



TOWN OF  
**BRECKENRIDGE**

**Town Council Regular Meeting**

Tuesday, June 14, 2022, 7:00 PM

Town Hall Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

THE TOWN OF BRECKENRIDGE IS HOLDING HYBRID MEETINGS. THIS MEETING WILL BE HELD IN PERSON AT BRECKENRIDGE TOWN HALL. ALL MEMBERS OF THE PUBLIC ARE INVITED TO ATTEND. IN PERSON ATTENDEES MUST NOT ACCESS THE VIRTUAL MEETING WHILE IN COUNCIL CHAMBERS.

This meeting will also be broadcast live over Zoom. Log-in information is available in the calendar section of our website: [www.townofbreckenridge.com](http://www.townofbreckenridge.com). All public comments must be delivered in person in Council Chambers during designated public comment times, by email to [mayor@townofbreckenridge.com](mailto:mayor@townofbreckenridge.com), or by mailed letter, prior to the meeting.

**I. CALL TO ORDER, ROLL CALL**

**II. APPROVAL OF MINUTES**

A. TOWN COUNCIL MINUTES - MAY 24, 2022

**III. APPROVAL OF AGENDA**

**IV. COMMUNICATIONS TO COUNCIL**

A. CITIZEN'S COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT PLEASE)

B. BRECKENRIDGE TOURISM OFFICE UPDATE

**V. CONTINUED BUSINESS**

A. SECOND READING OF COUNCIL BILLS, SERIES 2022

**VI. NEW BUSINESS**

A. FIRST READING OF COUNCIL BILLS, SERIES 2022

1. *COUNCIL BILL NO. 19, SERIES 2022 - AN ORDINANCE AUTHORIZING THE GRANTING OF EASEMENTS TO PUBLIC SERVICE COMPANY OF COLORADO FOR THE INSTALLATION OF ELECTRIC VEHICLE CHARGING INFRASTRUCTURE*

2. *COUNCIL BILL NO. 20, SERIES 2022 - AN ORDINANCE ADOPTING TIMELINE FOR NOTICE AND RELOCATION OF FACILITIES AND IN CONNECTION THEREWITH ADOPTING FINES AND PENALTIES FOR FAILURE TO COMPLY*

B. RESOLUTIONS, SERIES 2022

1. *RESOLUTION NO. 13, SERIES 2022 - A RESOLUTION APPROVING CERTAIN DOCUMENTS IN CONNECTION WITH THE ALTA VERDE APARTMENTS*

C. OTHER

1. *BRECKENRIDGE EVENTS COMMITTEE APPOINTMENTS*

**VII. PLANNING MATTERS**

A. PLANNING COMMISSION DECISIONS

B. GONDOLA LOTS SUBDIVISION DE NOVO HEARING

**VIII. REPORT OF TOWN MANAGER AND STAFF**

**IX. REPORT OF MAYOR AND COUNCIL MEMBERS**

A. CAST/MMC (Mayor/Town Manager)

B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE (Mr. Bergeron)

C. BRECKENRIDGE TOURISM OFFICE (Mr. Carleton)

D. BRECKENRIDGE HISTORY (Ms. Saade)

E. BRECKENRIDGE CREATIVE ARTS (Mr. Rankin)

F. BRECKENRIDGE EVENTS COMMITTEE (Ms. Owens)

G. CHILD CARE ADVISORY COMMITTEE (Mr. Beckerman)

H. WORKFORCE HOUSING COMMITTEE (Mr. Carleton/Mr. Rankin)

I. SOCIAL EQUITY ADVISORY COMMISSION (Ms. Saade)

**X. OTHER MATTERS**

**XI. SCHEDULED MEETINGS**

A. SCHEDULED MEETINGS FOR JUNE, JULY AND AUGUST

**XII. ADJOURNMENT**

**D) CALL TO ORDER, ROLL CALL**

Mayor Mamula called the meeting of May 24, 2022 to order at 7:00pm. The following members answered roll call: Mr. Bergeron, Ms. Saade, Mr. Rankin, Mr. Carleton, Ms. Owens, Mr. Beckerman and Mayor Mamula.

**II) APPROVAL OF MINUTES**

**A) TOWN COUNCIL MINUTES – MAY 10, 2022**

With no changes or corrections to the meeting minutes of May 10, 2022 Mayor Mamula declared they would stand approved as presented.

**III) APPROVAL OF AGENDA**

Mr. Holman stated there were no changes to the agenda.  
Mayor Mamula declared the agenda approved as presented.

**IV) COMMUNICATIONS TO COUNCIL**

**A) CITIZEN'S COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT PLEASE)**

Mayor Mamula opened Citizen's Comment.  
There were no public comments and Citizen's Comment was closed.

**V) CONTINUED BUSINESS**

**A) SECOND READING OF COUNCIL BILLS, SERIES 2022 - PUBLIC HEARINGS**

**1) COUNCIL BILL NO. 17, SERIES 2022 - AN ORDINANCE AMENDING THE DEVELOPMENT CODE PERTAINING TO OFF STREET PARKING REQUIREMENTS**

Mayor Mamula read the title into the minutes. Ms. Stefi Szrek stated there were no changes to this ordinance from first reading.

Mayor Mamula opened the public hearing. There were no comments and the public hearing was closed.

Mr. Bergeron moved to approve COUNCIL BILL NO. 17, SERIES 2022 - AN ORDINANCE AMENDING THE DEVELOPMENT CODE PERTAINING TO OFF STREET PARKING REQUIREMENTS. Ms. Saade seconded the motion.

The motion passed 7-0.

**2) COUNCIL BILL NO. 18, SERIES 2022 - AN ORDINANCE AMENDING CHAPTER 5, TITLE 2, OF THE BRECKENRIDGE TOWN CODE, PERTAINING TO THE JURISDICTION OF THE LIQUOR AND MARIJUANA LICENSING AUTHORITY**

Mayor Mamula read the title into the minutes. Ms. Kirsten Crawford stated there were no changes to this ordinance from first reading.

Mayor Mamula opened the public hearing. There were no comments and the public hearing was closed.

Mr. Bergeron moved to approve COUNCIL BILL NO. 18, SERIES 2022 - AN ORDINANCE AMENDING CHAPTER 5, TITLE 2, OF THE BRECKENRIDGE TOWN CODE, PERTAINING TO THE JURISDICTION OF THE LIQUOR AND MARIJUANA LICENSING AUTHORITY. Ms. Owens seconded the motion.

The motion passed 7-0.

**VI) NEW BUSINESS**

**A) FIRST READING OF COUNCIL BILLS, SERIES 2022**

**B) RESOLUTIONS, SERIES 2022**

**1) RESOLUTION NO. 12, SERIES 2022 - A RESOLUTION EXPRESSING THE INTENT OF THE TOWN TO BE REIMBURSED FOR CERTAIN EXPENSES RELATING TO CERTAIN CAPITAL EXPENDITURES ASSOCIATED WITH THE FINANCING OF A WORKFORCE HOUSING PROJECT**

Mayor Mamula read the title into the minutes. Ms. Laurie Best stated this resolution would enable the Town to be reimbursed for expenses incurred during predevelopment

and the design phase of a potential project on Airport Road. She stated there is a correction to note in section 2 and the Town intends to finance \$12,000,000, not \$11,000,000.

Mr. Bergeron moved to approve RESOLUTION NO. 12, SERIES 2022 - A RESOLUTION EXPRESSING THE INTENT OF THE TOWN TO BE REIMBURSED FOR CERTAIN EXPENSES RELATING TO CERTAIN CAPITAL EXPENDITURES ASSOCIATED WITH THE FINANCING OF A WORKFORCE HOUSING PROJECT. Ms. Owens seconded the motion.

The motion passed 7-0.

C) OTHER

**VII) PLANNING MATTERS**

A) PLANNING COMMISSION DECISIONS

Mayor Mamula asked Council if they would like to call up any of the Planning Commission Decisions.

Mr. Beckerman moved to call up Planning Case 2022-0118, Gondola Lots Subdivision, 350 & 355 N. Park Avenue from the Planning Commission Decisions.

Mr. Truckey clarified the revised call-up procedure allows for the de novo hearing to be set up to 120 days, rather than automatically being set for the next meeting, at Council's discretion.

Mr. Bergeron seconded the motion.

Ms. Crawford pointed out the development code 9-2-4-5 says lots shall take the form of plain geometric shapes except where topographic conditions require otherwise for environmentally sensitive development, in regards to the second clause.

The motion passed 6-1. Mayor Mamula voted no.

Mayor Mamula declared the rest of the Planning Commission Decisions, excluding the Gondola Lot Subdivision, 350 & 355 N. Park Avenue, would stand approved as presented.

**VIII) REPORT OF TOWN MANAGER AND STAFF**

Reports of the Town Manager and staff were covered as part of the afternoon work session.

**IX) REPORT OF MAYOR AND COUNCIL MEMBERS**

Reports of Mayor and Council Members were covered as part of the afternoon work session.

- A. CAST/MMC
- B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE
- C. BRECKENRIDGE TOURISM OFFICE
- D. BRECKENRIDGE HISTORY
- E. BRECKENRIDGE CREATIVE ARTS
- F. BRECKENRIDGE EVENTS COMMITTEE
- G. CHILD CARE ADVISORY COMMITTEE
- H. WORKFORCE HOUSING COMMITTEE
- I. SOCIAL EQUITY ADVISORY COMMISSION

**X) OTHER MATTERS**

Other matters were covered as part of the afternoon work session.

**XI) SCHEDULED MEETINGS**

- A) SCHEDULED MEETINGS FOR MAY, JUNE AND JULY

**XII) ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 7:09pm. Submitted by Tara Olson, Deputy Town Clerk.

ATTEST:

\_\_\_\_\_  
Helen Cospolich, CMC, Town Clerk

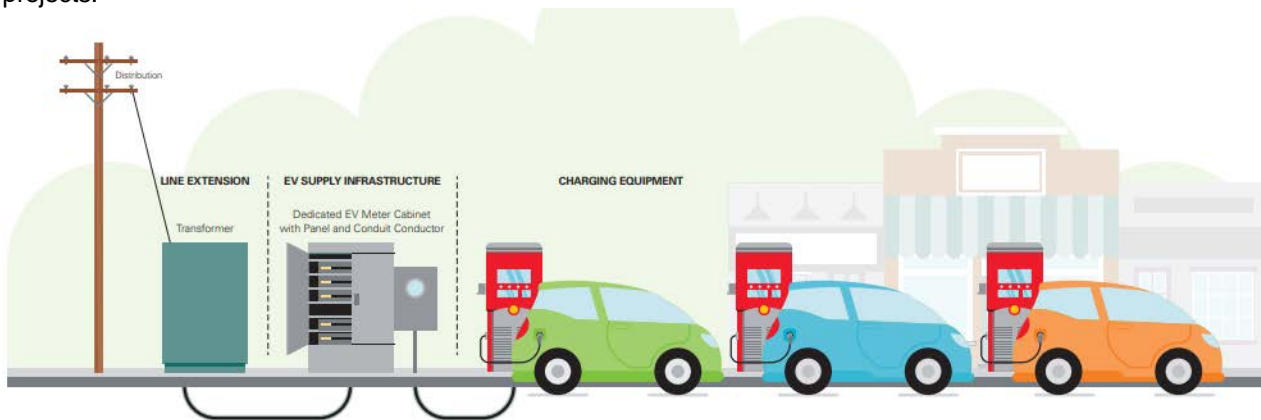
\_\_\_\_\_  
Eric S. Mamula, Mayor

DRAFT

# Memo

To: Breckenridge Town Council  
 From: Teddy Wilkinson, Sustainability Administrator  
 Date: 6/3/2022  
 Subject: Easements for EV Supply Infrastructure (First Reading)

The Xcel Energy Electric Vehicle Supply Infrastructure (EVSI) program helps provide some of the behind-the-meter infrastructure needed to install EV chargers, providing significant cost-savings to the Town for these projects.



Source: Xcel Energy EVSI Program Overview

Attached is the first reading of a Bill that authorizes the Town Manager to enter into service agreements with Xcel, as well as provide the necessary easements to install and maintain the EVSI equipment at two project locations: Breckenridge Police Department (150 Valley Brook St) and the Golf Course (200 Clubhouse Drive). Staff recommends that council approve this bill on first reading tonight.

As a reminder, here is a quick summary of the two EV-charging projects:

- 150 Valley Brook Rd. (Breckenridge Police Department)** Breck PD anticipates procurement of an electric F150 Lightning to be used as a new Community Service Officer truck in late 2022. To support this vehicle, and future fleet EVs, staff is planning to install a DC Fast Charger on site. Town has been awarded a \$50,000 grant from the Colorado Energy Office, and the project has been accepted into Xcel's EVSI program to cover some of the infrastructure costs (New transformer, switchgear, and line extension will be needed). The charger is intended to be "Police Priority" but still open for public use.
- 200 Clubhouse Dr. (Breckenridge Golf Course/Gold Run Nordic Center)** Town was awarded an \$18,000 grant from the Colorado Energy Office to install two dual-port level 2 chargers at the Golf Course/Nordic Center. These would be open to the public, and are the same type of chargers we currently use at Town Hall, Rec Center, Ice Rink, and Public Works. Users would be able to charge their EV while playing a round of golf or during an outing on the Nordic trails.

**AN ORDINANCE AUTHORIZING THE GRANTING OF EASEMENTS TO PUBLIC SERVICE COMPANY OF COLORADO FOR THE INSTALLATION OF ELECTRIC VEHICLE CHARGING INFRASTRUCTURE.**

**WHEREAS**, Public Service Company of Colorado has requested the granting of certain easements over, across, and through certain real property owned by the Town; and

**WHEREAS**, the Town Council of the Town of Breckenridge has determined that it should grant the requested easements; and

**WHEREAS**, Section 15.3 of the Breckenridge Town Charter requires that granting of an easement be authorized by ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE, COLORADO:**

**Section 1.** The Town Manager is authorized, empowered, and directed to execute, acknowledge, and deliver to Public Service Company of Colorado easements for the installation of electric vehicle charging equipment as more fully described in the EVSI charging agreements, Exhibit A and B, attached hereto and incorporated by reference.

**Section 2.** The EVSI agreements contemplate that the Town shall grant to Public Service Company of Colorado an easement area at the Breckenridge golf course, 200 Clubhouse Drive, and the Breckenridge police department, 150 Valley Brook Street.

**Section 3.** The areas in the approved easements for each location shall be further described and defined on the basis of an as-built drawing and description to be provided by Public Service Company of Colorado at its cost following the installation of Public Service Company of Colorado's charging stations. Upon the approval by Grantor and Grantee of the as-built drawing and description of the easement areas the Town Manager is further authorized to execute, acknowledge, and deliver an amended grant of easement based on an as-built legal description.

**Section 4.** The Town Council hereby finds, determines and declares that this ordinance is necessary and proper to provide for the safety, preserve the health, promote the prosperity,

1 and improve the order, comfort and convenience of the Town of Breckenridge and the  
2 inhabitants thereof.

3 **Section 5.** This ordinance shall be published and become effective as provided by  
4 Section 5.9 of the Breckenridge Town Charter.

5 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED  
6 PUBLISHED IN FULL this \_\_\_\_ day of \_\_\_\_\_, 2022. A Public Hearing shall be held at the  
7 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the \_\_\_\_ day of  
8 \_\_\_\_\_, 2022, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the  
9 Town.

10  
11 TOWN OF BRECKENRIDGE, a Colorado  
12 municipal corporation

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15  
16 By: \_\_\_\_\_  
17 Eric S. Mamula, Mayor



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19 ATTEST:

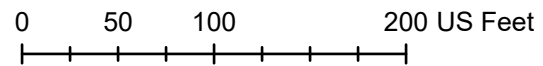
20  
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23 \_\_\_\_\_  
24 Helen Cospolich, CMC,  
25 Town Clerk  
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
Town of Breckenridge  
Police Department  
Proposed EV Charging Stations  
and Parking Spaces

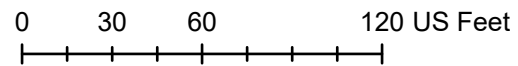
-  1 Dual-Port DCFC EV Charger
-  EV Parking Spaces 9' x 19'





Town of Breckenridge  
Golf Course / Nordic Center  
Proposed EV Charging Stations  
and Parking Spaces

-  Dual-Port Level 2 EV Charger
-  EV Parking Spaces 9' x 19'



# Memo

To: Breckenridge Town Council Members  
From: Shannon Smith, Town Engineer  
Date: 6/9/2022  
Subject: Ordinance for Utility Relocation

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Proposed for first reading is an Ordinance Adopting Timeline For Notice and Relocation of Facilities And In Connection Therewith Adopting Fines and Penalties For Failure To Comply. This ordinance will allow the Town to enforce penalties and damages when a utility company does not relocate facilities in a timely manner causing delays to public projects.

During recent construction, Staff found that the Town did not have an over-arching mechanism to enforce relocation of existing utilities in Town rights-of-way or property. This ordinance will support utility relocation to happen in a more timely and efficient manner for public projects. In some instances, relocation requests have taken multiple years for recent projects. This ordinance will allow for a clear and more stringent timeline and provide enforcement provisions for the Town.

4  
5 **AN ORDINANCE ADOPTING TIMELINE FOR NOTICE AND RELOCATION OF**  
6 **FACILITIES AND IN CONNECTION THEREWITH ADOPTING FINES AND**  
7 **PENALTIES FOR FAILURE TO COMPLY.**  
8

9 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF  
10 BRECKENRIDGE, COLORADO:  
11

12 **Section 1.** That Title 11 entitled "Public Ways and Property" be amended by adding  
13 a new Chapter 10 entitled "Relocation of Facilities" as follows:

14 **CHAPTER 10**

15 **RELOCATION OF FACILITIES**

16  
17  
18  
19 **A. Definitions.** For purposes of enforcement of this chapter, the following terms  
20 shall mean:

21 1. Facility or facilities: any works or improvements used or useful in providing  
22 electric, communication, gas, and water service including, but not limited to, poles, supports,  
23 tunnels, manholes, vaults, conduits, pipes, wires, conductors, guys, stubs, platforms,  
24 crossarms, braces, transformers, insulators, cut-outs, switches, capacitors, meters,  
25 communication circuits, appliances, attachments, and appurtenances. The term facility  
26 easement shall be interpreted to include public utility easement.

27 2. Person: any individual, partnership, firm, company, association, corporation,  
28 limited liability company or governmental entity.

29 **B. Relocation obligation.** A person shall temporarily or permanently remove,  
30 relocate, change or alter the position of any facility in: (i) Town streets; (ii) public facility  
31 easements in Town streets or other Town property; or (iii) in any other Town property at no cost  
32 or expense to the Town whenever the Town determines such relocation is necessary for the  
33 completion of any public project. For all relocations, a person and the Town agree to cooperate  
34 on the location and relocation of the facilities in the most efficient and cost-effective manner  
35 possible, the terms of which are set forth in a permit issued by the Town engineer.

36 Notwithstanding the foregoing, once a person has relocated any facility at the Town's direction,  
37 if the Town requests that the same facility be relocated within two years, the subsequent  
38 relocation shall not be at the person's expense. Nothing provided herein shall prevent a person  
39 from recovering its relocation costs and expenses from third parties.

1           **C. Relocation performance.** Relocation required by this chapter shall be  
2 completed within a reasonable time, not to exceed 60 (sixty) days from the later of the date on  
3 which the Town engineer requests, in writing, that the relocation commence, or the date when a  
4 person is provided all supporting documentation. A person subject to this chapter shall notify  
5 the Town engineer within 20 (twenty) days of receipt of the request if the supporting  
6 documentation is insufficient to complete the project. The timeframes in this section may be  
7 extended as follows:

8           1. Any revision by the Town of supporting documentation provided to a person that  
9 causes a person to substantially redesign and/or change its plans regarding facility relocation  
10 shall be deemed good cause for a reasonable extension of time to complete the relocation  
11 under this chapter.

12           2. A person shall receive an extension of time to complete a relocation where  
13 relocation performance was delayed due to force majeure or the failure of the Town to provide  
14 adequate supporting documentation. The person notified about the duty to relocate has the  
15 burden of presenting evidence to reasonably demonstrate the basis for the delay.

16           3. Upon written request from a person subject to relocation under this chapter, the  
17 Town may also grant a person reasonable extensions of time for good cause shown and the  
18 Town shall not unreasonably withhold any such extension.

19           **D. Completion.** Each relocation shall be complete only when a person restores the  
20 relocation site in accordance with permits issued by the Town engineer, and removes from the  
21 site or properly abandons on-site all unused facilities, equipment, material and other  
22 impediments.

23           **E. Coordination.** When requested in writing by the Town or a person, representatives  
24 of the Town and the person shall meet to share information regarding coordination of  
25 anticipated projects that will require relocation of facilities in the Town. Such meetings shall be  
26 for the purpose of minimizing conflicts where possible and to facilitate coordination with any  
27 reasonable timetable established by the Town engineer for any public project.

28           **F. Notice.** The Town shall provide a person with one year's advance notice of any  
29 planned street repaving to the extent the Town has such information. A person shall make  
30 reasonable best efforts to complete any necessary or anticipated repairs or upgrades to facilities  
31 that are located underneath the street within the one-year period if practicable.

32           **G. Proposed alternatives or modifications.** Upon receipt of written notice of a  
33 required relocation, a person may propose an alternative to or modification of the public project  
34 requiring the relocation in an effort to mitigate or avoid the impact of the required relocation of

1 facilities. The Town shall in good faith review the proposed alternative or modification. The  
2 acceptance of the proposed alternative or modification shall be at the sole discretion of the  
3 Town. In the event the Town accepts the proposed alternative or modification, a person agrees  
4 to promptly compensate the Town for all additional costs, expenses, or delay that the Town  
5 reasonably determines resulted from the implementation of the proposed alternative.

6 **H. Town revision of supporting documentation.**

7 **I. Rules and Regulations.** The Town engineer has the power and authority to  
8 adopt rules and regulations to implement this chapter.

9 **J. Enforcement, fines and penalties.**

10 1. The Town engineer shall enforce all provisions found in this chapter against any  
11 person except where a person has a franchise agreement with the Town with different or  
12 conflicting provisions. In such case, the franchise agreement shall control. A person who fails  
13 to comply with this chapter is subject to the following penalties:

14 2. It is a violation of this chapter to maintain overhead electric distribution lines or  
15 telecommunication lines including circumstances governed by the Town of Breckenridge  
16 Development Code.

17 3. It is a violation of this chapter if a person fails to relocate facilities within the  
18 timeframes established by this chapter or, if an extension is granted, as set forth in the  
19 extension granted in writing by the Town engineer.

20 4. Any person found in violation of this section shall be subject to a fine of up to  
21 \$2,650.00 per day for each day in which the facilities remain in place. In addition to the penalties  
22 in this chapter, the Town may seek any appropriate remedy, including delay damages and  
23 equitable relief to secure compliance with this Chapter and to preserve the Town's interest in  
24 Town streets or other Town property.

25 5. After providing notice and the opportunity for relocation, if a person fails to  
26 comply with the terms and conditions of this chapter and any permits issued, the Town may  
27 cause any work to be done to relocate any facilities and bill the person for the cost of repair. In  
28 circumstances where the Town causes such work to be done, the Town shall not be liable for  
29 the work.

30 **Section 2.** The Town Council hereby finds, determines and declares that this  
31 ordinance is necessary and proper to provide for the safety, preserve the health, promote the  
32 prosperity, and improve the order, comfort and convenience of the Town of Breckenridge and  
33 the inhabitants thereof.

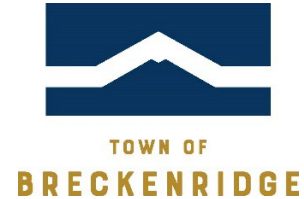
1 INTRODUCTION, READ ON FIRST READING, APPROVED AND ORDERED  
2 PUBLISHED IN FULL this \_\_\_\_ day of \_\_\_\_\_, 2022. A Public Hearing shall be held at the  
3 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the \_\_\_\_ day of  
4 \_\_\_\_\_, 2022, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the  
5 Town.

6  
7 TOWN OF BRECKENRIDGE, a Colorado municipal corporation

8  
9  
10  
11 By: \_\_\_\_\_  
12 Eric S. Mamula, Mayor  
13

14 ATTEST:

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18 \_\_\_\_\_  
19 Helen Cospolich, CMC,  
20 Town Clerk  
21



# Memo

To: Town Council  
From: Melanie Leas, Housing Project Manager  
Date: 6/8/2022 for 6/14/2022 Council Meeting  
Subject: A Resolution Approving Certain Documents In Connection with the Alta Verde Project

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Town Council is being asked to approve by Resolution [certain documents necessary](#) for the Alta Verde 2 financial closing scheduled for July 19, 2022 and further authorize the Manager to execute those documents.

The Council previously approved a Development Management Agreement (“Agreement”) which outlines the process for Gorman and Company LLC to construct and operate 150-200 apartments on Town-owned land (Tract D-1 McCain Subdivision). The Agreement further authorizes a land lease, two Town loans to the project, and commits the Town to paying for offsite infrastructure. In return, Gorman agreed to finance, construct, and operate the apartments pursuant to a restrictive covenant. Since the execution of the Agreement, Gorman has worked through predevelopment processes and entitlements, and is ready to move into construction this summer. Prior to construction, Gorman must finalize their financing which includes the Town loans as well as conventional construction financing and bonds. The following documents need Council approval and authorization for execution as part of that financial closing.

### ***Town Loan Documents:***

#### Loan Agreement:

- The Town agreed to two loans - \$6,000,000 to assist with construction costs and \$3,227,056 for the design and installation of solar panels to achieve Net Zero. The total loan amount is \$9,227,056.
- This loan will be funded to the project at the following project milestones: 50% of the loan will be paid at financial closing (\$4,613,528), \$2,306,764 will be paid at 50% completion of the project, and \$2,306,764 will be paid at 90% completion of the project.
- This loan will be secured by the Mortgage (Deed of Trust).

#### Mortgage (Deed of Trust)

The purpose of the Deed of Trust is to secure the debt. This document requires the repayment of the Town Loan through the mortgage note. Additionally, the Deed of Trust details obligations, title and authority, insurance, maintenance, and defaults and remedies.

#### Mortgage Note



The mortgage note is secured by the Deed of Trust and establishes how the Town Loan will be repaid. For the loan, the payback terms are as follows:

- The loans shall accrue 1% simple interest annually
- The loans shall be paid back when whichever of the following comes first:
  - Cash flow is available;
  - The permanent loan for Alta Verde is refinanced; or
  - At 40 years after the execution of the Mortgage Note and Deed of Trust (Balloon Payment).

#### Subordination Agreement

The Town Loan is considered a “subordinate loan” to the primary permanent lender for Alta Verde (Senior Lender). The Senior Lender requires that the Town subordinate the Town Loan to their senior loan through a Subordination Agreement. The Subordination Agreement will secure the Senior Lenders lien on title to be in priority for repayment over the Town Loan and could remove the obligation for repayment of the Town Loan in the event of a foreclosure.

#### **Ground Lease (Article 7 regarding Restrictive Covenant):**

Since the approval of the Use Covenant, CHAFA has notified Gorman that the deed restriction must be subordinate to the CHAFA loan. This is not unusual and the Town has a history of subordinating when requested by a lender. All other terms of the covenant remain unchanged.

#### **Ground Lease Estoppel:**

The purpose of the ground lease estoppel is to ensure that the ground lease which was approved in the Agreement meets lender requirements. There are three ground lease estoppels included in the closing (Perm Lender, Construction Lender, Subordinate Lender).

#### **Off-Site Development Agreement: (including A133 and A201 Construction Contracts)**

This Contract authorizes Gorman to perform offsite infrastructure that will be paid for by the Town. This includes \$587,396 for the road that will connect this project to Stan Miller Road and \$238,000 for the recreation path from Alta Verde 1 thru the Alta Verde 2 site. Gorman will handle all of the coordination and management of this process and bill the Town directly for costs.

#### **Owner-Borrower Affidavit:**

This is a confirmation that the Town owns the land and is a document required by lenders.

#### **Staff Recommendation:**

The documents referenced above are all part of the upcoming financial closing for Alta Verde 2. The Town Attorney has reviewed these documents. Staff recommends the approval of the Resolution authorizing the execution of these documents. Council should note that the Resolution also allows revisions or corrections to these documents prior to execution subject

to approval by the Town Manager/Mayor and the Town Attorney. The Resolution also allows execution of additional documents if determined by the Town Attorney to be necessary for closing. Staff will be available for discussions and questions at your June 14th meeting.

1  
2 ***FOR WORKSESSION/ADOPTION – JUNE 14***

3  
4 RESOLUTION NO. \_\_\_\_\_

5  
6 Series 2022

7  
8 A RESOLUTION APPROVING CERTAIN DOCUMENTS IN CONNECTION WITH THE  
9 ALTA VERDE APARTMENTS

10 WHEREAS, the Town owns the real property located at 50 Drift Road,  
11 Breckenridge, Colorado, and

12  
13 WHEREAS, Alta Verde, LLC, a Wisconsin limited liability company, will construct upon  
14 such property an 172-unit housing development specifically intended to provide affordable housing specifically  
for the local workforce of residents with rents largely tied to 80-120% AMI (“Alta Verde Apartments Project”);  
and

16  
17 WHEREAS, in connection with the closing for the financing of the Alta Verde Apartments  
18 Project it is necessary for the Town Council to approve and execute certain documents.

19  
20 NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF  
21 BRECKENRIDGE, COLORADO:

22  
23 The following documents required to be signed by the Town in connection with the  
24 closing of the financing for the Alta Verde Apartments Project, in substantially the forms thereof  
25 presented to the Town Council at the regular meeting of the Town Council at which this  
26 resolution was adopted, are in all respects approved, authorized, and confirmed:

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41
1. Ground Lease Estoppels (Perm Lender, Construction Lender, Subordinate Lender)
  2. Owner-Borrower Affidavit
  3. Development Management Agreement Modification (Ground Lease / Use Covenant)
  4. Off-site Development Agreement (AIA contracts)
  5. Town Loan Agreement (Agreement, Notes, DOT, Subordination)

42 6. Any other document determined by the Town Attorney to be necessary and appropriate to  
43 successfully conclude the closing of the financing for the Alta Verde Apartment Project.

46  
47 Each of the enumerated documents may be completed, corrected, or revised as deemed necessary  
48 by the Town Attorney in order to carry out the purposes of this resolution and as the Mayor or  
49 Town Manager shall approve, the execution thereof being deemed conclusive approval of any  
50 such changes by the Town Council.

51  
52 The appropriate officials of the Town, including the Mayor and the Town Manager, are  
53 hereby authorized and directed to execute and deliver the documents described in Section 1 of this  
54 resolution.

55  
56 All action taken by the Town staff prior to the adoption of this resolution concerning the  
57 Alta Verde 2 Apartments Project is hereby ratified, confirmed, and approved.

58  
59 All resolutions, or parts thereof, inconsistent herewith are hereby repealed to the extent  
60 only of such inconsistency. This repealer shall not be construed to revive any such resolution, or  
61 part thereof, heretofore repealed.

62  
63 This resolution is effective upon adoption.

64  
65 RESOLUTION APPROVED AND ADOPTED this \_\_\_\_ day of \_\_\_\_, 2022.

66  
67 TOWN OF BRECKENRIDGE, a Colorado municipal  
68 corporation

69  
70  
71  
72 By: \_\_\_\_\_  
73 Eric S. Mamula, Mayor

74  
75 ATTEST:

76  
77  
78 \_\_\_\_\_  
79 Helen Cospolich, CMC,  
80 Town Clerk

81  
82 APPROVED IN FORM

83  
84  
85 \_\_\_\_\_  
86 Town Attorney Date



# Memo

To: Breckenridge Town Council Members  
From: Shannon Haynes, Assistant Town Manager  
Date: 6/3/2022  
Subject: Recommendations for Breckenridge Events Committee Open Seats

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The Breckenridge Events Committee (BEC) consists of fourteen (14) members, twelve standing member organizations and two at-large community members, appointed by the Town Council. The two at-large seats were recently vacated by the election of Todd Rankin to Town Council and the resignation of Jeff Westcott.

The committee vacancies were advertised in English and Spanish in a variety of locations, including: the Town website, radio and print media, social media channels, etc. We received fifteen (15) applications.

The selection committee was comprised of Lucy Kay, Kelly Owens and myself. After a review of all applications, the selection committee interviewed nine (9) candidates, the selection committee is recommending that Council appoint Maddie Schilling and Michelle Chapdelaine to the two open committee seats.

If Council agrees with the committee recommendation, an appointment may be made by motion during the Regular meeting. A sample motion follows:

Motion: "I move that we affirm the Breckenridge Events Committee selection committee's recommendation by appointing the following individuals to the Breckenridge Events Committee for a term of four years each: Maddie Schilling and Michelle Chapdelaine beginning in July 2022.



# Memo

To: Breckenridge Town Council Members  
From: Mark Truckey, Director of Community Development  
Date: June 8, 2022  
Subject: Planning Commission Decisions of the June 7, 2022 Meeting

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## ***DECISIONS FROM THE PLANNING COMMISSION MEETING, June 7, 2022:***

**CLASS A APPLICATIONS:** None.

**CLASS B APPLICATIONS:** None.

**CLASS C APPLICATIONS:** None.

1. Highlands Filings No. 1-5 Voluntary Wildfire Mitigation, PL-2022-0072

A proposal to perform voluntary wildfire mitigation work on 58 individual lots throughout the Highlands at Breckenridge Subdivision, Filings No. 1-5, including the removal of approximately 1,555 trees.

*Approved.*

2. Panorama Alpine Exterior Remodel, 505 S. Ridge Street, PL-2022-0178

A proposal for new exterior James Hardie 4 inch lap siding with a new color scheme, new non-reflective oxidized metal wainscoting, new hog wire deck railing inserts, and new exterior lighting fixtures.

*Approved.*

3. Adamson Residence, 244 Highlands Drive, PL-2022-0050

A proposal to construct a new 6,381 sq. ft. house with 6 bedrooms, 5 bathrooms, and a 3 car garage.

*Called up and approved.*

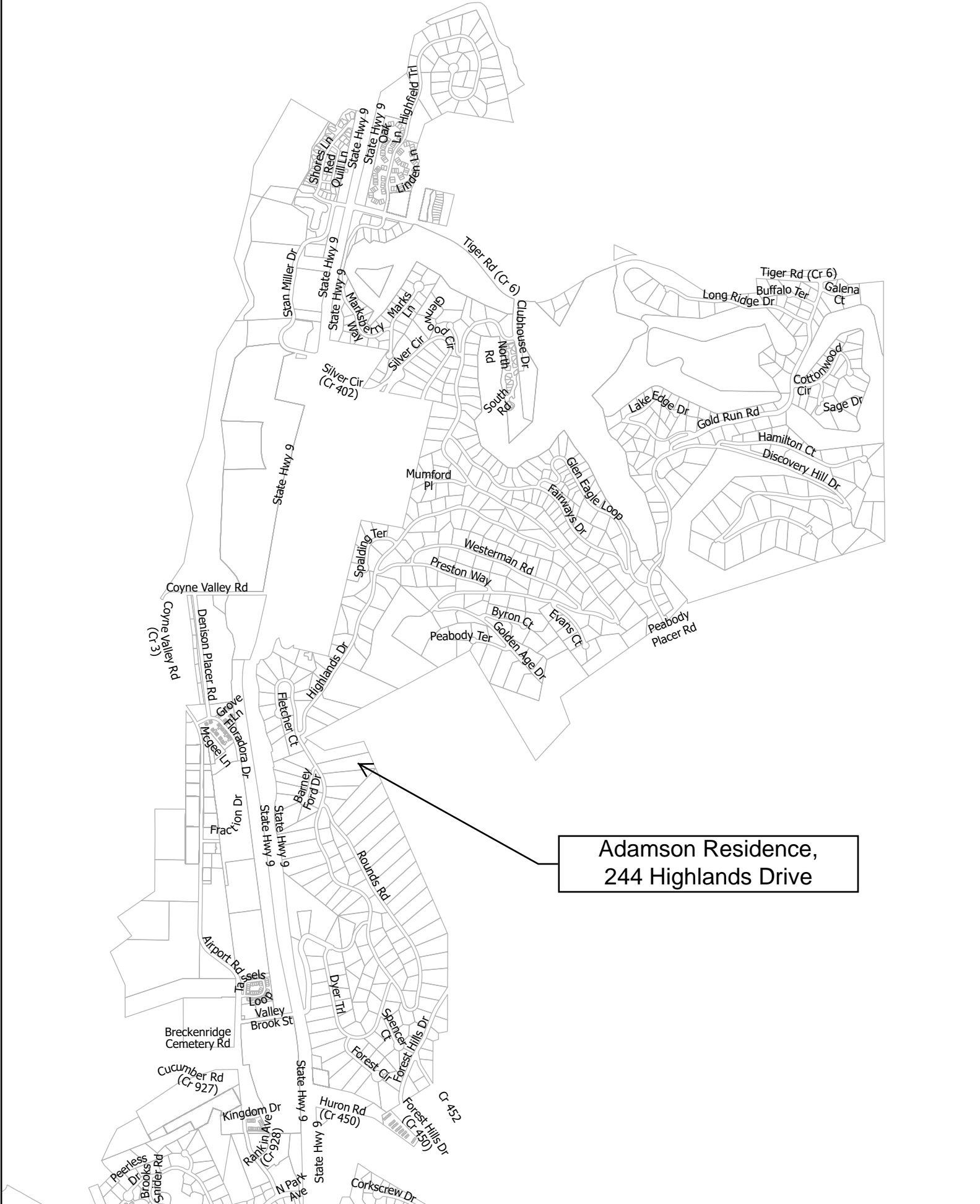
**TOWN PROJECT HEARINGS:** None.

**OTHER:**

1. Resolution No. 1, Series 2022: A Resolution Amending the Town of Breckenridge Planning Commission Rules of Procedure Concerning Attendance at Planning Commission Meetings Using the Town's Virtual Platform. *Approved.*



Panorama Alpine  
Exterior Remodel, 505  
S. Ridge Street



Adamson Residence,  
244 Highlands Drive



## PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 p.m. by Chair Delahoz.

### ROLL CALL

Mike Giller	Mark Leas	George Swintz	Ethan Guerra
Tanya Delahoz	Steve Gerard	Allen Frechter	

### APPROVAL OF MINUTES

With no changes, the May 17, 2022 Planning Commission Minutes were approved.

### APPROVAL OF AGENDA

With no changes, the June 7, 2022 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No public comment.

### RESOLUTION NO. 1, SERIES 2022:

1. Resolution No. 1, Series 2022 – A Resolution Amending the Town of Breckenridge Planning Commission Rules of Procedure Concerning Attendance at Planning Commission Meetings Using the Town’s Virtual Platform

Mr. Truckey presented an overview of Resolution No. 1, Series 2022; A Resolution Amending the Town of Breckenridge Planning Commission Rules of Procedure Concerning Attendance at Planning Commission Meeting Using Town’s Virtual Platform; Changes so Staff/Commissioners may participate in meeting virtually.

#### *Commissioner Questions / Comments:*

- Ms. Delahoz: My understanding of the attendance policy. Should we make it consistent with the attendance policy overall? Both should be either calendar year or rolling 12-month period. If we have too many absences in a 12-month period our positions are in jeopardy. What is in line with other committees’ policies and Council? We should be consistent with them. (Ms. Puester: Our Council is a different chapter, so I cannot speak to what other committee policies are.)
- Mr. Swintz: It should be a rolling 12-month period; for instance I started in November and it wouldn’t make sense to be allowed four absences in the calendar year.
- Ms. Delahoz: Since the ethics portion is now removed and we follow the ethics portion of the overall Town code, if we have a conflict of interest, we still announce and remove ourselves? (Ms. Puester: Yes). Thank you for the clarification.
- Mr. Swintz: When does this go into effect? Once we vote? Or does Town Council need to move it forward? (Mr. Truckey: It would go into effect tonight after your vote).

Mr. Steven Gerard made a motion to approve Resolution No. 1, Series 2022, seconded by Mr. Mike Giller, with the following amendments:

- Rule 24.12, p. 28 of the packet, line 5 is amended to read “within ~~a calendar year~~ any 12 month period of time”.
- Rule 24.12, p. 28 of the packet, line 11 is amended to read “the Presiding Officer”

. The motion passed 7 to 0.

**CONSENT CALENDAR:**

1. Highlands Filing No. 1-5 Voluntary Wildfire Mitigation (CL), PL-2022-0072
2. Panorama Alpine Exterior Remodel (SVC), 505 S. Ridge Street, PL-2022-0178
3. Adamson Residence (SS), 244 Highlands Drive, PL-2022-0050

Highlands Filing No. 1-5 Voluntary Wildfire Mitigation and Panorama Alpine Exterior Remodel were approved as presented.

Mr. Frechter made a motion to call up the Adamson Residence, seconded by Mr. Giller. The motion passed unanimously and the project was called up.

*Commissioner Questions / Comments:*

Ms. Delahoz: There was a typo in the number of points for the Adamson Residence.

Mr. Swintz: It seems like some of the distances on the drawing could interpret that the walls are higher than four feet. This is like a slalom course going up the site. I get that the lot slopes, the view is better up high. The driveway does not approach the home until it gets into the building envelope. If the max is negative eight points and the six points were given to this driveway, how could it get worse?

Ms. Szrek gave a presentation on the project, specifically reviewing information about the driveway on the property. Staff recommends assigning negative six (-6) points for the excessive driveway disturbance; staff is not recommending assigning negative points for the retaining wall.

Mr. Kulick: The project is very consistent with former precedence; this project is also calling for a lower number of trees to be removed than other instances. The HOA does impact the design features of the property. This is the highest negative point allocation we have ever assigned for a driveway. A project that is in a more environmentally sensitive area would be a reason to assign even more negative points. (Ms. Szrek: Other projects built prior to the excessive disturbance code change were not included in the packet but many homes on Rounds Road and Highlands Drive were constructed with similar multiple switchback driveways, prior to the code change (examples of other multiple switchback driveways were shown to the Commission.)

Mr. Frechter: 7R – Code... Is that four feet, so you can keep stacking retaining walls if they are under four feet? Is the purpose of the 7R Code for disturbance or for visual impacts. (Ms. Szrek: Yes, you can stack retaining walls and you look at the height of each single wall. The purpose of 7R is to mitigate for disturbance and visual impacts). (Mr. Kulick: One of the main purposes for assigning negative points under Policy 7/R was to prevent developers from using the driveway as an excuse to clear cut the front yard for views. The subject property has a less dense buffer in the front and therefore is removing fewer trees than other projects cited).

Mr. Guerra: It seems like all of the rock walls in the plan are above 4 feet.

Mr. Leas: Can the retaining wall encroach the land outside the setbacks and building envelopes. The HOA sets the setback in the area is what I am hearing from you. Does the retaining wall need to be placed within the building envelope? (Mr. Kulick: There is no building envelope for this property, just setbacks. We have allowed retaining walls within setback areas and would allow them outside a building envelope if associated with the driveway and if allowed per plat). Given the hand drawing on the walls is to step the walls, to get under the 4 ft. requirement? (Mr. Kulick: not sure about the wall design)

Mr. Fretcher: So you can stack a lot of walls and get by the smaller wall system to be under 4 ft?

Ms. Puester: Yes, you can have a four foot wall, then a setback and landscaping in between, then another 4 foot wall and so one without negative points in theory. We do allow walls over 4 feet

without negative points if it results in less overall site disturbance however so we do not typically see four foot stepped walls terracing a site. If a 10 ft. wall is used instead it could decrease site disturbance across the entirety of the site. That is up for your interpretation on points.

Mr. Swintz: I think I am getting satisfied. A lot of the existing driveways in this neighborhood have the same switchbacks. When they were put in, we didn't have the additional points for EV charging stations. The owner of the lot is getting caught by different part of the Code.

Ms. Puester: The switchback driveways have been receiving negative points for a while. Looking up some past precedent on Rounds Road back to 1998, it was -4. (Mr. Kulick explains the switchback driveway code point calculations. Prior to having two point increments, half of the previous projects received zero and the other half would receive negative four. They used to be able to offset negative points with private open space on the property, but now you have to have a dedication to the Town that benefits the community for open space points.)

Ms. Delahoz: Are we comfortable with the point recommendation of -6?

Mr. Frechter: I didn't drive down Rounds Rd, but on Highlands Drive, Highlands is a more open space. You would be able to see the wall from across Highway 9. Is 7R about ground disturbance or visual ground disturbance? (Mr. Kulick: This is still a couple hundred feet below the lower flume, you would likely not be able to see it from anywhere in the Valley due to the steep grades along Highway 9, the depth of the open space and other homes to the west of Highlands Drive.)

Mr. Frechter: I am still leaning towards more negative points. There is another way that the home could be designed to avoid negative points.

Public Comment:

Jim Brook, Owner of 5 Barney Ford Drive: I live below this home. I am also on the Highlands review board and we have spent three to four months reviewing this project. Thank you for your time and diligence with reviewing this project.

*Commissioner Questions / Comments:*

Mr. Gerard: I think that we need to assign the maximum points for the driveway. Rocha; this is nearly twice the length of the Rocha. This is the worst. A slam-dunk for various off-setting points. I believe that we are setting the bar too low, I believe this is deserving of negative eight points for the driveway.

Mr. Kulick: I would respectfully push-back on the Commission. This is the highest negative point total we have ever assigned for a driveway. The Commission has been incrementally raising the bar and now you are proposing to raise the bar again. You are not looking at the precedents as a whole but going off of the most assigned and then proposing to assign more.

Mr. Gerard: Doesn't the retaining wall disturb the sight? The retaining wall on this project follows the driveway. This is precedent setting. Where do we want the bar set?

Ms. Szrek: I am trying to put this into a different lens to further understand. For comparison the Code allows for up to 5,000 paved feet of snowmelt and only assigns up to negative four (-4) points.

Mr. Giller: 13 feet first, third is eight feet, then six foot, and then a five foot wall. They are consistently over four feet for the retaining walls. They are choosing to put the garage in a convenient location. I agree with Steve. We see this over and over. All the remaining lots in Breckenridge are going to be difficult to develop. I don't like that they can offset bad design with landscaping, EV Chargers, etc.

Mr. Swintz: Did you compare the statistics to Rocha? (Ms. Szrek lists off comparison information. Highest sq. ft. over 5,000 – Gulley Residence- negative two. Negative four, Rocha was the

- most recent and they were at 3,600 sf of paving and they got -4 points. 6,654 is the sq. ft. of paving for Adamson). So it doubled?
- Mr. Kulick: We also just cited the 5,000 sf one that got -2, you could go from that one. The totality of precedent should be considered. You can see the neighborhood and the character of the driveways for the large lots on the east side of Rounds Road and Highlands Drive, in the past 18 months the precedent has been turned up. You still need switchbacks to develop this lot. The driveway around to the garage in back is really the only extra amount of paving. Is that worth going to the maximum points of -8 from the staff recommended -6 with minimal other environmental concerns and very minimal detrimental impact to the community at large? That is why I am pushing back a little tonight.
- Ms. Delahoz: Chris, thank you for your comments. I believe that we need to look at the totality of the projects. Looking at all of them at a whole, looking at the big picture. As we are getting to more challenging lots, steeper grades. They are not the easiest lots to build on and owners should not be punished for having difficult lots. Owners are going to put the garages wherever they want to put them. EV Chargers should get positive points. I am going to stand with staff's recommendation.
- Mr. Gerard: The Gully driveway, comes straight up the hill. Has the shortest distance from the street to the garage. This had negative two. This is the owner's preferences. Not the site plan and the disturbances that these driveways would implement. I can see the two points, four points, but this is an extremely large driveway at Adamson. This does not need to be this way. We are not cherry picking but based on recent precedent and the worse ones.
- Mr. Truckey: Stefi was showing examples of driveways on aerial. There has never been a driveway above negative four points. I don't believe that we need to jump to negative eight points for this driveway considering there is minimal tree removal and environmental constraints.
- Mr. Guerra: The retaining walls at the beginning of the driveway are around four feet, after the first curve the retaining walls do get taller with 6 ft. walls in the rear. You would not see them from the road.
- Mr. Giller: Two four-foot walls in the front add up to eight feet. The landscape is between those areas.
- Mr. Guerra: The landscaping is shown within that area. The driveways on Rounds Rd, which some are very similar to this, are not being considered as comparison? (Mr. Kulick: They were all approved before we had the code change. We reset the precedent timeframe when it comes to code changes).
- Mr. Truckey: With the old code, you had the choice of zero, minus four, or minus eight. Minus eight had never been assigned. The Code change three years ago provided us flexibility to use two point increments (2, 4, 6, 8). We have never assigned minus six or eight, but we believe that negative six is appropriate in this situation.
- Mr. Swintz: I appreciate the rebuttal from the Staff to the Commission. I wish when I was an applicant, I had a planning staff that was so supportive. I don't like the promise of heights being different than shown on the plans. We want to make sure that the retaining walls conform to the code. If they are going to be at four feet, they need to give planning the information. Could we add a condition that the walls can't be taller than six feet?
- Mr. Giller: This is an ongoing problem. The driveways on these steeper slopes are a challenge. I do believe that staffs analysis was good. I believe minus six is appropriate, I agree with the points analysis.
- Mr. Frechter: I would support more negative points and to continue this, we do not know if these are the correct retaining wall calculations.
- Mr. Gerard: I believe the point calculations could work. At this point, we don't know if the retaining walls are below four feet. It does not look like the retaining walls are under four feet.
- Mr. Leas: I am leaning towards the negative six point analysis. I understand the cost that comes with private land ownership. I don't think it's the Commission's job to make it even more costly. I think we need to be careful to not go there. I am comfortable with the negative six. I am

uncomfortable with the differences in the plans submitted and the drawings. Need clarification on what is being built.

Mr. Guerra: To clarify, there is no issue with the plans. The cross section is comparable to what is shown on the plans. The walls will be built to six feet. I believe the four-foot retaining wall promise must have been a verbal agreement from the applicant with staff. With that being said, I am comfortable with the staff's recommendation of six points with the walls as shown taller on the plan. (Staff clarified that the plans show greater than four feet and that we must rely on the plans. It is the Commission's discretion whether they assign negative points for retaining walls greater than four feet in height. The code allows taller retaining walls without negative points if the result is less overall disturbance).

Ms. Delahoz: I am comfortable with the staff's point calculation for the retaining walls.

Mr. Guerra: The main visible retaining wall is two steps of four feet with landscaping between to buffer.

Ms. Delahoz: We are getting to the more challenging lots that are left in the neighborhood. I don't think that they should have a financial setback due to the lack of lots left.

Mr. Gerard made a motion to assign negative six (-6) points for the driveway and an additional negative two (-2) for the retaining walls exceeding four (4) feet in height, the motion was seconded by Mr. Frechter. The motion failed 3 to 4.

Mr. Swintz made a motion to assign the point analysis of negative six (-6) points for the driveway, with a passing point analysis of zero (0) points as presented by staff; the motion was seconded by Mr. Guerra. The motion passed 5 to 2.

**OTHER MATTERS:**

1. Town Council Summary
2. Planning Commission Field Trip Discussion- Julia discussed the upcoming Planning Commission field trip to the Fading West plant, The Farm, South Main, and The Railyard PUD in Leadville.

**ADJOURNMENT:**

The meeting was adjourned at 6:57pm.

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Tanya Delahoz, Chair

## Town Council De Novo Staff Report

**Subject:** Gondola Lots Subdivision, Filings 1& 2  
(Class A Subdivision De Novo Hearing, PL-2022-0118)

**Proposal:** The applicant proposes to subdivide two (2) lots totaling 17.88 acres into the first and second filings of a subdivision that includes six (6) lots; one (1) lot for residential development, one (1) lot for mixed use development, one (1) private open space lot, one (1) public open space lot, one (1) lot that is under lease to the Town as a public transportation facility and one (1) lot that is anticipated as a public park/ plaza space and includes gondola and ticket facilities.

**Date:** June 9, 2022 (for meeting of June 14, 2022)

**Project Manager:** Chris Kulick, AICP – Senior Planner

**Property Owner:** Vail Summit Resorts, Inc.

**Applicant:** Peak 8 Properties, LLC

**Address:** 350 and 355 North Park Avenue

**Legal Description:** Lot 1, Block 3, Parkway Center (also known as the North Gondola Lot)  
Lot 1A, Block 4, Parkway Center (also known as the South Gold Rush Lot)

**Site Area:** Lot 1, Block 3, Parkway Center: 7.43 acres  
Lot 1A, Block 4, Parkway Center: 10.45 acres  
TOTAL: 17.88 acres

**Land Use District:** 20- Lot 1, Block 3, Parkway Center: Lodging or Commercial @ 1:3 FAR.  
9.2 - Lot 1A, Block 4, Parkway Center: Residential @ 10 UPA.

The entire property is subject to the Breckenridge Grand Vacations Gondola Lot Master Plan. The Master Plan provisions supersede the Land Use Guidelines in regards to use and density.

**Site Conditions:** A significant portion of the site is used for paved guest parking for the Breckenridge Ski Resort. Portions of the site currently include the Breckenridge Station Transit Center and the Breck-Connect Gondola. There is also a substantial amount of wetlands on Lot 1A, Block 4, Parkway Center and mature lodgepole pine trees along Park Avenue on Lot 1A, Block 4, Parkway Center. There is no significant vegetation on Lot 1, Block 3, Parkway Center except the new landscaping around the Gondola Plaza and behind Breckenridge Station. The site slopes downhill from south to north at a rate of 4%.

**Adjacent Uses:** North: Lot 1B, Block 4, Parkway Center/City Market, Open Space  
South: Mountain Thunder Lodge, the South Gondola Lot Parking Structure.  
East: Blue River, Main Street and Mixed Use Buildings  
West: The Woods Townhomes, Open Space

### Item History

All parcels were originally subdivided through the Parkway Center Subdivision platted in 1985. Also in 1985, the Parkway Center Master Plan was adopted which specified recommended uses and densities for the parcels. Throughout time, density has shifted around on the properties through a series of recorded density transfers.

For many years, the properties have served as a reservoir for the Breckenridge Ski Area's guest parking. With a continued need for guest parking facilities and future buildout of the parcels anticipated, the Town and Vail Resorts entered into a parking agreement in 2003 that requires a total of 1,560 spaces to be provided on the South Gondola, North Gondola, and Gold Rush Lots. The agreement allowed the spaces to be shifted around among those properties or concentrated in a structured arrangement upon one or more but less than all of those properties. The agreement also stipulated that in the event of any development of the properties, it is the responsibility as a part of such development, to provide all incremental parking required for such development and to maintain the 1,560 spaces to be provided on those lots.

On November 30, 2005, Lot 1, Block 4 (also known as the Gold Rush Lot) was subdivided into two separate parcels now known as Lots 1A and 1B, Block 4, Parkway Center Subdivision (also known as the South and North Gold Rush Lots).

Shortly after the parking agreement was finalized construction of the Breck Connect Gondola commenced, with its completion in 2006. The design process for a master plan for much of this site began in 2006 when Vail Resorts Development Corporation (VRDC) hired Ecosign Mountain Resort Planners to develop a concept plan. After developing several concepts that were not well-received by VRDC or the Town, another design firm, DTJ Design, was hired to complete this process.

DTJ Design became involved in December 2007. In 2008, the Client Review Team, that included VRDC, the Town of Breckenridge and DTJ Design, began the visioning process towards the development of a master plan. DTJ Design came up with several different concepts for this site, which were then narrowed down to two final concepts. The two concepts were called "Extend the Grid" and "Breckenridge Station" (also known as the "Grand Hotel") concepts.

Eventually, these two concepts merged into one. In the spring of 2009, VRDC submitted a formal master plan permit application. The process was reviewed at several public meetings with the Planning Commission. The Master Plan was approved by the Planning Commission on December 1, 2009 and placed on the Town Council's Consent Calendar for the December 8, 2009 public meeting.

The Town Council voted to "call-up" the application for a de-novo hearing. It was removed from the Consent Calendar and presented again on January 26, 2010. The Town Council approved the application, with normal vesting of three years. The vesting was extended in 2013 and 2016 for another three years each, with the vesting ultimately expiring in 2019 without development of the property.

In 2020, 58 SFEs of density were committed, with support of the Council, from the Gondola Lots Master Plan area to the Peak 7 & 8 Master Plan area as part of the East Peak 8 Hotel Project. This left the Gondola Lots Master Plan area with 143 SFEs of density.

On April 20, 2021, July 6, 2021 and September 21, 2021, the Planning Commission reviewed the Breckenridge Grand Vacations Gondola Lot Master Plan at Preliminary Hearings. On October 19, 2021, the Planning Commission formally approved the application by a 5-0 vote. A week later the Town Council voted 6-1 to call up the Planning Commission's approval for a de novo hearing scheduled for November 9, 2021. On November 23, 2021, the Master Plan, which includes Lots 1, Block 3, and 1A, Block 4, Parkway Center, which are part of this subdivision application, was approved.

On May 17, 2022, the Planning Commission reviewed and formally approved the Gondola Lots Subdivision, Filings 1& 2, at a Combined Hearing by a 5-0 vote. A week later, the Town Council voted 6-1 to call up the Planning

Commission’s approval for a de novo hearing scheduled for June 14, 2022. Staff has mailed public notice, published notice in the paper and posted the property for the hearing as required by Code.

### Subdivision Plat

The plat for the Parkway Center Subdivision, including the existing Lots 1, Block 3, and 1A, Block 4, Parkway Center involved with this proposed subdivision, was recorded on July 26, 1985. Tracts A and B along the Blue River were dedicated to the Town of Breckenridge as Public Open Space at the time of subdivision. The subdivision dedicated an 80 ft. right-of-way for Park Avenue and a 60 ft. right-of-way for French Street. Various Utility Easements were recorded on Lots 1, Block 3, and 1A, Block 4. The 50 ft. right of way for Woods Drive was dedicated in the 2005 Subdivision that created Lots 1A and 1B, Block 4.

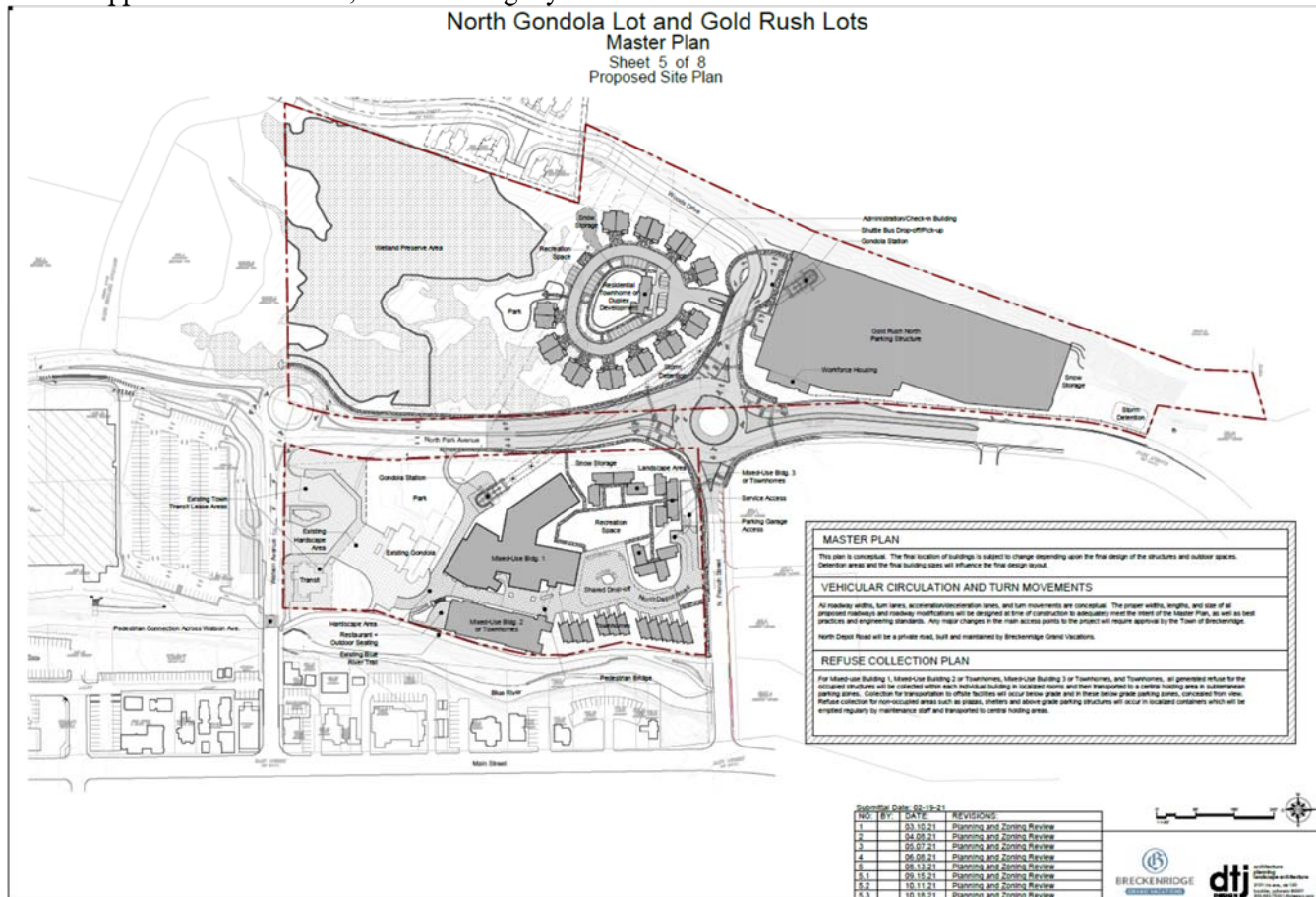
### Master Plan Code Background

For large properties which accommodate multiple uses such as commercial, residential, transit, parking and circulation; it is not unusual for applicants to undergo a Master Plan to ensure that all pieces of the development work together including uses and circulation between those uses. The approved Gondola Lots Master Plan, addressing these different land uses, resulted in non-grid like plan. This Master Plan now serves essentially as the site-specific zoning for the property, replacing the general guidance provided in the Land Use Guidelines. Because this property is located Outside of the Conservation District, the historic grid layout required in the Handbook of Design Standards for the Historic and Conservation District, was not applicable although it had been discussed during the DTJ Design phase. It was decided not to pursue the grid on this property at that time due to concern that it could result in a false interpretation of the Historic District at this location.

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



Per the approved Master Plan, the following layout and uses are authorized:



The proposed subdivision is consistent with the proposed character, and configuration of the approved master plan.

**Staff Comments**

The intent of this subdivision is to carve out lots from the two existing larger lots in order for the developer, Breckenridge Grand Vacations (BGV), to purchase specific areas of the Master Plan from Vail Resorts for development and to dedicate required open space to the Town. Below is a breakdown of the proposed lots:

- Lot 1: To be developed with residential uses and purchased by BGV.
- Lot 2: Contains a natural area that is not proposed for development and will be retained by Vail Resorts.
- Lot 3: Is required to be dedicated to the Town as open space since it was awarded positive points under the Master Plan.
- Lot 4: To be developed with residential and mixed uses and purchased by BGV.
- Lot 5: Will contain dedicated park space, a public plaza and two public gondola terminals that are required by the Master Plan. Vail Resorts will retain Lot 5.
- Lot 6: Leased to the Town for its transportation center from Vail Resorts.

**9-2-1-15: WAIVER OF REQUIREMENTS:**

*Notwithstanding any provisions contained herein to the contrary, the director or planning commission may waive any of the procedural or substantive requirements of this chapter if such requirement creates an undue hardship on a particular application or is irrelevant to the scope or location of the subdivision proposal in question and the director or commission incorporates such a finding into the final decision or permit. (Ord. 23, Series 1992)*

Since there is no immediate construction associated with this subdivision, staff and the Commission found the following items not relevant to the scope of the proposal:

- Utility Plan: There are no utilities proposed to be installed within the subdivision. All required utilities were installed with previous filings of the Parkway Center Subdivision. Any additional utilities will be installed as part of any future site specific development permits.
- Street Lighting Plan: No new street lights are being installed as part of this subdivision, but rather with future individual developments or roadway improvements.
- Landscaping Plan: The Subdivision Standards require applicants to submit a landscaping plan showing one tree be required for every fifteen (15) feet of roadway. No new roadways or construction are proposed as part of this application.
- Pedestrian And Bicycle Circulation Systems: No new bike or pedestrian infrastructure is being installed as part of this subdivision, but rather under future individual developments as identified in the Gondola Lots Master Plan.

**9-2-4-1: General Requirements:** The proposed subdivision conforms to the General Requirements of the Subdivision Code and is consistent with the approved Gondola Lots Master Plan. Staff and the Commission had no concerns.

**9-2-4-2: Design Compatible With Natural Features:** Staff and Commission are comfortable with the proposed plan as it relates to natural features. The entirety of the site has moderate grades that average 4%. The applicants have provided an exhibit that shows the wetland boundaries on the proposed Lots 1-3. Lot 3, which contains the highest value wetland areas, generally matches the shape of the open space to be dedicated to the Town as stipulated in the Master Plan approval. This dedication is required “*prior to any individual building within the Master Plan area receiving a Certificate of Occupancy...*”. The proposed Lot 2 has the remaining bulk of the wetland areas within the subdivision and Master Plan, and will be retained by Vail Resorts as a natural area as it does not have any development specified by the Master Plan. The Master Plan shows a moderate level of residential development on Lot 1. The siting of the development was chosen to minimize the impact on wetlands and the removal of mature trees. Approximately half of the specified development area on the proposed Lot 1 is in an area where an existing paved parking lot is located. The remaining portion is substantially out of the wetland areas and minimizes the removal of mature trees as opposed to other areas of the current Lot 1A.

The proposed Lots 4, 5 and 6 contain no sensitive environmental features, as they are almost exclusively located in areas of existing paved parking or pedestrian areas; or currently developed with structures.

The Town’s Engineering Department was extensively involved in the review of the Master Plan, including review related to the existing wetlands on the current Lot 1A. They have also been involved in the review of this proposed subdivision and have not expressed any concerns with the proposed subdivision related to its design being compatible with natural features.

Section 9-2-4-2 States:

“ A. *The design of every subdivision shall be compatible with the existing topography, drainage patterns, and other natural features on the site.*

B. *The design of the subdivision should, wherever possible, lower all maintenance costs both public and private through a self-maintainable ecological system, to conserve materials, construction labor, construction equipment, land and environmental values; to balance construction costs, amortization costs, operating costs, maintenance costs and replacement costs, thereby minimizing total average annual costs.*

C. *The design of every subdivision shall make adequate provision for the use and maintenance of open space.* (Ord. 23, Series 1992)

D. *Every subdivision shall strive to conserve existing features which add value or are of benefit to the development or the town as a whole, such as trees, watercourses, ridgelines and hillsides visible from an area of concern, historic sites, and similar irreplaceable assets.*

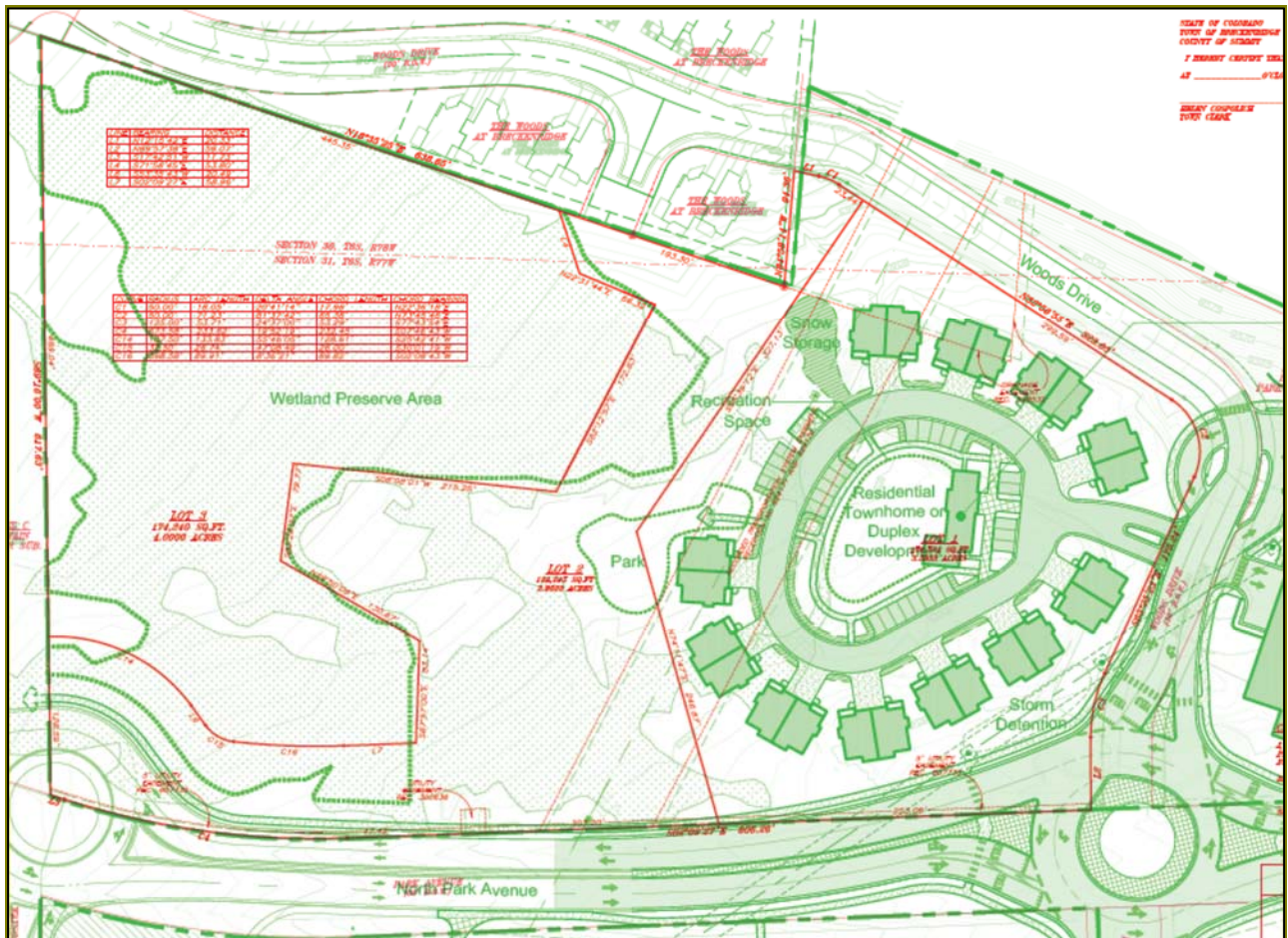
Based on the majority of natural areas being preserved and not being slated for development, and the subdivision's consistency with the approved Master Plan, staff and the Commission find the proposal complies with section 9-2-4-2 of the Code.

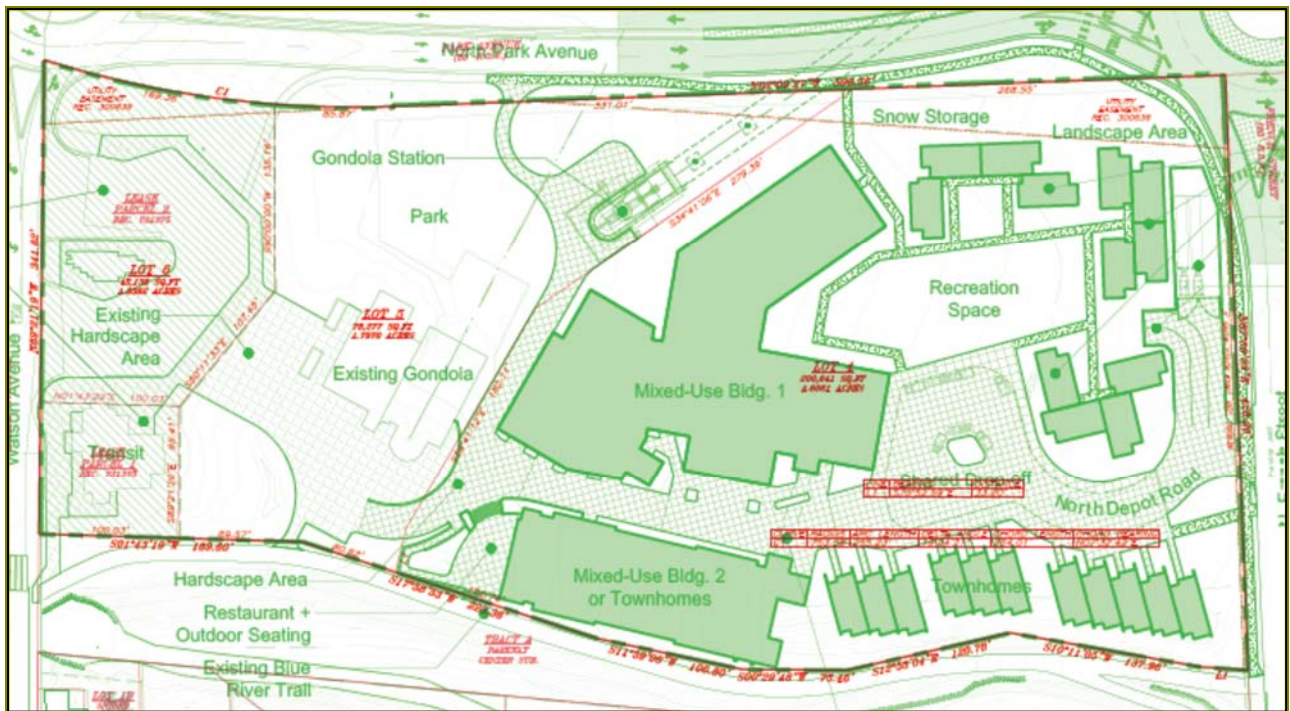
**9-2-4-3: Drainage, Storm Sewers and Flood Prevention:** Drainage improvements and infrastructure were installed when the subdivision was originally developed. Additional drainage improvements for the proposed lots will be provided for during development. A detailed drainage plan will be required with the submittal of any site specific Development Permits and will need final approval from the Engineering Division prior to any Building Permits being issued. An existing drainage easement associated with Woods Drive is located in the southwest corner of the proposed Lot 1. The existing water quality detention facilities along the eastern border of the proposed Lot 4 will be redesigned and likely relocated as the site is developed. Staff has no concerns on drainage or flood prevention associated with this proposal.

**9-2-4-5: Lot Dimensions, Improvements And Configuration:** The proposal matches what is shown on the Master Plan and meets all of the requirements of this section with the possible exception of the "general" requirement for lots to take on plain geometric shapes and side lot lines to be at right angles.

Section 3. of 9-2-4-5 states:

*"3. In general, side lot lines shall be at right angles or radial to curving street lines unless a variation from this rule provides a better street plan or lot layout. Lots shall take the form of plain geometric shapes **except where topographic conditions require otherwise for environmentally sensitive development.** Flag lots or other irregular shapes proposed as a means of manipulating the square footage of lots in developed areas shall not be permitted."* (Emphasis Added)





(Above): Staff overlay of the proposed subdivision (in red) with the approved master (in green).

The layout of the proposed subdivision has several side lot lines that are not right angles but is consistent with the approved master plan, which established the general layout and site programming for the properties. The proposed lot lines are drawn to accommodate many unique existing conditions such as the Town's transportation center lease, future right of way dedication requirements, gondola alignment and the required dedication of wetlands. It has been a common practice outside the Conservation District to allow for a deviation from straight lines in multi-family or commercial subdivisions, particularly when the subdivision line work follows the site-specific guidance provided in an adopted master plan. There are many examples of approved subdivisions without side lot lines drawn at right angles or lots taking the form of plain geometric shapes. All examples contain multiple land uses and are located outside of the Conservation District, including the Welk Resorts Subdivision and the Peak 7 and 8 Subdivisions at the base of the ski area. Recently, the McCain Subdivision Amendment 3 (PL-2022-0098) was approved with lots that did not have plain geometric shapes or side lot lines drawn at right angles but was consistent with an approved master plan. Other subdivisions, such as the recently approved Miller-Braddock Subdivision, Parkway Center Subdivision and Village Subdivision, feature some lots that have straight side lot lines and other lots that deviate substantially from any sort of plain geometric shape. In almost all instances, open space parcels rarely have any plain geometric boundaries. All the above referenced subdivisions are included in the packet for comparison.

Based on the consistency with the approved master plan, including the shape of the required wetland dedication, transportation center lease boundary and past precedent, staff and the Planning Commission found the proposed configuration of this subdivision generally complies with section 9-2-4-5 of the Subdivision Code based on past precedent. A special Finding was added to the Decision document to clarify this determination, should the Council agree.

**9-2-4-6: Blocks:** The sites were previously subdivided into blocks which are not proposed to change with this application and the design of the proposed subdivision complies with the master plan. Staff and the Commission had no concerns.

**9-2-4-9: Traffic Control Devices And Signs, 9-2-4-11: Existing And Proposed Streets:** No new public roads or traffic control devices are proposed with this subdivision. Access to the lots is provided from the existing Park

Avenue, French Street and Woods Drive right of ways. Improvements to the roadway capacity of these streets and traffic control devices, including a new roundabout at the intersection of Park Avenue and French Street, are required per the master plan during site-specific development.

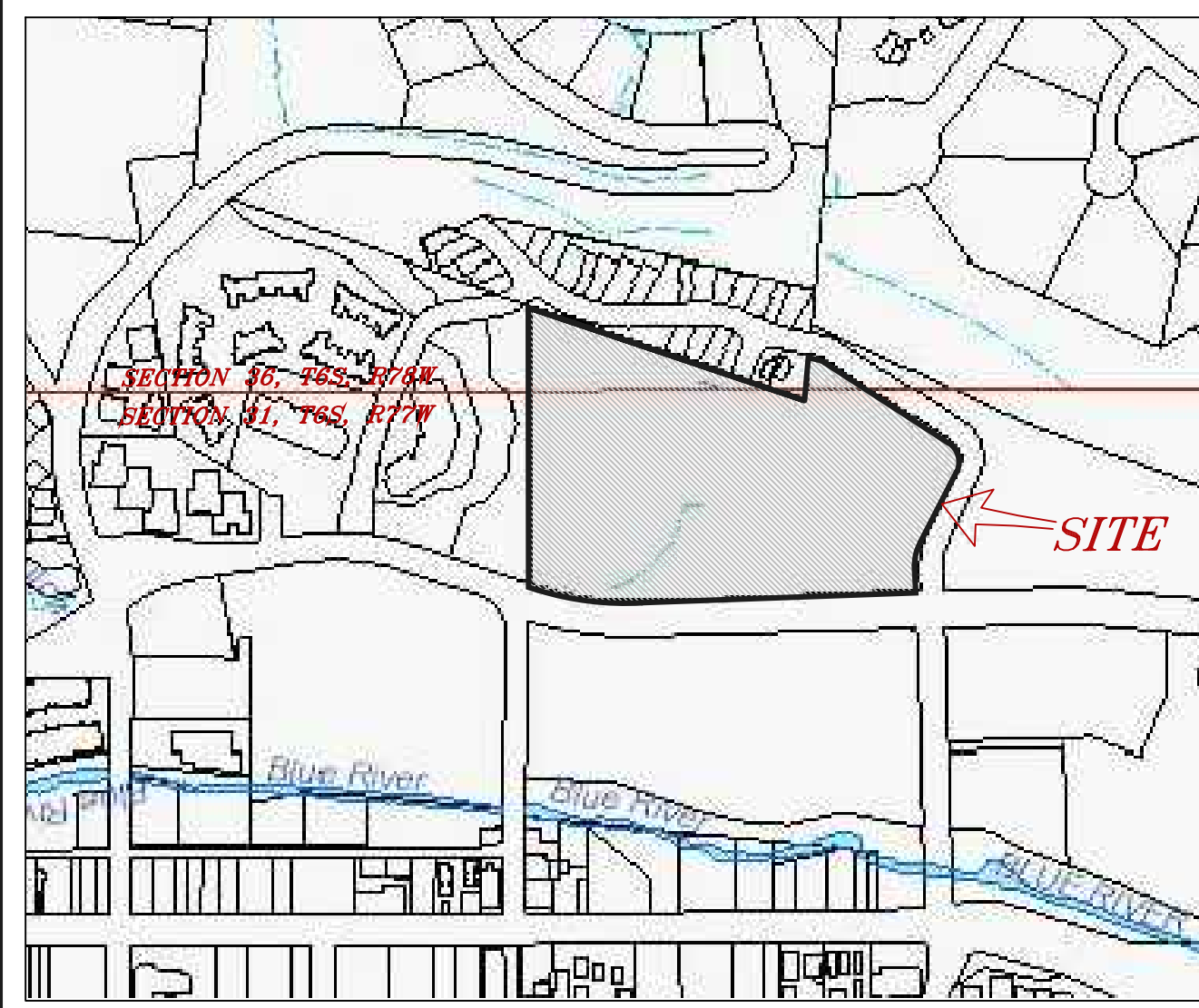
**9-2-4-13: Dedication Of Park Lands, Open Space And Recreational Sites Or The Payment Of Fees In Lieu Thereof:** Tracts A and B along the Blue River were dedicated to the Town of Breckenridge as Public Open Space at the time of the original Parkway Center Subdivision in 1985. Since open space was previously dedicated, no additional open space dedication is required for this subdivision.

**Staff Recommendation:**

Staff recommends the Town Council approve the Gondola Lots Subdivision, Filings 1& 2, PL-2022-0118, located at 350 and 355 North Park Avenue and the written Formal Decision Document prepared by the Town Attorney, which includes the Findings and Conditions.

**Proposed Motion:**

I move to approve the Gondola Lots Subdivision, Filings 1& 2, PL-2022-0118, located at 350 and 355 North Park Avenue and the written Formal Decision Document prepared by the Town Attorney, which includes the Findings and Conditions.



**VICINITY MAP**  
NTS

**OWNERS' CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:  
VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO:

LOT 1A, BLOCK 4, RESUBDIVISION OF LOT 1, BLOCK 4, PARKWAY CENTER SUBDIVISION FILING NO. 1 AMENDED & TRACT Q, SHOCK HILL SUBDIVISION, ACCORDING TO THE PLAT RECORDED NOVEMBER 30, 2006 UNDER RECEPTION NO. 807735, COUNTY OF SUMMIT, STATE OF COLORADO.  
HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF GONDOLA LOTS, FILING 1, A RESUBDIVISION OF LOT 1A, BLOCK 4, PARKWAY CENTER SUBDIVISION FILING NO. 1 AMENDED, AND BY THESE PRESENTS, DO HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON, AND FURTHER HEREBY DEDICATES THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION

**ACKNOWLEDGEMENT**

STATE OF COLORADO )  
TOWN OF BRECKENRIDGE ) SS  
COUNTY OF SUMMIT )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022, BY \_\_\_\_\_ AS \_\_\_\_\_ OF VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION  
MY COMMISSION EXPIRES \_\_\_\_\_ WITNESS MY HAND AND OFFICIAL SEAL.

**NOTARY PUBLIC**

**TITLE COMPANY CERTIFICATE**

LAND TITLE GUARANTEE COMPANY, DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

AGENT

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF SUMMIT ) SS  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022, AND FILED UNDER RECEPTION NO. \_\_\_\_\_, SUMMIT

COUNTY CLERK AND RECORDER

**SURVEYOR'S CERTIFICATE**

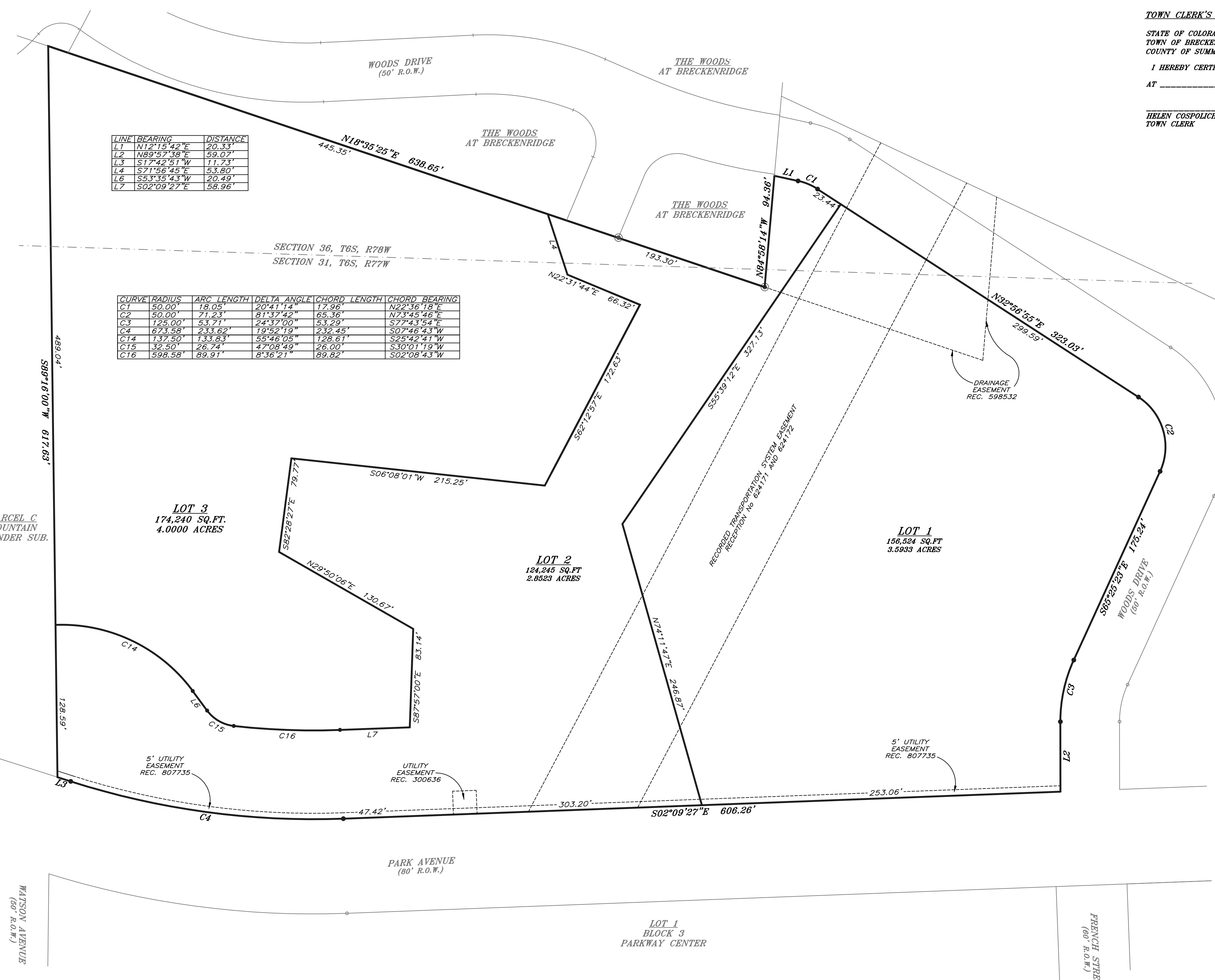
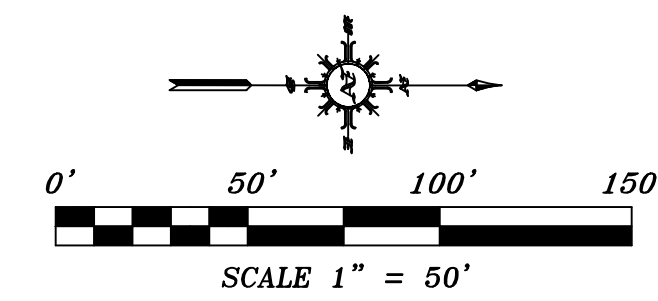
I, GEORGE CHRISTIAN MOODY, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS RESUBDIVISION PLAT, LOT 1A, BLOCK 4, PARKWAY CENTER SUBDIVISION FILING NO. 1, WAS PREPARED BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTS WERE PLACED PURSUANT TO 38-51-105, C.R.S.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

GEORGE CHRISTIAN MOODY, P.L.S.  
COLORADO L.S. No. 38002  
FOR AND ON BEHALF OF BASELINE SURVEYS, LLC

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

**RESUBDIVISION PLAT**  
**GONDOLA LOTS-FILING 1**  
A RESUBDIVISION OF LOT 1A, BLOCK 4  
PARKWAY CENTER SUBDIVISION, FILING No. 1 AMENDED  
LOCATED IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 77 WEST AND SECTION 36 TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE 6TH P.M., SUMMIT COUNTY, COLORADO



LINE	BEARING	DISTANCE
L1	N12°15'42"E	20.33'
L2	N89°57'38"E	59.07'
L3	S17°42'51"W	11.73'
L4	S71°56'45"E	53.80'
L6	S53°35'43"W	20.49'
L7	S02°09'27"E	58.98'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	50.00'	18.05'	20°41'14"	17.95'	N22°36'18"E
C2	50.00'	71.23'	81°37'42"	65.36'	N73°45'46"E
C3	125.00'	53.71'	24°37'00"	53.29'	S77°43'54"E
C4	673.58'	233.62'	19°52'19"	232.45'	S07°46'43"W
C14	137.50'	133.83'	55°46'05"	128.61'	S26°42'41"W
C15	32.50'	26.74'	47°08'49"	26.00'	S30°01'19"W
C16	598.58'	89.91'	8°36'21"	89.82'	S02°08'43"W

**TOWN OF BRECKENRIDGE CERTIFICATE**  
THIS PLAT IS APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
TOWN OF BRECKENRIDGE  
ATTEST: TOWN CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_

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

**TOWN CLERK'S CERTIFICATE**  
STATE OF COLORADO )  
TOWN OF BRECKENRIDGE ) SS  
COUNTY OF SUMMIT )  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_, 2022, AND IS DULY RECORDED.

HELEN COSPOLICH  
TOWN CLERK

**CERTIFICATE OF TAXES PAID**  
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THERE ARE NO GENERAL PROPERTY TAXES DUE AND OWING UPON THE REAL ESTATE DESCRIBED ON THIS PLAT.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D.  
SUMMIT COUNTY TREASURER OR DESIGNEE

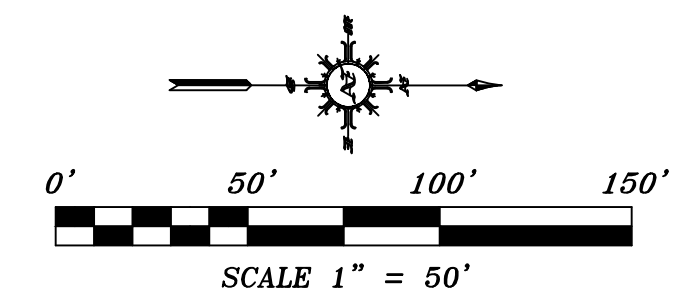
**Baseline Surveys LLC**  
P.O. BOX 7578  
13541 COLO. HWY #9  
BRECKENRIDGE, CO 80424  
(970) 453-7155

RESUBDIVISION PLAT  
**GONDOLA LOTS-FILING 1**  
A RESUBDIVISION OF LOT 1A, BLOCK 4  
PARKWAY CENTER SUBDIVISION, FILING No. 1 AMENDED  
LOCATED IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 77 WEST AND SECTION 36 TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE 6TH P.M., SUMMIT COUNTY, COLORADO

Date	Revisions

Date: 05/09/2022 Scale: 1"=50'  
Drawn By: RDG Checked By: NPO  
Job No: 4450 DWG File: 4450 resub

**RESUBDIVISION PLAT  
GONDOLA LOTS, FILING 2**  
A RESUBDIVISION OF LOT 1, BLOCK 3  
PARKWAY CENTER SUBDIVISION FILING No. 1 AMENDED  
LOCATED IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 77 WEST  
OF THE 6TH P.M., SUMMIT COUNTY, COLORADO



**VICINITY MAP**  
NTS

**OWNERS' CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO:

LOT 1, BLOCK 3, PARKWAY CENTER SUBDIVISION FILING No. 1 AMENDED SUBDIVISION, ACCORDING TO THE PLAT RECORDED JULY 26, 1985 UNDER RECEPTION NO. 300636, COUNTY OF SUMMIT, STATE OF COLORADO.

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF GONDOLA LOTS, FILING 2, A RESUBDIVISION OF LOT 1, BLOCK 3, PARKWAY CENTER SUBDIVISION FILING No. 1 AMENDED, AND BY THESE PRESENTS, DO HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON, AND FURTHER HEREBY DEDICATES THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF  
VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION

**ACKNOWLEDGEMENT**

STATE OF COLORADO )  
TOWN OF BRECKENRIDGE ) SS  
COUNTY OF SUMMIT )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022, BY \_\_\_\_\_ AS \_\_\_\_\_ OF VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION

MY COMMISSION EXPIRES \_\_\_\_\_ WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

**TITLE COMPANY CERTIFICATE**

LAND TITLE GUARANTEE COMPANY, DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

AGENT

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF SUMMIT )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022,

AND FILED UNDER RECEPTION NO. \_\_\_\_\_, SUMMIT

COUNTY CLERK AND RECORDER

**SURVEYOR'S CERTIFICATE**

I, GEORGE CHRISTIAN MOODY, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS RESUBDIVISION PLAT, LOT 1A, BLOCK 4, PARKWAY CENTER SUBDIVISION FILING No. 1, WAS PREPARED BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTS WERE PLACED PURSUANT TO 38-51-105, C.R.S.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

GEORGE CHRISTIAN MOODY, P.L.S.  
COLORADO L.S. No. 38002  
FOR AND ON BEHALF OF BASELINE SURVEYS, LLC

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



MAIN STREET (60' R.O.W.)

WATSON AVENUE (60' R.O.W.)

JOURNAL BLDG.

ALLEY

JOURNAL BLDG.

**TOWN OF BRECKENRIDGE CERTIFICATE**

THIS PLAT IS APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

TOWN OF BRECKENRIDGE

ATTEST: TOWN CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_

NOTICE:

PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN OF BRECKENRIDGE HEREBY ACCEPTS ALL OF THE OFFERS OF DEDICATION MADE BY THIS PLAT. HOWEVER, SUCH ACCEPTANCE DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS OF WAY REFLECTED HEREON FOR MAINTENANCE BY THE TOWN.

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**TOWN CLERK'S CERTIFICATE**

STATE OF COLORADO )  
TOWN OF BRECKENRIDGE ) SS  
COUNTY OF SUMMIT )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_, 2022, AND IS DULY RECORDED.

HELEN COSPOLICH  
TOWN CLERK

**CERTIFICATE OF TAXES PAID**  
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THERE ARE NO GENERAL PROPERTY TAXES DUE AND OWING UPON THE REAL ESTATE DESCRIBED ON THIS PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022. AD.

SUMMIT COUNTY TREASURER OR DESIGNEE

P.O. BOX 7578  
13541 COLONY #9  
BRECKENRIDGE, CO 80424  
(970) 453-7155

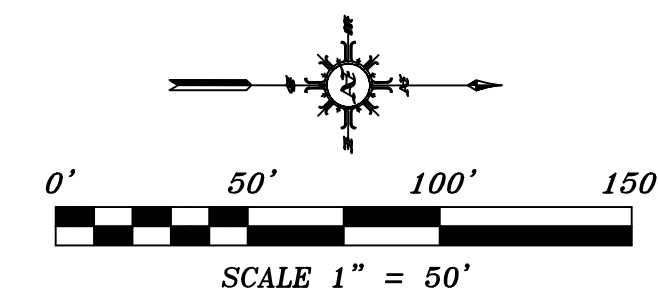
**Baseline Surveys LLC**

**GONDOLA LOTS, FILING 2**  
A RESUBDIVISION OF LOT 1, BLOCK 3  
PARKWAY CENTER SUBDIVISION FILING No. 1 AMENDED  
LOCATED IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 77 WEST  
OF THE 6TH P.M., SUMMIT COUNTY, COLORADO

Date	Revisions

Date:	05/02/2022	Scale:	1"=50'
Drawn By:	RDG	Checked By:	NPO
Job No.:	4453	DWG File:	4453 resub

**TOPOGRAPHIC EXHIBIT**  
**SOUTH GONDOLA LOTS**  
 A RESUBDIVISION OF LOT 1A, BLOCK 4  
 PARKWAY CENTER SUBDIVISION, FILING No. 1 AMENDED  
 SUMMIT COUNTY, COLORADO



LINE BEARING	DISTANCE
L1	N12°15'42"E 20.33'
L2	N89°57'38"E 59.07'
L3	S17°42'51"W 11.73'
L4	N60°12'06"W 8.73'
L5	S87°50'33"W 38.97'
L6	S84°58'43"W 28.49'
L7	S02°09'27"E 52.94'
L8	S87°57'00"E 62.60'
L9	N22°31'44"E 28.09'

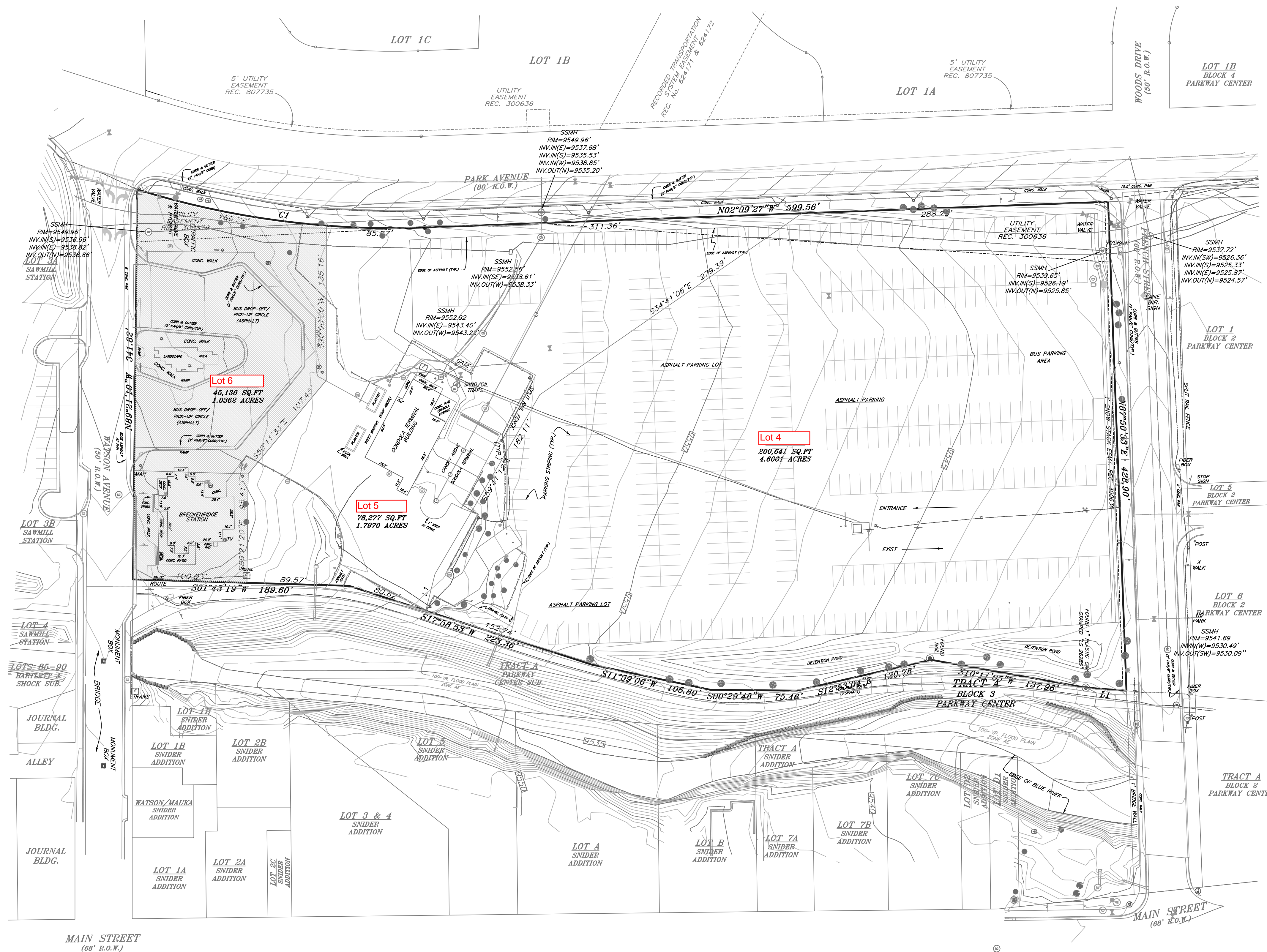
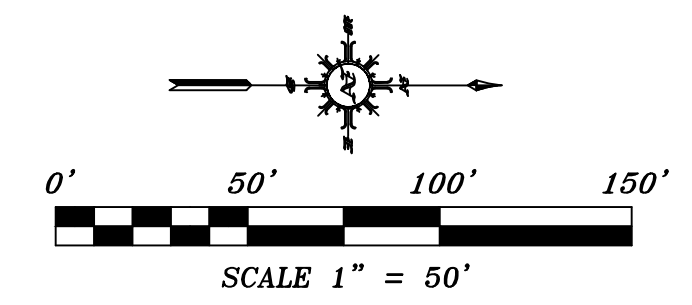
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	50.00'	18.05'	20°41'14"	17.96'	N22°56'18"E
C2	50.00'	71.23'	81°37'42"	65.36'	N7°45'46"E
C3	125.00'	53.21'	24°37'00"	53.20'	S77°43'04"E
C4	1673.58'	233.62'	19°52'19"	232.45'	S02°46'43"W
C5	925.00'	178.43'	11°03'09"	178.16'	N56°00'58"W
C6	278.00'	170.90'	35°13'23"	168.22'	N58°06'05"W
C7	148.00'	177.21'	68°36'10"	156.81'	S55°53'08"W
C8	25.00'	27.12'	62°09'30"	25.81'	S56°45'48"W
C9	40.00'	43.43'	62°12'54"	41.33'	S60°56'53"W
C10	35.73'	80.38'	131°07'22"	63.96'	N04°36'14"W
C11	35.00'	25.14'	41°09'33"	24.61'	N39°32'02"W
C12	1328.09'	180.65'	7°47'37"	180.51'	S02°42'51"W
C13	86.05'	87.59'	58°19'13"	83.86'	N51°41'20"E
C14	137.50'	135.83'	55°16'05"	128.61'	S25°42'41"W
C15	30.90'	26.44'	47°08'45"	26.00'	S30°07'19"W
C16	598.58'	89.91'	8°36'21"	89.82'	S02°08'43"W

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

<b>Baseline Surveys LLC</b>			
P.O. BOX 7578 13541 COLO. HWY #9 BRECKENRIDGE, CO 80424 (970) 453-7155			
<b>TOPOGRAPHIC EXHIBIT</b> <b>SOUTH GONDOLA LOTS</b> A RESUBDIVISION OF LOT 1A, BLOCK 4 PARKWAY CENTER SUBDIVISION, FILING No. 1 AMENDED SUMMIT COUNTY, COLORADO			
Date	Revisions		
		Date: 05/02/2022	Scale: 1"=50'
		Drawn By: RDG	Checked By: NPO
		Job No: 4450	DWG File: 4450 resub



**TOPOGRAPHIC EXHIBIT  
NORTH GONDOLA LOTS  
A RESUBDIVISION OF LOT 1, BLOCK 3  
PARKWAY CENTER SUBDIVISION FILING No. 1 AMENDED  
SUMMIT COUNTY, COLORADO**



LINE	BEARING	DISTANCE
L7	S75°52'59"E	22.02'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	753.58'	255.23'	19°24'21"	254.01'	N07°32'42"E

P.O. BOX 7578  
13541 COLO HWY #9  
BRECKENRIDGE, CO 80424  
(970) 453-7155

**Baseline Surveys LLC**

**TOPOGRAPHIC EXHIBIT  
NORTH GONDOLA LOTS  
A RESUBDIVISION OF LOT 1, BLOCK 3  
PARKWAY CENTER SUBDIVISION FILING No. 1 AMENDED  
SUMMIT COUNTY, COLORADO**

Date	Revisions

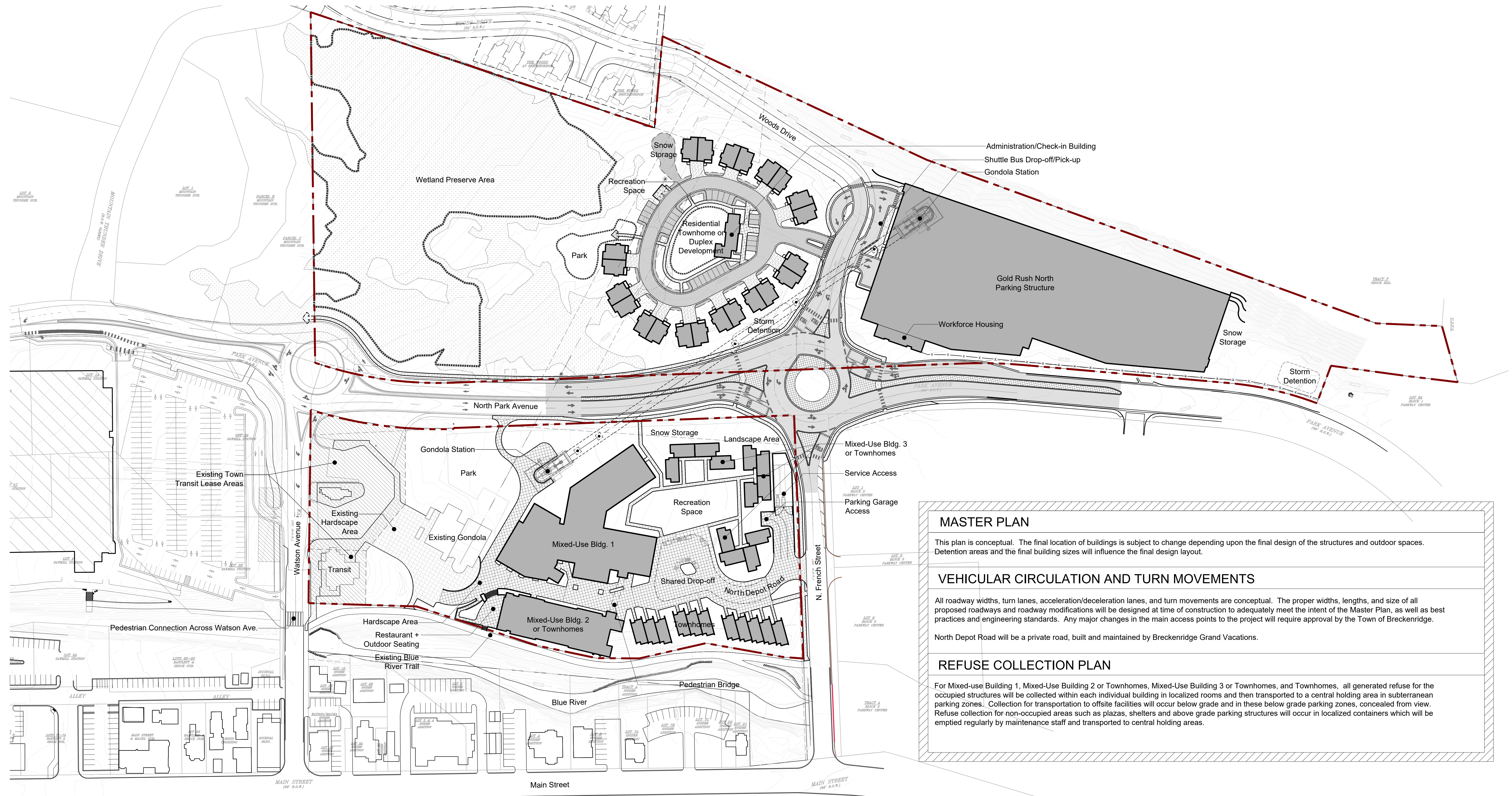
Date: 05/02/2022	Scale: 1"=50'
Drawn By: RDG	Checked By: NPO
Job No: 4453	DWG File: 4453 TOPO

# North Gondola Lot and Gold Rush Lots

## Master Plan

### Sheet 5 of 8

### Proposed Site Plan



**MASTER PLAN**

This plan is conceptual. The final location of buildings is subject to change depending upon the final design of the structures and outdoor spaces. Detention areas and the final building sizes will influence the final design layout.

**VEHICULAR CIRCULATION AND TURN MOVEMENTS**

All roadway widths, turn lanes, acceleration/deceleration lanes, and turn movements are conceptual. The proper widths, lengths, and size of all proposed roadways and roadway modifications will be designed at time of construction to adequately meet the intent of the Master Plan, as well as best practices and engineering standards. Any major changes in the main access points to the project will require approval by the Town of Breckenridge.

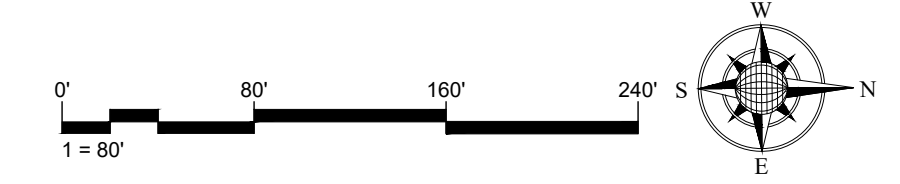
North Depot Road will be a private road, built and maintained by Breckenridge Grand Vacations.

**REFUSE COLLECTION PLAN**

For Mixed-use Building 1, Mixed-Use Building 2 or Townhomes, Mixed-Use Building 3 or Townhomes, and Townhomes, all generated refuse for the occupied structures will be collected within each individual building in localized rooms and then transported to a central holding area in subterranean parking zones. Collection for transportation to offsite facilities will occur below grade and in these below grade parking zones, concealed from view. Refuse collection for non-occupied areas such as plazas, shelters and above grade parking structures will occur in localized containers which will be emptied regularly by maintenance staff and transported to central holding areas.

Submittal Date: 02-19-21

NO:	BY:	DATE:	REVISIONS:
1		03.10.21	Planning and Zoning Review
2		04.08.21	Planning and Zoning Review
3		05.07.21	Planning and Zoning Review
4		06.08.21	Planning and Zoning Review
5		08.13.21	Planning and Zoning Review
5.1		09.15.21	Planning and Zoning Review
5.2		10.11.21	Planning and Zoning Review
5.3		10.18.21	Planning and Zoning Review





**VICINITY MAP**  
NTS

**OWNERS' CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:  
VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO:  
LOT 1A, BLOCK 4, RESUBDIVISION OF LOT 1, BLOCK 4, PARKWAY CENTER SUBDIVISION FILING No. 1 AMENDED & TRACT Q, SHOCK HILL SUBDIVISION, ACCORDING TO THE PLAT RECORDED NOVEMBER 30, 2006 UNDER RECEPTION No. 807336, COUNTY OF SUMMIT, STATE OF COLORADO.  
HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF GONDOLA LOTS, FILING No. 1, A RESUBDIVISION OF LOT 1A, BLOCK 4, PARKWAY CENTER SUBDIVISION FILING No. 1 AMENDED, AND BY THESE PRESENTS, DO HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON, AND FURTHER HEREBY DEDICATES THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION

**ACKNOWLEDGEMENT**

STATE OF COLORADO )  
TOWN OF BRECKENRIDGE ) SS  
COUNTY OF SUMMIT )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY \_\_\_\_\_ AS \_\_\_\_\_ OF VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION  
MY COMMISSION EXPIRES \_\_\_\_\_ WITNESS MY HAND AND OFFICIAL SEAL.

**NOTARY PUBLIC**

**TITLE COMPANY CERTIFICATE**

LAND TITLE GUARANTEE COMPANY, DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

AGENT

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF SUMMIT ) SS  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022, AND FILED UNDER RECEPTION No. \_\_\_\_\_ SUMMIT

**SURVEYOR'S CERTIFICATE**

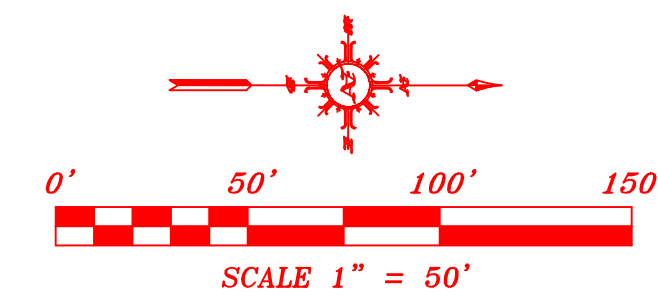
I, GEORGE CHRISTIAN MOODY, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS RESUBDIVISION PLAT, LOT 1A, BLOCK 4, PARKWAY CENTER SUBDIVISION FILING No. 1, WAS PREPARED BY ME AND UNDER MY SUPERVISION; THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THE MONUMENTS WERE PLACED PURSUANT TO 38-51-105, C.R.S.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

GEORGE CHRISTIAN MOODY, P.L.S.  
COLORADO L.S. No. 38002  
FOR AND ON BEHALF OF BASELINE SURVEYS, LLC

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

**RESUBDIVISION PLAT  
GONDOLA LOTS-FILING 1**

A RESUBDIVISION OF LOT 1A, BLOCK 4  
PARKWAY CENTER SUBDIVISION, FILING No. 1 AMENDED  
LOCATED IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 77 WEST AND  
SECTION 36 TOWNSHIP 6 SOUTH, RANGE 78 WEST  
OF THE 6TH P.M., SUMMIT COUNTY, COLORADO



**North Gondola Lot and Gold Rush Lots  
Master Plan  
Sheet 5 of 8  
Proposed Site Plan**

**TOWN OF BRECKENRIDGE CERTIFICATE**

THIS PLAT IS APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
TOWN OF BRECKENRIDGE  
\_\_\_\_\_  
TOWN CLERK  
\_\_\_\_\_  
MAYOR

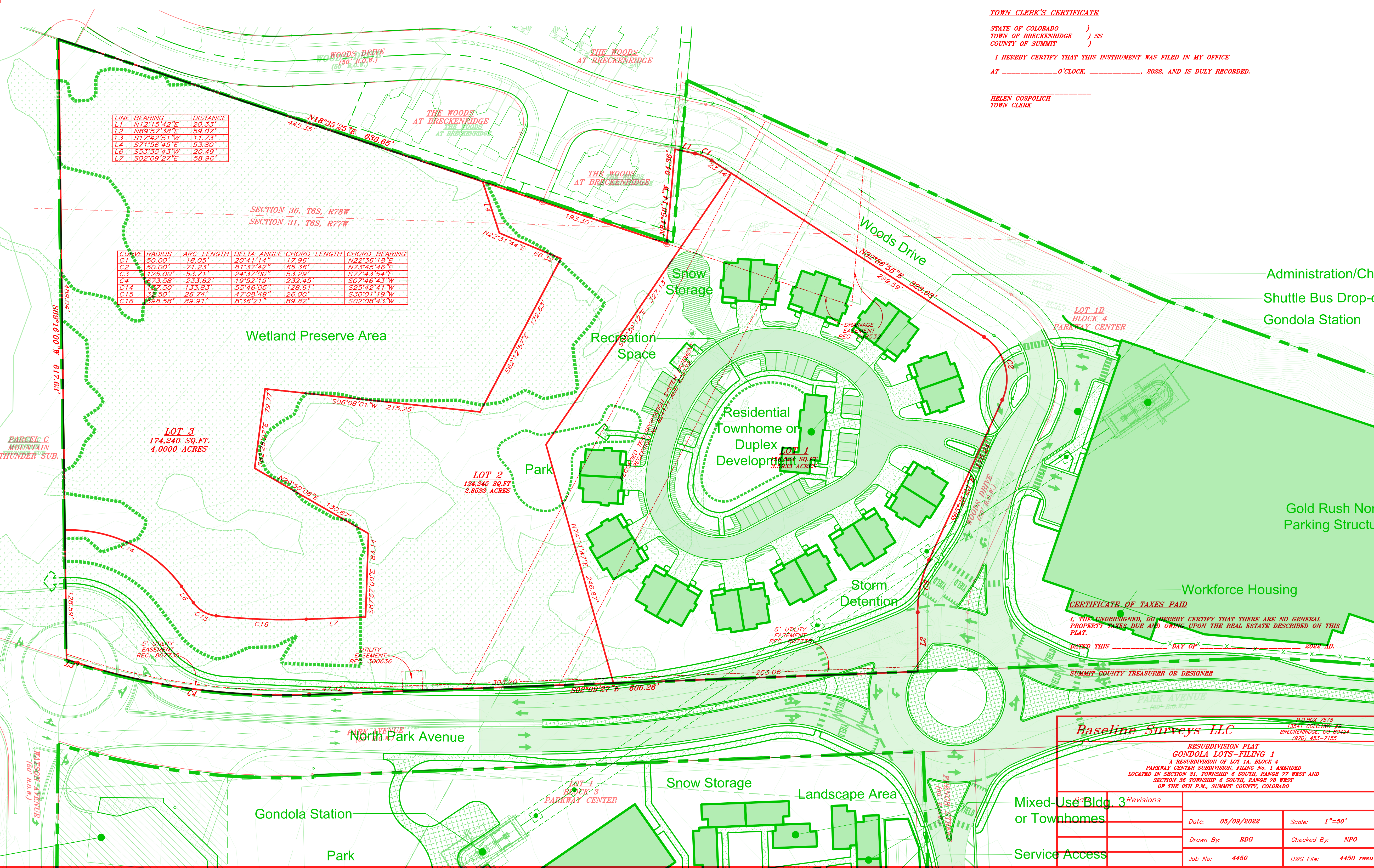
**NOTICE:**

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

**TOWN CLERK'S CERTIFICATE**

STATE OF COLORADO )  
TOWN OF BRECKENRIDGE ) SS  
COUNTY OF SUMMIT )  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_, 2022, AND IS DULY RECORDED.

HELEN COSPOLICH  
TOWN CLERK



LINE	BEARING	DISTANCE
L1	N12°15'42"E	20.33'
L2	N85°55'38"E	59.07'
L3	S1°42'51"W	11.73'
L4	S71°56'45"E	53.80'
L6	S53°35'43"W	20.49'
L7	S02°09'27"E	58.98'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	50.00'	18.05'	204°11'14"	17.95'	N22°36'18"E
C2	50.00'	71.23'	81°37'42"	65.36'	N73°45'46"E
C3	125.00'	53.71'	24°37'00"	53.29'	S77°43'54"E
C4	673.59'	233.62'	19°52'19"	239.45'	S07°46'43"W
C14	162.50'	133.83'	55°46'05"	128.61'	S25°42'41"W
C15	32.50'	26.74'	47°08'49"	26.00'	S30°01'19"W
C16	398.58'	89.91'	8°36'21"	89.82'	S02°08'43"W

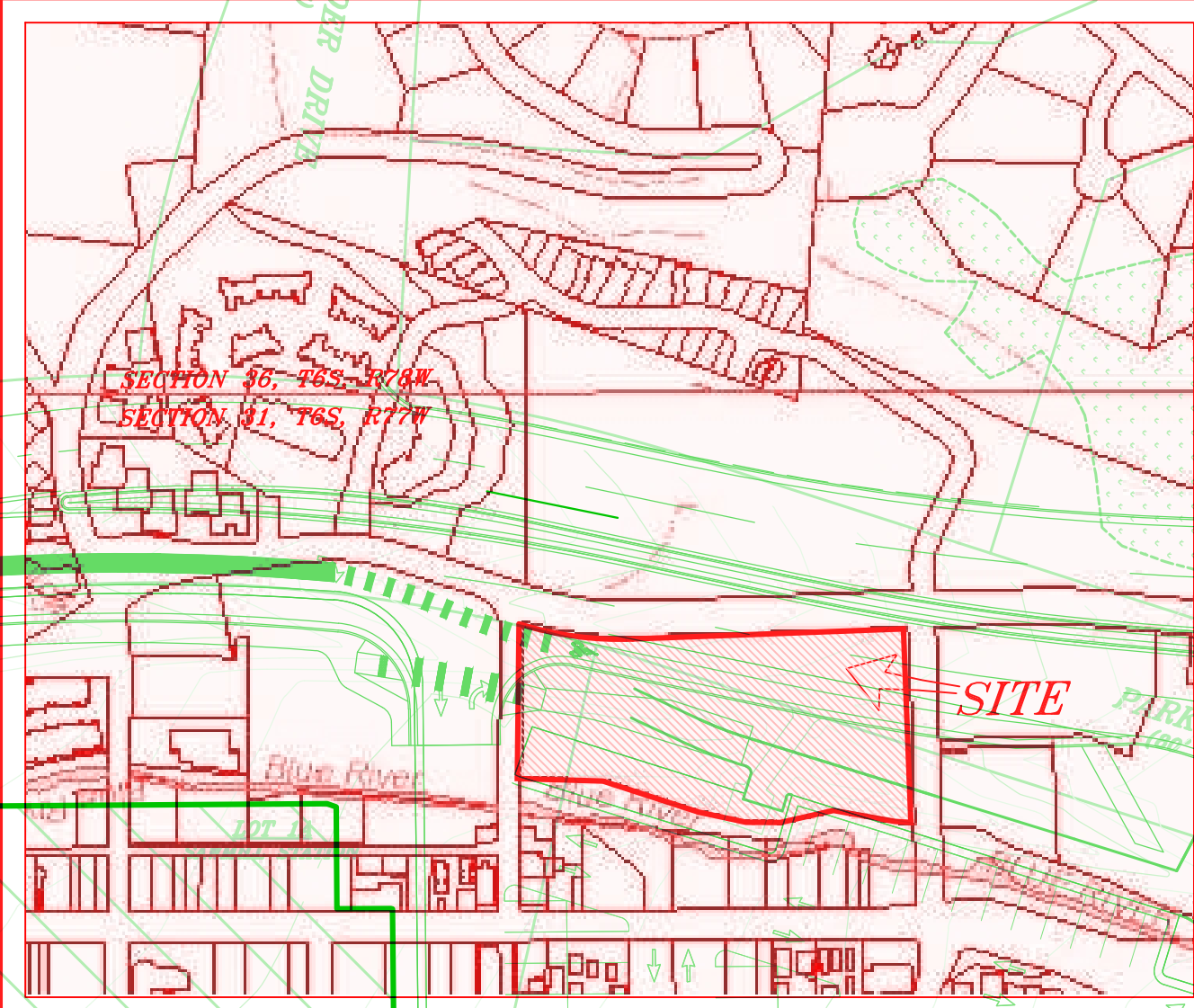
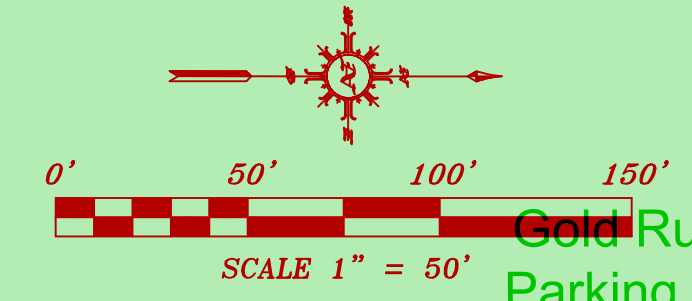
**Baseline Surveys LLC**  
RESUBDIVISION PLAT  
GONDOLA LOTS-FILING 1  
A RESUBDIVISION OF LOT 1A, BLOCK 4  
PARKWAY CENTER SUBDIVISION, FILING No. 1 AMENDED  
LOCATED IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 77 WEST AND  
SECTION 36 TOWNSHIP 6 SOUTH, RANGE 78 WEST  
OF THE 6TH P.M., SUMMIT COUNTY, COLORADO

DATE: 05/09/2022  
DRAWN BY: RDG  
JOB NO: 4450

SCALE: 1"=50'  
CHECKED BY: NPO  
DWG FILE: 4450 resub

# RESUBDIVISION FLAT GONDOLA LOTS, FILING 2

A RESUBDIVISION OF LOT 1, BLOCK 3 PARKWAY CENTER SUBDIVISION FILING NO. 1 AMENDED LOCATED IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M., SUMMIT COUNTY, COLORADO



### VICINITY MAP

### OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: YAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO.

LOT 1, BLOCK 3, PARKWAY CENTER SUBDIVISION FILING NO. 1 AMENDED SUBDIVISION, ACCORDING TO THE PLAT RECORDED JULY 26, 1985 UNDER RECEPTION NO. 300636, COUNTY OF SUMMIT, STATE OF COLORADO.

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF GONDOLA LOTS, FILING 2, A RESUBDIVISION OF LOT 1, BLOCK 3, PARKWAY CENTER SUBDIVISION FILING NO. 1 AMENDED, AND BY THESE PRESENTS, DO HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON, AND FURTHER HEREBY DEDICATES THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

YAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF YAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION

### ACKNOWLEDGEMENT

STATE OF COLORADO )  
TOWN OF BRECKENRIDGE ) SS  
COUNTY OF SUMMIT )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022, BY \_\_\_\_\_ OF YAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION

MY COMMISSION EXPIRES \_\_\_\_\_ WITNESS MY HAND AND OFFICIAL SEAL.

### TITLE COMPANY CERTIFICATE

LAND TITLE GUARANTEE COMPANY, DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF SUMMIT )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE \_\_\_\_\_ AT \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022, AND FILED UNDER RECEPTION NO. \_\_\_\_\_ SUMMIT COUNTY CLERK AND RECORDER

### SURVEYOR'S CERTIFICATE

I, GEORGE CHRISTIAN MOODY, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS RESUBDIVISION PLAT, LOT 1A, BLOCK 4, PARKWAY CENTER SUBDIVISION FILING NO. 1, WAS PREPARED BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTS WERE PLACED PURSUANT TO 38-51-105, C.R.S.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

### TOWN OF BRECKENRIDGE CERTIFICATE

THIS PLAT IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

TOWN OF BRECKENRIDGE

ATTEST: TOWN CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_

### TOWN CLERK'S CERTIFICATE

STATE OF COLORADO )  
TOWN OF BRECKENRIDGE ) SS  
COUNTY OF SUMMIT )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE \_\_\_\_\_ AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_, 2022, AND IS DULY RECORDED.

HELEN COSPOLICH  
TOWN CLERK

### CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THERE ARE NO GENERAL PROPERTY TAXES DUE AND OWING UPON THE REAL ESTATE DESCRIBED ON THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D.

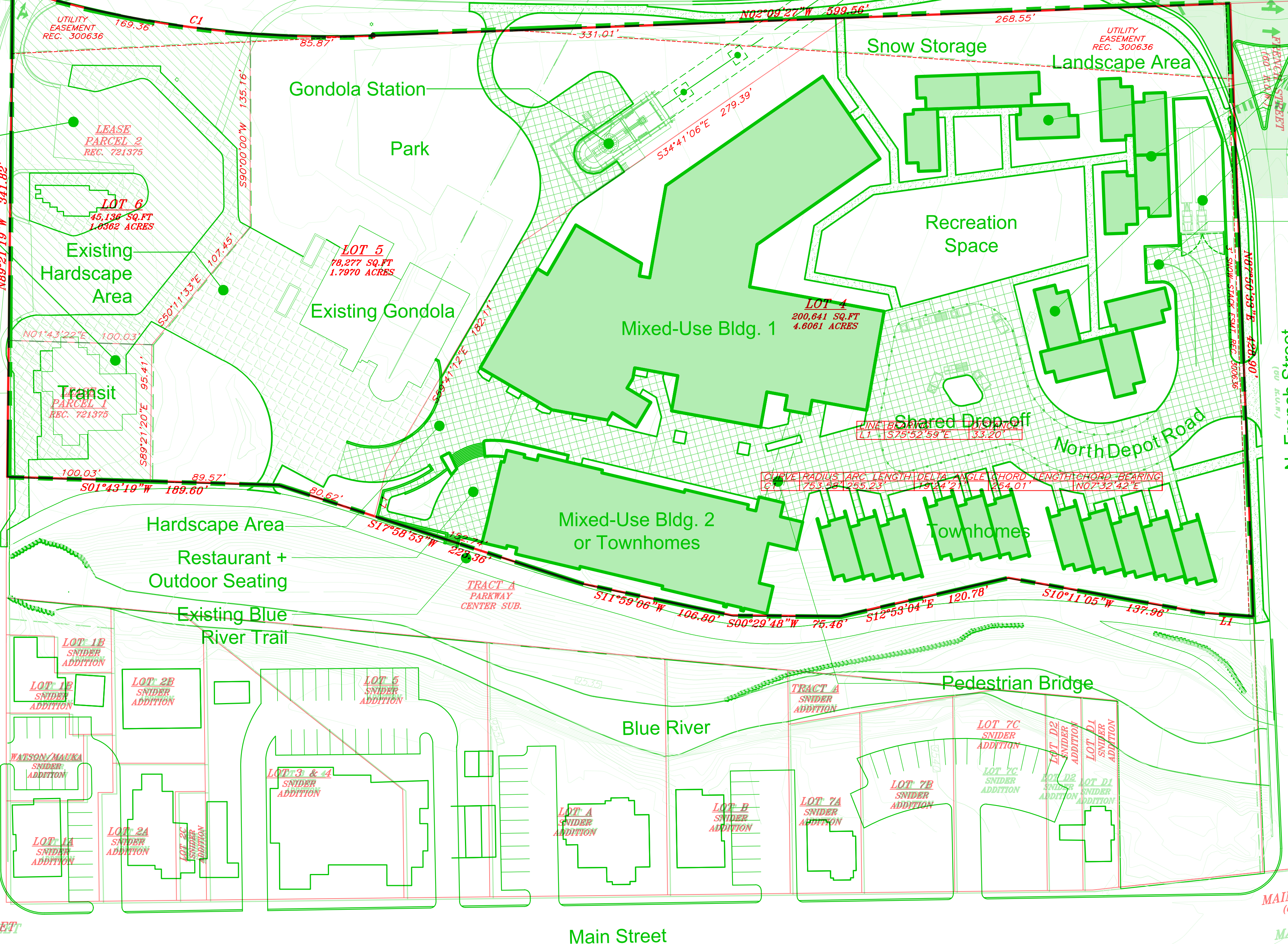
SUMMIT COUNTY TREASURER OR DESIGNEE

### NOTICE

PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN OF BRECKENRIDGE HEREBY ACCEPTS ALL OF THE OFFERS OF DEDICATION MADE BY THIS PLAT. HOWEVER, SUCH ACCEPTANCE DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS OF WAY REFLECTED HEREON FOR MAINTENANCE BY THE TOWN.

UNTIL SUCH ROADS AND RIGHTS OF WAY MEET TOWN ROAD SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED BY THE TOWN, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS OF WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THIS SUBDIVISION.

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



### MASTER PLAN

This plan is conceptual. The final plan will show final building footprints, parking areas and the final building layout.

### VEHICULAR CIRCULATION

All roadway widths, turn lanes, and proposed roadways and roadway markings shall conform to engineering standards and practices and engineering standards.

North Depot Road will be a private roadway.

### REFUSE COLLECTION

For Mixed-use Building 1, Mixed-use Building 2, and Mixed-use Building 3, refuse collection for non-occupied structures will be collected in designated parking zones. Collection for trash and refuse collection for non-occupied structures will be emptied regularly by maintenance.

**Baseline Surveys LLC**  
P.O. BOX 7578  
13541 COLONY #9  
BRECKENRIDGE, CO 80424  
(303) 453-7155

**GONDOLA LOTS, FILING 2**  
A RESUBDIVISION OF LOT 1, BLOCK 3  
PARKWAY CENTER SUBDIVISION FILING NO. 1 AMENDED  
LOCATED IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 77 WEST  
OF THE 6TH P.M., SUMMIT COUNTY, COLORADO

**Submission Date**  
NO: BY: D

Date	Revisions	Date	Scale
		05/02/2022	1"=50'

Drawn By: RDG  
Checked By: NPO  
Job No: 4453  
DWG No: 4453 resub

GEORGE CHRISTIAN MOODY, P.L.S.  
COLORADO L.S. No. 38002  
FOR AND ON BEHALF OF BASELINE SURVEYS, LLC

# A REPLAT OF TRACTS A-1, C-1 AND LOT 1, THE McCAIN SUBDIVISION

## SITUATED IN SECTIONS 13 AND 24, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND SECTIONS 18 AND 19, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO

**KNOW ALL MEN BY THESE PRESENTS:**

THAT THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN SECTIONS 13 AND 24, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND SECTIONS 18 AND 19, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF BRECKENRIDGE, STATE OF COLORADO:

TRACTS A-1, C-1 AND LOT 1, THE McCAIN SUBDIVISION, AS SHOWN ON THE PLAT RECORDED MARCH 5, 2021 UNDER RECEPTION NO. 1251870 OF THE RECORDS OF THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID SUBDIVISION CONTAINS 4,869,952 SQUARE FEET OR 111.799 ACRES, MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF **REPLAT OF TRACTS A-1, C-1 AND LOT 1, THE McCAIN SUBDIVISION**, AND BY THESE PRESENTS, DOES HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON, AND FURTHER HEREBY DEDICATES THOSE PORTIONS OF LAND LABELED AS EASEMENTS AS SHOWN HEREON.

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 2022.

TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION

BY: \_\_\_\_\_  
ERIC S. MAMULA, MAYOR

ATTEST:

HELEN COSPOLICH, CMC,  
TOWN CLERK

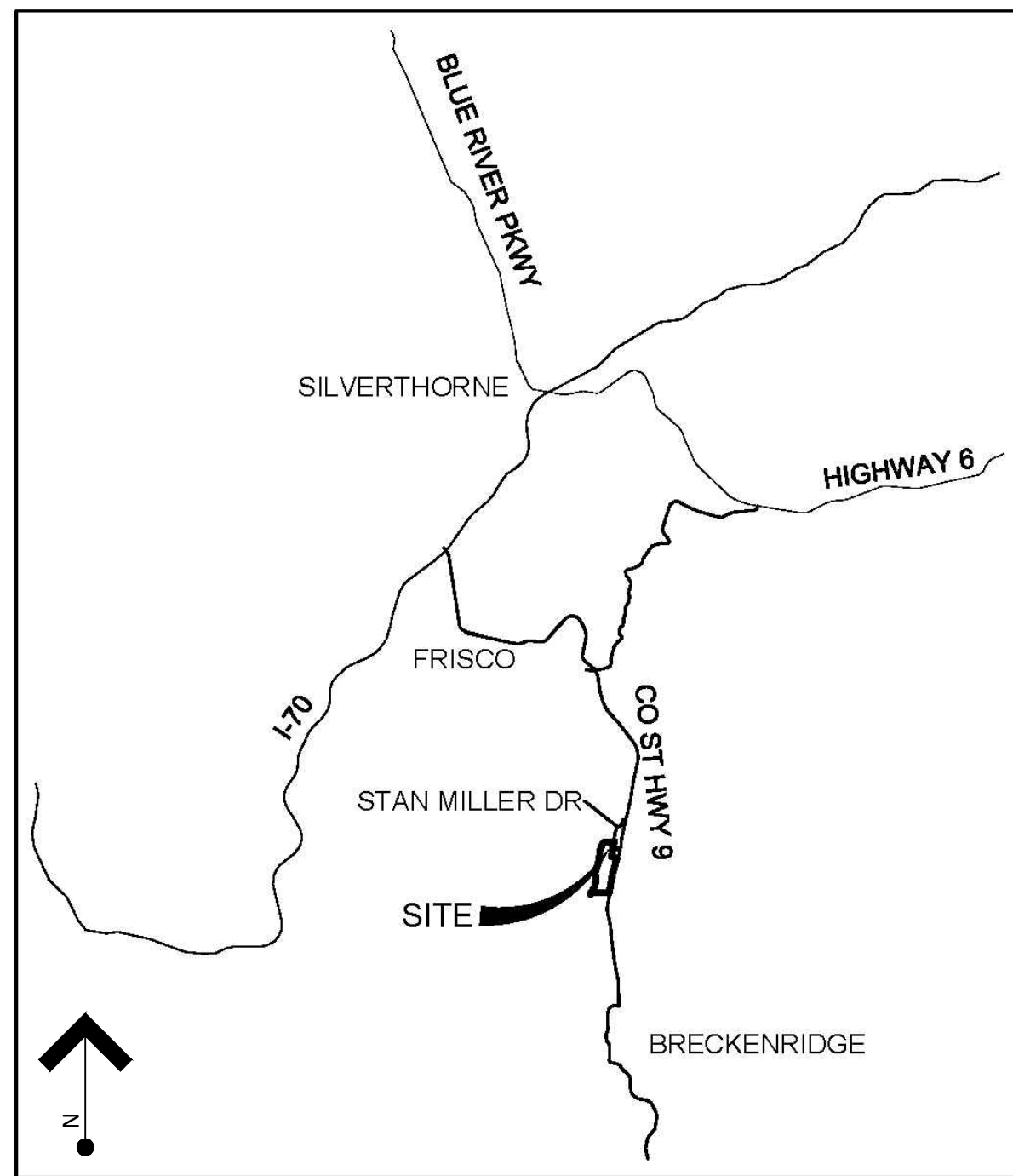
STATE OF COLORADO )  
                                  ) SS  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY ERIC S. MAMULA, MAYOR, AND HELEN COSPOLICH, CMC, TOWN CLERK, OF THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC



VICINITY MAP  
(N.T.S.)

**CERTIFICATE OF NO GENERAL PROPERTY TAXES DUE:**

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THERE ARE NO GENERAL PROPERTY TAXES DUE AND OWING UPON THE REAL ESTATE DESCRIBED ON THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

AGENT

**TOWN OF BRECKENRIDGE CERTIFICATE:**

THIS PLAT IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
TOWN OF BRECKENRIDGE

BY: \_\_\_\_\_  
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

NOTICE:

PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN OF BRECKENRIDGE HEREBY ACCEPTS ALL OF THE OFFERS OF DEDICATION MADE BY THIS PLAT. HOWEVER, SUCH ACCEPTANCE DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS OF WAY REFLECTED HEREON FOR MAINTENANCE BY THE TOWN.

UNTIL SUCH ROADS AND RIGHTS OF WAY MEET TOWN ROAD SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED BY THE TOWN, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS OF WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THIS SUBDIVISION.

**TOWN CLERK'S CERTIFICATE:**

STATE OF COLORADO )  
TOWN OF BRECKENRIDGE ) SS  
COUNTY OF SUMMIT )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_, 2022, AND IS DULY RECORDED.

HELEN COSPOLICH  
TOWN CLERK

**TITLE COMPANY CERTIFICATE:**

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

AGENT

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON MARCH 23, 2022.

CAMERON M. WATSON, P.L.S. NO. 38311  
FOR & ON BEHALF OF POINT CONSULTING, LLC  
8460 W KEN CARYL AVE #101  
LITTLETON, CO 80128  
(720) 258-6836

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

**CLERK AND RECORDER'S CERTIFICATE:**

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF SUMMIT )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O' CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AND IS FILED UNDER RECEPTION NO. \_\_\_\_\_.

SUMMIT COUNTY CLERK AND RECORDER

**SHEET INDEX:**

SHEET 1: COVER  
SHEET 2: OVERALL MAP  
SHEET 3: DETAIL MAP

**PLAT NOTES**

- THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION ("TOWN"), HEREBY RESERVES, GRANTS, AND CONVEYS UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, ACROSS, AND THROUGH THAT PORTION OF LOT 2 DESIGNATED ON THIS PLAT AS THE "10' ACCESS, UTILITY & SNOW STACK EASEMENT" ("EASEMENT AREA"). THE EASEMENT AREA MAY BE USED BY THE TOWN: (I) TO SURVEY, CONSTRUCT, REPAIR, REMOVE, REPLACE, RECONSTRUCT, CONTROL, INSPECT, IMPROVE, ENLARGE, AND MAINTAIN A PUBLIC TRAIL OR PUBLIC SIDEWALK WITHIN THE EASEMENT AREA; (II) TO SURVEY, CONSTRUCT, REPAIR, REMOVE, REPLACE, RECONSTRUCT, CONTROL, INSPECT, IMPROVE, ENLARGE, AND MAINTAIN THE UNDERGROUND LINES AND FACILITIES OWNED, OPERATED, AND CONTROLLED BY THE TOWN IN CONNECTION WITH THE OPERATION OF ITS MUNICIPAL WATER SYSTEM OR ANY OTHER TOWN OWNED UTILITIES, AND OTHER FIXTURES, DEVICES AND APPURTENANCES USED OR USEFUL IN CONNECTION THEREWITH; (III) TO SURVEY, CONSTRUCT, USE, MAINTAIN, REPAIR, AND REPLACE A TRANSIT STOP AND SHELTER; AND (IV) TO PLACE, DEPOSIT, STACK, AND STORE, ON A SEASONAL BASIS, SNOW AND ICE, AS A RESULT OF THE PLACEMENT, DEPOSITING, STACKING, AND STORAGE OF SNOW AND ICE A "WINDROW" OF SNOW MAY BE LEFT OF THE EASEMENT PREMISES WITHOUT VIOLATING THE TERMS OF THE EASEMENT DESCRIBED IN THIS PLAT NOTE.
- THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION ("TOWN"), HEREBY RESERVES, GRANTS, AND CONVEYS UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, ACROSS, AND THROUGH THOSE PORTIONS DESIGNATED ON THIS PLAT AS AN EASEMENT CONTAINING THE WORD "ACCESS EASEMENT" ("EASEMENT AREA"). THE EASEMENT AREA MAY BE USED BY THE TOWN: (I) TO PROVIDE MOTOR VEHICULAR AND PEDESTRIAN ACCESS OVER, ACROSS, AND THROUGH THE EASEMENT AREA FOR USE BY THE TOWN'S EMPLOYEES, OFFICERS, CONTRACTORS, SUBCONTRACTOR, AND AGENTS, OR SUCH OTHER PERSON AUTHORIZED TO USE THE EASEMENT AREA BY THE TOWN FROM TIME TO TIME; AND (II) AS TOWN-OWNED OPEN SPACE TO BE USED IN ACCORDANCE WITH THE TOWN'S RECREATIONAL AND OPEN SPACE POLICIES AND PROCEDURES AS IN EFFECT FROM TIME TO TIME.
- THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION ("TOWN"), HEREBY RESERVES, GRANTS, AND CONVEYS UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, ACROSS, AND THROUGH THAT PORTION DESIGNATED ON THIS PLAT AS THE "DRAINAGE EASEMENT" ("EASEMENT AREA"). THE EASEMENT AREA SHALL BE USED BY THE TOWN TO SURVEY, CONSTRUCT, REPAIR, REMOVE, REPLACE, RECONSTRUCT, CONTROL, INSPECT, IMPROVE, ENLARGE AND MAINTAIN UNDERGROUND AND ABOVEGROUND DRAINAGE FACILITIES AND OTHER FIXTURES, DEVICES, AND APPURTENANCES USED OR USEFUL IN CONNECTION WITH THE DRAINAGE AND STORAGE OF WATER FROM LOT 1 OR OTHER LAND.
- THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION ("TOWN"), HEREBY RESERVES, GRANTS, AND CONVEYS TO THE OWNERS OF ALL PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, ACROSS, AND THROUGH THOSE PORTIONS DESIGNATED ON THIS PLAT AS AN EASEMENT CONTAINING THE WORD "UTILITY" IN ITS DESCRIPTIVE NAME ("EASEMENT AREA"). THE EASEMENT AREA MAY BE USED SUCH PUBLIC UTILITY PROVIDER TO SURVEY, CONSTRUCT, REPAIR, REMOVE, REPLACE, RECONSTRUCT, CONTROL, INSPECT, IMPROVE, ENLARGE, AND MAINTAIN THE PUBLIC UTILITY PROVIDER'S UNDERGROUND TRANSMISSION LINES AND FACILITIES, AND OTHER FIXTURES, DEVICES AND APPURTENANCES USED OR USEFUL IN CONNECTION THEREWITH.
- THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION ("TOWN"), HEREBY RESERVES UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, AND HEREBY GRANTS, DEDICATES AND CONVEYS TO THE UPPER BLUE SANITATION DISTRICT, SUBJECT TO THE RESERVED RIGHTS OF DECLARANT HEREIN SET FORTH, PERPETUAL, NON-EXCLUSIVE EASEMENTS IN, THROUGH AND UNDER THAT PORTION OF THE PROPERTY: (1) DESIGNATED ON THIS PLAT AS ANY EASEMENT 25' OR GREATER IN WIDTH AND CONTAINING THE WORD "UTILITY" OR "SANITARY" IN ITS DESCRIPTIVE NAME; AND (2) ALL PUBLIC RIGHTS OF WAY DEDICATED BY THIS PLAT (EACH A "SANITARY EASEMENT" AND COLLECTIVELY, THE "SANITARY EASEMENTS"). THE SANITARY EASEMENTS MAY BE USED SOLELY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, AND REPLACING UNDERGROUND SANITARY FACILITIES. EXCEPT FOR THE OBLIGATIONS OF DECLARANT PURSUANT TO THE SANITARY LINE EXTENSION AGREEMENT BETWEEN SUCH DECLARANT AND THE UPPER BLUE SANITATION DISTRICT, DECLARANT IS HEREBY RELEASED FROM ANY LIABILITY ASSOCIATED WITH THE USE OF SUCH SANITARY EASEMENTS, INCLUDING WITHOUT LIMITATION, LIABILITY ASSOCIATED WITH THE DESIGN, CONSTRUCTION, MAINTENANCE AND REPAIR OF UNDERGROUND SANITARY FACILITIES THEREON. DECLARANT RESERVES THE RIGHT TO PLACE REASONABLE RESTRICTIONS ON THE TIME AND MANNER OF USE OF SUCH SANITARY EASEMENTS AND THE RIGHT TO ASSIGN SUCH RIGHT TO THE ASSOCIATION, BUT SUCH RESTRICTIONS SHALL NOT APPLY IN THE EVENT OF AN EMERGENCY AS REASONABLY DETERMINED BY THE UPPER BLUE SANITATION DISTRICT.

**GENERAL NOTES:**

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POINT CONSULTING, LLC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, POINT CONSULTING, LLC, RELIED UPON LAND TITLE GUARANTEE COMPANY COMMITMENT NO. MRG20208299-2, EFFECTIVE DATE JANUARY 10, 2022 AT 5:00 P.M.
- BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF TRACT C McCAIN SUBDIVISION, WITH AN ASSUMED BEARING OF SOUTH 31°54'01" WEST WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO, AND IS MONUMENTED AS SHOWN HEREON.
- THE PREPARATION OF THIS LAND SURVEY UTILIZED THE UNITED STATES SURVEY FOOT AS THE LINEAL DISTANCE UNIT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY, DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.
- BASED ON A REVIEW OF FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08117C0368F DATED NOVEMBER 16, 2018. THE SUBJECT PROPERTY FALLS WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN HEREON. ALL AREAS NOT SHOWN TO BE WITHIN THE SPECIAL FLOOD HAZARD AREAS ARE CLASSIFIED AS (ZONE X) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



**POINT CONSULTING, LLC**  
 8460 W KEN CARYL AVE #101  
 LITTLETON, CO 80128  
 720-258-6836  
 www.pnt-llc.com  
 CIVIL ENGINEERING  
 PLANNING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING

PREPARED UNDER  
 THE DIRECT  
 SUPERVISION OF  
 CAMERON M.  
 WATSON  
 COLORADO  
 LICENSE NO. 38311  
 FOR AND ON  
 BEHALF OF POINT  
 CONSULTING, LLC

SUBDIVISION PLAT  
**THE McCAIN SUBDIVISION,  
 AMENDMENT NO. 3**  
 BRECKENRIDGE, COLORADO

DESCRIPTION  
ORIGINAL PREPARATION

DATE 04.14.2022  
 SHEET 1/3

JOB NO. 22.027  
COVER

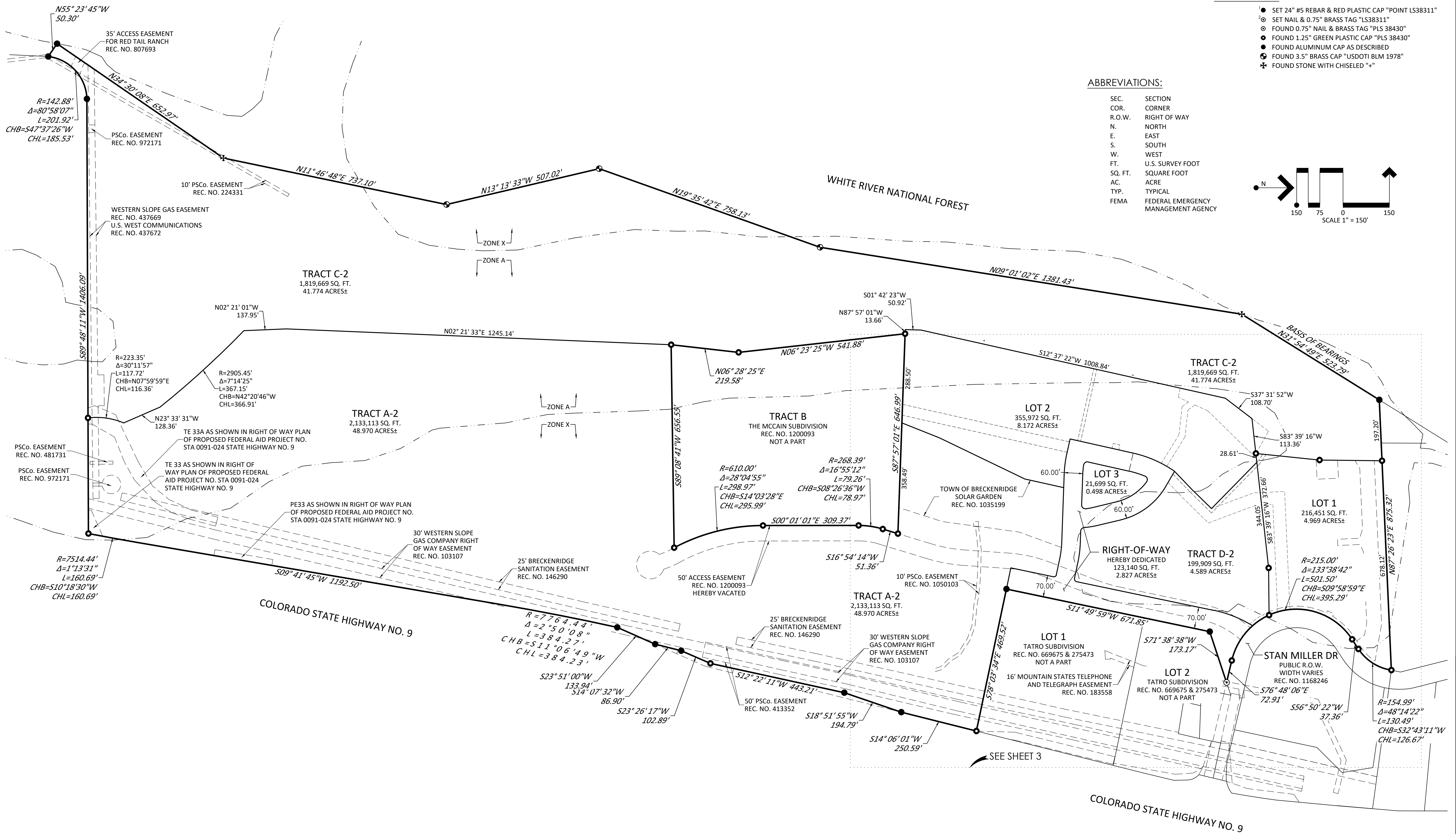
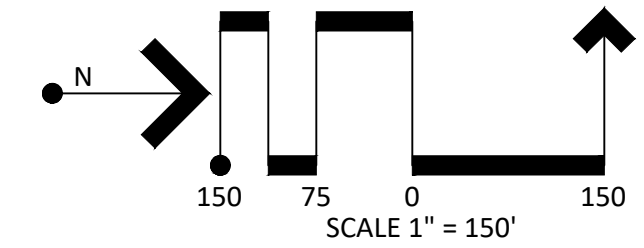
# A REPLAT OF TRACTS A-1, C-1 AND LOT 1, THE McCAIN SUBDIVISION SITUATED IN SECTIONS 13 AND 24, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND SECTIONS 18 AND 19, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO

**MAP LEGEND:**

- SET 24" #5 REBAR & RED PLASTIC CAP "POINT LS38311"
- ⊙ SET NAIL & 0.75" BRASS TAG "LS38311"
- ⊙ FOUND 0.75" NAIL & BRASS TAG "PLS 38430"
- FOUND 1.25" GREEN PLASTIC CAP "PLS 38430"
- FOUND ALUMINUM CAP AS DESCRIBED
- FOUND 3.5" BRASS CAP "USDOTI BLM 1978"
- ⊕ FOUND STONE WITH CHISELED "+"

**ABBREVIATIONS:**

SEC.	SECTION
COR.	CORNER
R.O.W.	RIGHT OF WAY
N.	NORTH
E.	EAST
S.	SOUTH
W.	WEST
FT.	U.S. SURVEY FOOT
SQ. FT.	SQUARE FOOT
AC.	ACRE
TYP.	TYPICAL
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY



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WATSON  
COLORADO  
LICENSE NO. 38311  
FOR AND ON  
BEHALF OF POINT  
CONSULTING, LLC

**SUBDIVISION PLAT**  
**THE McCAIN SUBDIVISION,**  
**AMENDMENT NO. 3**  
BRECKENRIDGE, COLORADO

DATE	DESCRIPTION
04.14.2022	ORIGINAL PREPARATION

OVERALL MAP

JOB NO. 22,027  
SHEET 2/3

# A REPLAT OF TRACTS A-1, C-1 AND LOT 1, THE McCAIN SUBDIVISION

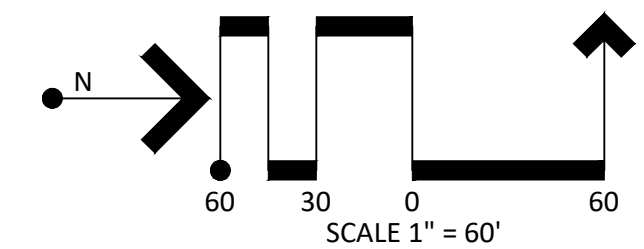
SITUATED IN SECTIONS 13 AND 24, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
AND SECTIONS 18 AND 19, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO

**MAP LEGEND:**

**ABBREVIATIONS:**

SEC.	SECTION
COR.	CORNER
R.O.W.	RIGHT OF WAY
N.	NORTH
E.	EAST
S.	SOUTH
W.	WEST
FT.	U.S. SURVEY FOOT
SQ. FT.	SQUARE FOOT
AC.	ACRE
TYP.	TYPICAL
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATION SOCIETY OF PROFESSIONAL SURVEYORS
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY

- SET 24" #5 REBAR & RED PLASTIC CAP "POINT LS38311"
- ⊙ SET NAIL & 0.75" BRASS TAG "LS38311"
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- ✦ FOUND STONE WITH CHISELED "+"



TRACT B  
THE McCAIN  
SUBDIVISION  
REC. NO. 1200093  
NOT A PART

TRACT A-2  
2,133,113 SQ. FT.  
48.970 ACRES±

LOT 2  
355,972 SQ. FT.  
8.172 ACRES±

LOT 3  
21,699 SQ. FT.  
0.498 ACRES±

TRACT C-2  
1,819,669 SQ. FT.  
41.774 ACRES±

TRACT D-2  
199,909 SQ. FT.  
4.589 ACRES±

LOT 1  
216,451 SQ. FT.  
4.969 ACRES±

LOT 1  
TATRO SUBDIVISION  
REC. NO. 669675 &  
275473  
NOT A PART

LOT 2  
TATRO SUBDIVISION  
REC. NO. 669675 &  
275473  
NOT A PART

STAN MILLER DR  
PUBLIC R.O.W.  
WIDTH VARIES  
REC. NO. 1168246

CURVE TABLE					
TAG #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.57'	8.00'	90°00'00"	N56°49'59"E	11.31'
C2	65.03'	380.00'	9°48'16"	N83°04'09"W	64.95'
C3	17.68'	12.00'	84°23'33"	S45°46'31"E	16.12'
C4	39.35'	230.00'	9°48'07"	N08°28'48"W	39.30'
C5	186.15'	230.00'	46°22'19"	N36°34'02"W	181.11'
C6	147.32'	380.00'	22°12'47"	S23°45'27"W	146.40'
C7	70.46'	380.00'	10°37'23"	S82°39'38"E	70.35'
C8	54.76'	320.00'	9°48'16"	N83°04'09"W	54.69'
C9	12.57'	8.00'	90°00'00"	N33°10'01"W	11.31'
C10	54.22'	320.00'	9°42'27"	S17°30'18"W	54.15'
C11	21.75'	12.00'	103°52'08"	S74°17'35"W	18.90'
C12	119.84'	170.00'	40°23'29"	N33°34'37"W	117.38'
C13	20.18'	170.00'	6°48'08"	N09°58'48"W	20.17'
C14	20.65'	12.00'	98°36'27"	N42°43'29"E	18.20'
C15	33.27'	320.00'	5°57'23"	S84°59'36"E	33.25'
C16	19.83'	12.00'	94°39'58"	S34°40'55"E	17.65'
C17	32.18'	100.00'	18°26'17"	N54°48'44"W	32.04'
C18	38.89'	110.00'	20°15'22"	N55°43'17"W	38.69'

LINE TABLE		
TAG #	LENGTH	DIRECTION
L1	16.00'	S77°20'56"E
L2	22.00'	N12°39'04"E
L3	16.00'	N77°20'56"W



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SUBDIVISION PLAT  
**THE McCAIN SUBDIVISION,  
AMENDMENT NO. 3**  
BRECKENRIDGE, COLORADO

DATE	DESCRIPTION
04.14.2022	ORIGINAL PREPARATION

JOB NO. 22.027  
DETAIL MAP  
SHEET 3/3

FINAL PLAT

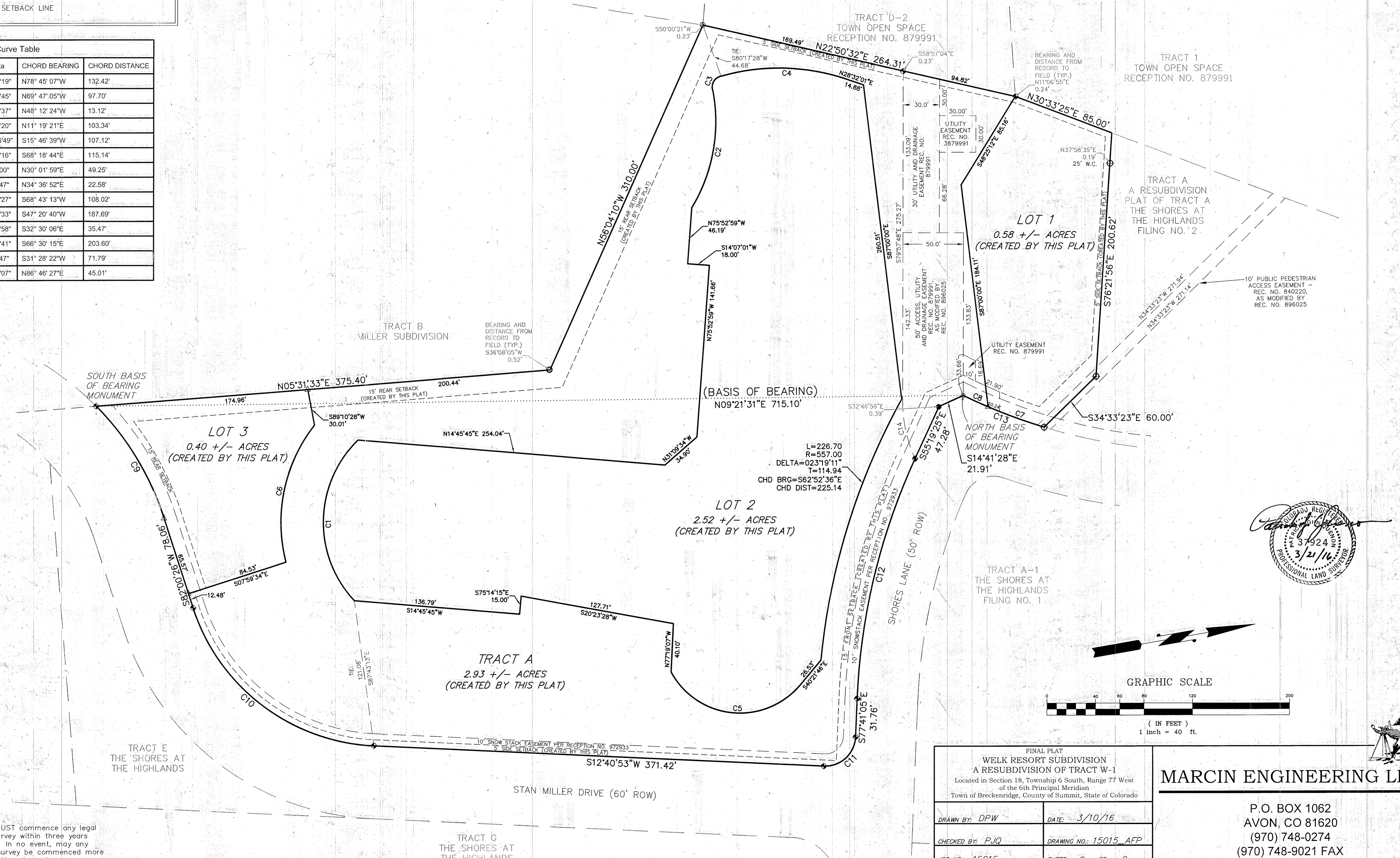
# WELK RESORT SUBDIVISION A RESUBDIVISION OF TRACT W-1

Located in Section 18, Township 6 South, Range 77 West  
of the 6th Principal Meridian  
Town of Breckenridge, County of Summit, State of Colorado

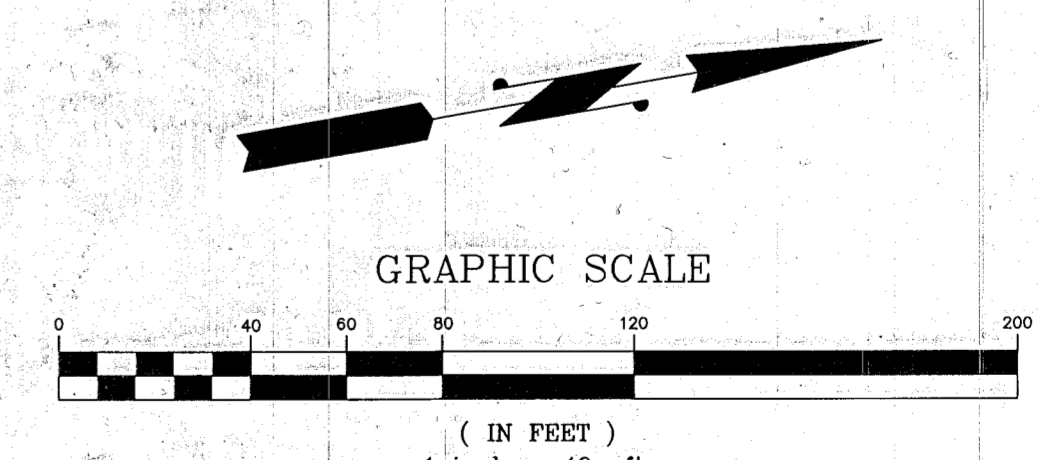
LEGEND

- ▲ SET 1½" ALUMINUM CAP STAMPED PLS 37924
  - ◆ FOUND 1½" ALUMINUM CAP STAMPED PLS 25620
  - FOUND 2½" ALUMINUM CAP STAMPED "BASELINE", PLS ILLEGIBLE
  - ⊕ FOUND 1½" ALUMINUM CAP STAMPED PLS 27924
  - FOUND 1½" SHINER STAMPED PLS 27924
  - FOUND 1½" ALUMINUM CAP STAMPED PLS 22589
  - ⊙ FOUND 2½" ALUMINUM CAP, TRACT CORNER, STAMPED PLS 25620
- BOUNDARY LINE  
- - - EASEMENT LINE  
- - - EASEMENT CENTERLINE  
- - - SETBACK LINE

Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD DISTANCE
C1	146.72'	94.50	88°57'19"	N78°45'07"W	132.42'
C2	99.94'	135.81	42°09'45"	N69°47'05"W	97.70'
C3	14.71'	9.00	93°37'37"	N48°12'24"W	13.12'
C4	104.91'	174.63	34°25'20"	N11°19'21"E	103.34'
C5	126.40'	64.50	112°16'49"	S15°46'39"W	107.12'
C6	119.31'	129.50	52°47'16"	S68°18'44"E	115.14'
C7	49.28'	449.35	6°17'00"	N30°01'59"E	49.25'
C8	22.59'	449.35	2°52'47"	N34°36'52"E	22.58'
C9	108.99'	235.00	26°34'27"	S68°43'13"W	108.02'
C10	199.64'	165.00	69°19'33"	S47°20'40"W	187.69'
C11	39.43'	25.00	90°21'58"	S32°30'06"E	35.47'
C12	204.90'	525.00	22°21'41"	S66°30'15"E	203.60'
C13	71.86'	449.35	9°09'47"	S31°28'22"W	71.79'
C14	45.30'	115.01	22°34'07"	N86°46'27"E	45.01'



L=226.70  
R=557.00  
DELTA=023°19'11"  
T=114.94  
CHD BRG=S62°52'36"E  
CHD DIST=225.14



NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

FINAL PLAT WELK RESORT SUBDIVISION A RESUBDIVISION OF TRACT W-1 Located in Section 18, Township 6 South, Range 77 West of the 6th Principal Meridian Town of Breckenridge, County of Summit, State of Colorado	
DRAWN BY: DPW	DATE: 3/10/16
CHECKED BY: P.J.Q	DRAWING NO.: 15015_AFP
JOB NO.: 15015	SHEET: 2 OF 2

MARCIN ENGINEERING LLC

P.O. BOX 1062  
AVON, CO 81620  
(970) 748-0274  
(970) 748-9021 FAX





# A RESUBDIVISION PLAT OF THE REMAINDER OF TRACT B-2 PEAK 7 SUBDIVISION

ACCORDING TO THE PLAT RECORDED 05/15/2013 AT REC. NO. 1026373  
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO  
SHEET 1 of 2

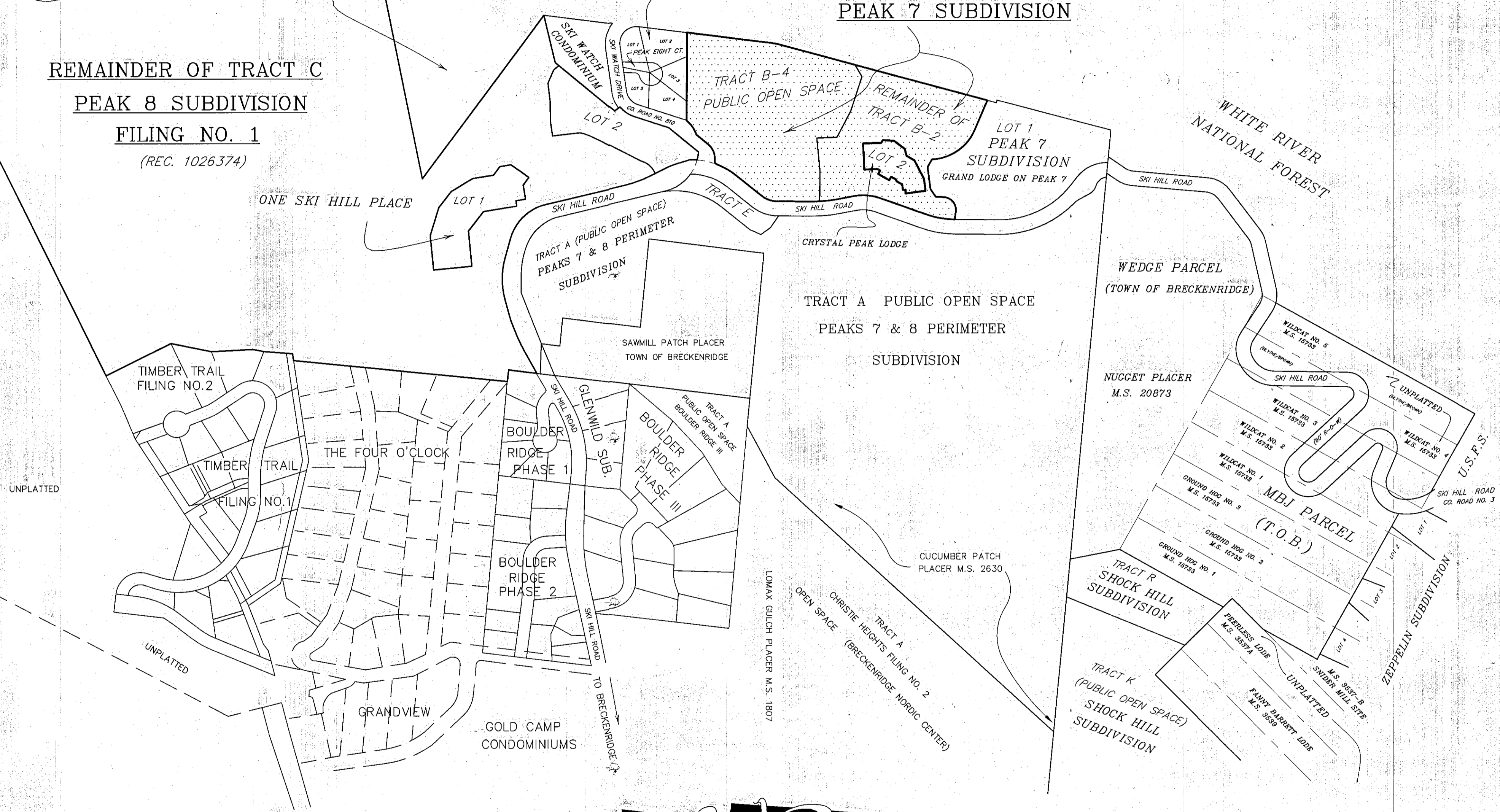
WHITE RIVER  
NATIONAL FOREST

WHITE RIVER  
NATIONAL FOREST

WHITE RIVER  
NATIONAL FOREST

BRECKENRIDGE SKI RESORT  
  
REMAINDER OF TRACT C  
PEAK 8 SUBDIVISION  
FILING NO. 1  
(REC. 1026374)

REMAINDER OF TRACT B-2  
PEAK 7 SUBDIVISION



NOT TO SCALE

**SURVEYOR'S CERTIFICATE:**  
I, TERRY C. BARNES, BEING A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "A RESUBDIVISION PLAT OF THE REMAINDER OF TRACT B-2, PEAK 7 SUBDIVISION" WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTS WERE PLACED PURSUANT TO SECTION 38-3-105, C.R.S.  
DATED THIS 10th DAY OF JUNE, A.D., 2015.  
Terry C. Barnes  
TERRY C. BARNES  
P.L.S. NO. 15242



**CERTIFICATE OF TAXES PAID:**  
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES DUE AND PAYABLE AS OF January 1, 20 15 UPON PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.  
DATED THIS 17th DAY OF AUGUST, 2015  
SIGNATURE Bill Wilson  
SUMMIT COUNTY TREASURER (OR DESIGNEE)

**TITLE COMPANY'S CERTIFICATE:**  
Land Title DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON, AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLAT, AND TITLE TO ALL SUCH LANDS IS IN THE OWNER NAMED ABOVE FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:  
those of record  
DATED THIS 25th DAY OF JUNE, A.D., 2015  
BY: Cynthia

**OWNER'S CERTIFICATE:**  
KNOW ALL MEN BY THESE PRESENTS: THAT VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO: ALL OF THAT TRACT OF LAND SHOWN AS THE REMAINDER OF TRACT B-2, ACCORDING TO THE RESUBDIVISION PLAT OF THE REMAINDER OF TRACT B-2, PEAK 7 SUBDIVISION, TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO, RECORDED ON MAY 15, 2013 AT RECEPTION NUMBER 1026373 IN THE COUNTY RECORDS AND CONTAINING 587,591 SQUARE FEET OR 13.489 ACRES. HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF:  
"A RESUBDIVISION PLAT OF THE REMAINDER OF TRACT B-2, PEAK 7 SUBDIVISION"  
AND BY THESE PRESENTS, DO HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON, AND FURTHER HEREBY DEDICATES THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.  
IN WITNESS WHEREOF, VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION, HAS CAUSED ITS NAME TO BE HERETO SUBSCRIBED THIS 25th DAY OF JUNE, A.D. 2015.  
VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION  
BY: John Buhler  
BY (print): JOHN BUHLER  
AS: VICE PRESIDENT & CHIEF OPERATING OFFICER - BRECKENRIDGE RESORT

**ACKNOWLEDGEMENT:**  
STATE OF COLORADO }  
COUNTY OF SUMMIT }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF JUNE, 2015, BY JOHN BUHLER, AS VICE PRESIDENT & CHIEF OPERATING OFFICER - BRECKENRIDGE RESORT OF VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION. MY COMMISSION EXPIRES: April  
WITNESS MY HAND AND SEAL.  
Gregor  
NOTARY PUBLIC

**TOWN OF BRECKENRIDGE CERTIFICATE:**  
THIS PLAT IS APPROVED THIS 17th DAY OF AUGUST, A.D., 2015  
Peter Grosshufsch  
BY (print): PETER GROSSHUFSCHE  
DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT  
TOWN OF BRECKENRIDGE

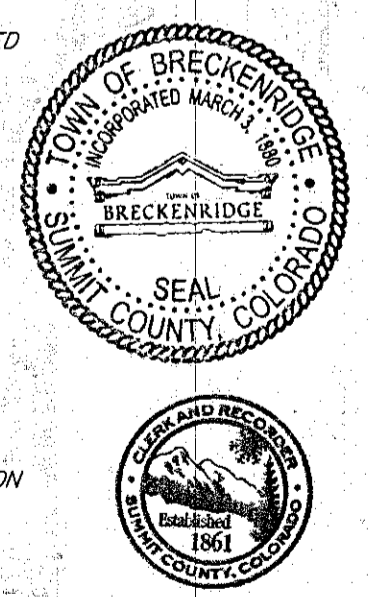
**NOTICE:**  
PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN OF BRECKENRIDGE HEREBY ACCEPTS ALL OF THE OFFERS OF DEDICATION MADE BY THIS PLAT. HOWEVER, SUCH ACCEPTANCE DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS OF WAY REFLECTED HEREON FOR MAINTENANCE BY THE TOWN. UNTIL SUCH ROADS AND RIGHTS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

**TOWN CLERK'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:22 O'CLOCK, A.M. THIS 17th DAY OF AUGUST, 2015 AND IS DULY RECORDED.  
A. J. L.  
TOWN CLERK

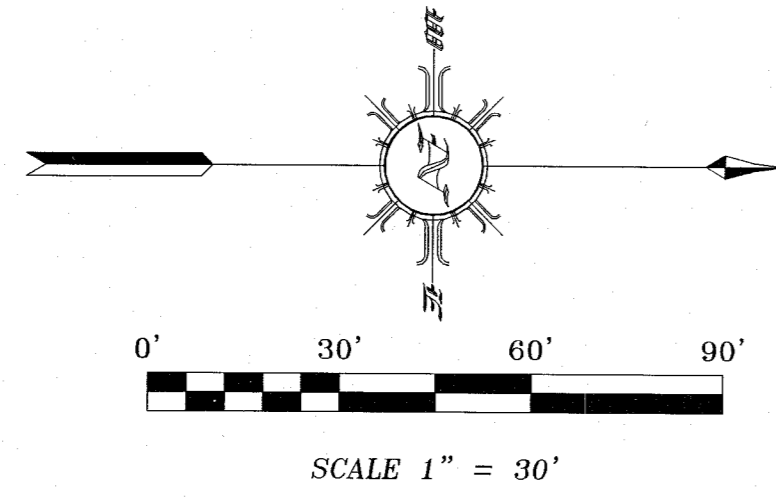
**CLERK AND RECORDER'S CERTIFICATE:**  
STATE OF COLORADO }  
COUNTY OF SUMMIT }  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 10:58 O'CLOCK, A.M., THIS 18th DAY OF AUGUST, 2015, AND FILED UNDER RECEPTION NUMBER 1089788  
Kathleen Wood  
SUMMIT COUNTY CLERK AND RECORDER

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

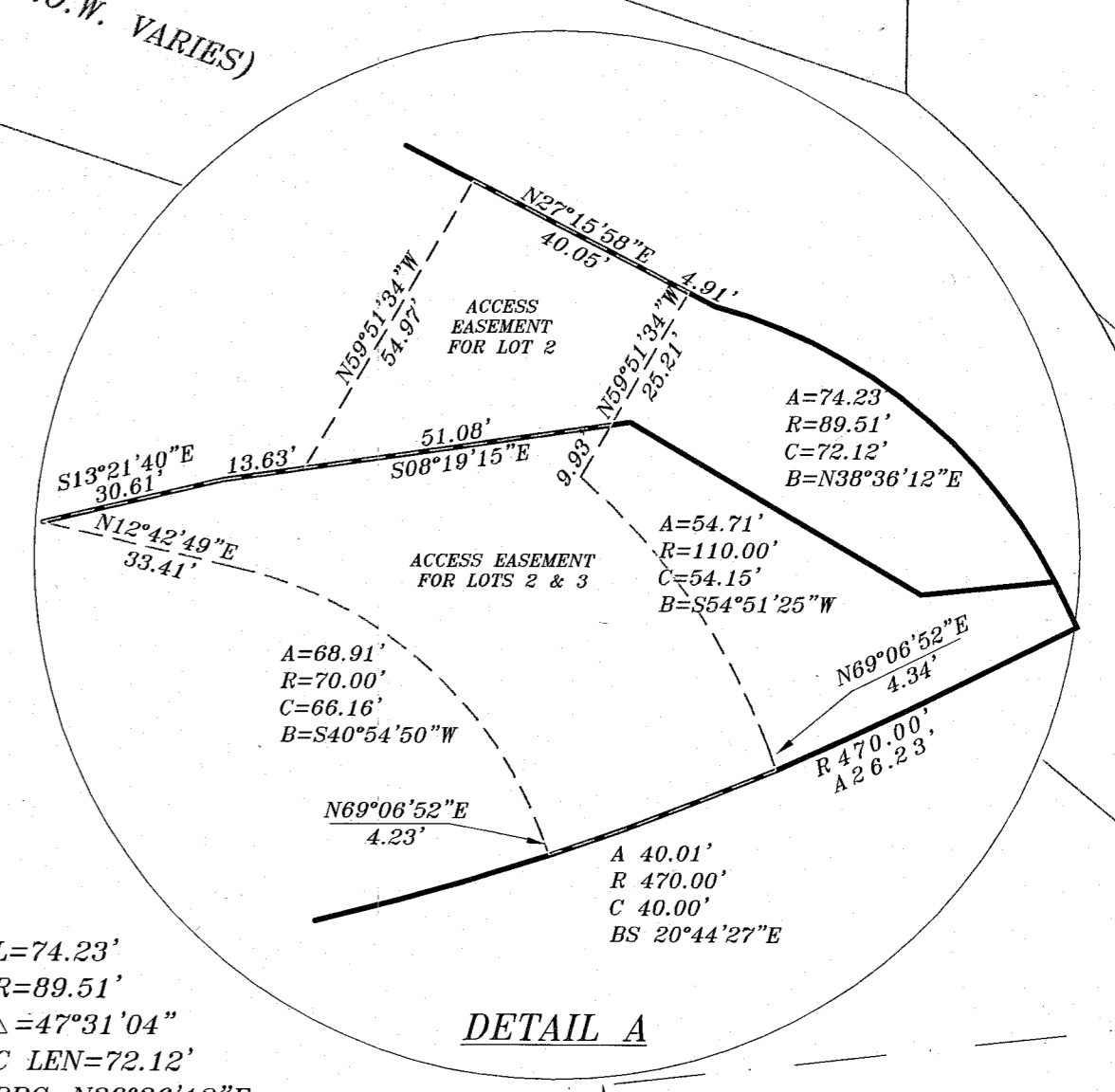
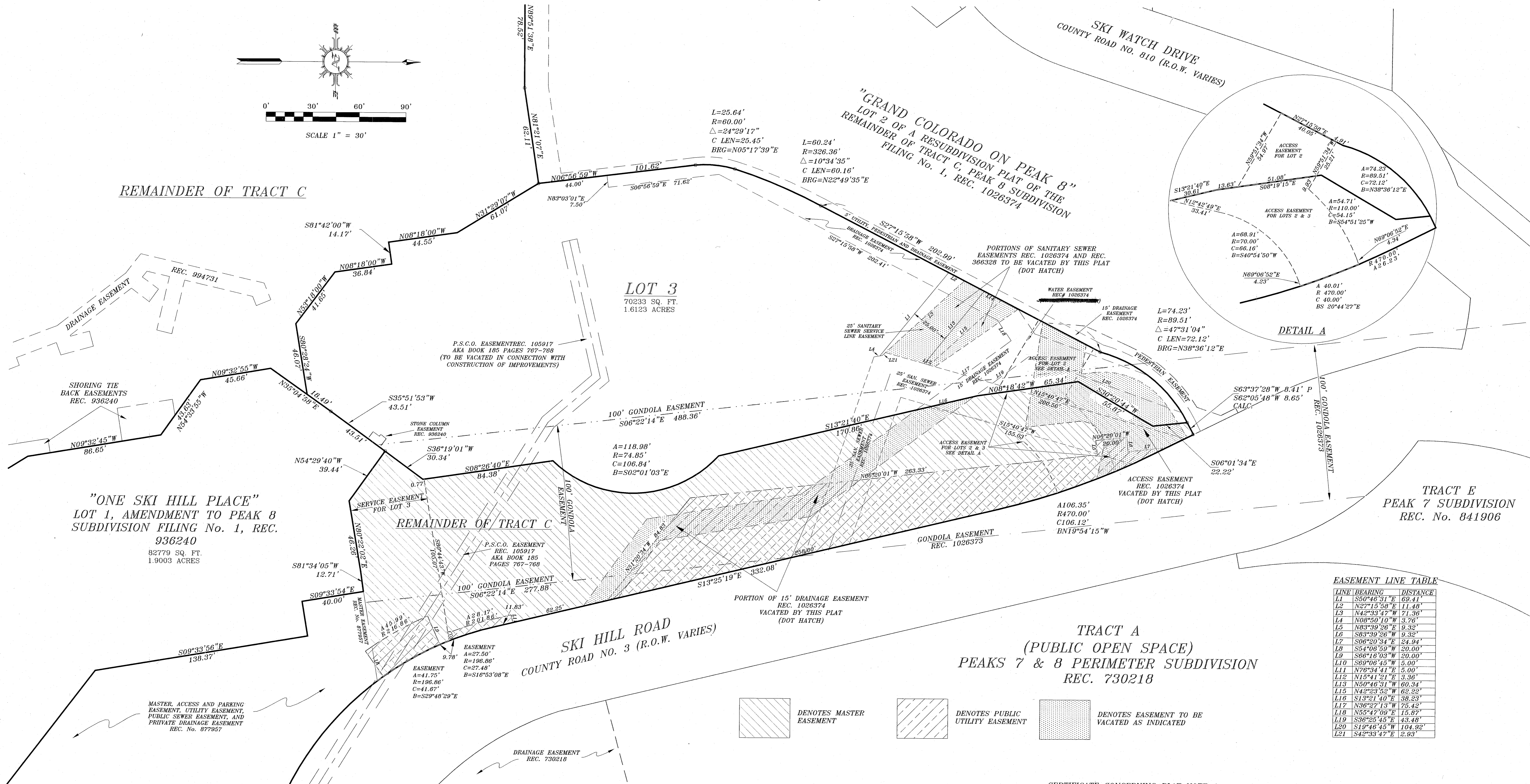
Drawn TCB	Dwg 21024FP3.DWG	Project 21024
Checked TCB	Date 06/10/2015	Sheet 1 of 2
<b>R-A-N-G-E-W-E-S-T</b> ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		



**THIRD RESUBDIVISION PLAT OF  
THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING NO. 1  
ACCORDING TO THE RESUBDIVISION PLAT RECORDED 05/15/2013 AT REC. NO. 1026374  
TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO  
SHEET 2 of 2**



REMAINDER OF TRACT C



**"ONE SKI HILL PLACE"**  
LOT 1, AMENDMENT TO PEAK 8  
SUBDIVISION FILING No. 1, REC.  
936240  
82779 SQ. FT.  
1.9003 ACRES

**LOT 3**  
70233 SQ. FT.  
1.6123 ACRES

**TRACT E**  
PEAK 7 SUBDIVISION  
REC. No. 841906

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	S50°46'31"E	69.41'
L2	N27°15'58"E	11.49'
L3	N42°33'47"W	71.36'
L4	N08°50'10"W	3.76'
L5	N83°30'26"E	8.32'
L6	S83°30'26"W	9.32'
L7	S06°20'34"E	24.94'
L8	S54°06'59"W	20.00'
L9	S66°16'03"W	20.00'
L10	S89°06'45"W	5.00'
L11	N76°34'41"E	5.00'
L12	N15°41'21"E	3.36'
L13	N50°46'31"W	60.34'
L14	N42°23'52"W	62.22'
L15	S13°21'40"E	38.23'
L16	N36°22'13"W	75.42'
L17	N55°42'00"E	15.87'
L18	S36°25'45"E	43.48'
L19	S19°46'45"W	104.92'
L20	S42°33'47"E	2.93'

- SURVEY NOTES**
1. THE BASIS OF BEARINGS FOR THE REMAINDER OF TRACT C IS AS INDICATED ON SHEET 1.
  2. THE BASIS OF BEARINGS FOR LOT 1 IS A CALCULATED BEARING OF N41°51'17"W, BETWEEN FOUND CORNERS T-1 (BASE POINT) AND T-5, ROTATION FROM PLATTED BEARINGS COUNTER CLOCKWISE 0°07'09".
  3. THE EXTERIOR BOUNDARY CORNERS WHICH ADJUT THE EAST AND SOUTH BOUNDARIES OF LOT 2 ARE TO BE SET AFTER CONSTRUCTION OF THE GRAND COLORADO BUILDING.
  4. ROT. DENOTES ROTATED BEARING, M DENOTES MEASURED BEARING AND P DENOTES PLATTED DIMENSIONS.

**CERTIFICATE CONCERNING PLAT NOTE 4**  
UPPER BLUE SANITATION DISTRICT HEREBY ACKNOWLEDGES AND CONSENTS TO THE VACATION OF THE PORTIONS OF THE EASEMENTS AS DESCRIBED AND PROVIDED FOR IN PLAT NOTE 4.

UPPER BLUE SANITATION DISTRICT  
BY:   
ANDY CARLSBERG, MANAGER

**TRACT A**  
(PUBLIC OPEN SPACE)  
PEAKS 7 & 8 PERIMETER SUBDIVISION  
REC. 730218

PEAK 8 PROPERTIES, LLC  
GRAND COLORADO ON PEAK 8 OWNERS ASSOCIATION, INC.  
BY:   
NICHOLAS J. DORAN, MEMBER/CFO  
BY:   
MICHAEL A. DUDICK, PRESIDENT

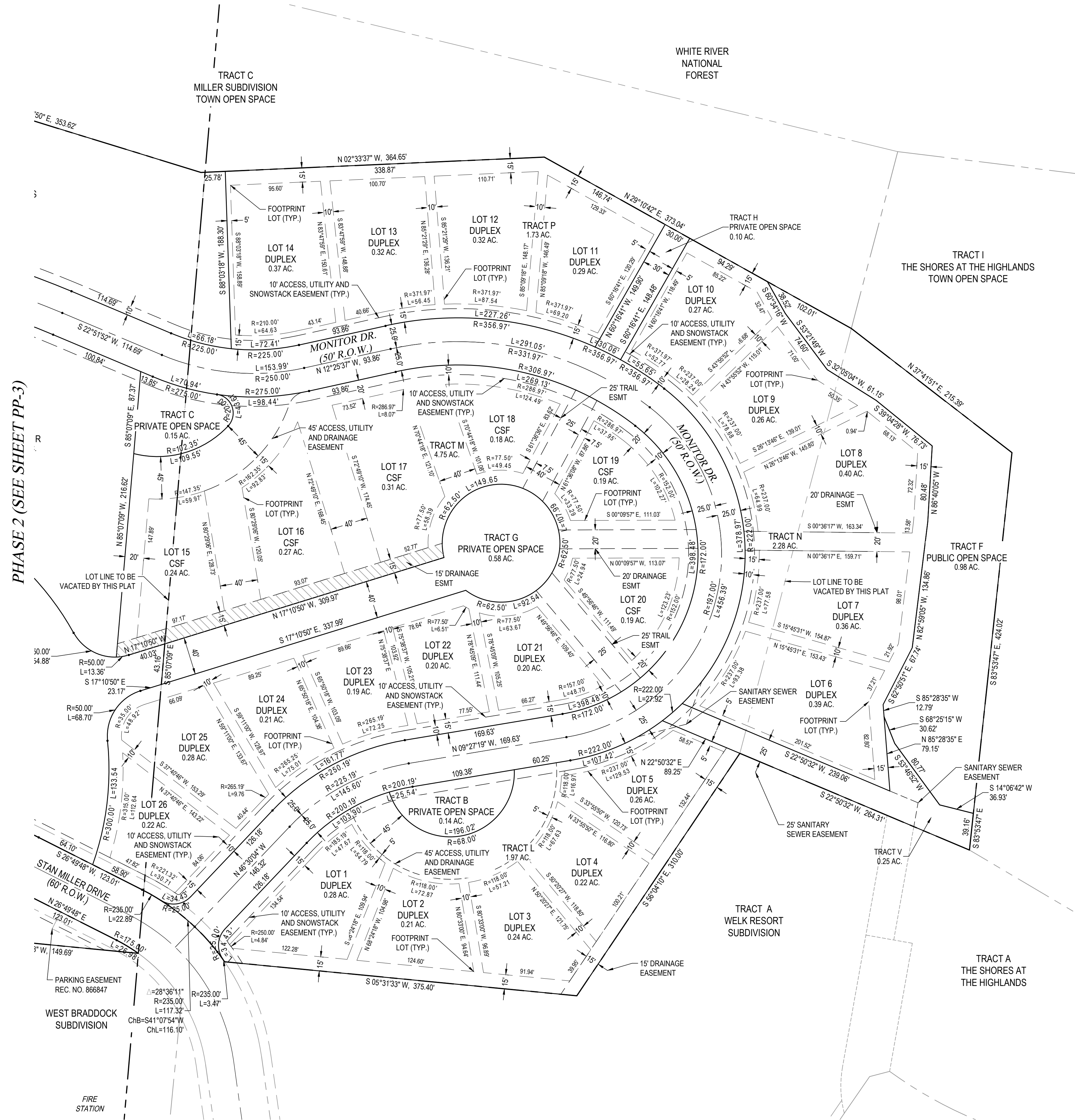
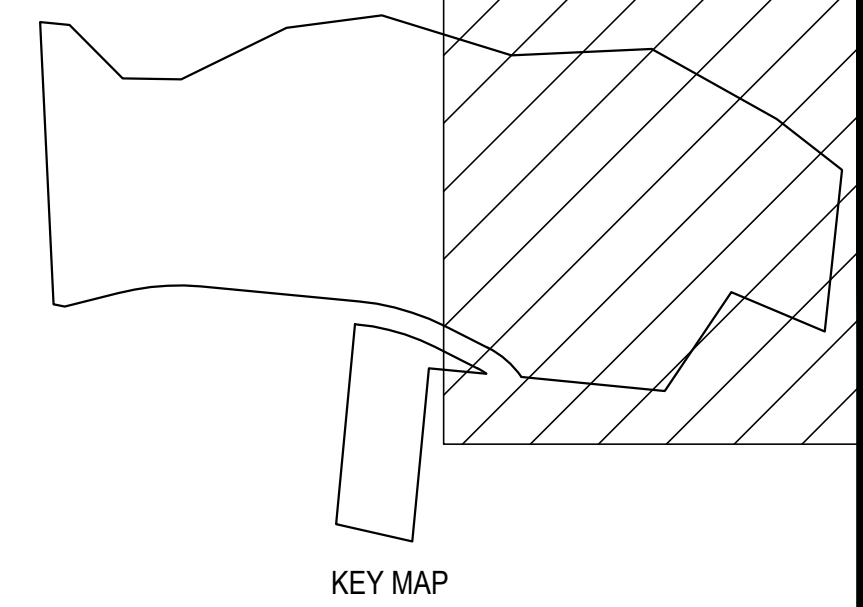
**Baseline Surveys LLC**  
13541 COLG. DR. #9  
BRECKENRIDGE, CO  
80424 (703) 453-7155

THIRD RESUBDIVISION PLAT OF  
THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING NO. 1  
ACCORDING TO THE RESUBDIVISION PLAT RECORDED 05/15/2013 AT REC. NO. 1026374  
TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO

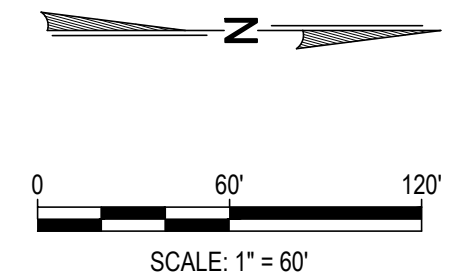
Date	Revisions	SHEET 2 of 2	
		Date: 09/18/16	Scale Horiz. 1"=200'
		Drawn By: D.E.O.	
		Job File: 4017	DWG 4017 3rdPLAT

# MILLER/BRADDOCK SUBDIVISION PRELIMINARY PLAT

A RESUBDIVISION OF MILLER SUBDIVISION TRACT A, TRACT B, AND TRACT E  
AND SHORES AT THE HIGHLANDS SUBDIVISION TRACT D-2  
LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL  
MERIDIAN, TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO.



PHASE 2 (SEE SHEET PP-3)



REV.	DATE	DESCRIPTION	REVISION BLOCK



**permonitesgroup**  
T: (720) 684-4981  
105 S. Sunset St. Unit H  
Longmont, CO 80501  
F: (720) 463-0689  
www.permonitesgroup.com

PREPARED FOR: BRADDOCK HOLDINGS, LLC  
SHEET TITLE: BRADDOCK-MILLER SUBDIVISION  
PRELIMINARY PLAN  
PRELIMINARY PLAT

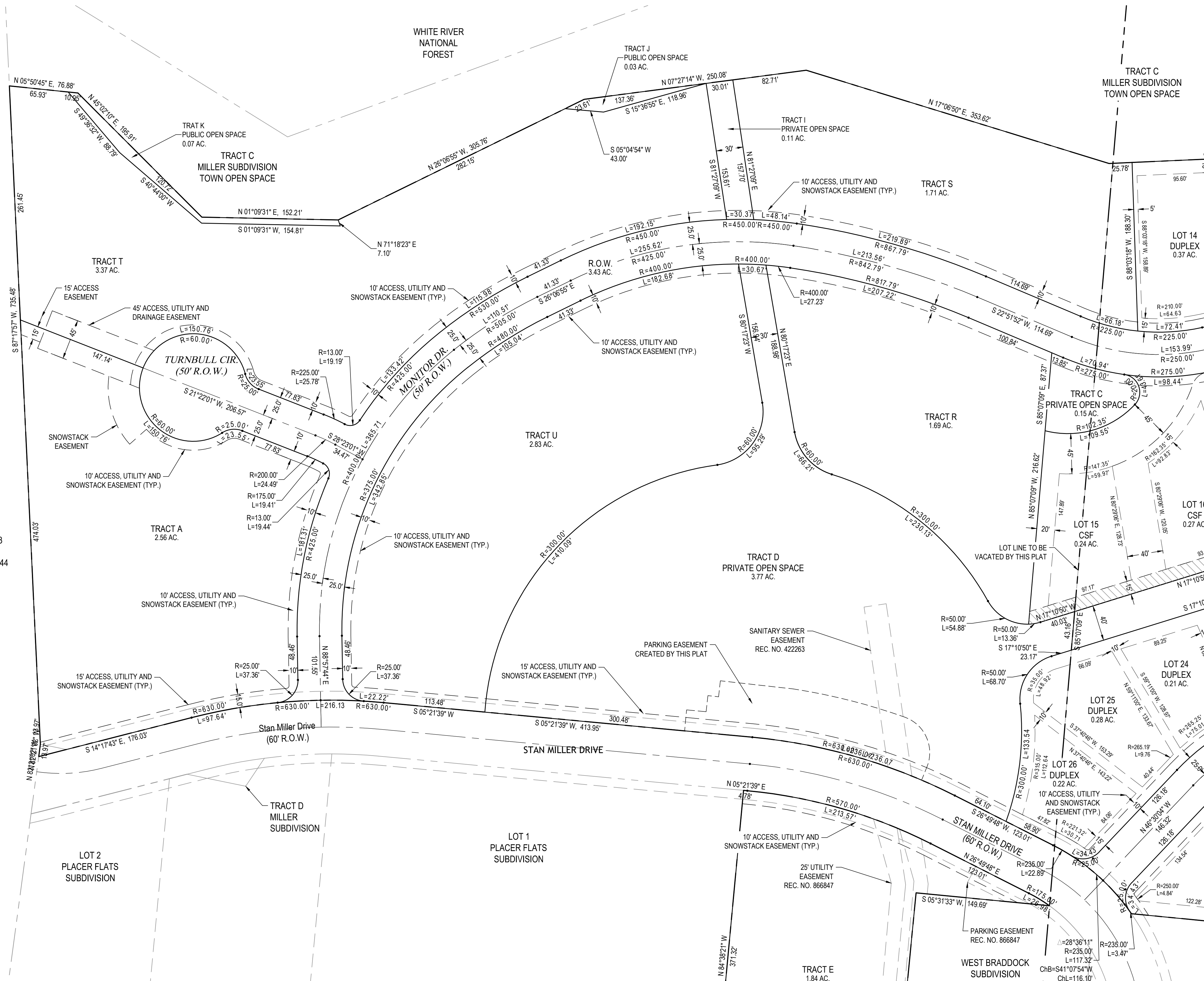
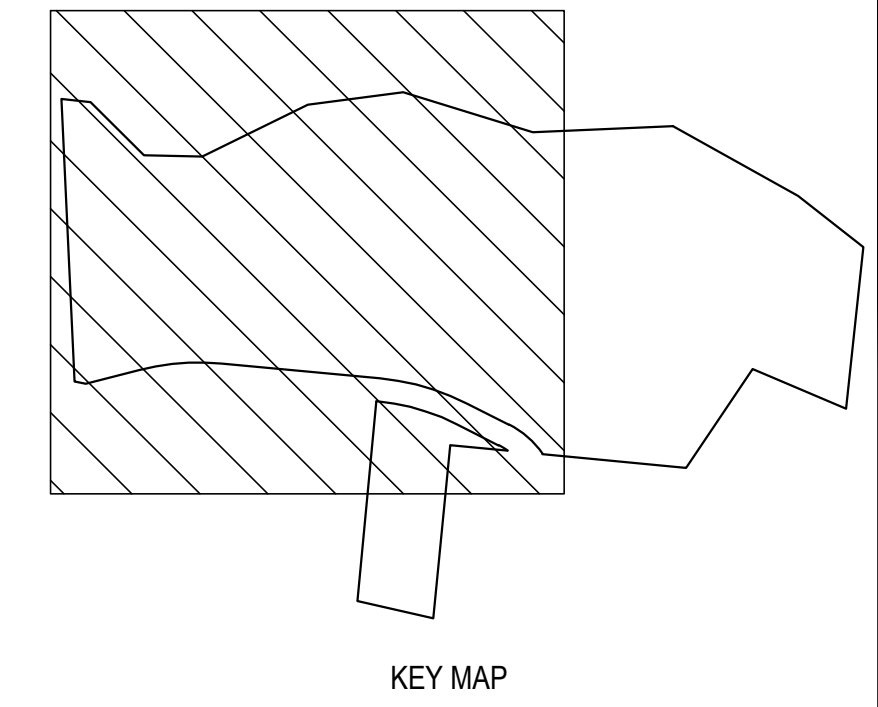
DESIGNED BY:	KWC
DRAWN BY:	KWC
CHECKED BY:	KWC
APPROVED BY:	ML
PROJECT NO.:	270.003
DATE:	04/09/21
SCALE:	AS SHOWN

**PP-2**  
SHEET 2 OF 4

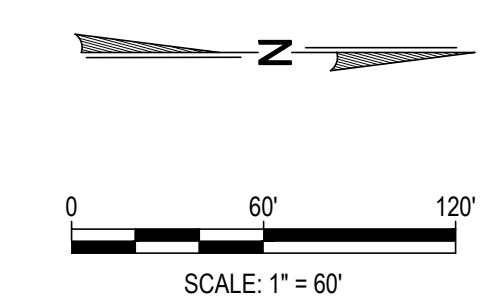
DRAWING FILE: S:\PROJECTS\270.003 BRADDOCK\3. ENGINEERING\DRAWINGS\270.003 PRELIM PLAT.DWG  
PLOT DATE: 4/30/2021 7:07 AM BY: KENNETH CURFMAN  
CTB: PCL\_2017\_INK0-COLOR.CTB

# MILLER/BRADDOCK SUBDIVISION PRELIMINARY PLAT

A RESUBDIVISION OF MILLER SUBDIVISION TRACT A, TRACT B, AND TRACT E  
AND SHORES AT THE HIGHLANDS SUBDIVISION TRACT D-2  
LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL  
MERIDIAN, TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO.



PHASE I (SEE SHEET PP-2)



REV.	DATE	DESCRIPTION



**permontesgroup**  
T: (720) 684-4881  
105 S. Sunset St. Unit H  
Longmont, CO 80501  
F: (720) 463-0689  
www.permontesgroup.com

PREPARED FOR: BRADDOCK HOLDINGS, LLC  
SHEET TITLE: BRADDOCK-MILLER SUBDIVISION PRELIMINARY PLAN PRELIMINARY PLAT

DESIGNED BY:	KWC
DRAWN BY:	KWC
CHECKED BY:	KWC
APPROVED BY:	ML
PROJECT NO.:	270.003
DATE:	04/09/21
SCALE:	AS SHOWN

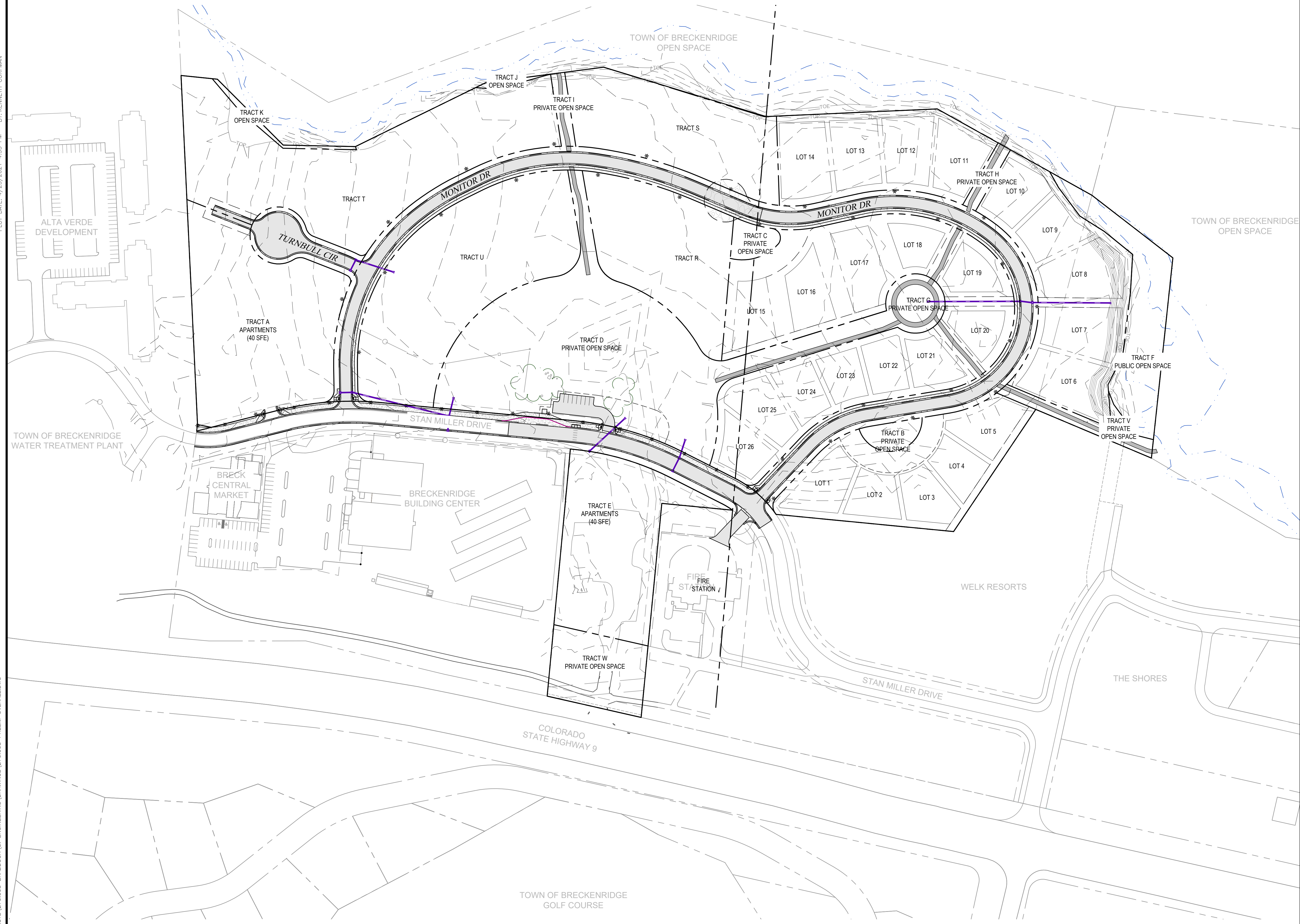
**PP-3**  
SHEET 3 OF 4

DRAWING FILE: S:\PROJECTS\270.003 BRADDOCK\3. ENGINEERING\DRAWINGS\270.003 PRELIM PLAT.DWG  
PLOT DATE: 4/30/2021 7:07 AM  
BY: KENNETH CURFMAN  
CTB: PCL\_2017\_INK0-COLOR.CTB

# BRADDOCK/MILLER SUBDIVISION

## PRELIMINARY OVERALL PLAN

DRAWING FILE: S:\PROJECTS\270.003 BRADDOCK\3. ENGINEERING\DRAWINGS\270.003 PRELIM OVERALL.DWG  
 PLOT DATE: 4/23/2021 4:33 PM BY: KENNETH CURFMAN CTB: -----




REV.	DATE	DESCRIPTION	REVISION BLOCK

**NOTES**

THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION

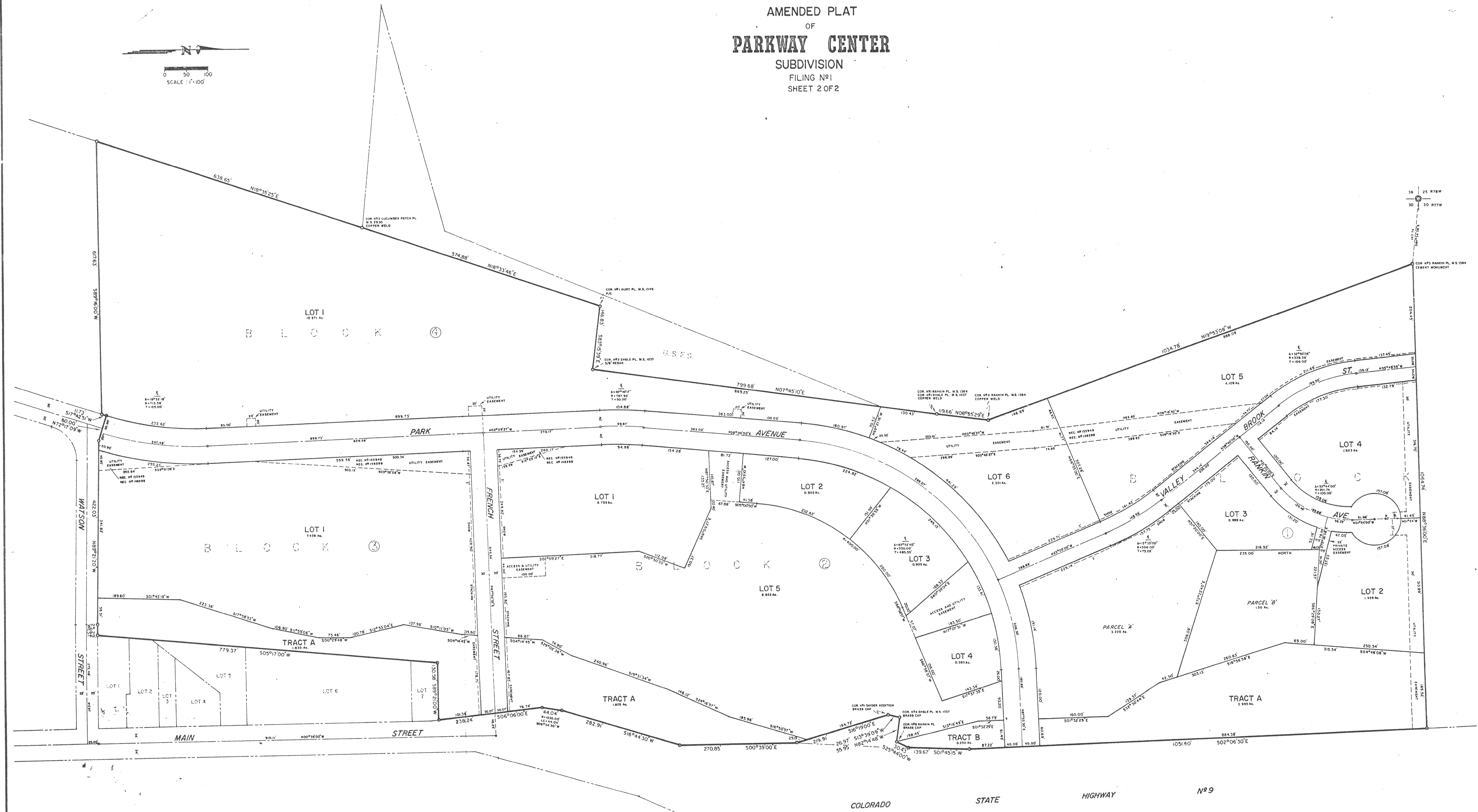
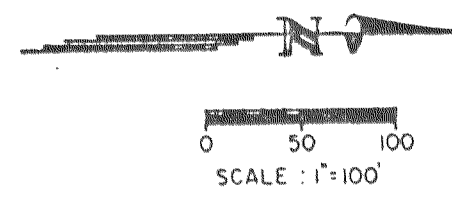

  

  

  
 T: (720) 684-4881  
 F: (720) 463-0689  
 www.permontesgroup.com

PREPARED FOR: BRADDOCK HOLDINGS, LLC  
 SHEET TITLE: BRADDOCK-MILLER SUBDIVISION PRELIMINARY PLAN OVERALL PLAN

DESIGNED BY:	KWC
DRAWN BY:	KWC
CHECKED BY:	KWC
APPROVED BY:	ML
PROJECT NO.:	270.003
DATE:	04/09/21
SCALE:	AS SHOWN
<b>CP-3</b>	
SHEET 3 OF 12	

AMENDED PLAT  
OF  
**PARKWAY CENTER**  
SUBDIVISION  
FILING N<sup>o</sup> 1  
SHEET 2 OF 2



NOTE: BASIS OF BEARINGS  
NORTH LINE OF PARKWAY PL.  
TAKEN AS BEARING

# THE VILLAGE AT BRECKENRIDGE SUBDIVISION

FILING NO. 1

A RESUBDIVISION OF A PORTION OF  
FOUR SEASONS OF BRECKENRIDGE VILLAGE FILINGS 1, 2 AMENDED AND 3  
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

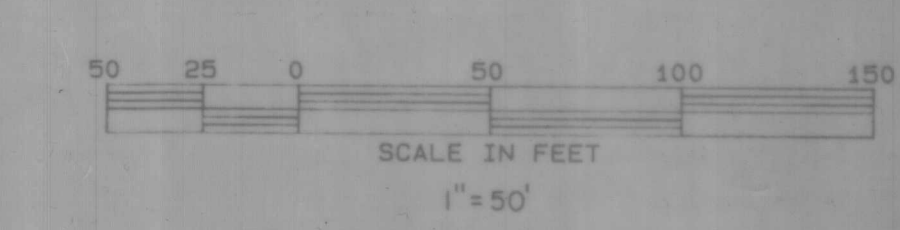
FOUR SEASONS FILING NO. 2 AMENDED

FOUR SEASONS FILING NO. 1



NOT A PART OF THIS SUBDIVISION

BEARINGS REFERENCED TO THE FILED PLAT OF  
FOUR SEASONS OF BRECKENRIDGE VILLAGE FILING NO. 1



LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	N 52°30'00"W	50.00							
2	S 15°00'00"W	25.00							
3	N 52°30'00"W	21.21							
4	S 82°58'24"E	15.00							
5	S 07°01'36"E	50.80							
6	N 07°01'36"E	50.00							
7	N 82°58'24"E	30.00							
8	S 48°22'00"E	12.30							
9	S 45°25'30"E	29.42							
10	S 45°25'30"E	29.42							
11	S 82°58'04"W	58.86							
12	S 82°58'04"W	58.86							
13	S 37°58'24"W	18.00							
14	S 13°58'24"W	9.13							
1	22°30'00"	425.00	186.90	84.54	185.83	S 26°15'00"W			
2	1°17'24"	310.00	6.98	3.49	6.98	S 84°22'54"E			
3	8°00'00"	465.00	73.04	36.80	72.97	S 80°31'36"E			
4	18°04'04"	1030.00	288.85	145.38	287.90	S 31°20'00"E			
5	04°31'06"	1030.00	61.23	40.63	81.20	S 34°49'54"E			
6	02°16'35"	1030.00	40.92	20.46	40.82	S 38°13'44"E			
7	24°10'09"	225.00	84.91	48.17	94.21	S 25°24'56"W			
8	45°00'02"	175.00	137.45	72.48	133.94	N 15°00'01"E			
9	09°16'23"	1030.00	166.70	83.53	166.52	N 27°56'09"W			



**TOWN OF BRECKENRIDGE**  
**TOWN COUNCIL**

**Scheduled Meetings**

**Shading indicates Council required attendance – others are optional**

*The Council has been invited to the following meetings and events. A quorum may be in attendance at any or all of them.*

**June 2022**

<b>Tuesday, June 14th, 2022</b>	<b>Council Chambers</b>	<b>First Meeting of the Month</b>	<b>3:00 pm / 7:00 pm</b>
June 15th, 2022	Golf Course	Happy Hour with the Mayor	4:30pm - 5:30pm
June 16th, 2022	Council Chambers	BTO Annual Meeting	8:30am - 10:00am
June 16th, 2022	Riverwalk	Town Party	4:00pm - 9:00pm
June 21st - 24th, 2022	Beaver Run	100th Annual CML Conference	All Day
June 22nd, 2022	Blue River Plaza	Bike to Work Day	7:30am - 10:30am
<b>Tuesday, June 28th, 2022</b>	<b>Council Chambers</b>	<b>Second Meeting of the Month</b>	<b>3:00 pm / 7:00 pm</b>

**July 2022**

<b>Tuesday, July 12th, 2022</b>	<b>Council Chambers</b>	<b>First Meeting of the Month</b>	<b>3:00 pm / 7:00 pm</b>
<b>Tuesday, July 26th, 2022</b>	<b>Council Chambers</b>	<b>Second Meeting of the Month</b>	<b>3:00 pm / 7:00 pm</b>

**Other Meetings**

June 14th, 2022	Board of County Commissioners Meeting Workforce Housing Committee	9:00am / 1:30pm 10:30am
June 16th, 2022	Transit Advisory Council Meeting QQ - Quality and Quantity - Water District	8:00am 1:15pm
June 17th, 2022	Breckenridge Creative Arts	1:00pm
June 20th, 2022	Social Equity Advisory Commission	9:00am
June 21st, 2022	Board of County Commissioners Meeting Liquor & Marijuana Licensing Authority Planning Commission Meeting	9:00am 9:00am 5:30pm
June 23rd, 2022	Summit Stage Transit Board Meeting Breckenridge Tourism Office Board Meeting RW&B Board Meeting	8:15am 8:30am 3:00pm
June 27th, 2022	Open Space & Trails Meeting	5:30pm
June 28th, 2022	Board of County Commissioners Meeting	9:00am / 1:30pm
July 5th, 2022	Board of County Commissioners Meeting Planning Commission Meeting	9:00am 5:30pm
July 6th, 2022	Police Advisory Committee Breckenridge Events Committee Childcare Advisory Committee	7:30am 9:00am 10:00am
July 7th, 2022	Northwest CO Council of Governments	10:00am





## Scheduled Meetings

**Shading indicates Council required attendance – others are optional**

*The Council has been invited to the following meetings and events. A quorum may be in attendance at any or all of them.*

July 12th, 2022	Board of County Commissioners Meeting Workforce Housing Committee	9:00am / 1:30pm 10:30am
July 13th, 2022	Breckenridge Heritage Alliance	Noon
July 14th, 2022	I-70 Coalition Upper Blue Sanitation District	1:00pm 5:30pm
July 18th, 2022	Social Equity Advisory Commission	9:00am
July 19th, 2022	Board of County Commissioners Meeting Liquor & Marijuana Licensing Authority Planning Commission Meeting	9:00am 9:00am 5:30pm
July 20th, 2022	Summit Combined Housing Authority Breckenridge Creative Arts	9:00am 2:00pm
July 21st, 2022	Transit Advisory Council Meeting	8:10am
July 25th, 2022	Open Space & Trails Open House	5:30pm
July 26th, 2022	Board of County Commissioners Meeting	9:00am / 1:30pm
July 28th, 2022	Summit Stage Transit Board Meeting Breckenridge Tourism Office Board Meeting Breckenridge Creative Arts RW&B Board Meeting	8:15am 8:30am 1:00pm 3:00pm
August 2nd, 2022	Board of County Commissioners Meeting Planning Commission Meeting	9:00am 5:30pm
August 3rd, 2022	Breckenridge Events Committee Childcare Advisory Committee	9:00am 3:00pm
August 10th, 2022	Breckenridge Heritage Alliance	Noon
August 11th, 2022	Upper Blue Sanitation District	5:30pm
TBD	Water Task Force Meeting Tourism Overlay District Advisory Committee Meeting	10:00am 10:30am