement windows would be egress in a commercial building and so I think the windows could be modified.

(Mr. Craig: We were trying to get as much light in the lower level because it is used frequently. Granted, the proposed windows are not a historic shape, perhaps we could at least go to a square window which is seen more frequently in the Historic District. We have some square windows in other areas.) I think that would be an improvement and I want to clarify that those are not egress windows. (Mr. Craig: Correct.) So the primary elevation, the front, facing south now has a doorway and a shed roof which is not a design element that is not seen anywhere else on the building. What are the thoughts behind that? (Mr. Craig: We were trying to make it a more of secondary entrance. The shed roof came from the egress requirements. The new portion of the building is similar to the proportions of the historic, just narrower and smaller.) Can you speak to the compatibility of the shed roof with the other elements? (Mr. Craig: The door itself is similar to the current configuration. We removed the arched window that was above it and got rid of the gable. The intent is to make it subordinate to the main building. We can look at making it a gable, but we would like to leave the door in the same opening if possible.)

Mrs. Mathews-Leidal: Thank you for the report and the review of the Historic District Standards. With this addition, I'm assuming additional parking is required. Are we meeting the parking requirements on-site or is that something that needs to be included in the Development Agreement? (Mr. Kulick: It would likely need to be included in the Development Agreement, but they are still adding seven more spaces than currently exist.) You eluded to it because the structure is non-residential and within a residential character area. To help Mr. Craig and keep Planning Commission in the loop, how would setbacks and open space be assessed? (Mr. Kulick: It would be assessed as a non-residential site. With the gardens and landscaping in front and back of the building, they will likely meet the requirement. Additionally, the alley is proposed to be removed, so that will provide additional open space.) I appreciate the discussion on the glazing, but I also see the porch and door addition on the northwest elevation. I am not sure that it meets the Historic District design standards. I think this is something the applicant should look at. This is the entrance off the rear. I believe the stucco does not meet the Historic District Standards either. Please modify.

Mr. Gerard: When you look at the northern view of the structure, the ridgeline seems excessively long and the proposed addition should be setback further. (Mr. Kulick: Yes, that is similar to the concerns we have with the overall façade width that addressed under Design Standards 88 and 144.)

Mr. Craig: The reason is because we don't want the addition to dominate and the existing non-historic portion would become more of a link between the two. (Mr. Kulick: We have to avoid making the roofline overly complicated by break it up too much. On the Casey Residence, we steered the architect to simplify the roof design of the addition because the initial design was too complicated. The ridgeline is long and the façade is wide, but if we try add breaks to it, we might run into issues with it being too complicated.)

Mr. Schuman: When St. Mary's Church was renovated, they added additional kitchen area and it ended up being used more than anticipated. How would staff remedy that issue on this site? They do not want to lose one curb cut in the parking lot but if Engineering wants to see that curb cut removed, is that a done deal? (Mr. Kulick: I think it will be an ongoing discussion with Engineering. They have the authority to say yes or no, but it may be able to be addressed within the Development Agreement.)

Mr. Craig: Our biggest issue or what we are trying to do is to give the congregation enough of an indicator that they could move forward with fundraising. We are the only non-residential building in this area, and we would like input, mostly on the density. Other comments make sense, but those are things that would typically be handled with the

site plan or Class A. That process might be a year or two away.
Mr. Kulick: I ran the parking calculations and it looks like right now, they would be slightly deficient for the new addition portion so that is something that would likely need to be included in the Development Agreement.

The Work Session was opened to public comment and there was none.

Commissioner Comments:

Mr. Moore: This project is close to Priority Design Standards 37, 88, and 144. With some tweaking, I think they will get there. I agree with some of the glazing and architectural comments that have been made by other Commissioners.

Mr. Lamb: I do not have any questions. I think it is going to be a good-looking building. I think what they are doing is going to be good for the congregation and the Town.

Mr. Giller: I think this is a good project. I think it is a beautiful and important building. I think it fails Priority Design Standards 37, 80, 88, and 144 but this is a worksession and we can get there. I think the new elevation should be set back more than it is. Regarding glazing, there are really too many different kinds of windows on the western elevation. It is not technically the primary facade, but it kind of acts like it. I ask that staff check on the door on the connector type of element and the shed roof. I talked a bit about making the connector more separate from the historic building. I think landscaping and plant materials could be added to further separate the massing of the historic church and the massing of the connector.

Mr. Schuman: I do believe the design fails Priority Design Standards 37, 80, 88, and 144. I think I would like to see the new addition set back a little more. I echo Mike on the concerns of the shed roof. I also agree with Mike and Christie on the glazing, but we are able to overcome those issues in the future. My biggest concern with this effort is the increased activity and intensity on the site. I think by losing the northern alley and potentially losing a curb cut, they are boxing themselves into a hole. More activity and less mobility is not somewhere you want. This is a large congregation and we are not addressing the potential problems at that corner. I think it is a good project and will help but I think we are setting ourselves up for future challenges with the increased activity.

Ms. Mathews-Leidel: I agree with Ron, if you build it, they will come. I agree with staff and believe the design fails Priority Design Standards 37, 80, 88, and 144. I think it is important that the new addition be set back from the existing addition and make it more of a differentiation. I do have concerns with that porch, double doors, and transom windows above them. I know that Mr. Craig will massage this to better meet the Historic Standards. The stucco needs to be changed. I do agree with Mike and Ron on the western façade windows and patterns. Chris, on the Milne project, we added a finding for parking separation off of the alley and that is another policy to keep on the radar.

Mr. Gerard: I think this is an important building for the Town and has an important use. We have to correct some things noted by staff. I agree it fails all four standards. I believe the addition needs to be setback further. It occurs to me that if you slid the whole design back, due to the length of the chapel, it would just disappear from the view. You might be able to lower it a foot or two because of the topographic changes and also reduce the ridge lengths. Glazing can be reduced and changes to the secondary entrance can be made to make it more like the primary entrance.

2. Highlands Filing #2, Lot 67 Building Envelope Modification, 20 Rounds Road, PL-2020-0157: Mr. LaChance presented a modification to the platted Building Envelope on this property. Staff asked the

following questions of the Commission:

1. Does the Commission find the proposed Envelope modification to comply with Subdivision Standards 9-2-4-5: Lot Dimensions, Improvements and Configurations regarding tree preservation?

Commissioner questions:

Mr. Moore: I don't really have any questions. I went to the site and observed the trees. I think I understand where the Envelope was. Some of the line markers were knocked down, but on the north boundary, one of the Building Envelope lines that had tape between stakes, that's the Envelope, right? (Mr. LaChance: The proposed Envelope would have had caution tape between the stakes, and the existing Envelope boundary would have been marked with stakes labeled "old Envelope".) Now I understand. Thank you.

Mr. Lamb: No questions.

Mr. Giller: No questions.

Mr. Schuman: No questions.

Mrs. Mathews-Leidal: No questions.

Ms. Suzanne Allen-Sabo, Applicant, Presented:

First, regarding the 25' front setback, we will fix that. We will follow up with the Corps of Engineers on the wetlands too. On the six remaining trees between the existing Envelope and the southern property line, the new Envelope would maximize the width of the building on this property. If the building is anywhere near the current Envelope those trees are gone due to fire mitigation. I do not think they are pertinent to the argument. In August of 2019, the owners purchased this lot. At one point, the neighbor on Lot 65 came onto the lot and illegally cut dozens of mature spruce trees for their view. This probably wiped out the wetlands as well. According to the Highlands Subdivision, the owners of Lot 65 agreed to plant new spruce trees on their lot and Lot 67. There are dozens of them. The watering system is connected back to Lot 65. We worked very hard with the Highlands Design Review Board and the adjacent neighbors to get their approval of the modified building Envelope. Regarding the new Envelope, there are still some remaining trees on the eastern side of the property. By moving the Envelope to the South, you actually are going to preserve and save more trees than the few remaining trees to the South.

Tim Sabo, Applicant, Presented:

(Mr. Sabo showed Google Earth images showing the tree removal progression over time.) Trees on the southern portions of the property in the area of the wetlands were cut down in between 2010 and 2011. On the most recent images, you can see the trees are taking root and getting bigger. To the north, the house is built along with the topography. We want to build the house similar and across the topography and not up the hill. With the existing Envelope, you end up cutting higher quality trees because of defensible space. With the new Envelope, we can save some of the larger existing trees. The positive of this brings the eastern line to the west and preserves some of the trees. It's not much of an increase east to west, but this proposed Envelope is what we were able to negotiate.

Commissioner Questions:

Mr. Moore: No questions.

Mr. Lamb: No questions.

Mr. Giller: No questions.

Mrs. Mathews-Leidal: No questions.

Mr. Gerard: Where would the driveway be? (Mr. Sabo: It curves from the roadway to the north, you can see it in orange on the plans.)

The Work Session was opened to public comment but none was heard.

Mr. LaChance: I would like to add one thing to the presentation: Within the staff report, I included pictures of large evergreens. I drew a line on the images to show the proposed Envelope, and you can see that at least three significant trees are just within the proposed Envelope modification. There has been some cutting and wildfire mitigation done on this property and there are several stumps. Staff finds at least three significant specimen trees are to be located within the proposed Envelope as staked by the surveyor.

Commissioner Comments:

Mr. Moore: The design standards that try to protect view sheds is very important. Regarding tree preservation, it appears to me that there are some new trees in the area of disturbance. I understand they want to get as wide of an Envelope as possible but I agree with staff. The modification does not comply with the Subdivision Standards.

Mr. Lamb: I am a tree hugger, but I am okay with cutting trees as long as you revegetate. In the Highlands, they drew a lot of these Envelopes without putting as much thought into them as they should have. If they are going to revegetate, I am fine with the modification.

Mr. Giller: I agree with staff that we should not do this and should not modify this Envelope because it wouldn't meet the subdivision standards.

Mr. Schuman: I agree with staff and the Envelope needs to remain.

Ms. Mathews-Leidal: I agree with staff's summary and find that the application does not comply with the subdivision standards.

Mr. Gerard: Are these three trees specimen trees? Yes, but whether that can be mitigated is another issue. Whether they will get cut down anyway for fire mitigation is also another issue. The thing we cannot do anything about is the setback issue. If you just apply the legal standard and move the line, they are impacted. Staff would decide if there is a mitigation issue on this.

CONSENT CALENDAR:

1. Alexander Residence, 468 Peerless Dr., PL-2020-0137

Ms. Mathews-Leidal: I traded emails with Mr. Sponable about this earlier and thought additional information would be provided. I would like to call it up so we can discuss with the Architect.

Ms. Mathews-Leidal made a motion for a call up, seconded by Mr. Schuman. The motion passed unanimously. Luke Sponable presented the project, a 11,056 single-family residence at 468 Peerless Drive.

1. Ms. Mathews-Leidal: I think it is important for the Public Record that this new condition be read into the record. (Mr. Sponable: New condition added to read: The plans shall be revised to locate the window well and its rock faced walls to be inside the disturbance envelope and show the total combined area of all lawns to be no more than 500 square feet total. The grass type will be revised to show fescue and hairgrass mix. The applicant has agreed to this.)

Commissioner Questions:

Mr. Moore: No questions.

Mr. Lamb: No questions.

Mr. Giller: No questions.

Ms. Mathews-Leidal: No questions.
Mr. Truckey: Mr. Sponable mentioned sod in his presentation, which is not necessarily prohibited. But if anyone proposes any sod areas over 500 square feet it is subject to negative points.
Mr. Don Eggers: I do not think there is anything further to add. The client is okay with reducing the sod so we do not need to mitigate additional negative points.
Mr. Gerard: My question is why it is necessary to have the drive that goes the length of the entire lot, most of it outside of the Envelope? It seems like there is an easier way. (Mr. Eggers: The client wanted to have an accessible home with the garage on the main level of the house. If we placed the driveway on the southern side of the house, there would be no screening to the adjacent property. With the driveway in its location, it is adjacent to the neighbor's drive on the north and we can provide screening between the two.)

Mr. Gerard opened the meeting for public comment but there was none and the comment period was closed.

Commissioner Comments:

Mr. Moore: No comments.
Mr. Lamb: No comments. I think it is a good looking house.
Mr. Giller: The house marginally meets the design code. I echo the concern about the driveway and the amount of fill and retaining walls. This is a big house for this site.
Mr. Schuman: No comments.
Ms. Mathews-Leidal: No additional comments.
Mr. Gerard: I have great concern about this driveway and the impact it makes on the existing landscaping. There are 14 trees being removed and when looking at the supporting documentation for positive four points, I do not think this landscaping plan is up to a positive four points when you consider the effect of the hardscape combined with the amount of trees lost.

Mr. Schuman made a motion to approve the project with the new condition read into the record and point analysis attached but rescinded his motion due to landscaping concerns by others.

Mr. Moore: I agree with the fellow Commissioners on the amount of landscaping proposed.
Mr. Lamb: No further questions or comments.
Mr. Giller: Can we discuss the retaining wall along the boundary of the property line? How closely did you look at that? There is roughly 60 feet of retaining wall and much of it is along the property line. (Mr. Sponable: This is an earlier disturbance envelope and the plat note specifically allows driveways and related retaining walls outside of the envelopes. Trees are allowed to be removed for those items as well. This project is assessed negative four points under Policy 7/R due to the amount of site grading.)
Mr. Schuman: Considering Luke's response, I think the point analysis is appropriate and I think it is a go based on staff's analysis.
Ms. Mathews-Leidal: I am struggling with this one and I know this policy came into effect in February 2018. The precedent shows positive points for landscaping but did the same projects receive negative four points for site disturbance? (Mr. Sponable: At least one of the precedent projects received negative points for site disturbance as listed in the staff report). (Mr. LaChance: The Chalissima Residence did not receive negative four points for site disturbance).
Mr. Gerard: This landscaping proposed does not seem to me that it meets four points due to the amount of trees being removed for the driveway.

Mr. Gerard made a motion to amend the point analysis that the landscaping plan receive only two points (policy 22R) and not four. Mr. Schuman seconded.

- Mr. Moore: I agree with you Mr. Chairman.
- Mr. Lamb: I think this project meets the development code.
- Mr. Giller: It bothers me that there has to be so much retaining wall in order to make this driveway work. I think there are much better ways to solve that. I would support the motion.
- Mr. Schuman: I agree with the staff's analysis and do not support the change in point analysis.
- Ms. Mathews-Leidal: Mr. Gerard, is there a number of trees that you would support to get the project to positive four points? (Mr. Gerard: I think they can get there if they match precedent but I am not sure where the trees will go because the driveway is taking up most of the open space on the lot. If the point analysis is amended and the project fails, it is up to the applicant to save the project some other way. I would support additional trees but I am not sure where they will go.) (Mr. Lamb: It would be a lot of trees, and it could eventually be over landscaped. We have that problem with some projects in the Historic District. I do not know if there is a specific number.)
- Mr. Schuman: I think we are trying to solve the problem, but in our mind it either passes or it does not. And if we don't think it passes, it is up to staff and applicant to address it. (Mr. Gerard: I agree.)
- Ms. Mathews-Leidal: Should we let the applicant speak? (Mr. Eggers: If you look at the drive immediately to the north, you see retaining wall that is the entire length of the driveway within a similar site. It seems that a number of driveways require retaining walls in order to put the driveway in. I do not know if the amount here is excessive to these lots. If you look at the precedent, those three houses each had 14-18 evergreens and we are only a couple of evergreen trees and 10 or so aspens away from the same numbers. I think those trees could easily be placed along the east side of the residence and along the south side of the property if that is required.)
- Mr. Sponable: I was able to pull the Chalissima plans that shows 25-30 trees were to be removed before the residence was built. (Mr. Gerard: How many were removed for the driveway?) I am counting about six for this.
- Mr. Giller: May I speak to a clarification to the retaining wall comment made by Mr. Eggers. Obviously, there is a retaining wall on the north property, but it looks like it is 10-20 feet long and runs right along the driveway, rather than being closer to the property line. Could you describe the construction of the walls and why they do not they follow the drive closer? What is the face of the wall? (Mr. Eggers: The wall is siloam stone that is dry stacked. We pushed to property line to we can landscape along drive and have better snow storage.)
- Ms. Mathews-Leidal: I do not want to deny the project because they would have to resubmit. Should we consider a continuance? (Mr. Gerard: If a continuance is requested, I would remove my motion.)
- Mr. Eggers: Could we add a condition that we add additional landscaping in lieu of continuance. (Mr. Truckey: That is a good gesture by the applicant, but my concern is that we need to work that through a little bit so that the landscaping is enhancing the buffering along the lot boundaries. Maybe a continuance is the best way to deal with that and we can come back in a couple of weeks.) (Ms. Puester: Mr. Eggers, would you be supportive of a continuance?) (Mr. Eggers: Yes, a continuance is better than a denial.)
- Mr. Gerard: I will withdraw my motion to amend my point analysis because the applicant is requesting a continuance.

Mr. Schuman made a motion to continue the Alexander Residence and seconded by Mr. Moore. The motion passed unanimously.

2. Cobb Residence Demolition and New Single Family Residence, 105 North Gold Flake Terrace, PL-2020-0136

Ms. Mathews-Leidal: I would like to call up this project for discussion. I have concerns in relation to the accessory dwelling unit standards.

Ms. Mathews-Leidal made a motion for a call up, seconded by Mr. Giller. The motion passed unanimously. Mr. Sponable presented the project to demolish an existing structure and construct a 6,452 sq. ft. residence. We are adding an additional condition that no washer and dryer will be added to the second floor.

Commissioner Questions:

Mr. Moore: No questions.

Mr. Lamb: No questions.

Mr. Giller: This site is visible from much of town. When I look at trees that were added, was there concern about screening the massing of the house. (Mr. Sponable: This site has seen a lot of disturbance and has no trees now. Ideally the trees would be closer to the house but it was not a requirement that the trees placed right by the house. The defensible space perimeter prohibits trees from being placed up against the house.)

Mr. Florio: It is true, if you are on Ski Hill Road, you can see the existing yellow house. There are almost no trees on the western side of the property right now. I think a request to put the trees closer to the house jeopardizes fire safety and impacts the views dramatically. I think it is more than what the adjacent properties have. We are adding a lot of trees, all of them along that western edge. We are not removing any trees in the process to construct this house and we are actually relocating one tree. We are trying to be the best neighbor as possible and improve this property. It has looked this way since Gold Flake Terrace was built.

Mr. Schuman: No questions.

Ms. Mathews-Leidal: Thanks for the willingness to remove the washer on the upper level. I still have concerns due to the design. This can be cut off from the rest of the house. Additions to existing homes are to have a separate connection but this is not an addition. I think it is easy to get around the accessory dwelling unit standards by labeling everything a wet bar. I do not understand why there is a separate entrance if it isn't an accessory unit.

Mr. Gerard: I am going to follow Christie on this. When I look at this, I see a lock off two-bedroom apartment. The area has all the things a separate lock off has.

Mr. Mickey Florio: The owners have adult children and they would like to have separation from them. That is the reason the door is separating the areas. There is a pathway that goes to downtown and they want to keep this path and connect an entrance to it on this part of this house. This wet bar is intended to provide separation and have a place for water. It complies with the 300 square foot code requirement of wet bars in public areas. This is not intended to be a separate apartment or accessory dwelling unit.

Mr. Gerard: Is there gas or 220 outlet proposed in this area? (Mr. Sponable: I do not have those plans submitted to me, but we can add it as a condition.) We should add it as no gas, no 220 volt outlet, and no short term rentals. (Ms. Puester: Rather than a condition of approval, I suggest a Finding stating this is not an accessory apartment and detailing out that no 220 or gas be allowed. This clarifies the area for the owners and puts future buyers on notice and it makes it easier to enforce.)

Mr. Giller: You mentioned the 300 square feet and the wet bar. Does that mean it has to be in a space smaller than 300 square feet? (Mr. Sponable: It is the opposite. Wet bars shall be in common rooms larger than 300 square feet and hallways are not counted in this

- calculation.)
- Mr. Schuman: I think we are trying to skin the code here mid-hearing. I think the applicant has met the standard of the new ADU code and we are trying to raise the bar, which might be inappropriate at this point.
- Mr. Lamb: I like the idea of saying no 220 volt outlet as well as no gas. It is fair enough.
- Ms. Puester: I have a new finding #6: "There is no Accessory Apartment approved with this project. No 220 Volt, gas, clothes washer or dryer shall be installed on the second floor living area with separate entrance. Should an Accessory Apartment be desired in the future, a new application for such, shall be submitted and must be approved by the Town under the then current code regulations." Also, a new Condition #12 "Sheet A1.4 shall show the Washer and Dryer removed from the second floor living area." The remaining conditions will be renumbered.

Mr. Giller made a motion to approve the Cobb Residence with the both the newly added finding and condition that Ms. Puester read into the record, which was seconded by Mr. Lamb. The project passed unanimously.

3. **Guthrie Residence Demolition and New Single Family Residence, 131 South Gold Flake Terrace, PL-2020-0114.** Without a call up, this item was approved as presented.

OTHER MATTERS:

1. Town Council Update: A written summary was provided in the packet.

Commissioner Questions / Comments:

- Mr. Moore: What happened to the tents on Main Street? (Mr. Truckey: At one time Breckenridge Tourism Office was thinking about providing tents but decided not to. We told restaurants they could provide a tent if they wanted to, subject to review for wind loads by Red, White, and Blue Fire District.)
- Ms. Mathews-Leidal: On Parkway Center, it says that Council does not want to see a loss of workforce housing. What does that mean? (Mr. Truckey: I think there was confusion on this and the statement is out of context. The site is designated for commercial uses and the applicant can propose workforce housing if they choose.)
- Ms. Mathews-Leidal: Can we revisit the ADU policy? (Mr. Truckey: Maybe we can schedule it as an agenda item on an upcoming meeting.)
- Mr. Moore: I agree. We are having the same issues in the County.
- Mr. Schuman: I think tonight's items can be training items for the staff.
- Mr. Giller: Is there any sort of best practices in other jurisdictions? (Mark: We have not found any. Maybe it is something we need to work more with the STR staff for enforcement.)
- Mr. Lott: We looked at some municipality and county regulations but can look even further, if need be.
- Mr. Kulick: For wet bars, we looked at the Summit County's rules. In many houses, there are larger common areas where a wet bar of limited scale that the county allows is inadequate and also very unlikely to be divided into a STR. Also, secondary washers and dryers are pretty common in larger homes. It does not always make sense to have the laundry consolidated in one area of a large house. Houses above a certain square footage will likely need more than a single washer and dryer to be functional.
- Ms. Puester: We just finished interviewing applicants for the recently vacated seat by Dan Schroder and we will be taking forward a recommendation to the Town Council. If everything

goes well, their first meeting will be July 7.

ADJOURNMENT:

The meeting was adjourned at 8:17 pm.

Steve Gerard, Chair

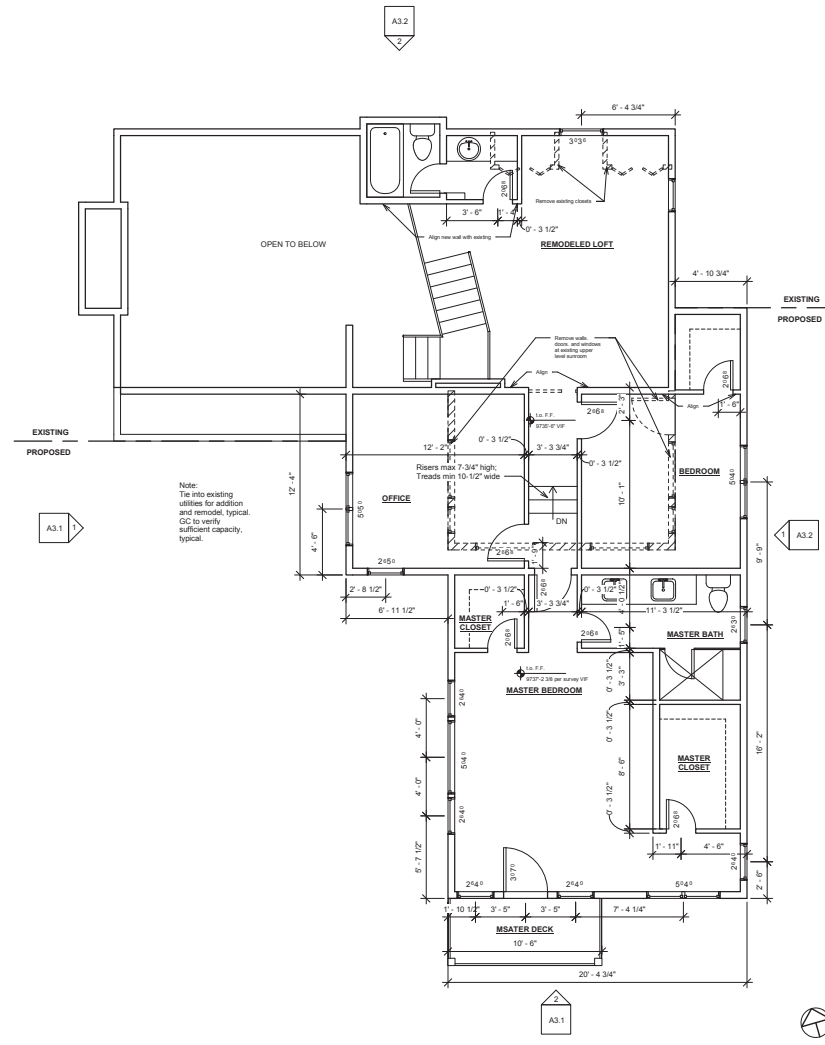


Class C Major Development Staff Report

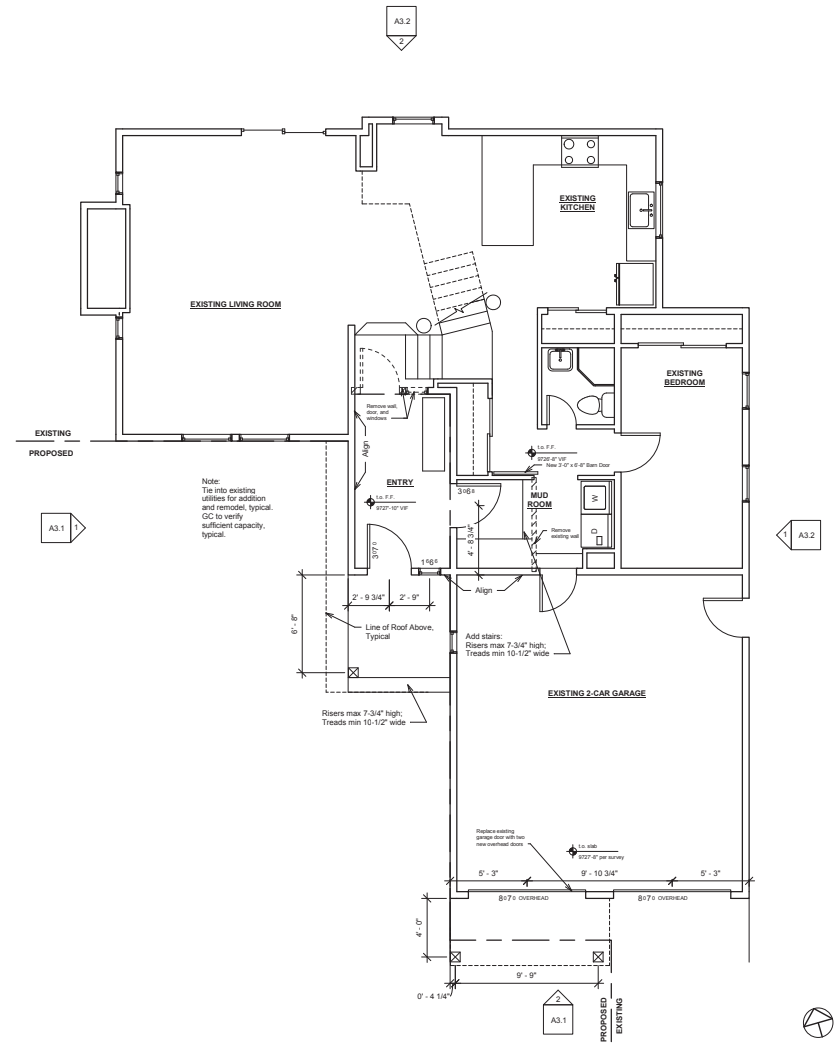
Project Title:	Lockett Addition, Remodel, and Variance	
Proposal:	Construct a 753 sq. ft. addition to an existing single-family residence. This project includes granting a new variance for the eastern side setback by the Town to update and clarify an existing setback variance the was granted by Summit County prior to the Warriors Mark annexation.	
PC#:	PL-2020-0197	
Project Manager:	Jeremy Lott, AICP - Planner II	
Date of Report:	July 2, 2020	
Property Owner:	Tim and Amy Lockett	
Agent:	Riverbend Architecture; Darci Hughes	
Proposed Use:	Single-Family Residential	
Address:	113 Red Feather Road	
Legal Description:	Warrior's Mark Subdivision #2, Lot 43	
Area of Site in Square Feet:	8,928 sq. ft.	0.20 acres
Existing Site Conditions and History:	<p>This lot contains an existing single-family residence, which according to the County Assessor's office, was constructed in 1973. In 2001, Warrior's Mark was annexed into the Town and subject to an approved density allocation map. The density allocation map identifies 1 SFE of density for Lot 43 which allows unlimited density. However, the Mass Policy limits the maximum above ground square footage. The lot has some mature landscaping and there are no existing easements.</p> <p>When this property was annexed into the Town, it was done so with an existing variance from the County approved on August 2, 1978. A document from the Summit County Clerk and Recorder's office states that the variance was granted due to an incorrect original survey.</p> <p>Because the existing variance was granted by Summit County and the language is vague, the Town Attorney recommended that the Town grant its own variance, mainly to clarify the language.</p> <p>Because the existing variance was granted by Summit County and the language is vague, the Town Attorney recommended that the Town grant its own variance, mainly to clarify the language.</p> <p>Section D. Criteria For Approval: Before the commission can grant a variance application, the applicant must prove physical hardship and the commission must find all of the following:</p> <p>1. There are special circumstances or conditions applying to the land, buildings, topography, vegetation or other matters on the subject lot which would substantially restrict the effectiveness of the development in question; provided, however, that such special circumstances or conditions are unique to the particular use of which the applicant desires a variance and do not apply generally to all uses</p> <p>9-1-11: Variances The existing variance granted permission for the existing structure to be located within the eastern side setbacks. In 1978, Summit County found that the house was constructed in it's location due to a surveying error approximately two years after the house had been constructed. Staff finds that the circumstances for this property are unique due to a surveying error found after the construction of the original house. This application is not changing the encroachment of the structure and is not proposed to be any more non-conforming that it already is.</p> <p>2. That such special circumstances were not created by the applicant. This variance was granted in 1978 to a different property owner. Staff finds that the circumstances were not created by the applicant as the footprint of the building is not changing and the encroachment into the setback is not being increased.</p> <p>3. That the granting of the variance will be in general harmony with the purposes of this chapter, and will not be materially detrimental to the persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general. The Town Attorney found that due to both the age and the vague language of the variance, the Town should grant a new variance to provide further clarification. Since the existing variance grants a setback waiver to the eastern side of this property and the building is already constructed, and the encroachment into the variance is not changing, staff feels that the granting of a new variance for the eastern side setback will not be detrimental to persons, property, or the public welfare in general.</p> <p>4. The variance applied for does not depart from the provisions of this chapter any more than is required. (Ord. 19, Series 1988) Because the variance is being granted to clarify an existing variance, staff feels that it will not depart from the provisions of the code any more than is required. This application includes an addition to the upper level of the structure, which will be no further into the setback than the footprint of the lower level.</p>	
9-1-7: Notice of Planning Commission Meetings:	Any application with a variance is required to have notice equal to that of a Class A Development Permit Application. Notice of this project with the included variance has been made as directed by section 9-1-7 of the Development Code.	
Areas of building:	Existing Square Footage	Proposed Square Footage
Main Level:	916 sq. ft.	1,006 sq. ft.
Upper Level:	532 sq. ft.	1,195 sq. ft.

Density:	1,448 sq. ft.	2,201 sq. ft.
Garage/Mechanical:	480 sq. ft.	480 sq. ft.
Total:	1,928 sq. ft.	2,681 sq. ft.
Code Policies (Policy #)		
Density (3A/3R):	Allowed: Unlimited	Proposed: 2,201
Mass (4A/4R):	Policy 4A limits the aboveground Mass in certain neighborhoods without envelopes. Within these neighborhoods, the measurement of aboveground square footage for single-family homes and duplexes only applies to that portion of the garage that exceeds nine hundred (900) square feet. Since the garage on this property is only 480 sq. ft., it is exempt from the Mass calculation and complies with Policy 4A. The total calculated Mass proposed is 2,201 sq. ft.	
Height (6A/6R):*	26.0 feet overall	
*Max height of 35' for single family outside Conservation District unless otherwise stated on the recorded plat		
Platted Building/Disturbance /Footprint Envelope?	No Envelope	This application has been classified as a Class C Development because it proposes an addition to a residential structure that exceeds 10% of the existing floor area, is located on a lot outside of the Conservation District and does not contain a platted Building or Disturbance Envelope.
Setbacks (9A/9R):		
Front (South):	Required: 25'	Proposed: 28.5'
Side (West):	Required: 7.5'	Proposed: 24.3' - No Change From Existing
Side (East):	Required: 7.5'	Proposed: Structure: 3'; Eaves: 2' - No Change From Existing. The included variance is for the eastern side setback.
Rear:	Required: 15'	Proposed: 38.1' - No Change From Existing
	Warrior's Mark was annexed with different setback regulations than required by the Development Code. In 1978, when this neighborhood was still located under the jurisdiction of Summit County, this property was granted a side setback variance on the east side of the lot. According to the document filed with the Summit County Clerk and Recorder, the variance was granted because of a surveying error. As noted above, staff finds that this application meets the criteria as required by Section 9-1-11: Variances.	
Lot Coverage/Open Space (21R):		
Drip line of Building/Non-Permeable Sq. Ft.:	1,912 sq. ft.	21.42%
Hard Surface/Non-Permeable Sq. Ft.:	688 sq. ft.	7.71%
Open Space / Permeable:	6,328 sq. ft.	70.88%
Snowstack (13A/13R):	Unchanged	
Required Square Footage:	172 sq. ft.	25% of paved surfaces is required
Parking (18A/18/R):		
Required:	2 Spaces	
Proposed:	4 Spaces	
Fireplaces (30A/30R):	No additional fireplaces are proposed with this application.	
Architectural Compatibility (5/A & 5/R):	The applicant proposes to match the existing exterior materials of the addition to the existing materials and colors. Staff has no concerns.	
Exterior Materials and Colors:	Asphalt shingles, reclaimed wood horizontal siding, vertical wood siding, and trim, timber accents and rusted corrugated metal siding to match existing.	
Landscaping (22A/22R):	The proposal does not include any new landscaping. The lot has several mature trees and meets the requirement to provide site buffering. The portion that is being added to the residence will not impact any existing landscaping. Staff performed a site visit and has no concerns for buffering on this property.	
Defensible Space (22A):	Complies	
Drainage (27A/27R):	Since the footprint of the building is not changing and the driveway is not being expanded, staff has no drainage concerns.	
Driveway Slope:	No change - 4.5%	
Point Analysis (Sec. 9-1-17-3):	Since there is an existing Variance to the eastern side setback, this application technically meets all Absolute Policies and has not been assigned any positive or negative points under the Relative Policies of the Development Code.	
Staff Action:	Staff recommends the Planning Commission approve the Lockett Addition and Remodel with the included (updated) eastern side setback variance, PL-2020-0197, 113 Red Feather Road, Lot 43, Warrior's Mark #2, showing a passing score of zero (0) points, with the attached Findings and Conditions.	

Approximate Square Footage	
Existing Main Level Livable	90
Added Main Level Livable	832
Existing Upper Level Livable	863
Added Upper Level Livable	2201
Total Livable	4086
Existing Garage	480
Gross Sq. Ft.	2661



2 Upper Level
1/4" = 1'-0"



1 Main Level
1/4" = 1'-0"

Luckett Remodel & Addition
Lot 43, Warriors Mark Filing #2
Breckenridge, CO 80424

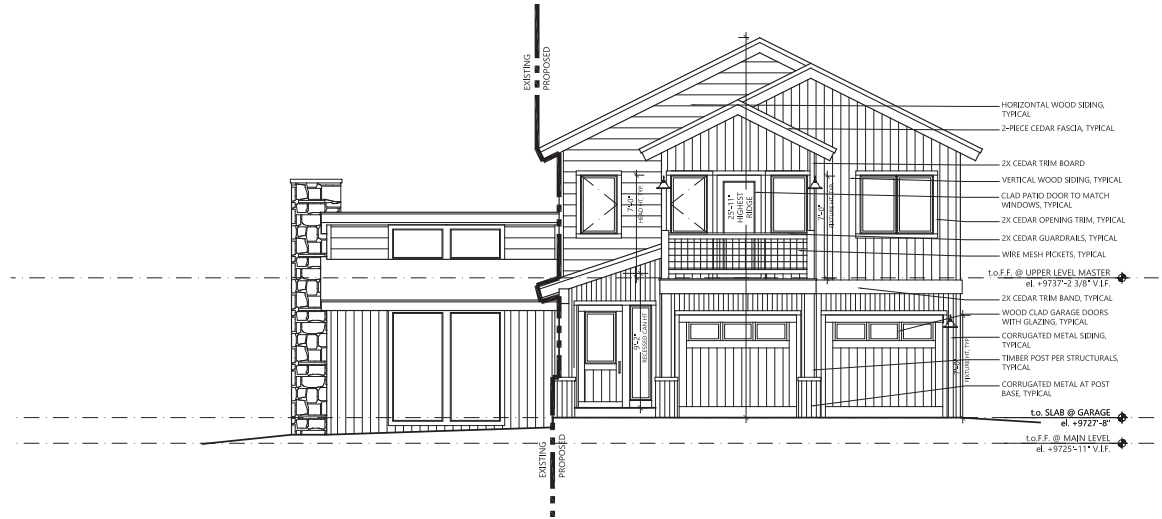
Revisions:	

Title:
Floor Plans

Sheet:
A2.1
Project No:
21802



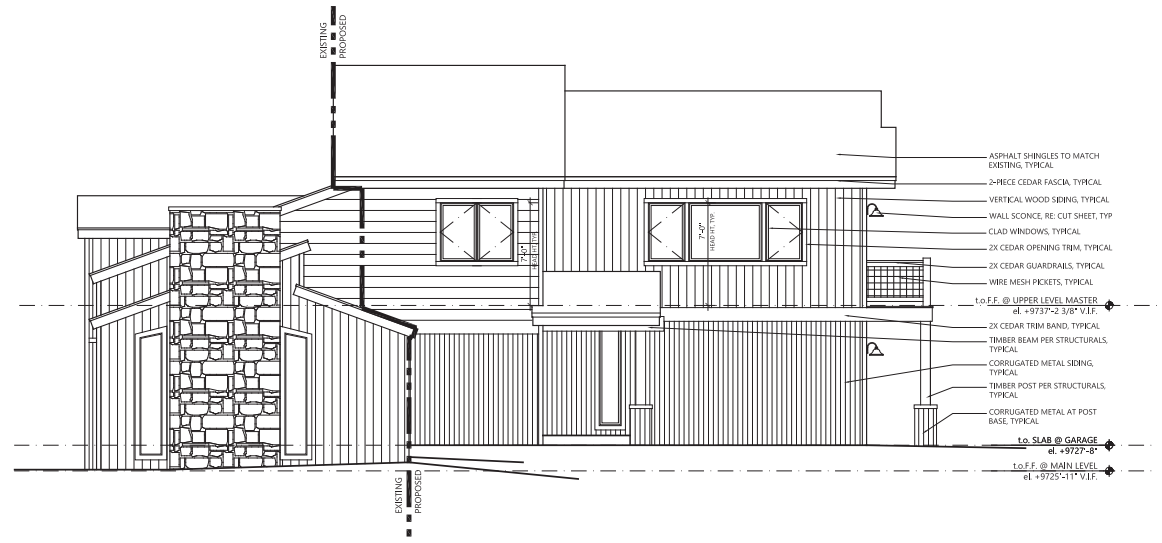
4 EXISTING SOUTH ELEVATION
1/8"=1'-0"



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



3 EXISTING WEST ELEVATION
1/8"=1'-0"



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

Revisions:	

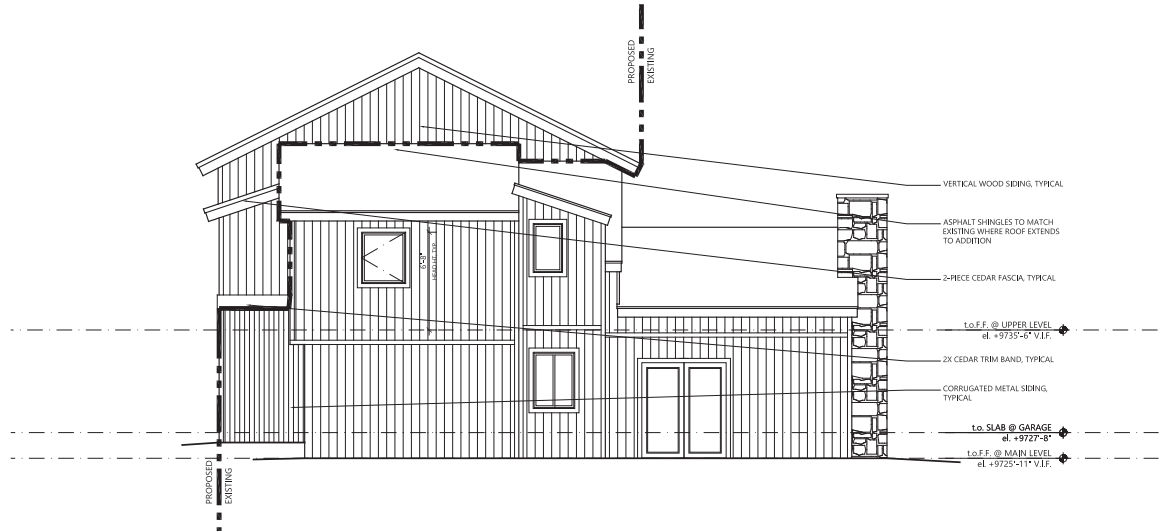
Issue Date:
05/22/20
05/20/20
04/30/20
04/29/20
10/22/19

Title:
Building Elevations

Sheet:
A3.1
Project No:
21802



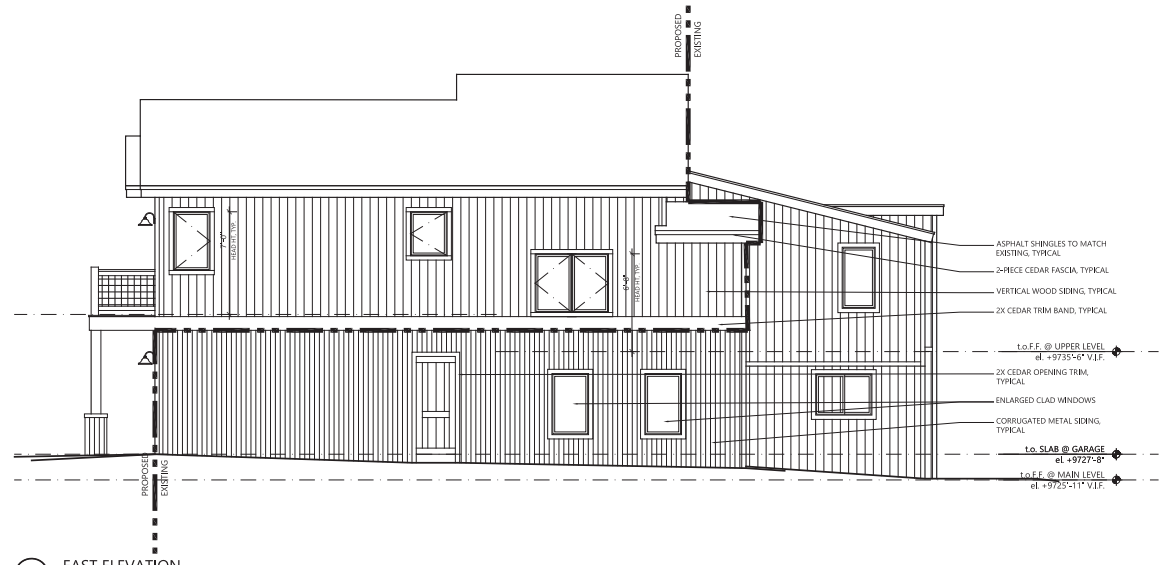
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2 NORTH ELEVATION
1/4"=1'-0"



3 EXISTING EAST ELEVATION
1/8"=1'-0"



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

Revisions:

Issue Date:
05/22/20
05/20/20
04/30/20
04/29/20
10/22/19

Title:
Building Elevations

Sheet:
A3.2
Project No:
21802



Luckett Remodel & Addition

HORIZONTAL WOOD SIDING:
RECLAIMED TO MATCH EXISTING

ASPHALT SHINGLE ROOFS:
DARK BROWN TO MATCH EXISTING

VERTICAL WOOD SIDING:
STAINED "CHOCOLATE CHERRY"
TO MATCH EXISTING

TRIM AND TIMBERS:
STAINED DARK BROWN/BRONZE
TO MATCH EXISTING

WINDOWS AND PATIO DOORS:
BRONZE TO MATCH EXISTING

METAL SIDING:
RUSTED CORRUGATED METAL



COLOR SAMPLE BOARD

Lot 43 Warriors Mark Filing #2



Bayport Collection Dark Sky 10 1/4" High Outdoor Wall Light

\$104.50

[Low Price Guarantee](#)

Qty

[ADD TO CART](#)

[ADD TO WISH LIST](#)

[In Stock - Ships in 1 to 2 Days](#)

FREE SHIPPING +  FREE RETURNS*

Style # M5913

[2 Reviews](#)

The bronze finish Bayport outdoor wall light is Dark Sky compliant.

The Bayport Collection of exterior lighting offers subtle, handsome styling. This design was created according to Dark Sky standards for preserving the nighttime environment. Bayport lights offer casual charm with a seaside feel. This outdoor wall light features a bronze finish. Illuminate your outdoor spaces with this simple, distinctive fixture.

- Bayport Collection outdoor light.
- Bronze finish.
- Dark Sky compliant design.
- Inspired by industrial and barn light designs.
- From the Designers Fountain brand of lighting.
- Takes one 100 watt bulb (not included).
- 10 1/4" high.
- 11" wide.
- Extends 13 1/2" from the wall.

Designers Fountain
Distinctive Lighting

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SUMMIT COUNTY
BOARD OF ADJUSTMENT

CASE # 78-6 DATE FILED _____

OWNER OF RECORD: JACK A. MC CLURE & ANNA B. MC CLURE

MAILING ADDRESS: F.O. BOX 1565 BRECKENRIDGE, CO. 80424

PHONE NUMBER: 453 6349

INTERESTED PARTIES: OWNERS, PUBLIC UTILITIES.

LEGAL DESCRIPTION OF PROPERTY: LOT 43 WARRIORS MARK, FILING TWO.
(NOTE: Attach plot plan, legal survey, abstract, and other required data.)

SUMMIT COUNTY
CLERK AND RECORDS
ARLYS H. WARD
01 23 4 38 PM '78

182820

In accordance with the provisions of Chapter 106, Article 2, Section 16, Colorado Revised Statutes 1973, I hereby appeal to the Board of Adjustment for an interpretation/adjustment of Summit County Regulations and/or administrative decisions in order that I might initiate/continue the use at the above named location as proposed below and shown on the attachments.

State specific situation requiring interpretation or adjustment and state undue hardship or need for proposed adjustment:

I, JACK A. MC CLURE, HEREBY REQUEST A VARIANCE TO THE SUMMIT COUNTY SIDE YARD SET BACK REQUIREMENT AND THE EIGHT FOOT WIDE UTILITY EASEMENT ALONG THE EASTERLY BOUNDARY LINE OF LOT 43 WARRIOR'S MARK FILING TWO. ENCLOSURES SHOW ORIGINAL AND CORRECTED LOT LINES AND BUILDING LOCATION, AND COPIES OF LETTERS TO INTERESTED PARTIES. ERROR WAS DISCOVERED APPROXIMATELY TWO YEARS AFTER BUILDING COMPLETION DURING AN ADJACENT LOT SURVEY.

APPELLANT'S SIGNATURE: Jack A. McClure Anna B. McClure

FEE: \$5200 (to be paid upon filing of appeal)

MEETING DATE: August 2, 1978 (appeal must be filed 15 days prior to meeting date)

APPELLANT, HIS AGENT, OR REPRESENTATIVE SHALL BE PRESENT AT THE BOARD MEETING OR HIS CASE WILL NOT BE HEARD.

BOARD ACTION: APPROVED
REASONS: Hardship seen - incorrect original survey

DATE: August 2, 1978 Carol Mariotte
Summit County Planning

TOWN OF BRECKENRIDGE

**Luckett Addition, Remodel, and Variance
Warrior's Mark Subdivision, Filing #2, Lot 43
113 Red Feather Road
PL-2020-0197**

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

FINDINGS

1. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
2. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
3. This approval is based on the staff report dated **July 2, 2020** 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.
4. 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 **July 7, 2020** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
5. The Planning Commission has received and considered the evidence submitted in connection with the Applicant's request for a variance; and based upon such evidence makes the following findings as required by the definition of a "variance" in Section 9-1-11 of the Development Code:
 - A. There are special circumstances or conditions applying to the land, buildings, topography, vegetation or other matters on the subject lot which would substantially restrict the effectiveness of the development in question; provided, however, that such special circumstances or conditions are unique to the particular use of which the applicant desires a variance and do not apply generally to all uses.

Reason/Factual Basis for Finding: The existing variance granted permission for the existing structure to be located within the existing setbacks. In 1978, approximately two years after the house had been constructed, Summit County found that the house was constructed in its location due to a surveying error. Staff finds that the circumstances for this property are unique due to a surveying error found after the construction of the original house. This application is not changing the encroachment of the structure and is not proposed to be any more non-conforming than it already is.

- B. That such special circumstances were not created by the applicant.

Reason/Factual Basis for Finding: This variance was granted in 1978 to a different property owner. Staff finds that the circumstances were not created by the applicant as the footprint of the building is not changing and the encroachment into the setback is not being increased.

- C. That the granting of the variance will be in general harmony with the purposes of this chapter, and will not be materially detrimental to the persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general.

Reason/Factual Basis for Finding: The Town Attorney found that due to both the age and the vague language of the variance, the Town should grant a new variance to provide further clarification. Since the existing variance grants a setback waiver to the eastern side of this property and the building is already constructed, and the encroachment into the variance is not changing, staff feels that the granting of a new variance will not be detrimental to persons, property, or the public welfare in general.

- D. The variance applied for does not depart from the provisions of this chapter any more than is required

Reason/Factual Basis for Finding: Because the variance is being granted to clarify an existing variance, staff feels that it will not depart from the provisions of the code any more than is required. This application includes an addition to the upper level of the structure, which will be no further into the setback than the footprint of the lower level.

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 **January 7, 2022**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.

7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
10. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

PRIOR TO ISSUANCE OF BUILDING PERMIT

11. Applicant shall submit proof of ownership of the project site.
12. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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, including lighting in the building's soffit, shall not exceed 15 feet in height from finished grade or 7 feet above upper decks. Fluorescent fixtures shall be no greater than 15 watts and LED shall be warm white or filtered (less than 3,000K) and a max of 12 watts.

18. 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

19. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
20. 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.
21. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
22. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
23. 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. All exterior metal, including metal siding and roofing, shall be non-reflective.
24. Applicant shall screen all utilities.
25. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting, including lighting in the building's soffit, shall not exceed 15 feet in height from finished grade or 7 feet above upper decks. Fluorescent fixtures shall be no greater than 15 watts and LED shall be warm white or filtered (less than 3,000K) and a max of 12 watts.
26. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
27. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.

28. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "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.**
29. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
30. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

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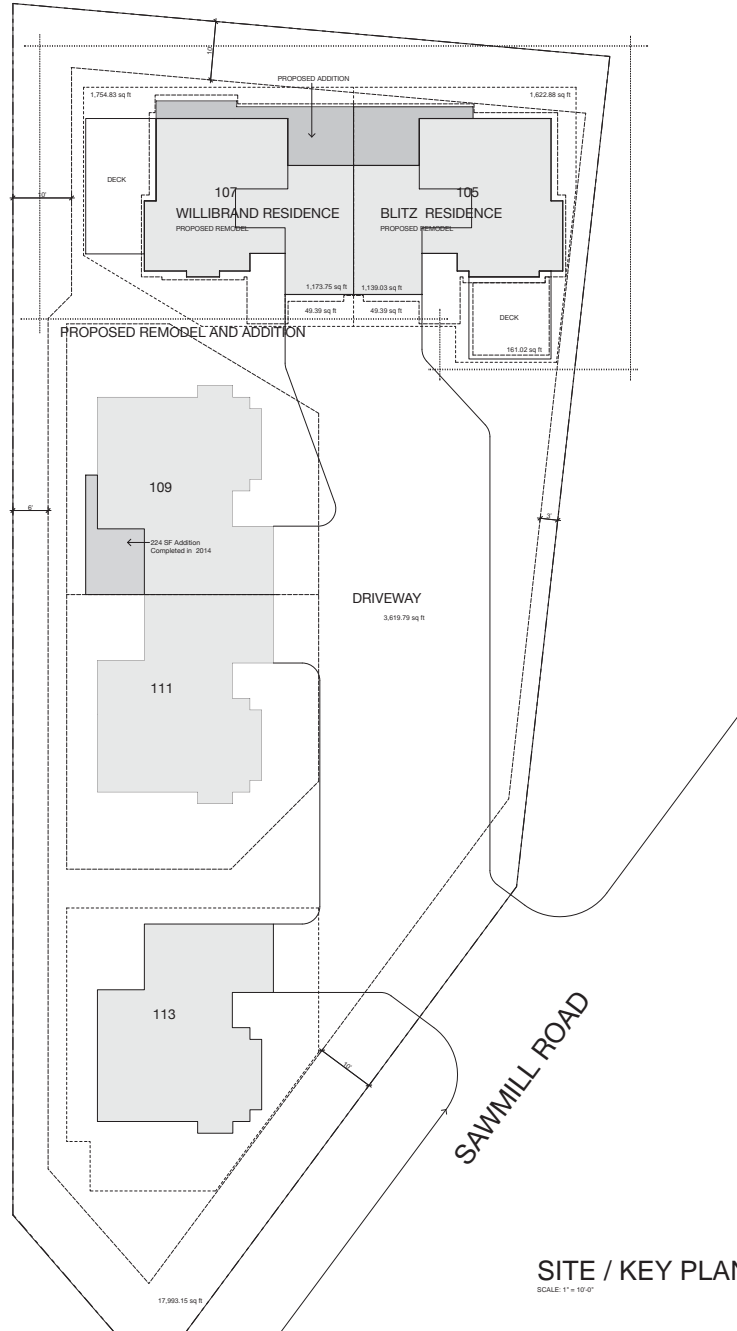


TOWN OF BRECKENRIDGE
COMMUNITY DEVELOPMENT

Class C Major Development Staff Report

Project Title:	Willibrand Residence Addition	
Proposal:	Construct a 359 sq. ft. addition to an existing duplex.	
PC#:	PL-2020-0152	
Project Manager:	Luke Sponable - Planner I	
Date of Report:	July 2, 2020	
Property Owner:	Lori Willibrand	
Agent:	Michael Shult Architect	
Proposed Use:	Single-Family Residential	
Address:	107 Sawmill Rd	
Legal Description:	Lot 2 Sawmill Patch Townhomes	
Area of Site in Square Feet:	1,755 sq. ft.	0.04 acres
Existing Site Conditions and History:	This lot contains an existing portion of a duplex, constructed in 1991. The lot has mature landscaping and there are no existing easements.	
Areas of building:	Existing Square Footage	Proposed Square Footage
Lower Level:	514 sq. ft.	59 sq. ft.
Main Level:	581 sq. ft.	124 sq. ft.
Upper Level:	571 sq. ft.	65 sq. ft.
Accessory Apartment:		
Density:	1,666 sq. ft.	248 sq. ft.
Garage/Mechanical:	266 sq. ft.	112 sq. ft.
Total:	1,932 sq. ft.	360 sq. ft.
Code Policies (Policy #)		
Land Use District (2A/2R):	LUD 21	
Density (3A/3R):	Allowed: 15 UPA	Proposed: 1,914 sq.ft
Mass (4A):	Allowed: 4,000 or 1:2 FAR	Proposed: 2,292 sq. ft.
	This project is using 248 sf. of density from the remaining HOA density bank of 1,120 sf. covering the Sawmill Patch Townhomes. HOA approval was submitted with this project. PL-2020-0153, Blitz Addition, 105 Sawmill Rd. is also being proposed in a separate application using 195 sf of the remaining density. Sawmill Patch Townhomes will have 677 sf of remaining density after approval PL-2020-0153 and this application.	
Height (6A/6R):*	25.0 feet overall	No change
	*Max height of 35' for single family outside Conservation District unless otherwise stated on the recorded plat	
Platted Building/Disturbance /Footprint Envelope?	Footprint Lot	This application has been classified as a Class C Development because it proposes an addition to a residential structure that exceeds 10% of the existing floor area, and is located on a lot outside of the Conservation District which does not contain a platted Building or Disturbance Envelope.
Setbacks (9A/9R):	This property is part of a Townhome development and is subject to perimeter boundary setbacks for the entire development. Since the development's site has five sides, staff reviewed the <i>"The Illustrated Book of Development Definitions"</i> to determine the appropriate setbacks. Upon review, staff determined the front setback to be measured from the southeast property line adjacent to Sawmill Road, the rear setback to be measured from the west property line adjacent to the Skiway Skyway and the remaining setbacks treated as side yard setbacks.	
Front (Southeast):	Required: 15'	No Change From Existing

Side (North):	Required: 5'	Proposed: 10'
Side (East):	Required: 5'	No Change from Existing
Rear (West):	Required: 15'	No Change from Existing
Site and Environmental Design (7R):	The footprint of this building is only changing slightly at the rear. There are several existing mature lodgepole pines at the rear of the structure that provide sufficient screening from the adjacent Town-owned open space parcel. Staff has no concerns.	
Drip line of Building/Non-Permeable Sq. Ft.:	1,174 sq. ft.	66.89%
Hard Surface/Non-Permeable Sq. Ft.:	49 sq. ft.	2.79%
Open Space / Permeable:	532 sq. ft.	30.31%
Snowstack (13A/13R):	No change	
Parking (18A/18/R):	No change	
No. of EPA Phase II Wood Burning:	No additional.	
Architectural Compatibility (5/A & 5/R):	The applicant proposes to match the existing exterior materials of the addition to the existing materials and colors. Staff has no concerns.	
Exterior Materials and Colors:	Cedar siding (lap and board and batten) and trim; clad windows, cedar columns	
Exterior Colors:	Same as existing.	
Planting Type	Quantity	Size
	No additional landscaping proposed	
Drainage (27A/27R):	Minimal expansion of building footprint, staff does not have any concerns in regard to drainage.	
Driveway Slope:	No change	
Point Analysis (Sec. 9-1-17-3):	This application has met all Absolute Policies, and has not been assigned any positive or negative points under the Relative Policies of the Development Code.	
Staff Action:	Staff has approved the Willibrand Residence Addition, PL-2020-0152, 107 Sawmill Rd, Lot 2, Sawmill Patch Townhomes, showing a passing score of zero (0) points, with the attached Findings and Conditions.	
Additional Conditions of Approval:		



SITE / KEY PLAN

SCALE: 1" = 10'-0"

PROJECT DATA

PROJECT DESCRIPTION

Addition and Remodel to Existing Townhomes
2 Story + Basement w/ Attached 1 Car Garage

Summary of Work

Project includes replacing interior finishes, cabinets, doors, lighting, and fireplaces
Exterior work includes replacing all windows, decks, and repair of siding/trim
Existing Spa deck on north side of 105 will be removed.
Addition includes Living Area on three levels and Garage Storage

BLITZ RESIDENCE

105 Sawmill Road
Lot 1 Saw Mill Patch Townhomes
Breckenridge Colorado

Proposed Addition Area Calculation

Proposed Addition	
Main Floor	130.0
Upper Floor	64.7
Total Living	194.7 sf
Garage Storage	111.7

Proposed Site Coverage

Lot Area	1623
Drip line / Non-Permeable	1139 70%
Paving / Non-Permeable	210 13%
Open Space / Permeable	274 17%

WILLIBRAND RESIDENCE

107 Sawmill Road
Lot 2 Saw Mill Patch Townhomes
Breckenridge Colorado

Proposed Addition Area Calculation

Proposed Addition	
Lower Floor	58.7
Main Floor	123.5
Upper Floor	64.7
Total Living	246.9 sf
Garage Storage	111.7

Proposed Site Coverage

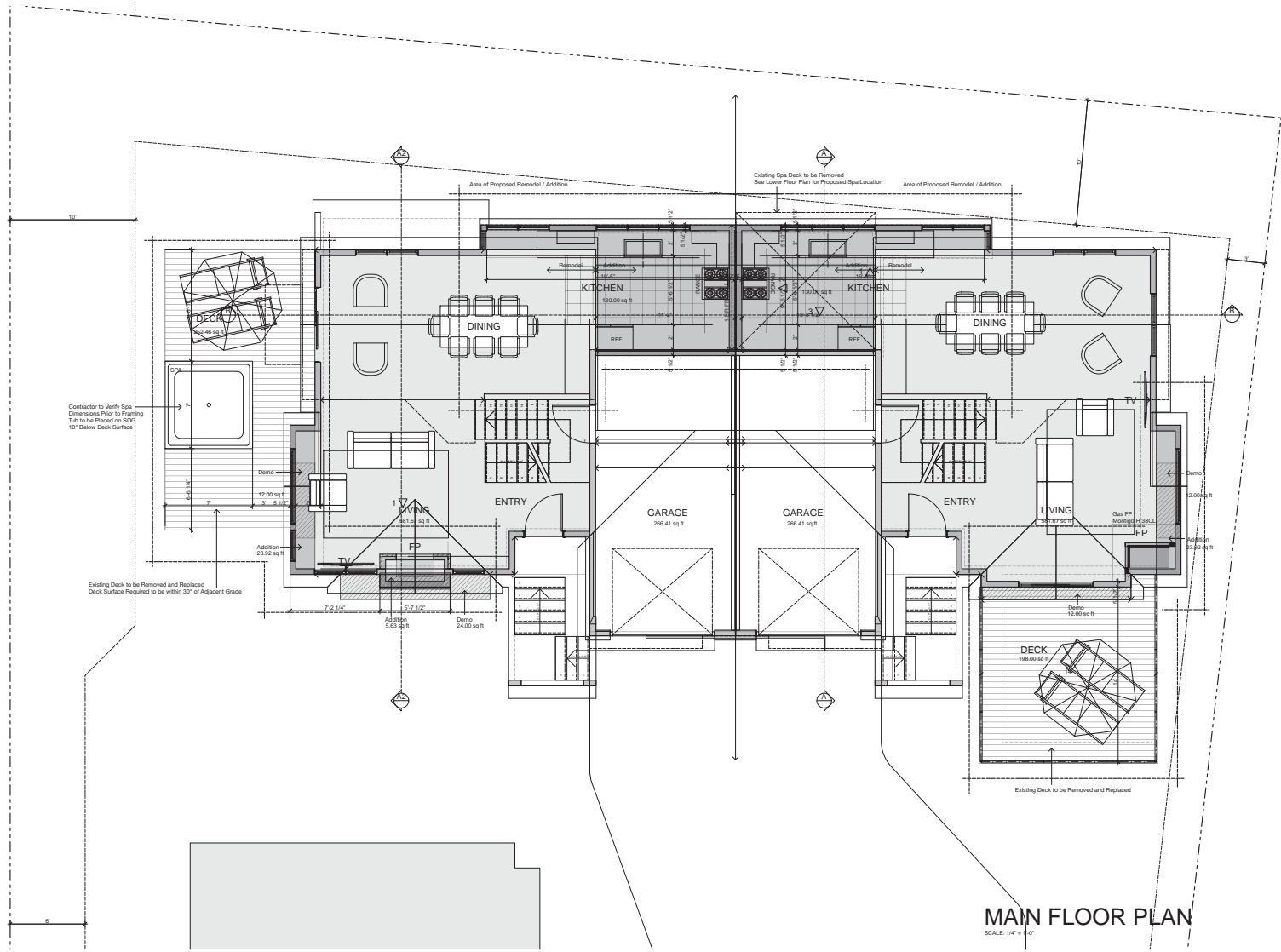
Lot Area	1755
Drip line / Non-Permeable	1174 67%
Paving / Non-Permeable	49 03%
Open Space / Permeable	532 30%

PROJECT DENSITY CALCULATION

Available Density per Unit	224.0 sf
Available Density 105 +107	448.0 sf
Total Proposed Addition	441.6 sf

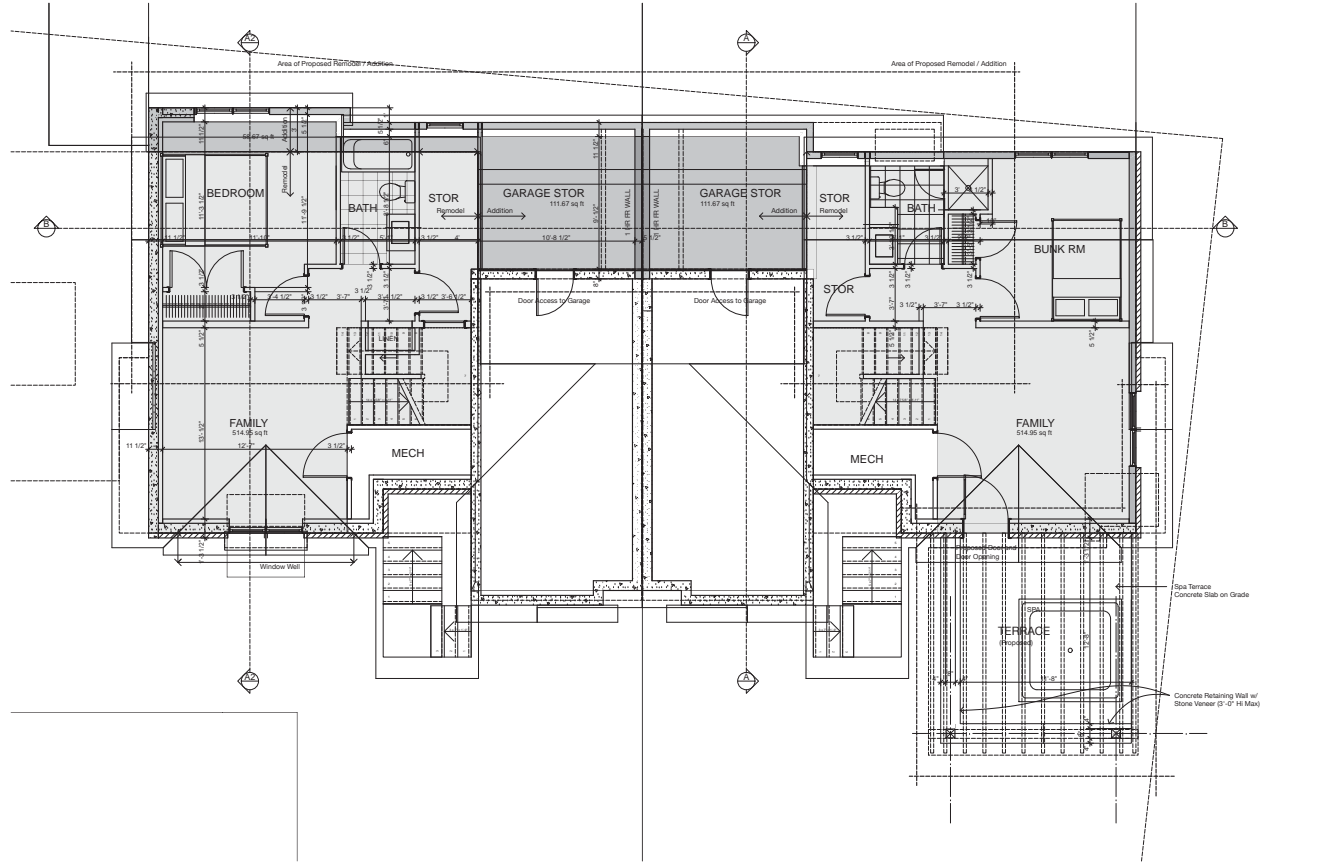
BUILDING CODES

2018 International Residential Code
2018 International Energy Conservation Code
Town of Breckenridge Amendments



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED DELAND ADDITION FOR
105 AND 107 SAWMILL ROAD
LOTS 1 AND 2 SAWMILL INVOCH TOWNSHIPS
BRICKENRIE, COLORADO



LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

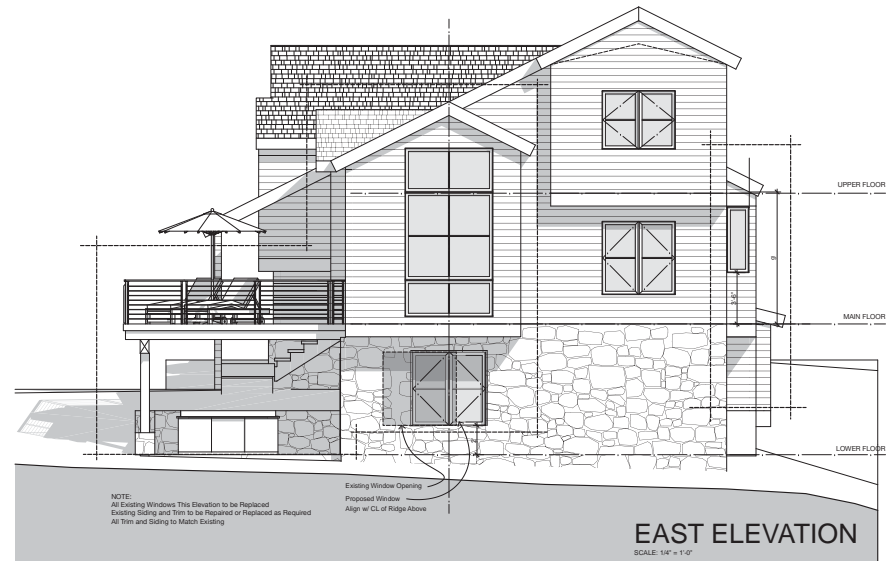
PROPOSED REDEVELOPMENT
105 AND 107 SAWMILL ROAD
LOTS 1 AND 2 SAWMILL PINCH TOWNHOMES
BRICKENRIECK, COLORADO



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



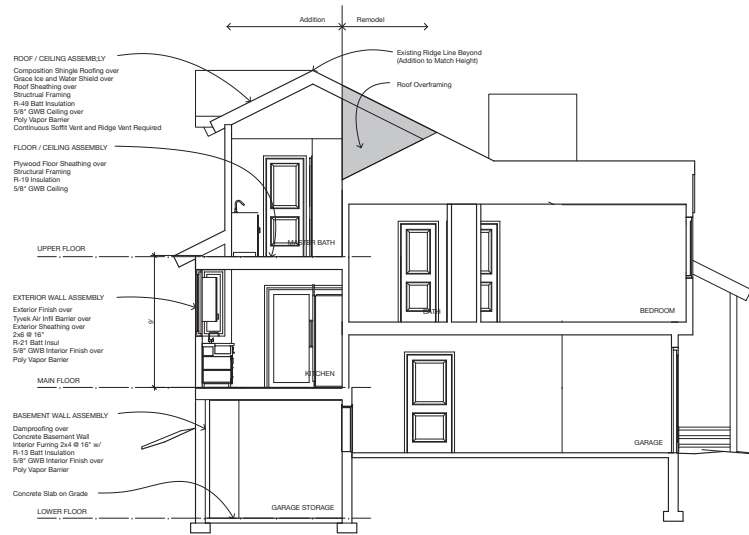
WEST ELEVATION
SCALE: 1/4" = 1'-0"



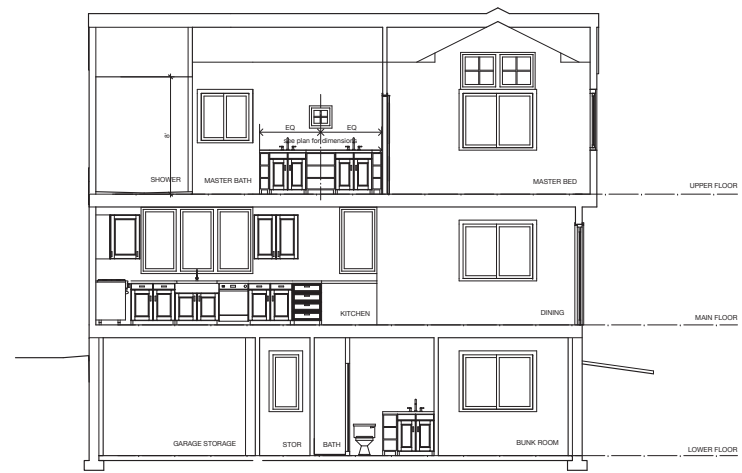
EAST ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED REMODEL AND ADDITION FOR
105 AND 107 SAWMILL ROAD
LOTS 1 AND 2, SAWMILL RANCH TOWNHOMES
BROOKRIDGE, COLORADO



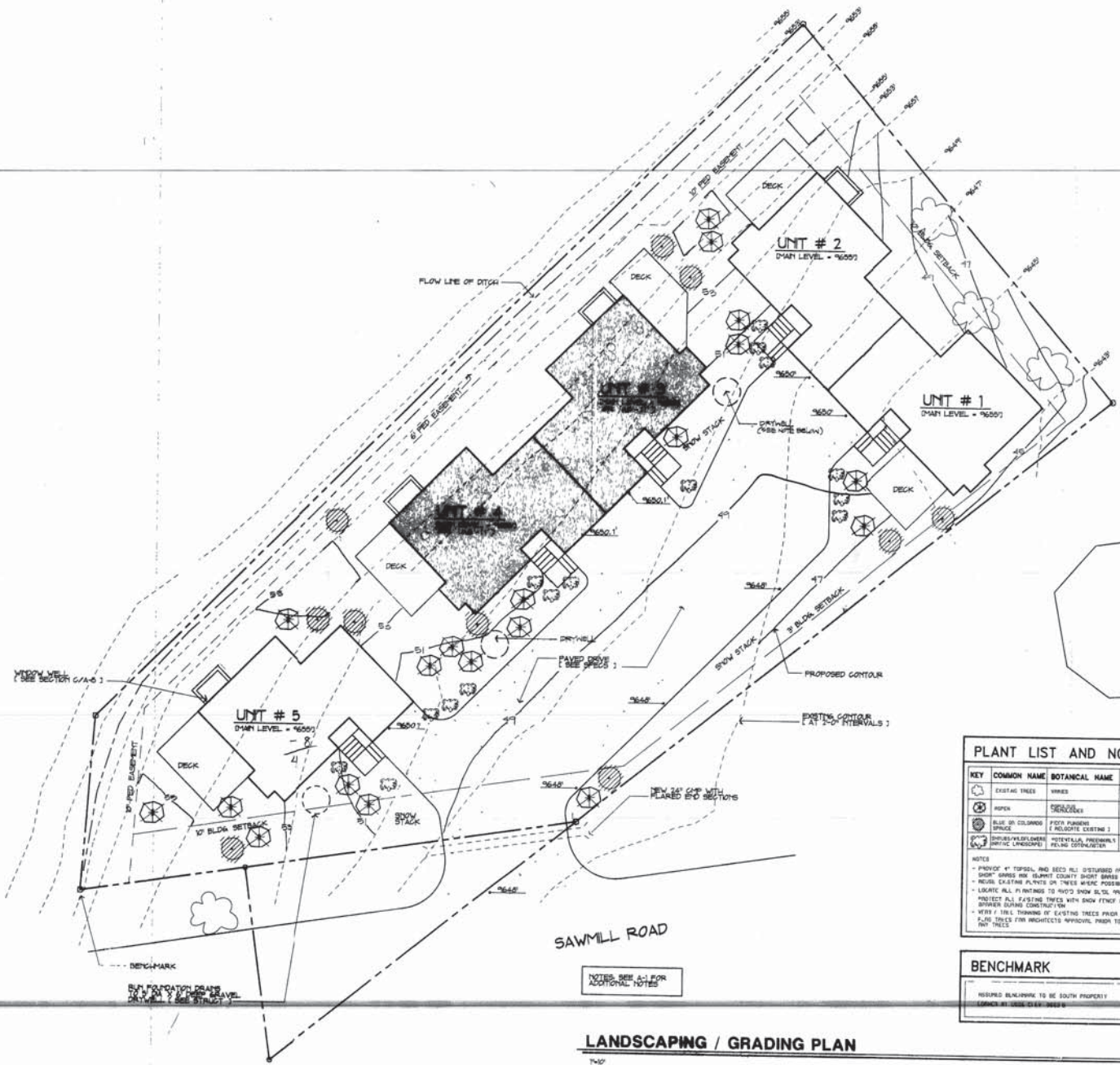


SECTION A
SCALE: 1/4" = 1'-0"



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

PROPOSED REMODEL AND ADDITION FOR
105 AND 107 SAWMILL ROAD
LOTS 1 AND 2, SAWMILL PINCH TOWNHOMES
BROOKRIDGE, COLORADO



PLANT LIST AND NOTES

KEY	COMMON NAME	BOTANICAL NAME	NO.	SIZE
(Symbol)	EXISTING TREES	VARIES	--	----
(Symbol)	MAPLE	SEBUIERIA	18	18-24 FT 1 1/2" DBL
(Symbol)	BALD OR COLUMN SPRUCE	PICEA PARSONSII	12	8 FT DBL
(Symbol)	SHRUB/PALEOLONGER	POTENTILLA FREEMANTLI	28	5 DBL

NOTES:
 - PROVIDE 4" TOPSOIL AND REED ALL DISTURBED AREAS WITH SHORT GRASS OR FLORISS COUNTY SHORT GRASS PEO
 - REUSE EXISTING PLANTS OR TREES WHERE POSSIBLE
 - LOCATE ALL PLANTINGS TO 24" OF SNOW BLOW PREPS FROM WIND
 - PROTECT ALL EXISTING TREES WITH SNOW FENCE OR OTHER APPROVED BARRIER DURING CONSTRUCTION
 - VERIFY THE TYPING OF EXISTING TREES PRIOR TO SUCH WORK
 - PLAN TREES FOR BRIGHTEST WINTER PRIOR TO CUTTING
 - NOT TREES

BENCHMARK

RESURVED BENCHMARK TO BE SOUTH PROPERTY
 LOCATED BY USER ONLY - SEE 200

LANDSCAPING / GRADING PLAN

T-140



PROVISION
 JOB NO.
 DATE
 DRAWN BY
 CHECKED BY

FAKIE & HOGAN ASSOCIATES
 ARCHITECTURE & PLANNING
 1000 W. 10TH ST. SUITE 100
 DENVER, CO 80202
 PHONE: 303.733.1111
 FAX: 303.733.1112
 WWW: WWW.FAKIEHOGAN.COM

A-2

TOWN OF BRECKENRIDGE

Willibrand Addition
Lot 2 Sawmill Patch Townhomes
107 Sawmill Rd
PL-2020-0152

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

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **July 2, 2020** 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 **July 7, 2020** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **January 14, 2022**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.

7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
10. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

PRIOR TO ISSUANCE OF BUILDING PERMIT

11. Applicant shall submit proof of ownership of the project site.
12. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
13. 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.
14. 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.
15. 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.
16. **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.
17. **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, including lighting in the building's soffit, shall not exceed 15 feet in height from finished grade or 7 feet above upper decks. Fluorescent fixtures shall be no greater than 15 watts and LED shall be warm white or filtered (less than 3,000K) and a max of 12 watts.**
18. 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

19. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
20. 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.
21. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
22. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
23. 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. All exterior metal, including metal siding and roofing, shall be non-reflective.
24. Applicant shall screen all utilities.
- 25. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting, including lighting in the building's soffit, shall not exceed 15 feet in height from finished grade or 7 feet above upper decks. Fluorescent fixtures shall be no greater than 15 watts and LED shall be warm white or filtered (less than 3,000K) and a max of 12 watts.**
26. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
27. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
- 28. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "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.**

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

30. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

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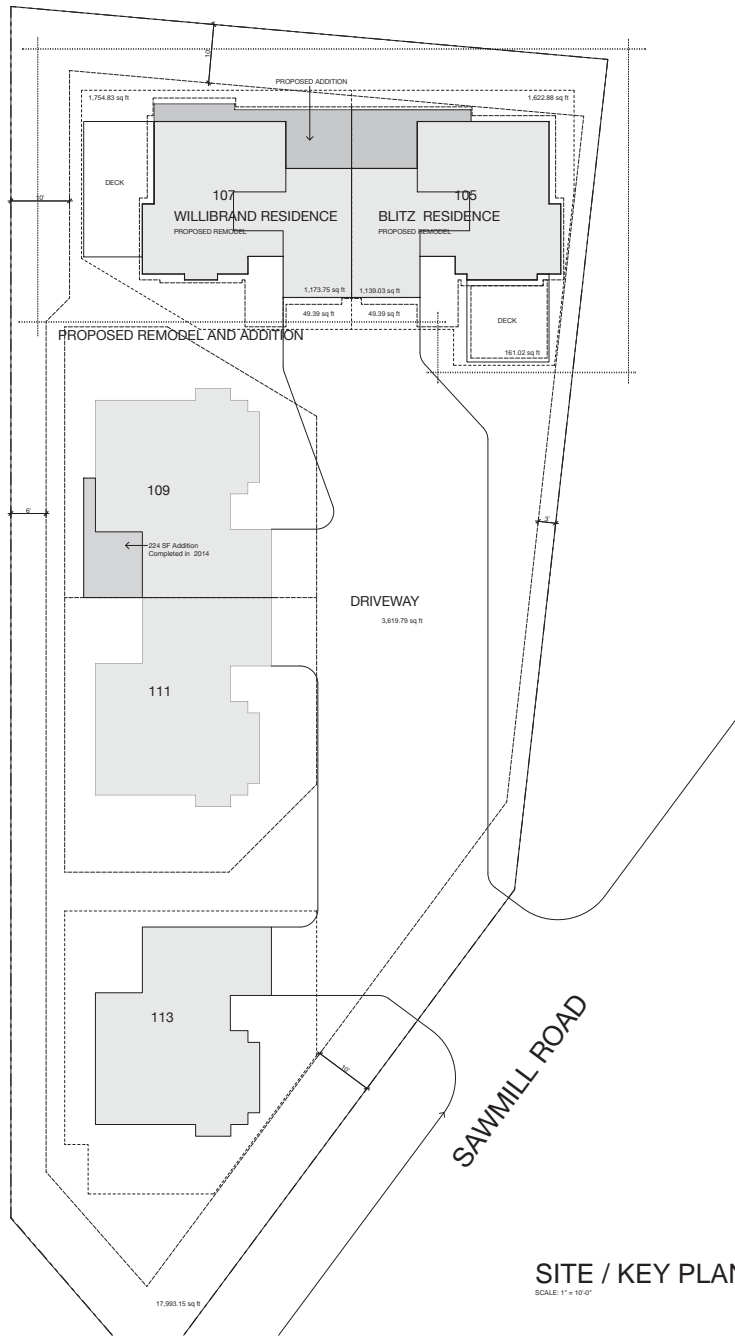


TOWN OF BRECKENRIDGE
COMMUNITY DEVELOPMENT

Class C Major Development Staff Report

Project Title:	Blitz Residence Addition	
Proposal:	Construct a 307 sq. ft. addition to an existing duplex.	
PC#:	PL-2020-0153	
Project Manager:	Luke Sponable - Planner I	
Date of Report:	July 2, 2020	
Property Owner:	Stephen Blitz	
Agent:	Michael Shult Architect	
Proposed Use:	Single-Family Residential	
Address:	105 Sawmill Rd	
Legal Description:	Lot 1 Sawmill Patch Townhomes	
Area of Site in Square Feet:	1,623 sq. ft.	0.04 acres
Existing Site Conditions and History:	This lot contains an existing portion of a duplex, constructed in 1991. The lot has mature landscaping and there are no existing easements.	
Areas of building:	Existing Square Footage	Proposed Square Footage
Lower Level:	514 sq. ft.	
Main Level:	581 sq. ft.	130 sq. ft.
Upper Level:	571 sq. ft.	65 sq. ft.
Accessory Apartment:		
Density:	1,666 sq. ft.	195 sq. ft.
Garage/Mechanical:	266 sq. ft.	112 sq. ft.
Total:	1,932 sq. ft.	307 sq. ft.
Code Policies (Policy #)		
Land Use District (2A/2R):	LUD 21	
Density (3A/3R):	Allowed: 15 UPA	Proposed: 1,914 sq.ft
Mass (4A):	Allowed: 4,000 or 1:2 FAR	Proposed: 2,292 sq. ft.
	This project is using 195 sf. of density from the remaining HOA density bank of 1,120 sf. (872 remaining after approval of PL-2020-0152, Willibrand Addition, 107 Sawmill) covering the Sawmill Patch Townhomes. HOA approval was submitted for this project. Sawmill Patch Townhomes will have 677 sf of remaining density after approval PL-2020-0152 and this application.	
No. of Main Residence Bedrooms:	3 bedrooms	No change
No. of Main Residence Bathrooms:	3.0 bathrooms	No change
Height (6A/6R):*	25.0 feet overall	No change
	*Max height of 35' for single family outside Conservation District unless otherwise stated on the recorded plat	
Platted Building/Disturbance /Footprint Envelope?	Footprint Lot	This application has been classified as a Class C Development because it proposes an addition to a residential structure that exceeds 10% of the existing floor area, and is located on a lot outside of the Conservation District which does not contain a platted Building or Disturbance Envelope.
Setbacks (9A/9R):	This property is part of a Townhome development and is subject to perimeter boundary setbacks for the entire development. Since the development's site has five sides, staff reviewed the <i>"The Illustrated Book of Development Definitions"</i> to determine the appropriate setbacks. Upon review, staff determined the front setback to be measured from the southeast property line adjacent to Sawmill Road, the rear setback to be measured from the west property line adjacent to the Skiway Skyway and the remaining setbacks treated as side yard setbacks.	
Front (Southeast):	Required: 15'	No Change From Existing

Side (North):	Required: 5'	Proposed: 10'
Side (East):	Required: 5'	No Change from Existing
Rear (West):	Required: 15'	No Change from Existing
Site and Environmental Design (7R):	The footprint of this building is only changing slightly at the rear. There are several existing mature lodgepole pines at the rear of the structure that provide sufficient screening from the adjacent Town-owned open space parcel. Staff has no concerns.	
Drip line of Building/Non-Permeable Sq. Ft.:	1,139 sq. ft.	70.18%
Hard Surface/Non-Permeable Sq. Ft.:	210 sq. ft.	12.94%
Open Space / Permeable:	274 sq. ft.	16.88%
Snowstack (13A/13R):	No change	
Parking (18A/18/R):	No change	
No. of EPA Phase II Wood Burning:	No additional.	
Architectural Compatibility (5/A & 5/R):	The applicant proposes to match the existing exterior materials of the addition to the existing materials and colors. Staff has no concerns.	
Exterior Materials and Colors:	Cedar siding (lap and board and batten) and trim; clad windows, cedar columns	
Exterior Colors:	Same as existing.	
Planting Type	Quantity	Size
	No additional landscaping proposed	
Drainage (27A/27R):	Minimal expansion of building footprint, staff does not have any concerns in regard to drainage.	
Driveway Slope:	No change	
Point Analysis (Sec. 9-1-17-3):	This application has met all Absolute Policies, and has not been assigned any positive or negative points under the Relative Policies of the Development Code.	
Staff Action:	Staff has approved the Blitz Residence Addition, PL-2020-0153, 105 Sawmill Rd, Lot 1, Sawmill Patch Townhomes, showing a passing score of zero (0) points, with the attached Findings and Conditions.	



SITE / KEY PLAN

SCALE: 1" = 10'-0"

PROJECT DATA

PROJECT DESCRIPTION
 Addition and Remodel to Existing Townhomes
 2 Story + Basement w/ Attached 1 Car Garage

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BLITZ RESIDENCE
 105 Sawmill Road
 Lot 1 Saw Mill Patch Townhomes
 Breckenridge Colorado

Proposed Addition Area Calculation

Proposed Addition	
Main Floor	130.0
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Total Living	194.7 sf
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Proposed Site Coverage

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WILLIBRAND RESIDENCE
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 Lot 2 Saw Mill Patch Townhomes
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Proposed Addition Area Calculation

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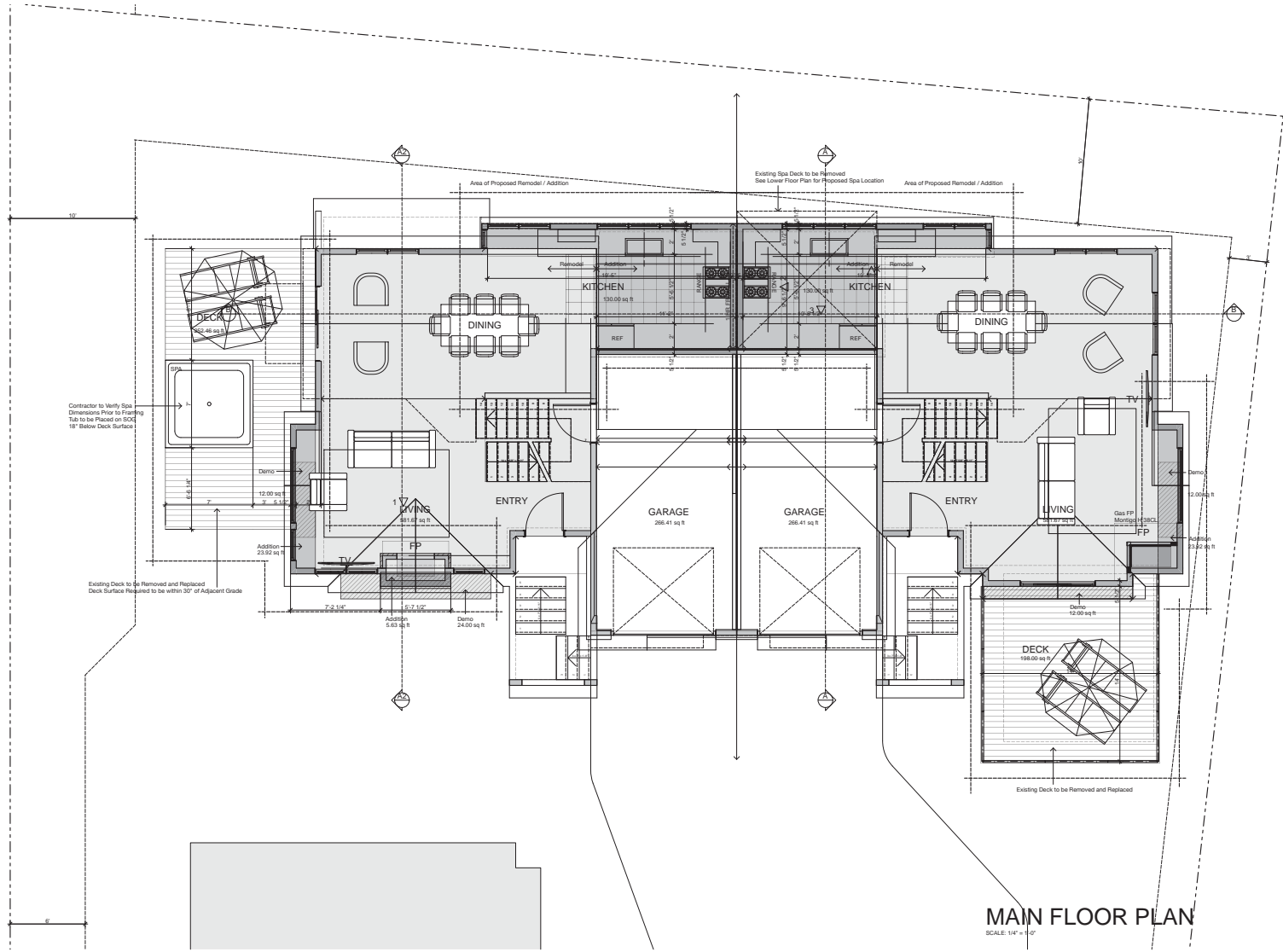
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PROJECT DENSITY CALCULATION

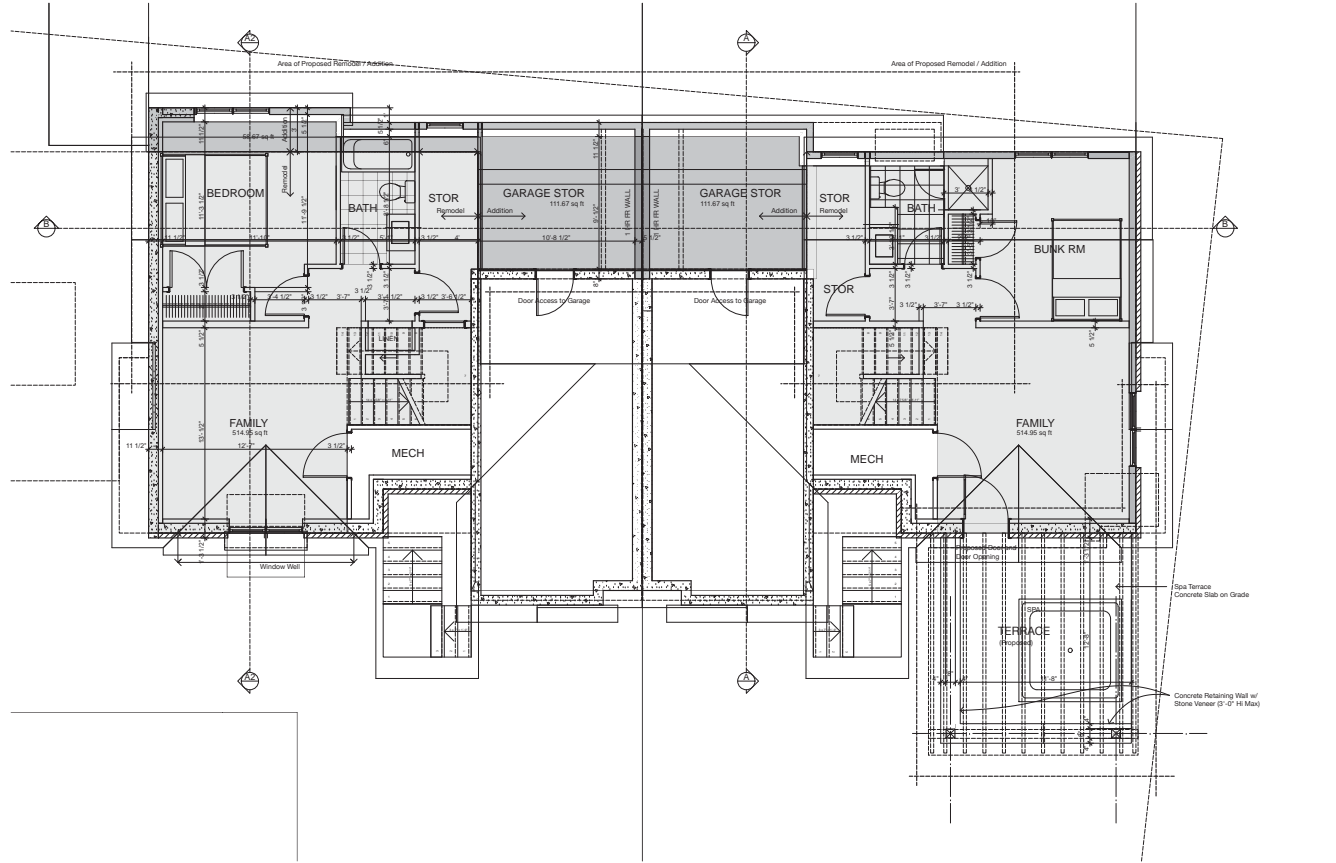
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Available Density 105 +107	448.0 sf
Total Proposed Addition	441.6 sf

BUILDING CODES
 2018 International Residential Code
 2018 International Energy Conservation Code
 Town of Breckenridge Amendments



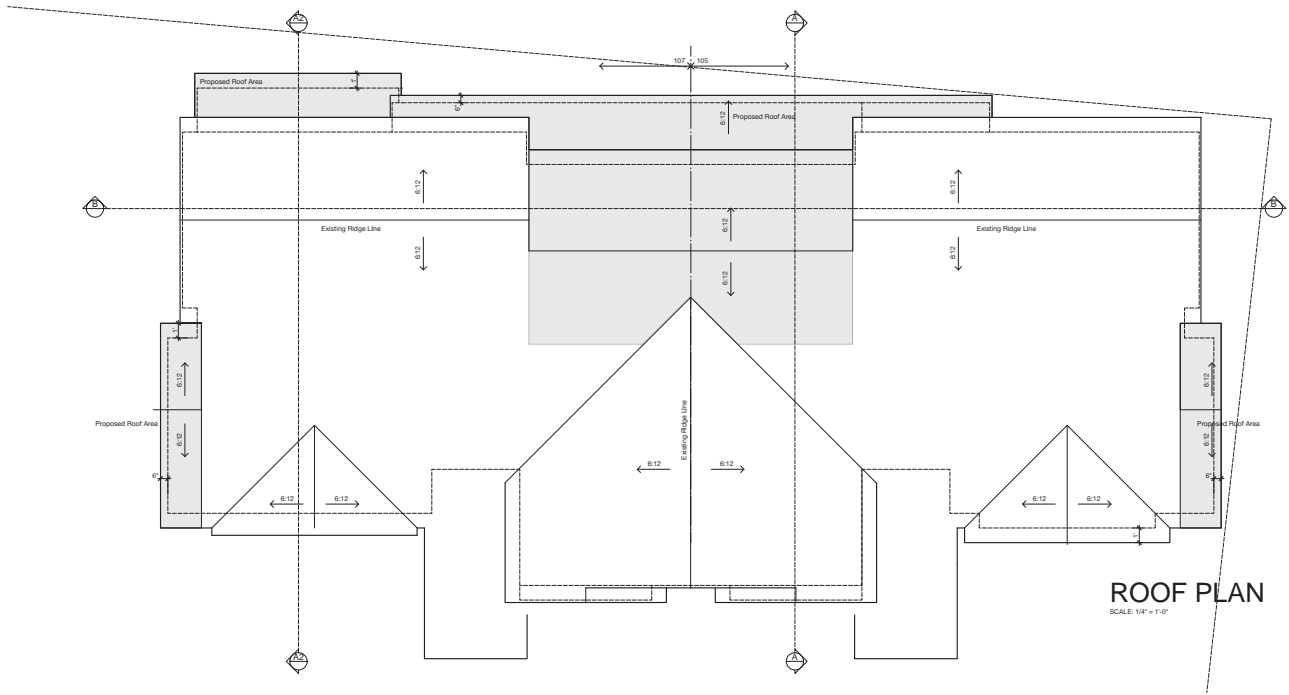
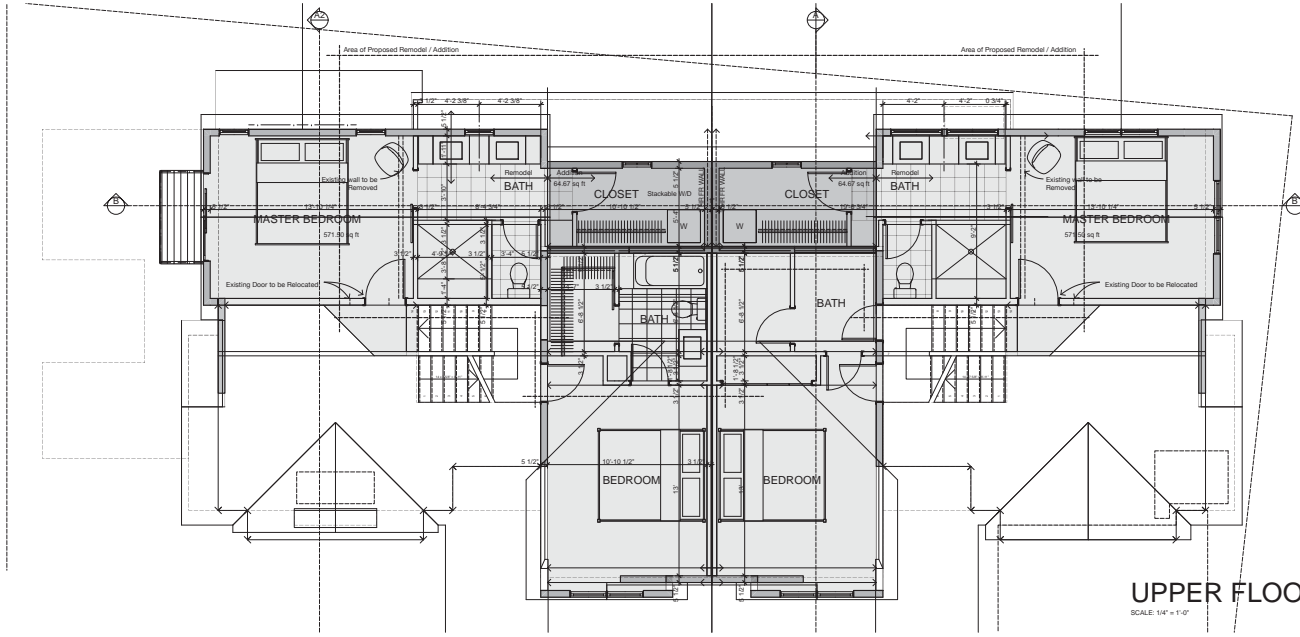
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED REMODEL AND ADDITION FOR
105 AND 107 SAWMILL ROAD
LOTS 1 AND 2 SAWMILL INVOCH TOWNSHIPS
BRICKENRIE, COLORADO



LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED REDEVELOPMENT AND ADDITION FOR
105 AND 107 SAWMILL ROAD
LOTS 1 AND 2 SAWMILL INCH TOWNHOMES
BRICKENRIECK, COLORADO

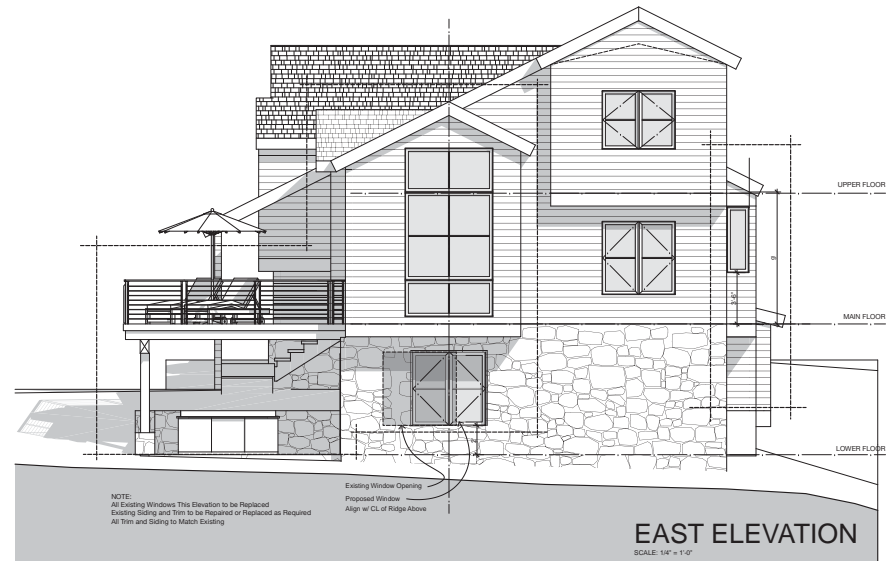




SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

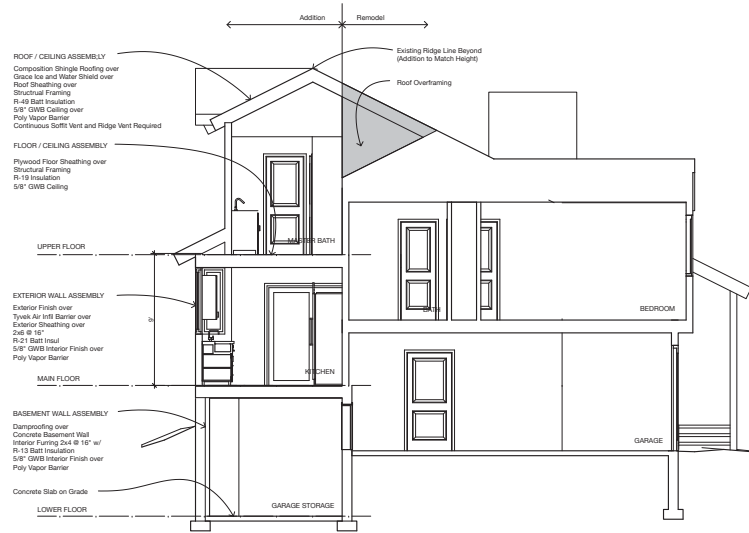


WEST ELEVATION
SCALE: 1/4" = 1'-0"

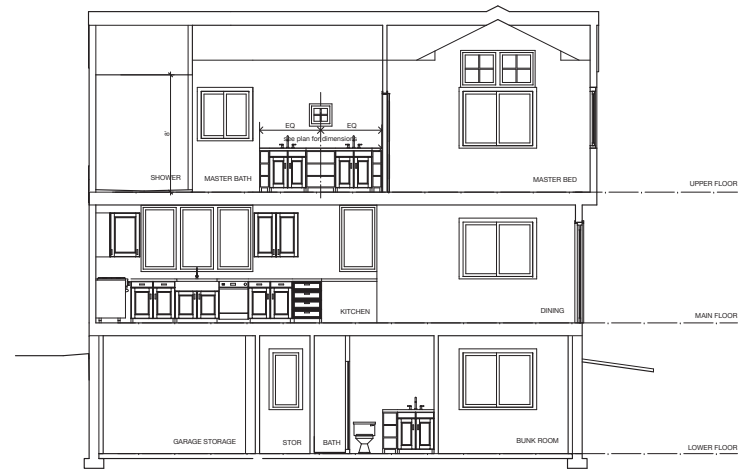


EAST ELEVATION
SCALE: 1/4" = 1'-0"



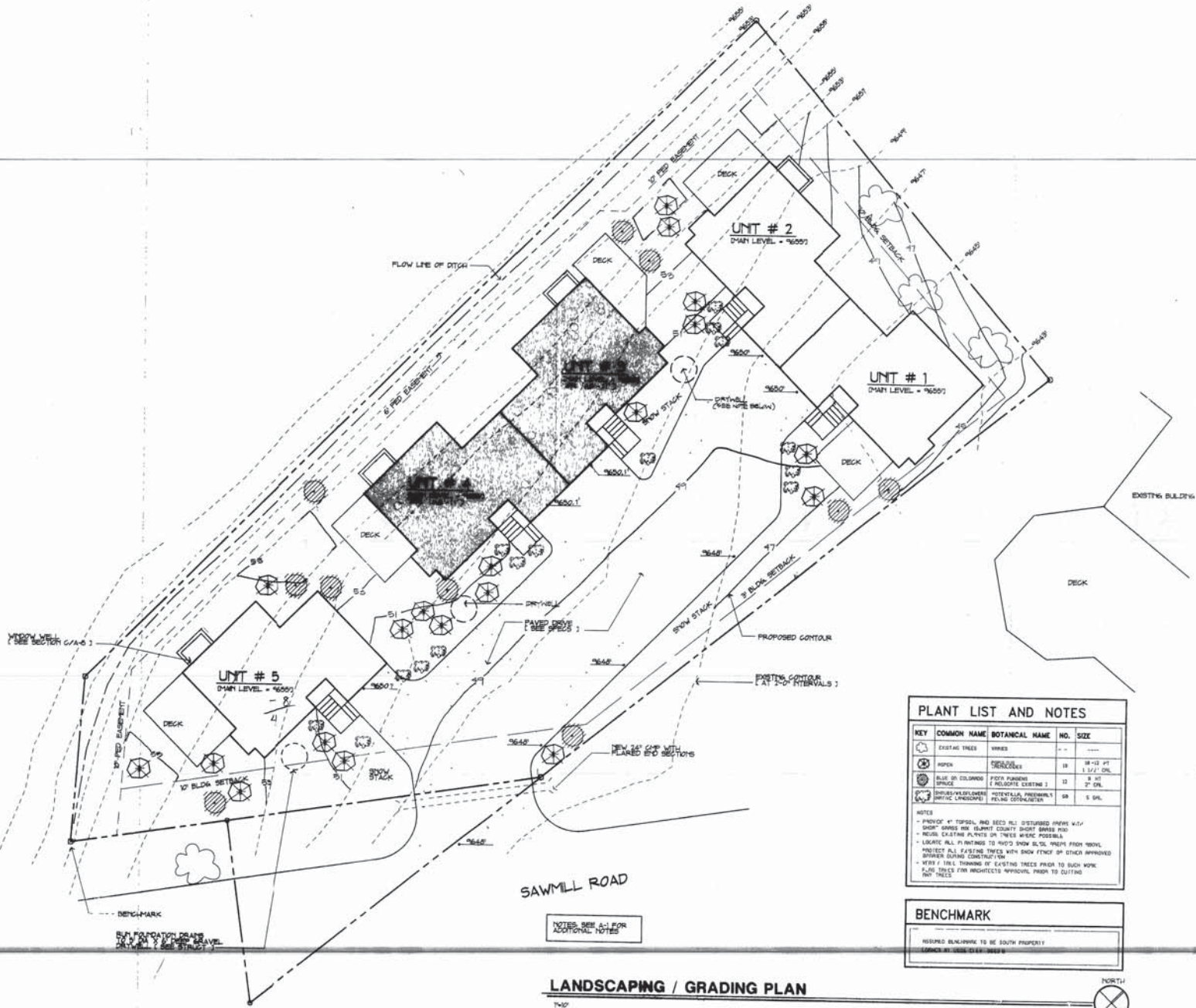


SECTION A
SCALE: 1/4" = 1'-0"



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

PROPOSED REMODEL AND ADDITION FOR
105 AND 107 SAWMILL ROAD
LOTS 1 AND 2, SAWMILL PINCH TOWNHOMES
BROOKRIDGE, COLORADO



PLANT LIST AND NOTES

KEY	COMMON NAME	BOTANICAL NAME	NO.	SIZE
(Symbol)	EXISTING TREES	VARIES	--	----
(Symbol)	PIPER	SECOIDES	18	18-24 FT 1 1/2" DIA.
(Symbol)	BLUE OR COLUMN SPRUCE	PICEA PARSONSII	12	8 FT 3" DIA.
(Symbol)	SHRUB/PALM/SHRUB	POTENTILLA, PREDOMINANTLY	50	5' DIA.

NOTES:
 - PROVIDE 4" TOPSOIL AND REED ALL DISTURBED AREAS WITH SHORT GRASS OR SLURRY COUNTY SHORT GRASS PUD
 - REED EXISTING PLANTS OR TREES WHERE POSSIBLE
 - LOCATE ALL PLANTINGS TO 5'x5' SNOW BLOCS PREPARED FROM MOUL
 - PROTECT ALL EXISTING TREES WITH SNOW FENCE OR OTHER APPROVED BARRIER DURING CONSTRUCTION
 - VERIFY THE TYPING OF EXISTING TREES PRIOR TO SUCH WORK
 - PLAN TREES FOR HIGHEST SPECIES PRIOR TO CUTTING
 - NOT TREES

BENCHMARK

RESURVED BENCHMARK TO BE SOUTH PROPERTY
 CORNER OF DECK 147-888-8

LANDSCAPING / GRADING PLAN

PROVISION:
 JOB NO:
 DATE:
 DRAWN BY:
 CHECKED BY:

BAKER & HOGAN ASSOCIATES
 ARCHITECTURE & PLANNING
 1000 15TH AVENUE, SUITE 1000
 DENVER, CO 80202
 PHONE: 303.733.1100
 FAX: 303.733.1101
 WWW: www.bakerhogan.com

TOWN OF BRECKENRIDGE

**Blitz Addition
Lot 1 Sawmill Patch Townhomes
105 Sawmill Rd
PL-2020-0153**

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

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **July 2, 2020** 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 **July 7, 2020** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **January 14, 2022**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.

7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
10. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

PRIOR TO ISSUANCE OF BUILDING PERMIT

11. Applicant shall submit proof of ownership of the project site.
12. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
13. 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.
14. 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.
15. 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.
16. **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.
17. **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, including lighting in the building's soffit, shall not exceed 15 feet in height from finished grade or 7 feet above upper decks. Fluorescent fixtures shall be no greater than 15 watts and LED shall be warm white or filtered (less than 3,000K) and a max of 12 watts.**
18. 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

19. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
20. 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.
21. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
22. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
23. 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. All exterior metal, including metal siding and roofing, shall be non-reflective.
24. Applicant shall screen all utilities.
- 25. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting, including lighting in the building's soffit, shall not exceed 15 feet in height from finished grade or 7 feet above upper decks. Fluorescent fixtures shall be no greater than 15 watts and LED shall be warm white or filtered (less than 3,000K) and a max of 12 watts.**
26. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
27. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
- 28. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "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.**

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

30. 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)

Memo



To: Planning Commission
From: Luke Sponable, Planner I
Date: June 24, 2020 (for meeting of July 7, 2020)
Subject: Alexander Residence Updates

The Alexander Residence was called up by the Planning Commission at the June 16th meeting and continued to the July 7th meeting.

The applicant has proposed changes as outlined below:

1. The retaining walls have been modified to maintain 2 trees that were previously proposed to be removed.
2. The grading near the northwest corner of the disturbance envelope has been modified to maintain a tree that was previously proposed to be removed.
3. Three 10' spruce trees and six 3" cal. aspen trees were added to the landscaping plan, specifically along the driveway to provide additional screening for the neighboring residence to the north.

Staff has modified the Staff Report with the updated project information and included additional detail from the precedent projects.



2020 - Class C Single Family Development Staff Report

Project Title:	Alexander Residence (Continued from June16, 2020)	
Proposal:	Build a new 11056 sq. ft. Single Family Residence	
PC#:	PL-2020-0137	
Project Manager:	Luke Sponable, Planner I	
Date of Report:	June 24, 2020	
Property Owner:	Forbes and Lorna Alexander	
Agent:	Don Eggers, Eggers Architecture and Rick Hermes, Resort Concepts	
Proposed Use:	Single Family Residence	
Address:	0468 Peerless Drive	
Legal Description:	Shock Hill Subdivision, Filing 2, Lot 41	
Area of Site in Square Feet:	23,505 sq. ft.	0.54 acres
Existing Site Conditions:	The lot is located on a nearly flat site, near the top of a low ridgeline, accessed via a private driveway easement connecting to Peerless Dr. at the intersection of Brooks Snider Rd. The same access easement also serves as a utility and drainage easement for all lots that it connects with. There is a platted Disturbance Envelope 35' from the northern, 50' from the western, and 25' from the southern and eastern property lines. The lot is moderately forested with large pine and spruce trees.	
Areas of building:	Proposed Square Footage	
Lower Level:	4,630 sq. ft.	
Main Level:	3,968 sq. ft.	
Upper Level:	1,678 sq. ft.	
Accessory Apartment:		
Total Density:	10,276 sq. ft.	
Garage:	780 sq. ft.	
Mechanical:		
Total:	11,056 sq. ft.	
Code Policies (Policy #)		
Land Use District (2A/2R):	HUD:10	Residential (SF to 8-plex, Townhomes) - 2 UPA - Subject to the Shock Hill Subdivision
Density (3A/3R):	Unlimited	Proposed: 10,276 sq. ft.
Mass (4R):	Unlimited	Proposed: 11,056 sq. ft.
F.A.R.	1:2.13 FAR	
No. of Main Residence Bedrooms:	6 bedrooms	
No. of Main Residence Bathrooms:	7.0 bathrooms	
Height (6A/6R):	32.8 feet overall	
*Max height of 35' for single family outside Conservation District unless otherwise stated on the recorded plat		
Site Design (7R):	<p>The proposed driveway wraps around to the far side of the house due to the location of the garage. Staff has assigned negative four (-4) points for excessive site disturbance due to the length of the driveway. 11 Trees removed for driveway and related grading. Hard surface area: 3,742, Driveway length: 185 ft 122 ft of retaining wall (4' or less)</p> <p><u>Precedent:</u> Pilon Residence: -4 points (206 Stillson Placer Terrace; PL-2017-0101) (2.10 ac) 29 Trees removed for driveway and related grading. Hard surface area: 5,928 sf Driveway length: 250 ft 130 ft of retaining wall (some taller than 4', (-2) additional points) Browne Residence: -4 points (188 Peerless Dr.; PL-2017-0083) (0.78 ac) 15 Trees removed for driveway and related grading. Hard surface area: 2,759 sf Driveway length: 180 ft 98 ft of retaining wall (4' or less) Fowler Residence: -4 points (145 Penn Lode Dr.; PL-2018-0306) (1.04 ac) 20 Trees removed for driveway and related grading. Hard surface area: 4,050 sf Driveway length: 220 ft 83 ft of retaining wall (4' or less) Hutchings Residence: -4 points (19 Evans Ct.; PL-2019-0089) (1.12 ac) 17 Trees removed for driveway and related grading. Hard surface area: 4,984 sf Driveway length 288 ft 320 ft of retaining wall (4' or less but two tiers used in places)</p>	
Ridgeline and Hillside Development (8A)	Complies	The lot is situated near the top of a low hill. The visibility of the proposed residence is minimized due to the existing trees on site and the surrounding residences on all sides of the lot. The natural materials and dark color of the residence will also minimize visibility.
Platted Building/Disturbance /Footprint Envelope?	Disturbance Envelope	

Lot Coverage/Open Space (21R):		
Drip line of Building/Non-Permeable Sq. Ft.:	6,157 sq. ft.	26.19%
Hard Surface/Non-Permeable Sq. Ft.:	3,742 sq. ft.	15.92%
Open Space / Permeable:	13,606 sq. ft.	57.89%
Snow Storage (13A/13R):		
Required Square Footage:	936 sq. ft.	25% of paved surfaces is required
Proposed Square Footage:	977 sq. ft.	(26.11% of paved surfaces)
Energy Conservation (33A/33R):	No outdoor heated area.	
Parking (18A/18R):		
Required:	5 spaces	
Proposed:	6 spaces	
Fireplaces (30A/30R):		
Number of Gas Fired:	8 Gas Fired	
No. of EPA Phase II Wood Burning:	0 Wood Burning	
Architectural Compatibility (5/A & 5/R):	The architecture and finishes complement that of the other homes in the neighborhood.	
Exterior Materials:	Roofing: synthetic shake (color: weathered gray), non-reflective corrugated metal (color: dark bronze) Fascia, trim, soffits, & doors: rough sawn Cedar (color: dark stain) Siding: barn wood Windows: (color: bronze) Stone veneer: (color: dark and light grey custom blend) Flashing, gutters, downspouts: metal (color: dark grey)	
Landscaping (22A/22R):	<p>Staff has awarded positive four (+ 4) points for an above average landscaping plan, finding that the combination of the existing and proposed landscaping provides public benefit, and is sufficient to effectively enhance the natural aesthetic of the property and to provide screening/buffering between the proposed development and the adjacent lots. 56 total trees on site (existing and proposed)</p> <p><u>Precedent:</u> Fowler Residence: +4 points(145 Penn Lode Dr.; PL-2018-0306) (1.04 ac) Aspen: 29 @ 3" caliper (50% multi-stem) Spruce: 14 @ 10' tall Bristlecone Pine: 10 @ 10' tall Shrubs: 24 @ 5 gallon 71 total trees on site (existing and proposed)</p> Pilon Residence: +4 points (206 Stillson Placer Terrace; PL-2017-0101) (2.10 ac) Aspen: 33 @ 3" caliper Spruce: 15 @ 12-14' tall Shrubs: 52 @ 5 gal. 125 total trees on site (existing and proposed) Challissima Residence: +4 points (256 Timber Trail Rd.; PL-2019-0194) (.568 ac) Aspen: 30 @ 3" caliper (50% multi-stem) Spruce: 13 @ 10'-14' tall Shrubs: 67 @ 5 gallon Trees removed for driveway and related grading: 5 58 total trees on site (existing and proposed) (only precedent project since 22/R revision, 2/2019)	
Planting Type	Quantity	Size
Quaking Aspen	25	3" caliper (50% multi-stem)
Colorado Spruce	11	10'-14' tall
Douglas Fir	3	10'-14' tall
Amur Maple and Shubert Chokecherry	9	10' tall
Shrubs	93	5 gallon
Grasses	29	1 gallon
Defensible Space (22A):	Complies	
Drainage (27A/27R):	Positive drainage away from building	
Special Areas (37R):		
Driveway Slope:	8.00%	
Point Analysis (Sec. 9-1-17-3):	<p>This application has met all Absolute Policies. This application has been assigned points as follows: Positive four (+4) points under Policy 22/R for an above average landscaping plan. Negative four (-4) points under Policy 7/R, for excessive site disturbance due to the length of the driveway.</p> <p>TOTAL: PASSING score of zero (0) points.</p>	
Staff Action:	Staff has approved the Alexander Residence, PL-2020-0137, 0468 Peerless Drive, showing a passing score of zero points, with the attached Findings and Conditions.	
Additional Conditions of Approval:	22. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.	

Call Up Hearing Point Analysis				
Project:	Alexander Single Family Residence		Points	+4
PC#	PL-2020-0137			
Date:	7/2/2020		Negative Points	- 4
Staff:	Luke Sponable, Planner I			
			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 Above Ground Density)	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		32.8'
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)	- 4	The proposed driveway wraps around to the side of the house, due to the location of the garage. Staff has assigned negative four (-4) points for for excessive site disturbance due to the length of the driveway.
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)	+4	The proposal includes an above average landscaping plan, which features (11) Spruce trees @ 8'-14' tall, (3) Douglas Fir trees @ 8'-10' tall, (25) Aspen trees @ 3" minimum in caliper, 50% multi-stem, (9) Deciduous trees @ 10'tall, and (93) 5 gallon shrubs.
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
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)		
5/R	Social Community - Conservation District	3x(-5/0)		
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 - Energy Conservation	3x(-2/+2)		
	New Structures; Percent Energy Saved Beyond Adopted Residential Energy Code Standard ¹			
33/R	Obtaining a HERS index	+1		
33/R	20-39% Savings	+2		
33/R	40-59% Savings	+3		
33/R	60-79% Savings	+4		
33/R	80-99% Savings	+5		
33/R	100%+ Savings	+6		
	Commercial Buildings - % energy saved beyond the required building code 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		
50/A	Wireless Communication Facilities	Complies		

ALEXANDER RESIDENCE

0468 PEERLESS DRIVE
 LOT 41, SHOCK HILL
 BRECKENRIDGE, COLORADO

PROGRESS SET	MARCH 31, 2019
PROGRESS SET	APRIL 10, 2019
DRB PRELIMINARY REVIEW	APRIL 27, 2019
DRB PRELIMINARY REVIEW	SEPTEMBER 9, 2019
PROGRESS SET	DECEMBER 30, 2019
DRB FINAL REVIEW	JANUARY 31, 2020
PRICING SET	MARCH 9, 2020
DRB REVISIONS	MARCH 12, 2020
BRECKENRIDGE PLANNING SUBMITTAL	MAY 21, 2020
REVISED PLANNING SUBMITTAL	JUNE 24, 2020

OWNER'S REPRESENTATIVE

RESORT CONCEPTS
 PO BOX 5127
 EDWARDS, COLORADO 81632
 (970) 926-1720

ARCHITECT

EGGERS ARCHITECTURE, INC
 PO BOX 798
 KREMMLING, COLORADO 80459
 (970) 724-3411

STRUCTURAL ENGINEER

SUNDQUIST DESIGN GROUP
 PO BOX 676
 CONIFER, COLORADO 80433
 (303) 838-2222

LANDSCAPE ARCHITECT

TOMINA TOWNSEND
 PO BOX 3000
 EDWARDS, COLORADO 81632
 (303) 945-5252

CIVIL ENGINEER

BOUNDARIES UNLIMITED, INC.
 923 COOPER AVENUE, SUITE 201
 GLENWOOD SPRINGS, COLORADO 81601
 (970) 945-5252

SURVEYOR

GORE RANGE SURVEYING, LLC
 PO BOX 15
 AVON, COLORADO 81620
 (970) 479-8698

GENERAL CONTRACTOR

WT CONSTRUCTION, LLC
 PO BOX 5127
 EDWARDS, COLORADO 81632
 (970) 926-1720

DRAWING SCHEDULE

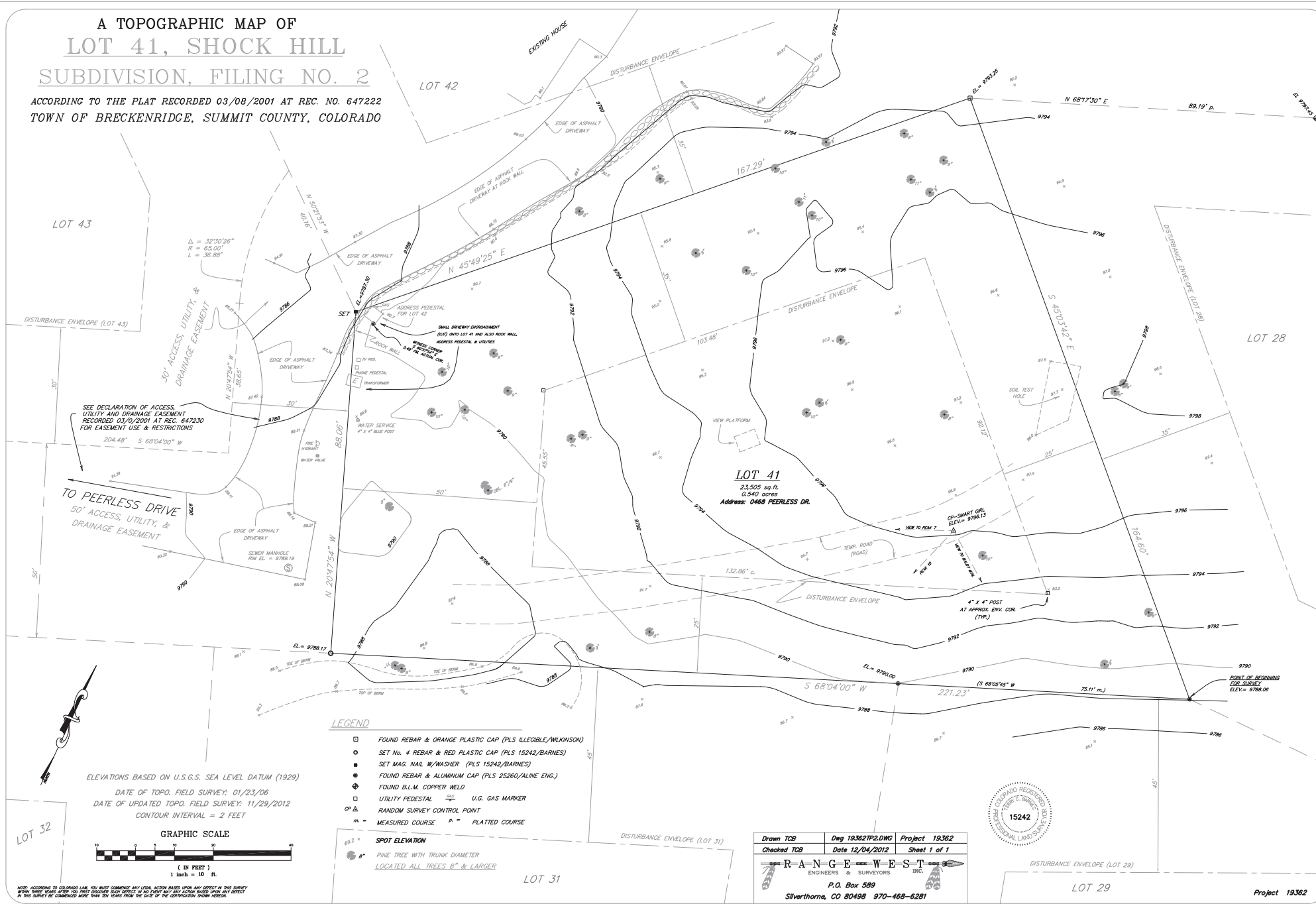
C	COVER	3-12-20	S1.1	STRUCTURAL NOTES & SPECIFICATIONS	3-16-20
	TOPOGRAPHIC SURVEY	12-4-12	S2.1	FOUNDATION PLAN	3-16-20
C1	GRADING & DRAINAGE PLAN	5-20-20	S2.2	MAIN FLOOR FRAMING PLAN	3-16-20
C2	CIVIL CONSTRUCTION DETAILS	11-12-19	S2.3	UPPER FLOOR FRAMING PLAN	3-16-20
L1	EXISTING SITE & DEMO PLAN	5-21-20	S2.4	ROOF FRAMING PLAN	3-16-20
L2	LANDSCAPE PLANTING PLAN	5-21-20	S3.1	FOUNDATION DETAILS	3-16-20
L3	LANDSCAPE PLANTING DETAILS	5-21-20	S3.2	FOUNDATION & FRAMING DETAILS	3-16-20
			S3.3	FRAMING DETAILS	3-16-20
A1.1	LOWER LEVEL PLAN	3-12-20	E1.1	LOWER LEVEL ELECTRICAL PLAN	3-9-20
A1.2	MAIN LEVEL PLAN	3-9-20	E1.2	MAIN LEVEL ELECTRICAL PLAN	3-9-20
A1.3	UPPER LEVEL PLAN	3-9-20	E1.3	UPPER LEVEL ELECTRICAL PLAN	3-9-20
A1.4	ROOF PLAN	3-9-20			
A2.1	BUILDING ELEVATIONS	3-12-20			
A2.2	BUILDING ELEVATIONS	3-12-20			
A3.1	BUILDING SECTIONS	3-9-20			
A3.2	BUILDING SECTIONS	3-9-20			
A3.3	DETAILS	3-9-20			
A3.4	DETAILS	3-9-20			
A3.5	DOOR/WINDOW SCHEDULE & DETAILS	3-9-20			
A3.6	FIREPLACE ELEVATIONS	3-9-20			
A4.1	LOWER LEVEL CEILING PLAN	3-9-20			
A4.2	MAIN LEVEL CEILING PLAN	3-9-20			
A4.3	UPPER LEVEL CEILING PLAN	3-9-20			

ISSUED NUMBER	DATE	BY	COMMENTS
1	4-24-20	DM	REVISED PLANNING SUBMITTAL
2	5-21-20	DM	BRECKENRIDGE PLANNING SUBMITTAL
3	3-12-20	DM	DRB REVISIONS
4	3-9-20	DM	PRICING SET

C

A TOPOGRAPHIC MAP OF LOT 41, SHOCK HILL SUBDIVISION, FILING NO. 2

ACCORDING TO THE PLAT RECORDED 03/08/2001 AT REC. NO. 647222
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO



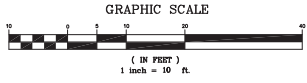
SEE DECLARATION OF ACCESS,
UTILITY AND DRAINAGE EASEMENT
RECORDED 03/08/2001 AT REC. 647230
FOR EASEMENT USE & RESTRICTIONS

TO PEERLESS DRIVE
50' ACCESS, UTILITY, &
DRAINAGE EASEMENT

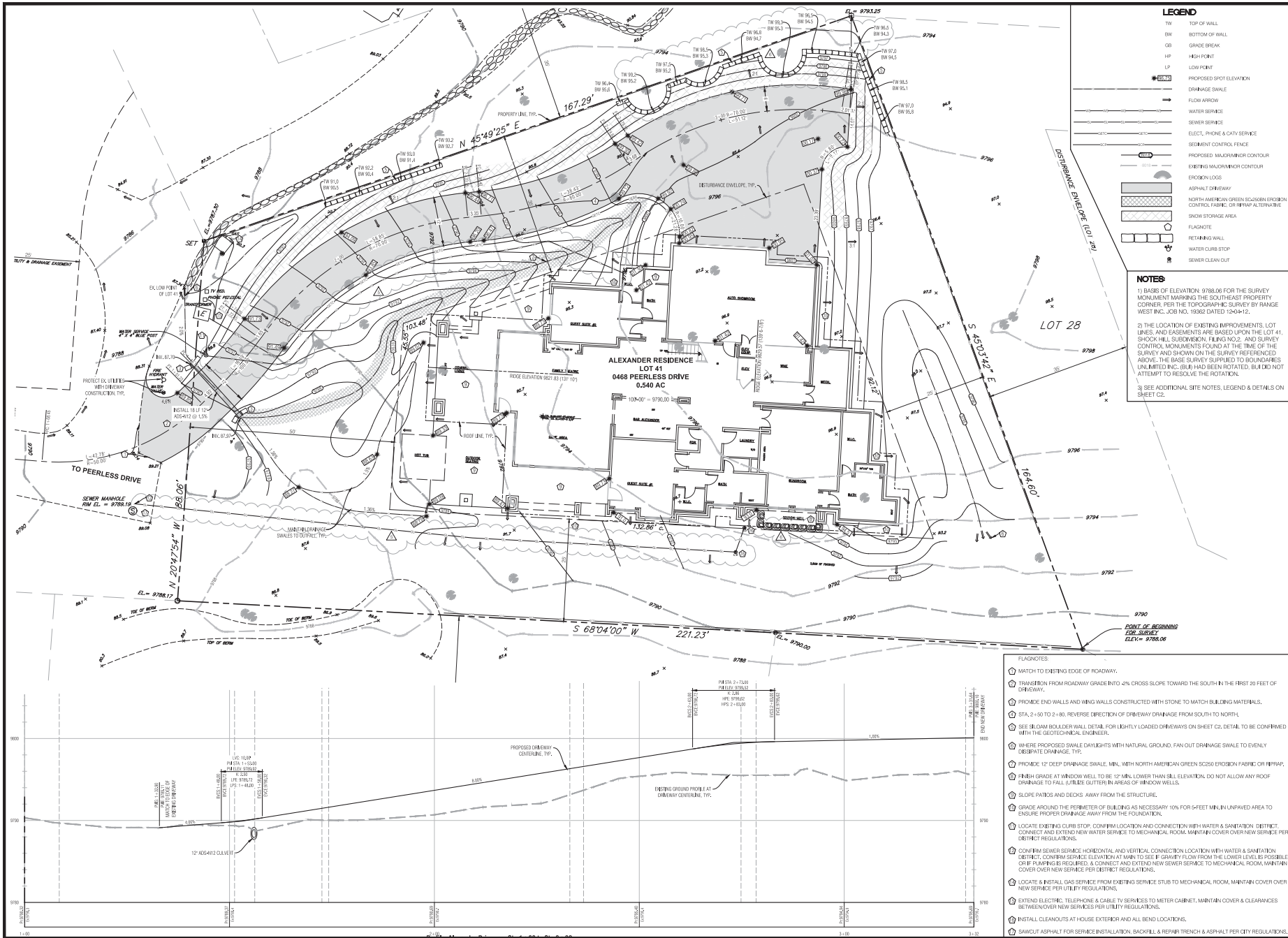
- LEGEND**
- FOUND REBAR & ORANGE PLASTIC CAP (PLS ILLEGIBLE/MILKINSON)
 - SET No. 4 REBAR & RED PLASTIC CAP (PLS 15242/BARNES)
 - SET MAG. NAIL W/ WASHER (PLS 15242/BARNES)
 - FOUND REBAR & ALUMINUM CAP (PLS 25260/ALINE ENG.)
 - ⊕ FOUND B.L.M. COPPER WELD
 - UTILITY PEDESTAL U.G. GAS MARKER
 - CP-RANDOM SURVEY CONTROL POINT
 - m- MEASURED COURSE p- PLATTED COURSE

SPOT ELEVATION
PINE TREE WITH TRUNK DIAMETER
LOCATED ALL TREES 8" & LARGER

ELEVATIONS BASED ON U.S.G.S. SEA LEVEL DATUM (1929)
DATE OF TOPO. FIELD SURVEY: 01/23/06
DATE OF UPDATED TOPO. FIELD SURVEY: 11/29/2012
CONTOUR INTERVAL = 2 FEET



Drawn TCB	Dwg 19362TP2.DWG	Project 19362
Checked TCB	Date 12/04/2012	Sheet 1 of 1
R-A-N-G-E-W-E-S-T ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		



LEGEND

- TW TOP OF WALL
- BW BOTTOM OF WALL
- GS GRADE BREAK
- HP HIGH POINT
- LP LOW POINT
- PROPOSED SPOT ELEVATION
- DRAINAGE SWALE
- FLOW ARROW
- WATER SERVICE
- SEWER SERVICE
- ELECT. PHONE & CATV SERVICE
- SEDIMENT CONTROL FENCE
- PROPOSED MAJOR/MINOR CONTOUR
- EXISTING MAJOR/MINOR CONTOUR
- EROSION LOSS
- ASPHALT DRIVEWAY
- NORTH AMERICAN GREEN SC2500N EROSION CONTROL FABRIC, OR RRAP ALTERNATIVE
- SNOW STORAGE AREA
- FLAGSTONE
- RETAINING WALL
- WATER CURB STOP
- SEWER CLEAN OUT

NOTES

- 1) BASIS OF ELEVATION: 9788.06 FOR THE SURVEY MONUMENT MARKING THE SOUTHEAST PROPERTY CORNER PER THE TOPOGRAPHIC SURVEY BY RANGE WEST INC., JOB NO. 18982 DATED 12-04-15.
- 2) THE LOCATION OF EXISTING IMPROVEMENTS, LOT LINES, AND EASEMENTS ARE BASED UPON THE LOT 41 SHOCK HILL SUBDIVISION PLANS NO.2, AND SURVEY CONTROL MONUMENTS FOUND AT THE TRUE OF THE SURVEY AND SHOWN ON THE SURVEY REFERENCED ABOVE. THE BASE SURVEY SUPPLIED TO RANGEWEST UNLIMITED INC. (RUI) HAD BEEN ROTATED. RUI DO NOT ATTEMPT TO RESOLVE THE ROTATION.
- 3) SEE ADDITIONAL SITE NOTES, LEGEND & DETAILS ON SHEET C2.

- FLAGNOTES:**
- 1) MATCH TO EXISTING EDGE OF ROADWAY.
 - 2) TRANSITION FROM ROADWAY GRADE INTO 2% CROSS SLOPE TOWARD THE SOUTH IN THE FIRST 20 FEET OF DRIVEWAY.
 - 3) PROVIDE END WALLS AND WING WALLS CONSTRUCTED WITH STONE TO MATCH BUILDING MATERIALS.
 - 4) STA. 2+50 TO 2+80, REVERSE DIRECTION OF DRIVEWAY DRAINAGE FROM SOUTH TO NORTH.
 - 5) SEE SLOWM BOLLIDER WALL DETAIL FOR LIGHTLY LOADED DRIVEWAYS ON SHEET C2. DETAIL TO BE CONFIRMED WITH THE GEOTECHNICAL ENGINEER.
 - 6) WHERE PROPOSED SWALE DRAINAGE WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISPERSE DRAINAGE, TYP.
 - 7) PROVIDE 12" DEEP DRAINAGE SWALE, MIN. WITH NORTH AMERICAN GREEN SC2500 EROSION FABRIC OR RRAP.
 - 8) FINISH GRADE AT WINDOW WELL TO BE 12" MIN. LOWER THAN SILL ELEVATION. DO NOT ALLOW ANY ROOF DRAINAGE TO FALL UTILITY GUTTER BASINS OR WINDOW WELLS.
 - 9) SLOPE PATIOS AND DECKS AWAY FROM THE STRUCTURE.
 - 10) GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MINIMUM UNPAVED AREA TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION.
 - 11) LOCATE EXISTING CURB STOP, CONFIRM LOCATION AND CONNECTION WITH WATER & SANITATION DISTRICT. CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM, MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS.
 - 12) CONFIRM SEWER SERVICE HORIZONTAL AND VERTICAL CONNECTION LOCATION WITH WATER & SANITATION DISTRICT. CONFIRM SERVICE ELEVATION AT MIN. TO SEE IF GRAVITY FLOW FROM THE LOWER LEVEL IS POSSIBLE OR IF PUMPING IS REQUIRED. S. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM, MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS.
 - 13) LOCATE & INSTALL GAS SERVICE FROM EXISTING SERVICE STUB TO MECHANICAL ROOM, MAINTAIN COVER OVER NEW SERVICE PER UTILITY REGULATIONS.
 - 14) EXTEND ELECTRIC, TELEPHONE & CABLE TV SERVICES TO METER CABINET, MAINTAIN COVER & CLEARANCES BETWEEN COVER NEW SERVICES PER UTILITY REGULATIONS.
 - 15) INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
 - 16) SAWCUT ASPHALT FOR SERVICE INSTALLATION, BACKFILL & REPAIR TRENCH & ASPHALT PER CITY REGULATIONS.

Civil Engineering
Surveying & Beyond
LLC
923 Cooper Avenue
Suite 201
Greenwood Springs, CO 81601
Phone: 970.945.5252
Fax: 970.384.2833
Engineer or Surveyor Seal

NOT FOR CONSTRUCTION

Client Information:
WT CONSTRUCTION
PO BOX 5167
EDWARDS, CO 81632
970.826.1720

NORTH

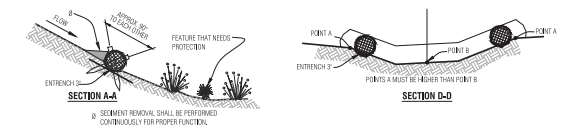
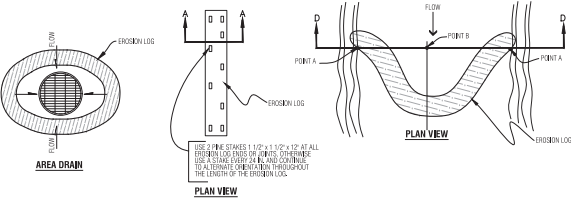
811
Know what's below.
Call before you dig.

EDGE COUNTY, COLORADO

Alexander Residence
Grading And Drainage Plan
FINAL DRB REVIEW

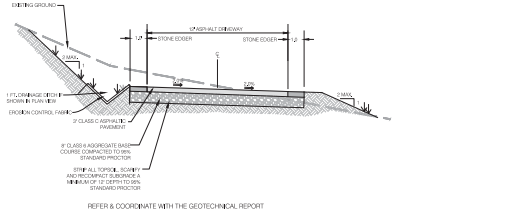
NO.	DATE	DESCRIPTION	BY	CHK
1	11/15/23	ISSUED FOR DRB REVIEW	AW	AW
2	11/15/23	ISSUED FOR DRB REVIEW	AW	AW
3	11/15/23	ISSUED FOR DRB REVIEW	AW	AW
4	11/15/23	ISSUED FOR DRB REVIEW	AW	AW
5	11/15/23	ISSUED FOR DRB REVIEW	AW	AW
6	11/15/23	ISSUED FOR DRB REVIEW	AW	AW
7	11/15/23	ISSUED FOR DRB REVIEW	AW	AW
8	11/15/23	ISSUED FOR DRB REVIEW	AW	AW
9	11/15/23	ISSUED FOR DRB REVIEW	AW	AW
10	11/15/23	ISSUED FOR DRB REVIEW	AW	AW

PROJECT NO.: 23-001
SHEET NO.: C1
DATE: 11/15/23

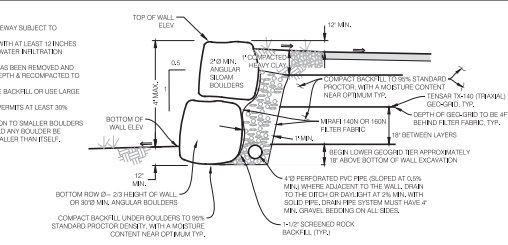


Temporary Erosion Control Log
N.T.S.

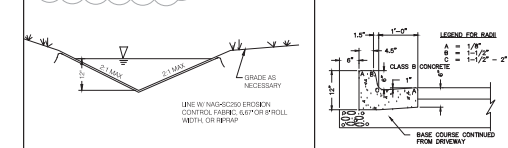
- NOTES:**
1. THIS DETAIL IS FOR RETAINING LIGHTLY LOADED DRIVEWAY SUBJECT TO STANDARD PASSENGER VEHICLES.
 2. FREE DRAINING WALL BACKFILL SHOULD BE CAPPED WITH AT LEAST 4 INCHES OF COMPACTED HEAVY CLAYS TO REDUCE SURFACE WATER INFILTRATION. ROUND RIVER BOULDERS ARE NOT ACCEPTABLE.
 3. SET BASE ROWS ON BENCHES WHERE THE TOPSOIL HAS BEEN REMOVED AND THE SUBGRADE HAS BEEN GRAINED TO 1/2\"/>



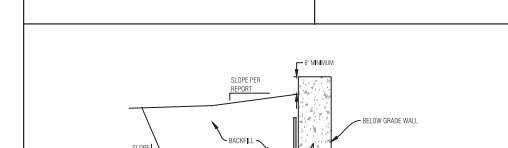
PROPOSED DRIVEWAY TYP. SECTION
N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER



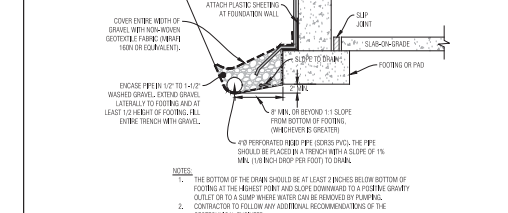
SILOAM BOULDER WALL DETAIL, LIGHTLY LOADED DRIVEWAYS
N.T.S. TO BE VERIFIED BY PROJECT SITES ENGINEER. CONSULT ENGINEER TO OBSERVE AND APPROVE CONSTRUCTION



TYPICAL SWALE SECTION
N.T.S.



CURB & GUTTER DETAIL
N.T.S.

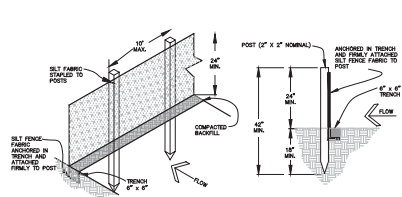


TYPICAL FOUNDATION DRAIN
N.T.S. CONFIRM WITH GEOTECHNICAL ENGINEER

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE CURRENT CONSTRUCTION AND DESIGN STANDARDS ESTABLISHED BY THE DESIGN GUIDELINES AND THE CITY OR COUNTY AND THE PROJECT ENGINEER.
2. EXISTING UTILITIES ARE SHOWN AS THEY ARE RECORDED BUT MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO UTILITY CONSTRUCTION SO THAT LINE OR GRADE CHANGES CAN BE MADE TO AVOID CONFLICT AT AN EARLY STAGE. ALL CONTRACTORS SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR, AT NO EXPENSE TO THE OWNER OR PROJECT ENGINEER, SHALL REPAIR ANY DAMAGED UTILITIES. CALL UTILITY LOCATIONS TO CONFIRM LOCATIONS FOR THE MAINS OR MANSION HOUSES OR UNDERGROUND UTILITIES.
3. ALL EXCAVATIONS FOR UTILITY LINES, RETAINING WALLS, ROADWAYS, BUILDING STRUCTURES, DRAINAGE FACILITIES AND TRENCHES, SHALL MEET THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), COLORADO INDUSTRIAL COMMISSION, OR THE COLORADO DEPARTMENT OF MINES AND METALS, SAFETY BY THE CONTRACTOR'S RESPONSIBILITY. NO OTHER PARTIES ARE RESPONSIBLE FOR SAFETY ON OR ABOUT THE SITE, UNLESS OTHERWISE SPECIFIED BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING HERETO.
4. CONSTRUCTION SHALL BE ATTENDED AND COMPLETION RESULTS SUBMITTED TO THE CITY OR COUNTY AND THE PROJECT ENGINEER PRIOR TO ACCEPTANCE. COMPLETION SHALL MEET OR EXCEED CITY OR COUNTY REGULATIONS. 80% STANDARD PROTECTIVE FABRIC IS REQUIRED FOR ALL ROADWAY AND UTILITY STORAGE CONTAINERS AND TRENCHES. UNDER THE SAME, IF 80% STANDARD PROTECTIVE FABRIC IS USED IN LANDSCAPE AREAS, UNLESS NOTED OTHERWISE OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER, SEE SOILS REPORT FOR STRUCTURAL FOUNDATION RECOMMENDATIONS.
5. THE CONTRACTOR SHALL COVER THE CONSTRUCTION AREA WITHIN THE STREET RIGHT OF WAY AND PROPERTY OWNED OR EASEMENTS PROVIDED TO OWNER. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THE AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER. HOWEVER, ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL ENSURE EROSION ABILITY FROM ALL STRUCTURES IN ALL DIRECTIONS. DO NOT ALLOW WATER TO POND ON-SITE. PREVIOUS SITES TO BE REMOVED SHALL BE PROTECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT ALLOW WATER TO BECOME LESS EFFECTIVE PERIODIC MAINTENANCE, AT LEAST TWICE A YEAR. IF NECESSARY TO CHECK THE INTEGRITY OF THE STABLE & MAINTAIN DRAINAGE CHARACTERISTICS. BULLING FOUNDATION WALL HEIGHT TO BE A MINIMUM OF 4' ABOVE FINISH GRADE AT EXTERIOR WALL.
7. THE CONTRACTOR SHALL AT ALL TIMES KEEP TWO FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER UPON COMPLETION OF THE WORK, WHERE PRACTICAL, THE CONTRACTOR IS TO PROVIDE AT LEAST TWO SETS FOR THE OWNER, HOMEOWNERS, LOCAL, CITY, TOWNSHIP, VILLAGES, MANHOLES, AND THE CITY OF ALL SERVICE LINES.
8. DRAINAGE OBSERVATIONS AND REPORTS CONDUCTED BY THE CITY OR COUNTY OR THE PROJECT ENGINEER OR CONSTRUCTION WORK IN PROGRESS ARE NOT TO BE CONSIDERED AS A GUARANTEE OR WARRANTY BY THE CITY OR COUNTY OR THE PROJECT ENGINEER OF THE COMPLETED WORK AND THE CONTRACTOR'S RESPONSIBILITY.
9. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO IDENTIFY AND REDUCE ANY POTENTIAL POLLUTION CAUSED BY THE ACTIVITIES, INCLUDING VEHICLES, MATERIALS, STORAGE OF MATERIALS OR CHEMICALS, ETC. THE CONTRACTOR SHALL HAVE IDENTIFIED PROCEDURES FOR MANAGING POTENTIAL POLLUTIONS AND SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES AT THE PROJECT SITE.
10. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES, ANY MISSING DIMENSIONS OR DISCREPANCIES IN PLANS, FIELD SKETCHES, OR PHYSICAL FEATURES SHALL BE PROVIDED TO THE ATTENTION OF THE PROJECT ENGINEER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTING AND/OR RESOLVING DISCREPANCIES AT THE CONSTRUCTION.
11. DISPOSAL OF TRASH, ASPHALT, CONCRETE AND CONSTRUCTION DEBRIS: THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE CONSIDERED PART OF THE WORK.
12. HORIZONTAL & VERTICAL INFORMATION FOR EXISTING PROPERTY LINES, TOPOGRAPHY, ROADWAY, UTILITIES & DRAINAGE STRUCTURES WERE SUPPLIED BY PHASE WEST INC., JOB NO. 1926-07-10-12. SEE ARCHITECTURAL, LANDSCAPE AND STRUCTURAL ENGINEERING PLANS FOR ADDITIONAL CALLINGS AND ASSOCIATED INFORMATION.
13. IN NON-WATERBURY AREAS, GRADE AT A MINIMUM OF 1/2\"/>

GENERAL NOTES
N.T.S.



SEDIMENT CONTROL FENCE DETAIL
N.T.S.

- EROSION CONTROL NOTES:**
1. IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL MEASURES SHALL PRECEDE STRIPPING OF NATIVE VEGETATION COVER AND AS-DRAINAGE PROCEEDS.
 2. ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTIONAL. STRAW BALE BARRIERS OR BURL FENCING MAY REQUIRE PERIODIC REPAIRS. SEDIMENT TRAPS WILL REQUIRE PERIODIC CLEANING.
 3. INSTALL PERMANENT EROSION FABRIC TO THE FLOW LINES OF DRAINAGE SWALES.



923 Cooper Avenue
Suite 201
Greenwood Springs, CO 81601
Tel: 970.945.5252
Fax: 970.384.2833



Client Information:
WT CONSTRUCTION
PO BOX 5157
EDWARDS, CO 81622
970.826.1700



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EROLE COUNTY, COLORADO
Alexander Residence
Details And Notes
FINAL DRB REVIEW

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DATE PLOTTED:
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Sheet
C2

General Notes and Specifications:

- All areas disturbed by construction and not designated a shrub bed or wildflower seed, shall be planted with the specified native grass seed.
- The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
- The Landscape Plan shall be reviewed on site prior to installation to ensure planting meets the intent of the design guidelines and county wildfire mitigation standards.
- Quantity and location of tree and shrub plantings within a Wildfire Mitigation Zone shall be subject to field review by Summit County Wildfire Mitigation Officer.
- See Civil Engineering sheets for final grading and drainage.
- Snow Storage area shall be a min. of 25% of all driveway and parking areas.

Revegetation Notes:

- Seed shall be broadcast and raked to 1/2" depth.
- Apply Biodegradable Green Dyed-Wood Cellulose-Fiber Mulch to all seeded areas at a rate of 20 lbs. per 1,000 s.f.
- Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

Wildfire Mitigation:

- Refer to Breckenridge Town Planning Policy 48 (Absolute) Voluntary Defensible Space Requirements for maintenance of the 30' Zone 1 and 75' Zone 2 shown on sheet L2.

Legend & Irrigation Calculations		
Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop-Up Spray Irrigation For Drought Tolerant Sod	488 SF
	Permanent Pop-Up Spray Irrigation For Annual/Perennial Beds	105 SF
Temporary Irrigation		Square Footage of Irrigation
	Temporary Spray Irrigation For Establishment of Native Seed	APPROX. 7,969 SF

IRRIGATION NOTES:

- Design Criteria: Design automatic underground irrigation system to uniformly irrigate all planting areas. Zone irrigated turf grass and shrub planting areas separately. Provide drip irrigation for shrub beds. Provide minimum 12 inch pop-up spray heads in annual, perennial, and groundcover beds. Design rotors for turf grass areas more than 40' wide, pop-up spray heads for areas less than 40' wide. Rain sensor and timer shall be used.
- All Trees, shrubs and annual/perennial beds to be drip irrigated.

WATER CONSERVATION CHECKLIST:

- IRRIGATION SYSTEM SHALL INCLUDE RAIN SENSOR WITH AUTOMATIC SHUT-OFF BASED ON RAINFALL.
- IRRIGATION SYSTEM SHALL INCLUDE AN AUTOMATIC TIMER WITH SPECIFIC TIMING FOR THE WATER NEEDS OF DIFFERENT IRRIGATION ZONES.
- THE MAJORITY OF PROPOSED PLANT MATERIAL IS LISTED AS DROUGHT TOLERANT (D) OR TOLERANT OF SEASONAL MOISTURE OR DROUGHT (SM-SD) ON THE BRECKENRIDGE LANDSCAPE GUIDE. REFER TO ADJACENT PLANT LIST FOR DESIGNATIONS.
- THE PROPOSED REVEGETATION SEED MIX AND SOD IS MADE UP OF APPROVED HIGH ALTITUDE DROUGHT TOLERANT GRASS SPECIES LISTED IN THE TOWN OF BRECKENRIDGE LANDSCAPE GUIDE. REFER TO MIX RATIOS BELOW.

DROUGHT TOLERANT NATIVE SEED REVEGETATION MIX:

Scientific Name	Percent
Bluestem Wheatgrass	26.26
Agropyron spicatum	26.14
Sender Wheatgrass	26.14
Agropyron trachycalum	14.03
Western Wheatgrass	14.03
Agropyron arifolium	9.94
Sheep Fescue	8.09
Festuca ovina	8.09
Arizona Fescue	5.44
Festuca arvensis	5.44
Canby Bluegrass	4.25
Poa canbyi	4.25
Alpine Fescue	1.81
Festuca brachyphylla	1.81
Prairie Junegrass	1.81
Koeleria macrantha	1.81

Seeding Rate: 20 PLS Pounds/Acre

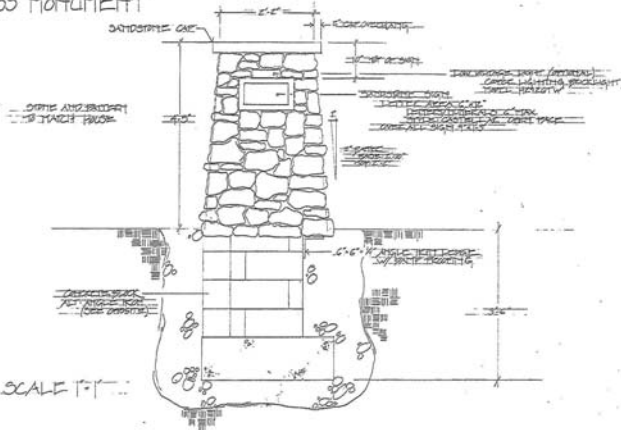
DROUGHT TOLERANT SOD MIX:

Scientific Name	Percent
Thurber Fescue	33.3
Festuca thurberi	33.3
Alpine Fescue	33.3
Festuca brachyphylla	33.3
Tufted Hairgrass	33.3
Deschampsia	33.3

PROPOSED PLANT MATERIAL LIST:

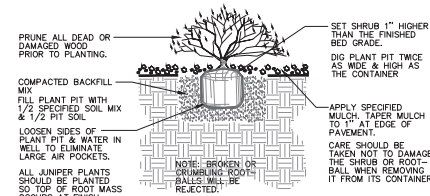
QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS	TOWN OF BRECKENRIDGE WATER CONSERVATION CLASSIFICATION
EVERGREEN TREES					
0	Colorado Blue Spruce Picea pungens	2	8' ht.	Specimen quality B&B, staked	SM-SD
5	Colorado Blue Spruce Picea pungens	2	10' ht.	Specimen quality B&B, staked	SM-SD
2	Colorado Blue Spruce Picea pungens	2	12' ht.	Specimen quality B&B, staked	SM-SD
4	Colorado Blue Spruce Picea pungens	2	14' ht.	Specimen quality B&B, staked	SM-SD
0	Douglas Fir Pseudotsuga menziesii	2	8' ht.	Specimen quality B&B, staked	SM-SD
2	Douglas Fir Pseudotsuga menziesii	2	10' ht.	Specimen quality B&B, staked	SM-SD
1	Douglas Fir Pseudotsuga menziesii	2	14' ht.	Specimen quality B&B, staked	SM-SD
DECIDUOUS TREES					
0	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed	SM-SD
23	Quaking Aspen Populus tremuloides	1 & 2	3" cal.	Specimen quality B&B, guyed	SM-SD
2	Quaking Aspen Populus tremuloides	1 & 2	3.5" cal.	Specimen quality B&B, guyed	SM-SD
6	Amur Maple Acer ginnala 'Flame'	1 & 2	2"-cal. 10' ht.	Specimen quality B&B, guyed	
3	Shubert Chokecherry Prunus virginiana 'Shubert'	1 & 2	2.6"-cal. 10' ht.	Specimen quality B&B, guyed	D
GROUND COVERS / PERENNIALS (Approximately 105 sf. @ 12" O.C. spacing)					
105	Assorted Perennials (All perennials to be chosen from list of Town of Breck. drought tolerant perennials)				D
15	Blue Avena Grass Helictotrichon sempervirens	1 & 2	1 gal.	Container Full	
14	Feather Reed Grass Calamagrostis x acutiflora 'Karl Foerster'	1 & 2	1 gal.	Container Full	
EVERGREEN SHRUBS					
1	Dwarf Mugo Pine Pinus mugo 'Valley Cushion'	1 & 2	5 gal.	Container, Specimen Quality 18"-36" ht.	D
8	Buffalo Juniper Juniperus sibirica 'Scandia'	1 & 2	5 gal.	Container, Specimen Quality 24"-36" spread	D
2	Dwarf Globe Spruce Picea abies 'Pumila'	1 & 2	5 gal.	Container, Specimen Quality 18"-36" ht.	
DECIDUOUS SHRUBS					
8	Alpine Currant Ribes alpinum	1 & 2	5 gal.	Container, 5 canes minimum 18"-24" ht.	D
8	Redlake Currant Ribes rubrum 'Red Lake'	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.	D
3	Twinberry Honeysuckle Lonicera involucrata	1 & 2	5 gal.	Container, 5 canes minimum 18"-24" ht.	SM-SD
3	Common White Lilac Syringa vulgaris 'Alba'	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.	SM-SD
4	Mountain Ninebark Physocarpus malvaceus	1 & 2	5 gal.	Container, 5 canes minimum 18"-24" ht.	
8	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.	D
6	Thimbleberry Rubus parviflorus	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.	D
3	Peking Cotoneaster Cotonaster lucidus	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.	D
8	Western Sandcherry Prunus besseyi	1 & 2	5 gal.	Container, 5 canes minimum 18"-24" ht.	D
8	Rock Spray Holodiscus dumosus	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.	
8	Variiegated Dogwood Cornus alba 'Argenteomarginata'	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.	D
10	Kinnikinnick Arctostaphylos uva-ursi	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.	D
13	Woods Rose Rosa woodii	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.	D

SHOCK HILL ADDRESS MONUMENT



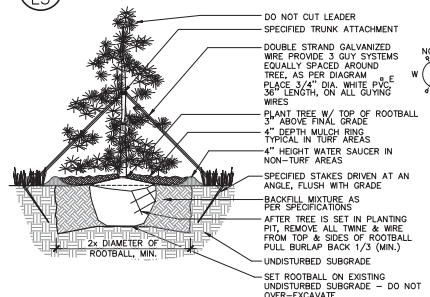
1 ENTRY MONUMENT DETAIL (AS PROVIDED IN SHOCKHILL DESIGN GUIDELINES APPENDIX G)

SCALE: 1"=1'-0"



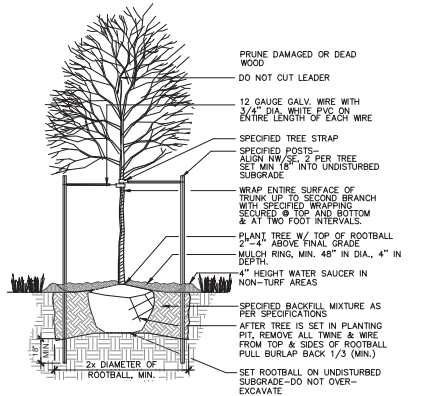
2 SHRUB PLANTING

NOT TO SCALE



4 EVERGREEN TREE PLANTING

NOT TO SCALE



3 DECIDUOUS TREE PLANTING

NOT TO SCALE

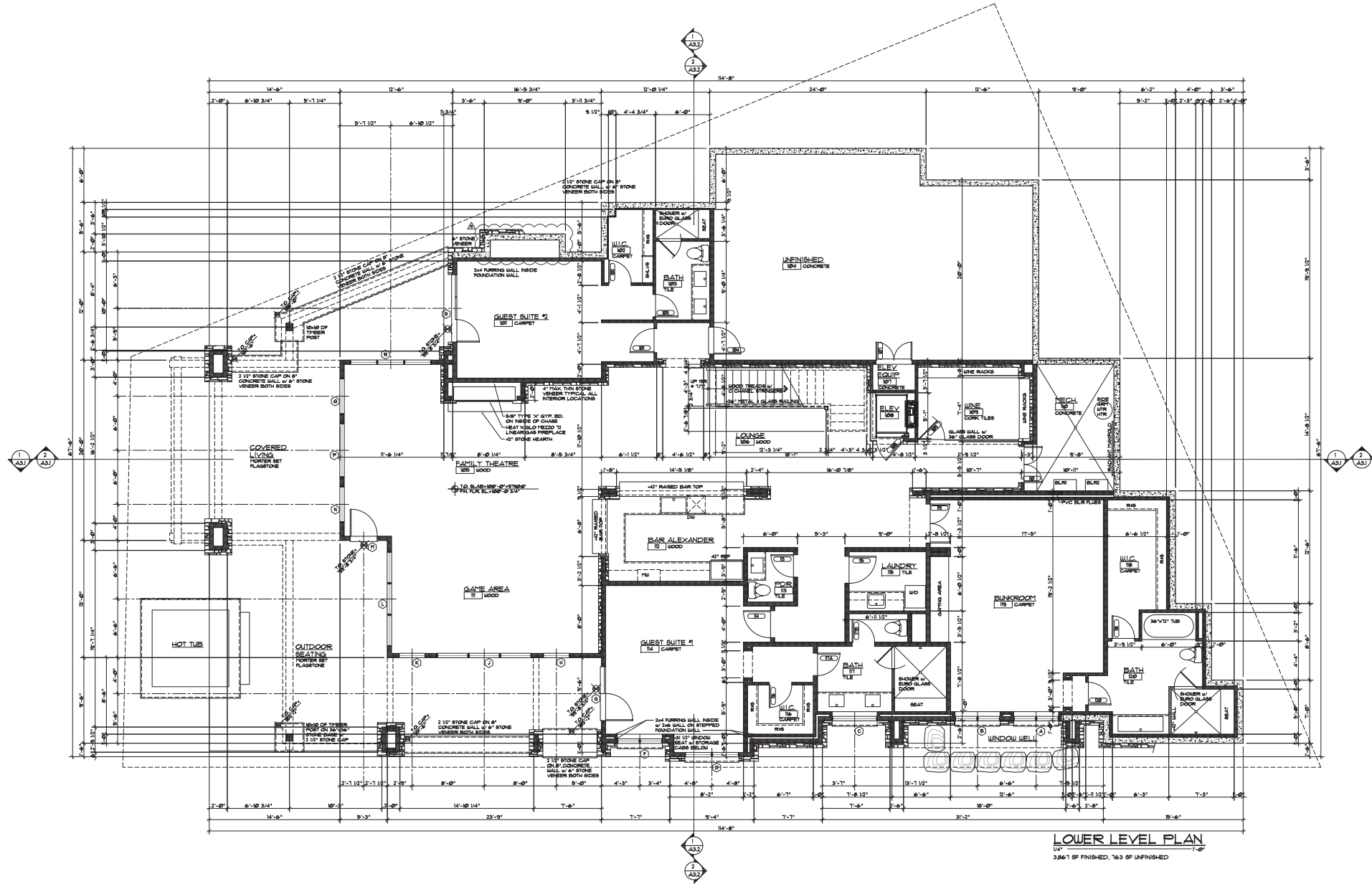
811
Know what's below. Call before you dig.

LANDSCAPE ARCHITECT
TOMINA TOWNSEND, L.A.
PO BOX 3000, PAGES 301
EDWARDS, CO 81632
P. 303.572.7876
T.Townsend@ResortConceptsCO.com

ALEXANDER RESIDENCE
LOT 41, 0468 PEERLESS DRIVE
SHOCK HILL SUBDIVISION, FILING NO. 2
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: JT
DATE: 06/24/2020
REVISIONS:

REVISED FOR PLANNING COMMISSION
LANDSCAPE NOTES & DETAILS
SCALE: 1"=10'-0"
SHEET NUMBER:
L3



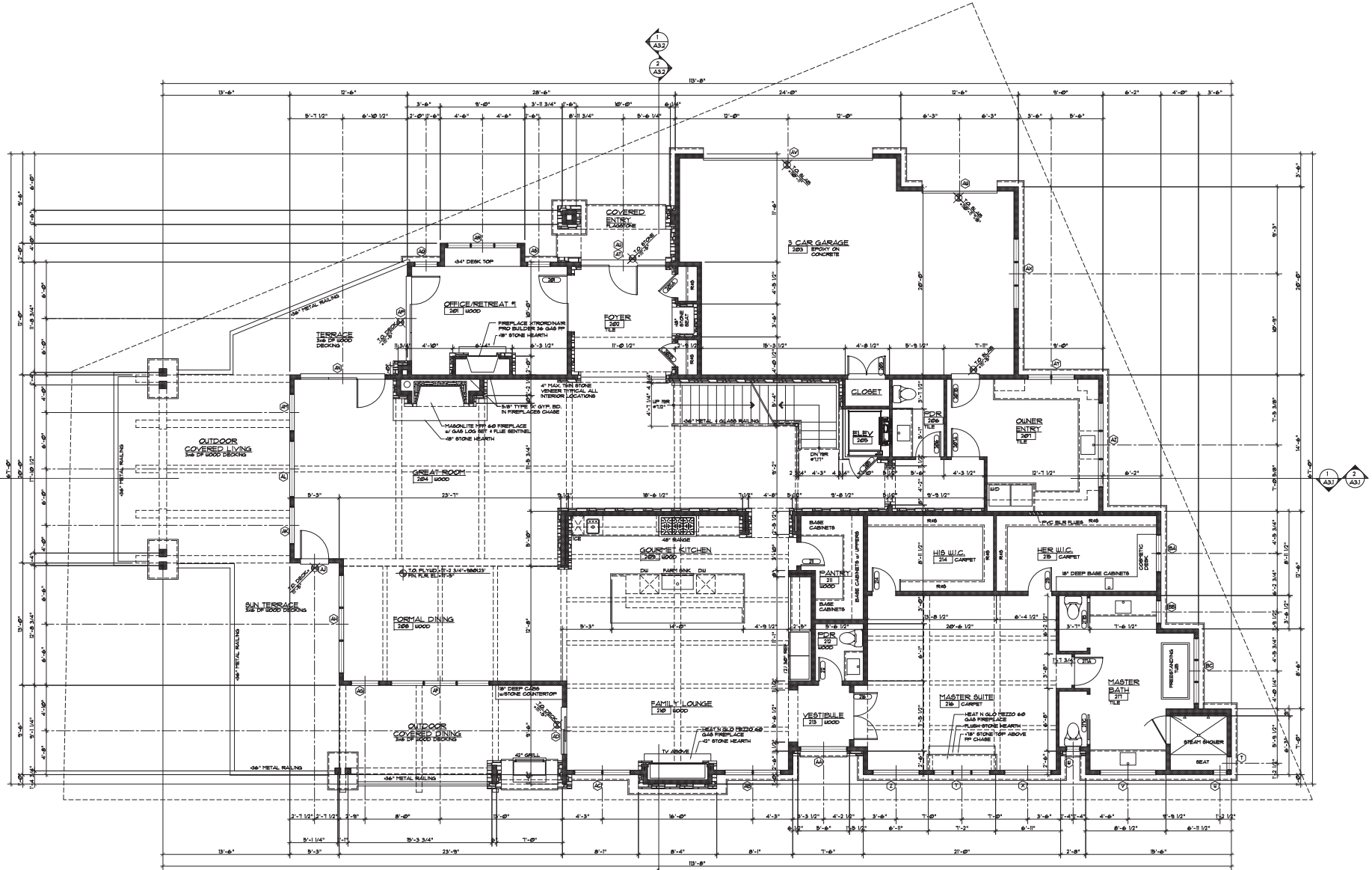
LOWER LEVEL PLAN
 1/4" = 1'-0"
 3,861 SF FINISHED, 163 SF UNFINISHED

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ALEXANDER RESIDENCE
 0468 PEERLESS DRIVE
 LOT 41, SHOCK HILL
 BRECKENRIDGE, COLORADO

PROJECT NO. 2101-19

ISSUED NUMBER	DATE	BY	COMMENTS
I	2-13-10	DM	CRIB REVISIONS
II	3-9-10	DM	CRIB REVISIONS
III	3-13-10	DM	CRIB REVISIONS
IV	3-13-10	DM	CRIB REVISIONS
V	3-13-10	DM	CRIB REVISIONS



MAIN LEVEL PLAN
 141'
 7'-0"

3,366 SF FINISHED
 180 SF OF GARAGE
 4,148 SF TOTAL

3,861 SF OF LOWER
 3,566 SF OF MAIN
 16,118 SF OF LOWER
 9,515 SF TOTAL

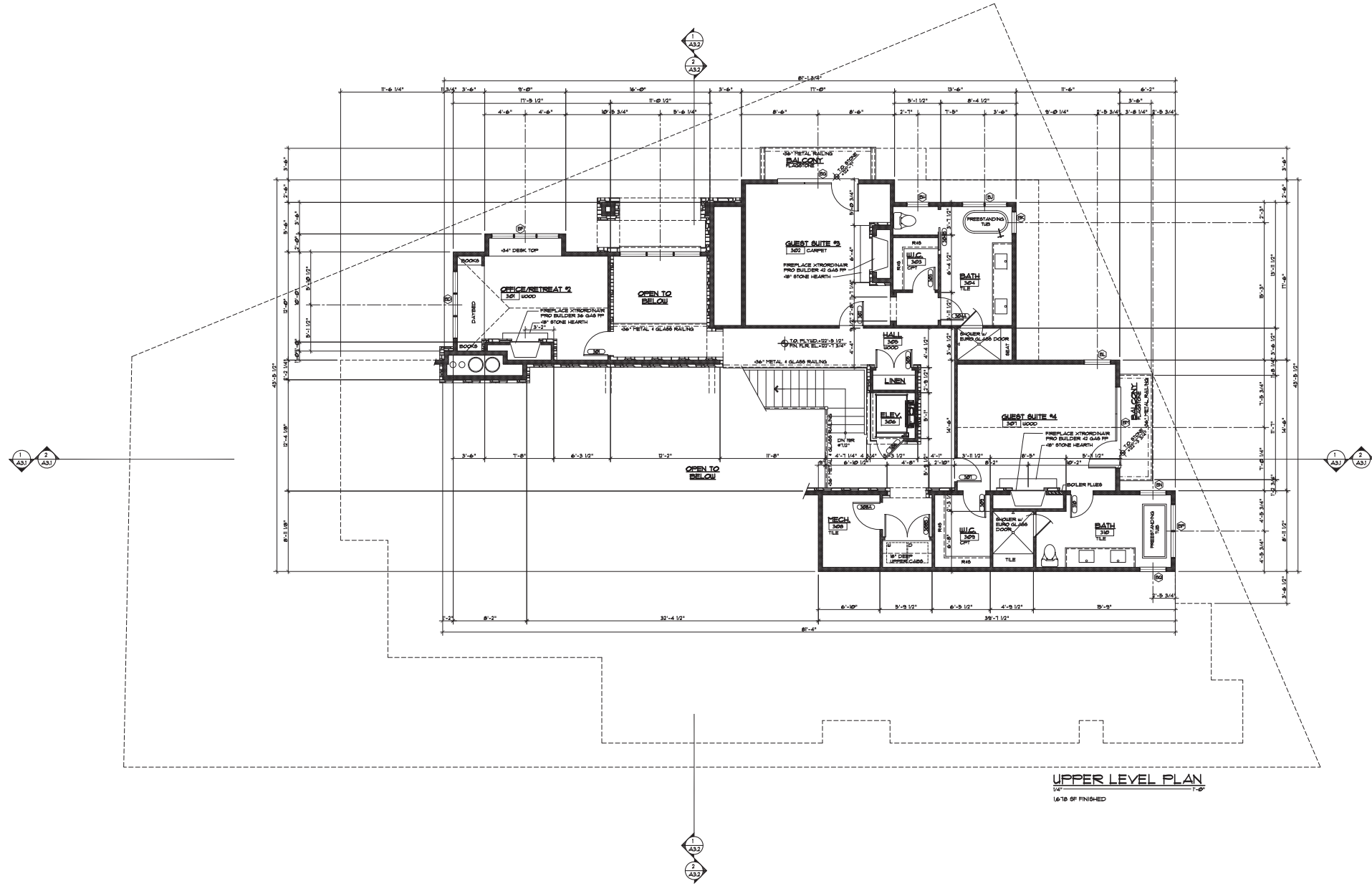
763 GARAGE
 180 GARAGE
 1843 OF GARAGE

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ALEXANDER RESIDENCE
 0468 PEERLESS DRIVE
 LOT 41, SHOCK HILL
 BRECKENRIDGE, COLORADO

PROJECT NO. 2101-19

ISSUED	NUMBER	DATE	BY	COMMENTS
1	2	2-9-2009	DM	PRELIMINARY SET
2	1	5-13-2009	DM	FINAL REVIEW SET
3	5	5-19-09	DM	PROVISION SET
4	5	5-19-09	DM	FINAL PRELIMINARY REVIEW SET

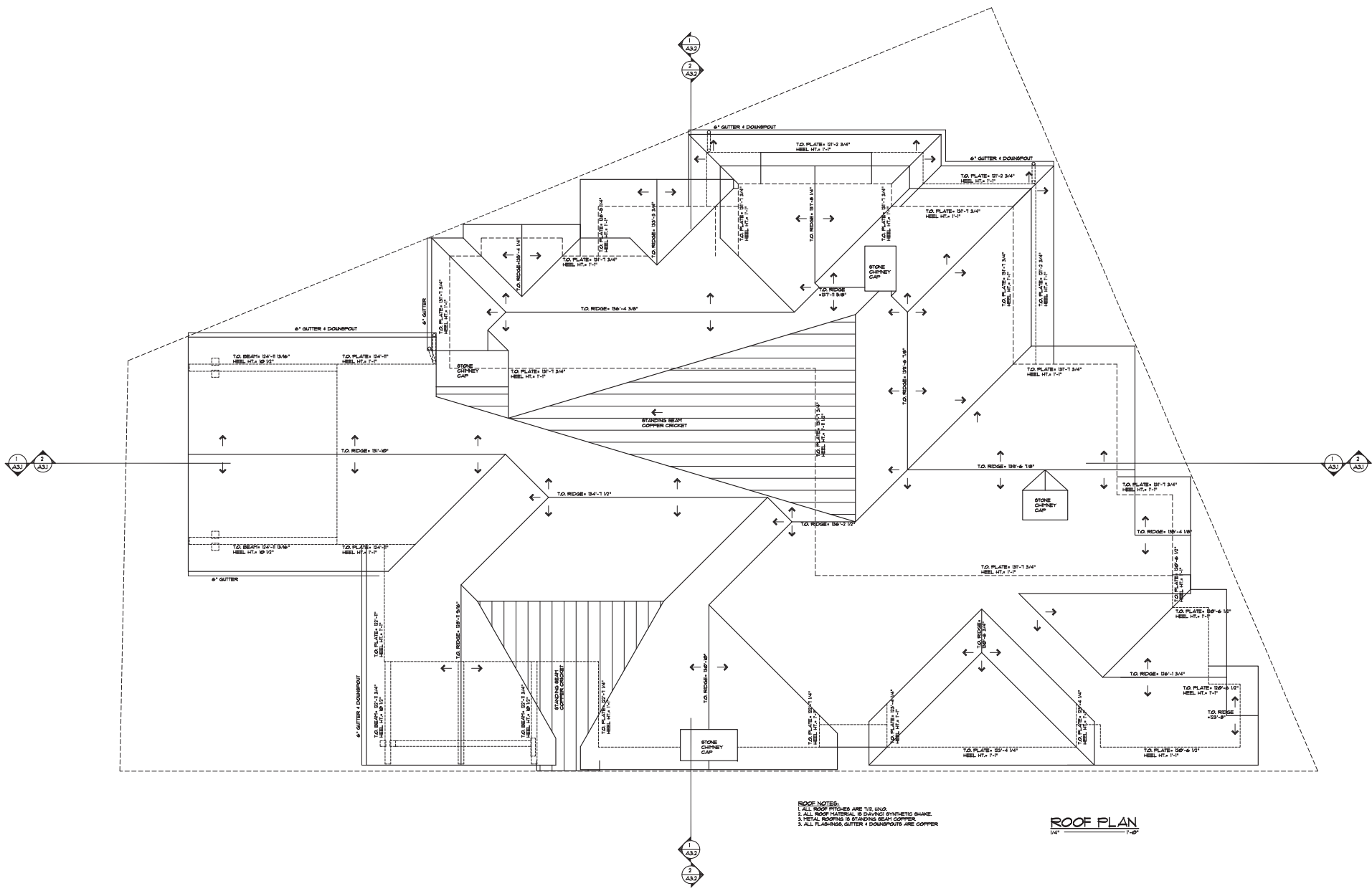


UPPER LEVEL PLAN
1/4" = 1'-0"
1/8" TO 5/8" FINISHED

ALEXANDER RESIDENCE
0468 PEERLESS DRIVE
LOT 41, SHOCK HILL
BRECKENRIDGE, COLORADO

PROJECT NO: 2101-19

ISSUED NUMBER	DATE	BY	COMMENTS
1	3-1-2020	DM	PRELIMINARY SET
2	1-14-2020	DM	COND PLAN, REVISED SET
3	2-10-20	DM	PROPOSED SET
4	8-5-19	DM	COND PRELIMINARY REVISED SET



ROOF NOTES:
 1. ALL ROOF FINISHES ARE TO LIND.
 2. ALL ROOF MATERIAL IS DRAINAGE SYNTHETIC SLAKE.
 3. METAL ROOFING IS STANDING SEAM COPPER.
 4. ALL FLASHINGS, GUTTER & DOWNSPOUTS ARE COPPER.

ROOF PLAN
1/4"

ALEXANDER RESIDENCE
 0468 PEERLESS DRIVE
 LOT 41, SHOCK HILL
 BRECKENRIDGE, COLORADO

PROJECT NO: 2101-19

ISSUED NUMBER	DATE	BY	COMMENTS
01	3-8-2020	DM	PRELIMINARY
02	3-10-2020	DM	FINAL PLAN REVIEW SET
03	3-10-20	DM	PROGRESS SET
04	3-11-20	DM	FINAL PRELIMINARY REVIEW SET

A1.4



SOUTH ELEVATION
14'-0" 11'-0"



WEST ELEVATION
14'-0" 11'-0"

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ALEXANDER RESIDENCE
0468 PEERLESS DRIVE
LOT 41, SHOCK HILL
BRECKENRIDGE, COLORADO

PROJECT NO: 2101-19

ISSUED NUMBER	DATE	BY	COMMENTS
1	3-13-20	DMH	DRWG REVISED
2	3-13-20	DMH	PRECISE MET
3	3-13-20	DMH	DRWG FINAL REVIEW MET
4	3-26-20	DMH	PROGRESS SET

A2.1



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



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

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ALEXANDER RESIDENCE
0468 PEERLESS DRIVE
LOT 41, SHOCK HILL
BRECKENRIDGE, COLORADO

PROJECT NO: 2101-19

ISSUED NUMBER	DATE	BY	COMMENTS
1	3-11-20	DMC	DRP REVIEWS
2	3-15-20	DMC	PRECING SET
3	3-18-20	DMC	DRP FINAL REVISED SET
4	3-20-20	DMC	PROGRESS SET

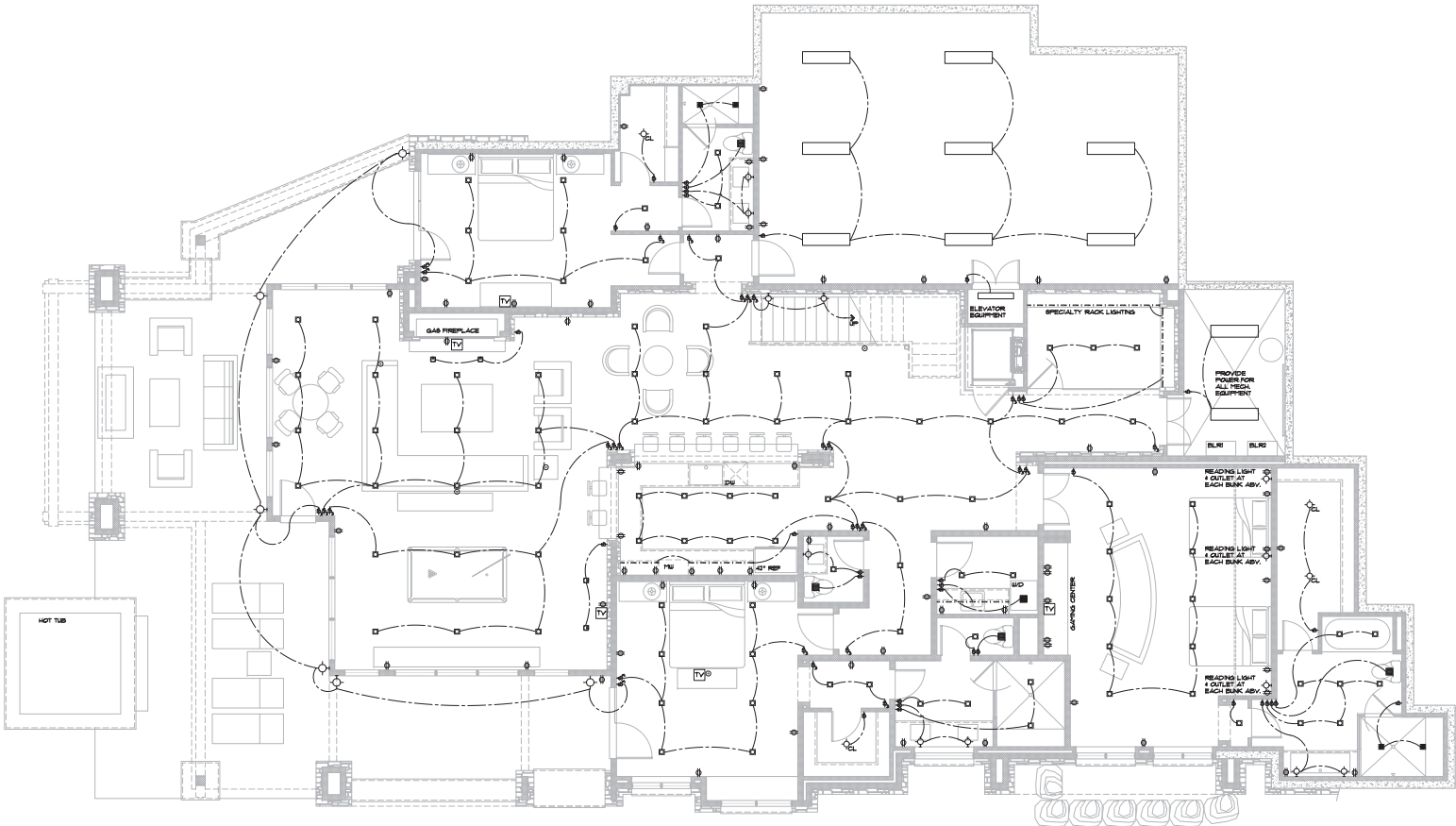
A2.2

ALEXANDER RESIDENCE
 0468 PEERLESS DRIVE
 LOT 41, SHOCK HILL
 BRECKENRIDGE, COLORADO

PROJECT NO. 2101-19

ISSUED NUMBER	DATE	BY	COMMENTS
I	2-9-2009	DM	PRELIMINARY SET
II	5-13-2009	DM	FOR FINAL REVIEW SET
III	5-19-09	DM	FOR PRELIMINARY REVIEW SET
IV	5-19-09	DM	FOR PRELIMINARY REVIEW SET

E1.1



LOWER LEVEL ELECTRICAL PLAN

ELECTRICAL LEGEND

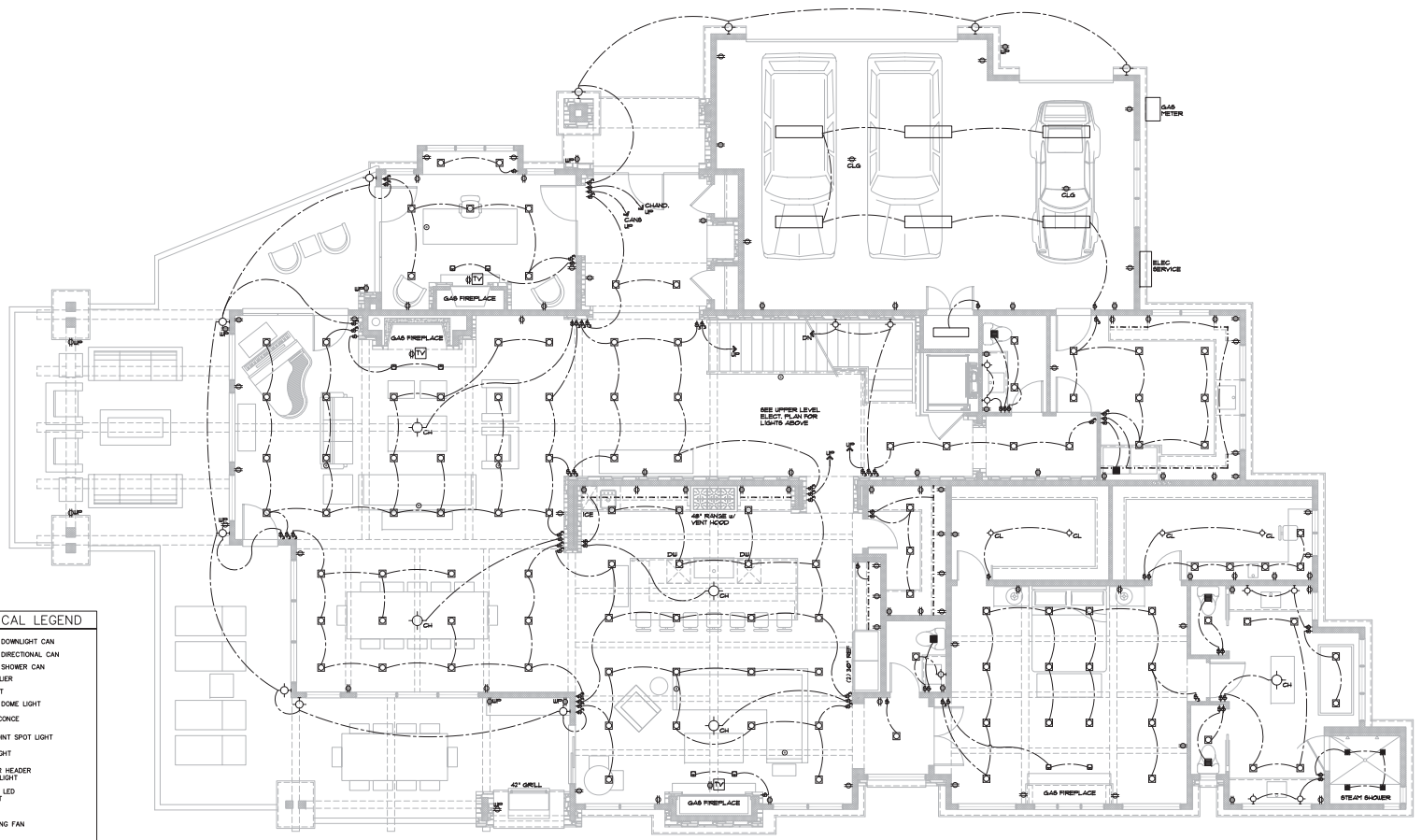
- 4" LED DOWNLIGHT CAN
- ▣ 4" LED DIRECTIONAL CAN
- ▩ 4" LED SHOWER CAN
- ⌘ CHANDLER
- ⌘ PENDANT
- ⌘ CLOSET DOME LIGHT
- ⌘ WALL SCENE
- ⌘ MONOPONT SPOT LIGHT
- ⌘ STEP LIGHT
- ⌘ DOOR HEADER LED LIGHT
- ⌘ 1"x4" LED LIGHT
- ⌘ CEILING FAN
- ⌘ SMOKE ALARM
- ⌘ EXHAUST FAN/LIGHT COMBO
- ⊙ FLOOR OUTLET
- ⊙ 1/2 HOT SWITCHED OUTLET
- ⌘ TELEVISION
- ⌘ LED STRIP LIGHTING UNDER CABINET

NOTES:
 1. OUTLETS SHOWN ARE SPECIFIC TO NEEDS. ELECTRICIAN TO ADD OUTLETS AS REQUIRED TO MEET BUILDING CODES.
 2. ADD LIFE SAFETY DETECTORS PER CODE. (SMOKE, CO, FIRE, ETC.)

ALEXANDER RESIDENCE
 0468 PEERLESS DRIVE
 LOT 41, SHOCK HILL
 BRECKENRIDGE, COLORADO

ISSUED NUMBER	DATE	BY	COMMENTS
1	2-9-2009	DM	PRECING SET
2	3-3-2009	DM	DOB FINAL REVIEW SET
3	5-20-09	DM	PROGRESS SET
4	5-20-09	DM	DOB PRELIMINARY REVIEW SET

E1.2



ELECTRICAL LEGEND

□	4" LED DOWNLIGHT CAN
■	4" LED DIRECTIONAL CAN
■	4" LED SHOWER CAN
⊕	CHANDLIER
⊕	PENDANT
⊕	CLOSET DOME LIGHT
◇	WALL SCONCE
⊕	MONOPOINT SPOT LIGHT
□	STEP LIGHT
⊕	DOOR HEADER LED LIGHT
⊕	1"x4" LED LIGHT
⊕	CEILING FAN
⊕	SMOKE ALARM
⊕	EXHAUST FAN/LIGHT COMBO
○	FLOOR OUTLET
○	1/2" HOT SWITCHED OUTLET
TV	TELEVISION
---	LED STRIP LIGHTING UNDER CABINET

NOTES:
 1. VERIFY WITH OWNER LOCATIONS FOR ELECTRIC ROLLER SHADES AND/OR CURTAINS.

NOTES:
 1. OUTLETS SHOWN ARE SPECIFIC TO NEEDS. ELECTRICIAN TO ADD OUTLETS AS REQUIRED TO MEET BUILDING CODES.
 2. ADD LIFE SAFETY DETECTORS PER CODE. (SMOKE, CO, FIRE, ETC.)

MAIN LEVEL ELECTRICAL PLAN
 1/4"

ALEXANDER RESIDENCE
0468 PEERLESS DRIVE
LOT 41, SHOCK HILL
BRECKENRIDGE, COLORADO

PROJECT NO: 2101-19

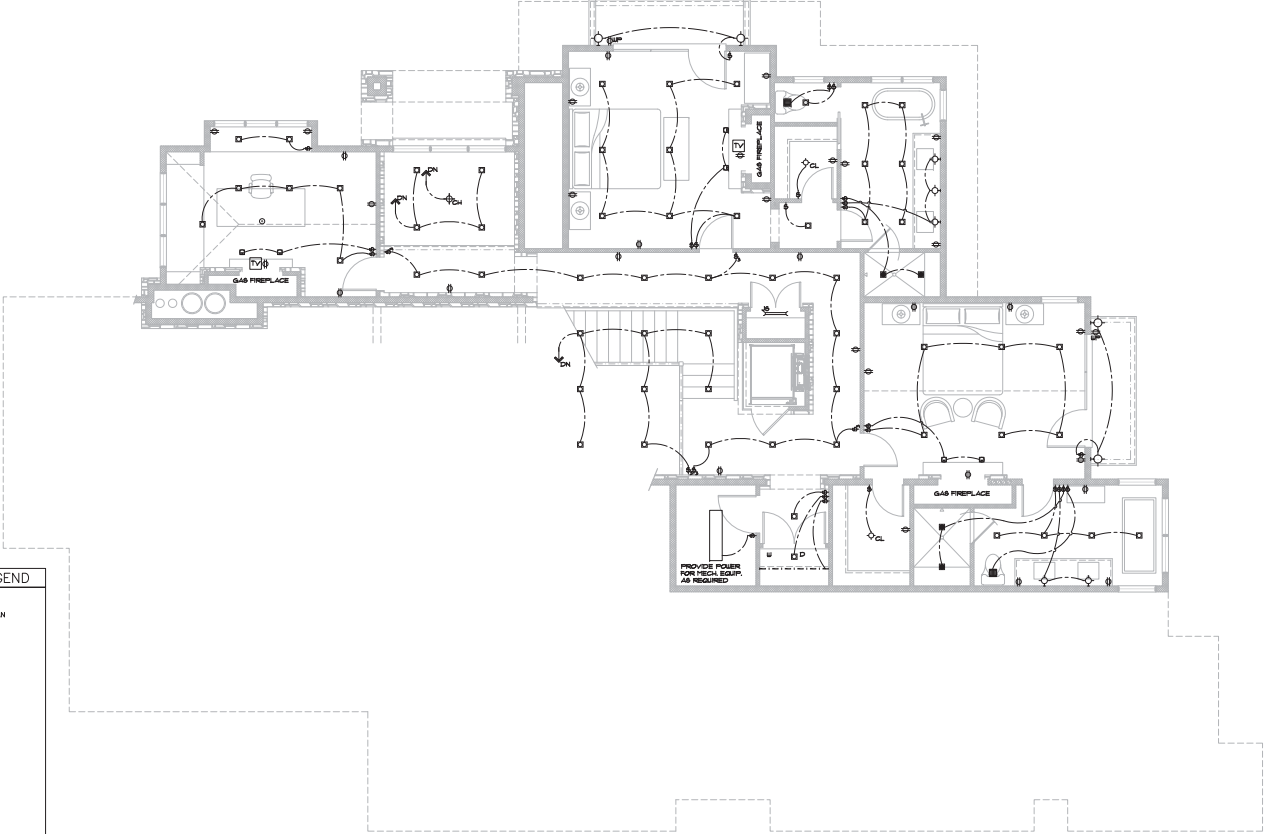
ISSUED NUMBER	DATE	BY	COMMENTS
01	3-8-2020	DM	PRELIM. SET
02	3-18-2020	DM	COND PANEL REVISED SET
03	3-26-20	DM	PROPOSED SET
04	3-3-20	DM	COND PANEL/TV/STAIR REVISED SET

E1.3

ELECTRICAL LEGEND

- 4" LED DOWNLIGHT CAN
- 4" LED DIRECTIONAL CAN
- 4" LED SHOWER CAN
- ⊕ CHANDELIER
- ⊕ PENDANT
- ⊕ CLOSET DOME LIGHT
- ◇ WALL SCONCE
- ⊕ MONOPOINT SPOT LIGHT
- STEP LIGHT
- DOOR HEADER LED LIGHT
- 1'x4" LED LIGHT
- 1'x4" LED LIGHT
- ⊗ CEILING FAN
- ⊕ SMOKE ALARM
- EXHAUST FAN/LIGHT COMBO
- ⊕ FLOOR OUTLET
- ⊕ 1/2" HOT SWITCHED OUTLET
- ⊕ TELEVISION
- LED STRIP LIGHTING UNDER CABINET

NOTES:
1. OUTLETS SHOWN ARE SPECIFIC TO NEEDS. ELECTRICIAN TO ADD OUTLETS AS REQUIRED TO MEET BUILDING CODES.
2. ADD LIFE SAFETY DETECTORS PER CODE. (SMOKE, CO, FIRE, ETC.)



UPPER LEVEL ELECTRICAL PLAN
1/4" = 1'-0"



DISCLAIMER
THIS IS AN ARTIST'S REPRESENTATION BASED ON CURRENT DEVELOPMENT CONCEPTS AND ARE INTENDED FOR ILLUSTRATION PURPOSES ONLY.

THE ALEXANDER RESIDENCE

DESIGN REVIEW - 3D VIEWS
JANUARY 31, 2020

EGGERS ARCHITECTURE, INC. **AXISVU** DESIGN

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE



DISCLAIMER
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THE ALEXANDER RESIDENCE

DESIGN REVIEW - 3D VIEWS
JANUARY 31, 2020

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DESIGN REVIEW - 3D VIEWS
JANUARY 31, 2020

EGGERS ARCHITECTURE, INC. **AXISVU** DESIGN

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

ELEVATION 1



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THE ALEXANDER RESIDENCE

DESIGN REVIEW - 3D VIEWS
JANUARY 31, 2020

EGGERS ARCHITECTURE, INC. **AXISVU** DESIGN

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

ELEVATION 2



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THE ALEXANDER RESIDENCE

DESIGN REVIEW - 3D VIEWS
JANUARY 31, 2020

EGGERS ARCHITECTURE, INC. **AXISVU** DESIGN

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

ELEVATION 3



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THE ALEXANDER RESIDENCE

DESIGN REVIEW - 3D VIEWS

JANUARY 31, 2020

EGGERS ARCHITECTURE, INC. **AXISVU** DESIGN

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

ELEVATION 4



DISCLAIMER
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THE ALEXANDER RESIDENCE

DESIGN REVIEW - 3D VIEWS
JANUARY 31, 2020

EGGERS ARCHITECTURE, INC. **AXISVU** DESIGN

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

ALEXANDER RESIDENCE

0468 PEERLESS DRIVE
SHOCK HILL - LOT 41, FILING NO. 2

COLOR BOARD



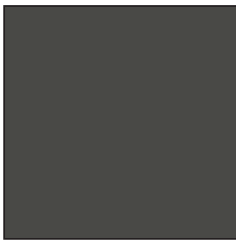
(CONCEPT IMAGE)



Trim, fascia, soffits & doors - Custom Wood Stain



Wood Siding - Custom Barn Wood



Windows - Sierra Pacific Aluminum Anodize
Collection - Bronze



Exterior Stone - Custom Blend



Roofing - Davinci Synthetic Shake - Weathered Gray



Exterior Sconces - SHELTER 1324 BK-LED
Medium Wall Mount Lantern

Flashings - Copper
Downspouts & Gutters - 1/2 Round Copper
Snow Fences - Copper snow clips



SHELTER

1324BK-LED

MEDIUM WALL MOUNT LANTERN

Shelter's minimalist style in aluminum creates a chic, dramatic statement as the light from above grazes through its clear seeded glass. Shelter comes standard Dark Sky compliant.

DETAILS	
FINISH:	Black
MATERIAL:	Solid Aluminum
GLASS:	Clear Seedy

DIMENSIONS	
WIDTH:	6.3"
HEIGHT:	20.5"
WEIGHT:	7 lbs.
BACK PLATE:	4.5"W X 12"H
EXTENSION:	6.5"
TOP TO OUTLET:	5.8"

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	LESM-100 3K
WATTAGE:	14w LED *Included
VOLTAGE:	120v
COLOR TEMP:	3000.0000k
LUMENS:	950
CRI:	92
INCANDESCENT EQUIVALENCY:	1-75w
DIMMABLE:	yes, on any Incandescent, MLV, ELV OR C-L dimmer.

SHIPPING	
CARTON LENGTH:	23.8"
CARTON WIDTH:	12.8"
CARTON HEIGHT:	9"
CARTON WEIGHT:	8 lbs.

PRODUCT DETAILS:

- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Meets California Energy Commission 2016 Title regulations/JA8
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky.
- 2 year finish warranty
- LED components carry a 5-year limited warranty
- Bold lines and a clean, minimalist style complement contemporary architecture
- Striking black finish enhances design

TOWN OF BRECKENRIDGE

Alexander Residence
Shock Hill Subdivision, Filing 2, Lot 41
0468 Peerless Dr.
PL-2020-0137

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 **July 2, 2020**, 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 June 16, 2020 and **July 7, 2020** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **January 14, 2022**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.

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

PRIOR TO ISSUANCE OF BUILDING PERMIT

13. Applicant shall submit proof of ownership of the project site.
14. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
15. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
16. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
17. **Applicant shall install temporary chain-link fencing at the Disturbance Envelope during the course of construction. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary chain-link fence barriers around the drip edge of the trees to prevent unnecessary root compaction during construction.** Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
18. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
19. **Applicant shall submit and obtain approval from the Town of a construction staging plan specifying construction fencing at the limits of grading and construction, all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas.** No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
20. **Applicant shall 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, including lighting in the building's soffit, shall not exceed 15 feet in height from finished grade or 7 feet above upper decks. Fluorescent**

fixtures shall be no greater than 15 watts and LED shall be warm white or filtered (less than 3,000K) and a max of 12 watts. Except for a driveway entrance light, all exterior lighting shall be within the platted Disturbance Envelope.

21. 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

22. **Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.**
23. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
24. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
25. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
26. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
27. 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.
28. Applicant shall screen all utilities.
29. **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, including lighting in the building's soffit, shall not exceed 15 feet in height from finished grade or 7 feet above upper decks. Fluorescent fixtures shall be no greater than 15 watts and LED shall be warm white or filtered (less than 3,000K) and a max of 12 watts. Except for a driveway entrance light, all exterior lighting shall be within the platted Building Envelope.**
30. 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.
31. 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.

32. 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.**
33. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
34. Applicant shall construct all proposed trails according to the Town of Breckenridge Trail Standards and Guidelines (dated June 12, 2007). All trails disturbed during construction of this project shall be repaired by the Applicant according to the Town of Breckenridge Trail Standards and Guidelines. Prior to any trail work, Applicant shall consult with the Town of Breckenridge Open Space and Trails staff.
35. 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)



FIRC Update

- Gave out \$937,000 to the community for rental assistance, which helped over 1000 households and 754 of those households lived or worked in Breckenridge. It helped 2,000 people who lived or worked in Breckenridge, with 260 being under the age of 18. 90% have lived here longer than a year and almost 50% lived here for longer than 5 years and primarily worked in the service industry. 97% of people said they could not meet their basic needs without rental assistance help. 1/3 of the homeowners FIRC worked with choose to discount the rent.
- FIRC continues to work on disparity issues in Summit County. 15% of our population is Latinx and 60% of COVID cases are from this population. FIRC is focusing to help this population with a lack of health insurance and sick time to make sure that they are supported in staying home when sick.

Building Hope Update

<p>THERAPY SCHOLARSHIPS Offer additional mental health scholarships to residents in need of support. Demand has been consistent over the last 12 months. Experts report that demand for services will slowly grow over the next six months.</p>	<p>25% increase over budgeted. \$250,000 budgeted. 25% increase for six months.</p>	<p>\$31,250</p>
<p>VIRTUAL CONNECT AND DECOMPRESS CAFES Offer additional virtual support groups. These will be led by a licensed therapist and will be implemented across a variety of employment sectors.</p>	<p>Support 20 groups across the community for the next 6 months. Cost per group is \$2000</p>	<p>\$40,000</p>
<p>TEEN CONNECTING AND SUPPORT EVENTS Deliver a wide array of in-person connecting events to local teens to ensure they feel emotionally supported during these stressful times. The focus will be on outdoor, fun activities like frisbee golf, ropes courses and hiking.</p>	<p>Average of 8 Teen Connecting Events per month thru 2020. Cost per event is \$730</p>	<p>\$41,000</p>
<p>ACTIVITY PROMOTION/STIGMA REDUCTION MARKETING Increase number of ads promoting virtual groups and youth programming in paper and other sites</p>	<p>Increased mental health awareness campaign - \$15,000 Kids Stigma Reduction - \$5,000 COVID general marketing - \$10,000</p>	<p>\$30,000</p>
<p>COORDINATION/ADMINISTRATION Increase administrative support costs to manage additional programs and coordination</p>	<p>Group organizing (Kellyn) - \$5,000 Spanish outreach (Melina) - \$4,000 Administrative assistant - \$4,000</p>	<p>\$13,000</p>
<p>Total Anticipated Unbudgeted Expenses</p>		<p>\$125,000</p>

- Building Hope was able to fundraise all of the \$125,000 through corporate donations and individual donations.
- Went from having 3 therapists that had teletherapy to 37 therapists. Offered reflective sessions for frontline workers and first responders. In 8 weeks, Building Hope provided 157 scholarships for therapy when normally they give out 20-30 a month. After the two local suicides, Building Hope is working with local students to create more programming to connect youth with each other.

St. John's Church Local Landmarking: On March 24, 2020, the Town Council approved a Development Agreement for St. John's Church. As part of the Development Agreement, the Church agreed to have the Town designate the church as a historic landmark. At their May 19, 2020 meeting, the Planning Commission reviewed a proposal to designate St. John's Church at 100 South French St. as a Local Landmark and formally recommended that the Town Council adopt an ordinance designating the building as a Local Landmark.

Public Projects

- Fiber 9600 work in the downtown area (PON 17) is wrapping up concrete and asphalt work is 90% completed by Columbine Hills Concrete, fiber pulling by Peak Communications took place last week, and now Allo is working on splicing and QA/QC.
- Trenching on Locals Lane (PON 19) was finishing last week and trenching began on Rachel Lane. There is a good chance this work will continue for one more week and then crews will start trenching on Shepherd Circle. Columbine is hoping to pave Locals Lane and ready portions on Rachel Lane next Monday.
- Peak's subcontractor, J&D, started trenching Harris Street alley (PON 21) early last week and finished up at the end of the week. Columbine began trenching on Washington Street at the end of last week and will move onto Highland Terrace next, followed by High Street, and Lincoln Place. This work will continue well into the next week. Paving on Ridge Street alley will also take place in the next couple of weeks.

Parking and Transportation

- Parking Structure Messaging: Develop an awareness and behavior change campaign during the construction of the new parking structure in the Town of Breckenridge. Encourage/incentivize carpooling to Breckenridge Ski Resort, and redirect parking habits to the Airport Road parking lot. Encourage people to accept and embrace that shuttling in from the outlying lot to the resort is just how it's done. Move people along a continuum of awareness, acceptance, and active engagement. Direct Breckenridge Ski Resort visitors toward efficient parking locations and transportation options to get to the mountain with ease. Reach the audience before they arrive in town — via comprehensive and integrated pre-visit tactics, such as highway signage, geo-targeted digital outreach, incentive programs, and partnerships.

Housing and Childcare

- Staff has seen a growing interest in the Housing Helps program. Thirty-five (35) applications have been submitted as of June 9th.
- Since launching the program in July of 2019, 13 units have been purchased as a part of the Buy Down program.
- The State has not extended the moratorium on evictions. The committee discussed concerns regarding evictions increasing due to employment and income impacts from COVID-19. The Town of Breckenridge cannot implement moratoriums on evictions; this can be implemented at the County level.
- Council wants to make sure that both our housing and childcare policies include an anti-discrimination clause or language. Corrie Burr will review the parent agreement and check with the Town attorney. The Childcare program does not ask about race or ethnicity, so there isn't any component of the program that is based on social differences. The program is solely based on income, need, and child care utilization.

Finance

- For the year, net taxable sales are behind 2019 by 20.5%. April's are 65% behind 2019.
- For April 2020, there were decreases across all sectors Short Term Lodging (93.25%), Restaurant/Bar (93.17%), Retail (70.32%), Weedtail (45.64%), Construction (28.08%), and Grocery/Liquor (24.62%).

New Year's Eve Fireworks

- Council revisited the NYE fireworks after hearing from several in the community that they view the fireworks as a positive, family-friendly, local activity. "I have heard the same things but I think in this year and situation, I would rather give that money to FIRC instead for families that need it. Maybe we revisit it for the next year," Dennis Kuhn. "For wildlife and pets, it's not great. Some of it doesn't blow up and effects the environment. I think we should give the money to recovery," Jeffrey Bergeron. "I am sensitive to what it does to wildlife and pets," Gary Gallagher. "I don't think it either causes or not causes someone to come to Breckenridge but I would be open to looking at it for the next year."

- Council is going to further look into the environmental and wildlife impacts of fireworks. The Town of Breckenridge does have a partial credit for a fireworks show but will still cost approximately \$10k. Council will look into fireworks for the 21/22 NYE.

Dogs on Buses

- The Breckenridge Free Ride allows ADA service animals on buses at all times. Under the ADA, a “service animal” is a dog or a miniature horse that has been individually trained to do work or perform tasks directly related to the person's disability.
- Per the Free Ride “Rider Guide”, we allow non-service, small dogs or domestic animals as long as they are under the control of a responsible guest, secured in lap-sized containers, and out of the way of exits. Large pet containers are not allowed since they cannot be secured properly. No other pets are allowed on buses.
- The Town is very dog friendly and those of us with dogs love to take them around with us. The Town's insurance carrier, CIRSA, has expressed that allowing dogs on Free Ride buses can be problematic. Overall, there is an increase in liability in these situations.
- The Free Ride has transported over a million riders each year for the past three years. It is infrequent that any passenger is turned away from bringing a dog on our buses, as most are 75 2 identified by the owner as a service animal. It is staff's belief that obtaining additional ridership by allowing non-service dogs on our buses is negligible and the risk outweighs any increased ridership benefit.

Social Equity Advisory Commission Update

- Council had discussed the qualifications, advertising, and overview of the Commission and spoke with other organizations about the process for the Commission. The Council wants to put out information about what the Town is doing to get people excited. The document was a starting point and once the Commission starts their work they will be able to shape the goals and strategies.
 - Council wants to make sure that people feel safe in the process and that it is open to everyone to feel comfortable participating. "I'm concerned that when we start naming groups, we're going to accidentally leave groups out and should keep it high level. We don't want to attribute issues
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or feelings to people that they don't necessarily have and we might leave out groups and make them feel marginalized. I think we make a misstep when we start defining the problems when the community should be defining the problem," Erin Gigliello. "I want the group to write the mission statement for themselves," Mayor Eric Mamula.

- "There's so much that we don't know, and I do want to be able to hear from people on what they need and want," Jeffrey Bergeron. "I think we're all saying that we don't know what we don't know and we haven't walked in the shoes of people who have been disenfranchised. This is extremely important, and it's a marathon and not a sprint. I think we should bring in an expert group or consultant to help us form this group to the best that it can be and make sure we're on the right track," Gary Gallagher.
- The applicants will be interviewed in a smaller group. Council will pursue a group or consultant to advise the creation and guidelines for the Commission to ensure it is safe, equitable, nuanced, and open.

Walkable Main Street Update

- Several businesses between Watson and Wellington are asking if the Town would extend the Main Street closure. Staff was not recommending this as it is only a few businesses, and there is already a considerable amount of dead space in the closure that they are trying to animate.
- Council suggested those businesses seeking to get other businesses involved in the area to justify expanding the closure. "My concern is that this section of the street is always packed with cars and it is generating a lot of foot traffic in this area," Town Manager Rick Holman.
- "I've always been sensitive on where we've drawn the lines and I'm inclined to anything we can do to lengthen the walkable main street to include more people," Gary Gallagher.
- BCA continues to work on animating Main Street with the arts. Council approved to move the "Bike-Ful Tower" to the area and incorporate a Solidarity Mural.

Statement from Cheif Baird on the June 22 Incident: At approximately 7:45 pm on June 22nd, the Summit County 911 center received a call from a subject who was crying and stated that he had broken into a business and shot and killed two people inside. He further stated that he was armed with a handgun, a rifle

and a pipe bomb. He advised that he was suicidal and would use the weapons on police if we attempted to enter the location. Officers from the Breckenridge, Frisco, Dillon, Silverthorne police departments, Blue River Marshall as well as the Summit County Sheriff's Office and the Colorado State Patrol responded. We were able to make contact with the owner of the business who advised that no one should be at the location. The owner also advised that the building was alarmed and he had not received an alarm activation. A robot was used to approach the business to confirm that no forced entry had occurred. A team of officers was then sent to physically clear the location to confirm that no one was inside. A limited evacuation occurred initially with others advised to shelter in place. I would like to thank the affected community members for their cooperation during this incident. I would also like to thank the other law enforcement agencies in Summit County for assisting the Breckenridge Police Department on this call. Although this appears to have been a false report, the immediate response provided by our partners on this incident ensured a response that would have successfully kept the community safe even if the initial call had been valid.

Planning Commission Appointment

- A sub-committee consisting of two Planning Commissioners, Stephen Gerard (Chair) and Ron Schuman, as well as two staff, Mark Truckey and Julia Puester, interviewed four applicants for the vacancy on the Planning Commission caused by the recent resignation of Dan Schroeder. The appointment will only be until the end of October when Mr. Schroeder's term was set to expire. There will be three seats up in October, in which, the selected Commissioner for this vacated seat would have to reapply.
- Council approved Jay Beckerman for the position with a vote of 7-0.

De Novo Hearing for the Parkway Center Subdivision (Passed 4-3, dissenting votes were Mayor Mamula, Erin Gigliello, and Dick Carleton)

- The proposal is for a 16,711 square foot mixed-use building containing 6,920 sq. ft. of medical office, 950 sq. ft. of retail, 1,222 sq. ft. of common area, and 14 residential apartments totaling 7,230 sq. ft.
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- To modify the plat note, staff and the applicant reached an agreement that 50% of the units of the housing portion of this project shall be restricted to the local workforce and have no short term rentals. Staff feels this is a good compromise because it gives the applicant the financial incentive to construct workforce housing units on this property. Construction of new workforce housing units has been a high priority of the Town Council in recent years. This project provides a relatively unique opportunity where a private developer will be developing seven new deed-restricted housing units on private land. Thus, the Town will not be responsible for the costs of the new construction and Town-owned land will not be required for the construction. Additionally, the updated plat note would apply to the entire subdivision, so if residential is proposed on the undeveloped lot, it would be required to have 50% of the square footage deed restricted.

- To conform to the proposed updated plat note referenced under Policy 1/A, the applicant is required to place a deed restriction on 50% of the residential units. The deed-restricted/market-rate square footage also needs to be as close to a 50/50 split as possible. The deed restriction will require that occupants work within Summit County for at least 30 hours a week and prohibit short term rentals. The applicant is proposing to further deed restrict two of the units (units #2 and #10), or 1,086 sq. ft., to have rental rates capped at 80% of Area Median Income (AMI).

- **Discussion:** "This is pretty cut and dry. It would be that you think it's okay to change the plat note for two properties or not," Mayor Eric Mamula.

- "I like that we gain 7 deed-restricted units being built on the developer's land and I like the HCHC building for the community," Dennis Kuhn

- "I don't like the precedent of changing a plat note to allow short term rentals on a property. I struggle with that," Dick Carleton. "That's a big negative that outweighs the positives for me."

- "I recognize that the applicant has the opportunity to get rid of all the housing on this project and just proceed with a commercial project. For that reason, I like that we can make a deal to secure employee housing," Gary Gallagher. "I think we are picking up employee housing units without cost to the Town of Breckenridge."

- "This one is hard. I fundamentally disagree with changing over a property like this. I don't believe in encouraging new short term rentals right now," Erin Gigliello. "It's just not enough benefit for me even with these employee units."
 - "I've thought about it a lot and I think the benefit of a new medical building is really great," Kelly Owens, "I really like this location for employee housing and don't think it's a terrible location for short term rentals. I think this is a better situation than coming out with 100% commercial there."
 - "I'm going to reluctantly vote yes because of the 7 workforce units and because I think the builders in our community need work," Jeffrey Bergeron.
 - "I am not in favor of this. I am not in favor of getting rid of the plat note and that getting rid of it extends it to the adjacent property," Mayor Eric Mamula. "The regular rental units are not going to be cheap. They are going to be very expensive. It's not going to be for our service workers. I think what we're creating is 7 that are not restricted, 5 that are very lightly restricted, and 2 just to get points. I don't think you get 7 units, you only get 2. After ten years, the medical building could leave and something else could replace it."
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