



TOWN OF
BRECKENRIDGE

Planning Commission Meeting Agenda

Tuesday, April 2, 2024, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

5:30pm - Call to Order of the April 2, 2024 Planning Commission Meeting; 5:30pm Roll Call

Location Map 2

Approval of Minutes 3

Approval of Agenda

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

5:40pm - Consent Calendar

1. Franke Residence Remodel and Addition (SVC) 577 Broken Lance Drive; PL-2024-0060 8

2. Beaver Run 2024 Summer Conference Tent (SVC) 620 Village Road; PL-2024-0067 27

5:45pm - Other Matters

1. Town Council Summary

6:00pm - Adjournment

For further information, please contact the Planning Department at (970) 453-3160.

The indicated times are intended only to be used as guides. The order of the projects, as well as the length of the discussion for each project, is at the discretion of the Commission. We advise you to be present at the beginning of the meeting regardless of the estimated times.



NOT TO SCALE



Beaver Run 2024 Summer
Conference Tent, 620
Village Rd.

Franke Residence
Remodel & Addition, 577
Broken Lance Drive

Breckenridge South



PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 pm by Chair Leas.

ROLL CALL

Mike Giller	Mark Leas	Allen Frechter	Susan Propper
Ethan Guerra	Steve Gerard	Elaine Gort	

APPROVAL OF MINUTES

With no changes, the March 5, 2024 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the March 19, 2024 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None.

TOWN PROJECTS:

1. Tiger Dredge F&B Delivery Service Pilot Temporary Structure (SVC), 150 W Adams Ave.; PL-2024-0045

Ms. Crump gave an overview of a proposal to construct a temporary sprung structure and temporary office to house the Town's pilot food and beverage delivery service program. The sprung structure will be located in the southern horseshoe of the Tiger Dredge surface parking lot. The pilot delivery service will manage food and beverage delivery logistics in the core of downtown for participating businesses using smaller all-electric delivery vehicles. The pilot program aims to reduce emissions and congestion from oversized delivery vehicles while increasing pedestrian and bicycle safety and efficiency of product distribution.

Commissioner Questions / Comments:

Ms. Gort: Are those docks also for the electric vehicles? (Town Engineer [Shannon Smith]: The six locations are for the delivery vehicles. It is a cross dock, when the electric vehicles are across from the large delivery vehicles and the goods are passed across the dock.)

Ms. Gort: How do the electric vehicles transport to buildings, where do they come out of the building? And will there be additional paving? (Ms. Smith: The electric vehicles will come out from the same docks. There may be some paving necessary after grading.)

Mr. Frechter: How will the hours of operation for tractor trailer delivery be enforced? (Ms. Smith: This will be operated by 106 West. 5am to 10am as they currently operate in Vail. We are assuming we can have similar delivery window.) So, there is no way that a tractor trailer would arrive at 7pm as people are arriving at the Riverwalk Center. (Ms. Smith: Correct, that would be highly unusual. We would have to let them dock but I think we would only need to accommodate something like that due to a highway closure.) Does the trailer have plumbing? (Ms. Smith: We are unsure at this time, we are trying to limit water utilities at the site; I don't want to run water and sewer; we believe the restrooms at the Riverwalk Center can accommodate staff and water tanks on the site interior could be used for any needed interior cleaning.)

Mr. Frechter: Is there a timeline for this to end and everything to be restored? (Ms. Smith: We are directed to run this pilot for up to two years. If successful, we would move to a permanent structure, either at this location or a new location.) I know that Town Council was concerned about the sprung structure at the previous Vail Resorts property. It seems a little bit of a double standard. (Ms. Smith: Understood.)

- Ms. Gort: What other sites did you consider for putting this? (Ms. Smith: Airport Road, Schoonover Building, Public Works Yard, F Lot, and Tiger Dredge lot. This lot became the top choice considering the proximity to the businesses and the change in elevation that help to hide the temporary structure.) I am curious about the traffic circulation, could you go over that? (Ms. Smith: Most of the large trucks do this already; moving down Adams and through the lot to Park Ave. The vehicle shown with turning radius, that is not something that we typically see. That is a 56' foot sleeper cabin tractor trailer, we do not anticipate this size truck. Smaller trucks can come in from Park Ave. We are looking at the dimensions of the roundabout. We do not think that changes can be made to support these large vehicles.) Will the delivery cars be on the streets? (Ms. Crump: The electric vehicles are much smaller, sized similar to a large golfcart.) (Ms. Smith: Most will use the ally system and use alternative routes and are not on the street as much as possible. We are told they can handle winter conditions. The Club Car is the vehicle and used for the Swedish Postal Service. This is a pilot program. We will be able to adjust as we go.) What stops it at two years? (Mr. Kulick: It would be the Town Council that would have the authority to set their own timing parameters.) So it could be there forever? (Ms. Puester: This structure is not designed or rated to be installed forever.) (Ms. Smith: It is not a concern I have with Town Council given the potential to redevelop this Riverwalk site in the future and produce a more permanent solution.)
- Mr. Gerard: In the infrastructure policy, where it discusses a temporary water service. It discusses cleaning the delivery vehicles. Just to confirm, this is just cleaning the electric delivery vehicles, not the tractor trailers? (Ms. Smith: Yes, it would just be to support cleaning of the electric, small, delivery vehicles.)
- Mr. Frechter: There is a picture of the vehicles on 106 West's website for an example photo of the electric vehicles. I think this picture would be beneficial.
- Mr. Gerard: Are the trees too large to transplant and move to a new location? (Ms. Crump: They are probably too large to transplant.) A comment on the traffic flow, will they be able to leave through the roundabout? (Ms. Smith: That is the plan and that is currently how it goes.) Is there a second site that was preferred, a commenter requested a "Ridgeway" location? (Ms. Crump: I spoke with that commentor over the phone, I am not aware of the location that she describes in her comments.)
- Mr. Guerra: Others already asked my questions and they answered.
- Mr. Giller: Interesting project. How will this be communicated to the public that speaks to the need of the project? That there is a benefit from the project? (Ms. Crump: There was an extensive public notice for this hearing and the Council hearing that will occur next week. I hope at the Town Council meeting, the public benefit of this project is further outlined. It meets two of the Council's yearly goals. There have been many work sessions leading up to this hearing. We are hoping that this meets the necessary outreach, showing it is a strong public benefit project. It is not something just derived from the Council.) Would they allow an interpretive panel that helps explain why we have this? (Ms. Crump: I think that's a good idea.)
- Ms. Propper: This is going to be deliveries for restaurants and bars, have these businesses already signed up for this service? How is that going to work? (Ms. Smith: The restaurant community is very excited about this project. The delivery vendors are the ones who actually contract with 106 West. The delivery service makes the relationship with 106 West, not the restaurants. 106 West will take the products from the truck and take the products to all of the businesses that had an order on that truck.) There are some delivery services that express concerns with the chain of custody of the products. It is not a mandatory program at this time.) We will still have some trucks? (Yes. We are hoping to get 6-10 vendors to sign up for the first year.) I was going to ask if there was

a threshold for making this viable and worthwhile. (Ms. Smith: The return on investment is the safety factor. The Blue River Pathways project has a goal of improving safety and this is part of that. From the cost perspective, it doesn't pan out. That is why this is a public project. That a truck, instead of going to many separate businesses, it is only making one stop. They save a lot of time. This provides advantages for the vendors.) The deliveries in Vail happen between 5am to 10am, is there a way to provide public parking when there is a down time outside of that period? (Ms. Crump: There would only be approximately five (5) spaces remaining when trucks are not there. It is best to keep this area clear from public access to avoid conflict.) (Ms. Smith: This entire corridor is filled with parking. We did a public survey for the Riverwalk Project, and numbers 1, 2 and 3 were safety and there were no comments about parking from participants.)

Mr. Leas: What is the cost of this program? (Ms. Smith: The first annual operation budget is \$2.1 million, with nearly half of that investment the docking system and building.) And the cost once that \$2.1 million expenditure is done, the cost of the program is going to be? (Ms. Smith: The cost will be to the Town. We are assessing a docking fee to each vendor. In the first year, the docking fee would bring in about \$50,000-\$60,000 annually. This is not a project to save money, this is about safety.) Mr. Leas: That's a big bill. Are the restaurants supporting the cost? (Ms. Smith: The local businesses do not pay for this at this point in time. The vendors will pay the docking fee. We haven't brought the docking fee structure to the Council at this time.) These vendors will pay 5% and the Town will pay 95%? (Ms. Smith: That has not been determined yet.) (Mr. Kulick: While interesting, the recommendation from you would be based on the development code.) I understand but I think the questions on cost vs. benefit should be heard by Commissioners as well as the public. I think the questions are appropriate considering the decision to be made. You mentioned other sites that were evaluated? Is there on-going discussion about that? (Ms. Smith: We have not had discussions about the permanent structure, we are starting with the pilot program.) I think it is very interesting that we are putting money into a temporary program with no idea what we're going to do if we're successful. Can you elaborate on the potential redevelopment of this area you mentioned? (Ms. Smith: The Riverwalk Center redevelopment is part of the CIP and an ongoing project, that's what I was referring to.) I'm trying to understand how the redevelopment of the parking lot would impact the decision being made tonight. (Ms. Smith: I am not going to speculate about future redevelopment decisions the Council might make.) Is alcohol delivery going to be included? (Ms. Smith: Yes, this will include food and beverage including alcohol.)

Mr. Gort: Why do we have so many docks if we are only doing five to six restaurants? (Ms. Smith: It's actually 5-6 delivery vendors, which will serve 70+ restaurants.) It seems like a lot of docks. (Ms. Crump: The several docks are to accommodate trucks of different sizes.) (Ms. Smith: We expect to add up to 30 vendors although we're starting with about 6.)

Mr. Frechter: The delivery time for tractor trailers is limited, but the electric vehicles could be running all day? (Ms. Smith: Correct. The electric vehicles will be on the alleys and roads all day. We are also looking to include refuse/recycling collection in year two.)

Public Comment:

Christina Stanley, Cimmaron, 305 S Park Avenue: I did miss the start. Has there been an impact analysis or a statement made on the traffic along Park Avenue? (Ms. Smith: We have not done a traffic impact study for this project, however the amount of traffic increase on Highway 9 would be negligible.) How many trucks do envision coming in each morning? (Ms. Smith: At the start, 6-10 daily.) The earlier will be better, things get busy when people are in town. (Ms. Smith: Target time is between 5AM to 10AM.)

Will it be aesthetically pleasing? In keeping with the town's appearance? The Town did a nice job with the parking structure making it appear to fit the Town's architecture. (Ms. Crump: The canvas is going to brown. The project is receiving the maximum negative points for the lack of aesthetic and architectural compatibility with other structures in Town. The public benefit outweighs the negative aesthetics in this instance.) Is it a like a tent? (Ms. Crump: Yes, it is a sprung structure with heavy canvas stretched over.) I think it is important because it is in the center of town.

There were no further comments and the public comment period was closed.

Ms. Crump: There were additional comments made by the public that were emailed into the Community Development Office after the packet was published, these were given to the Commission at the beginning of the meeting.

Commissioner Questions / Comments:

Ms. Propper: No further comment.

Mr. Giller: It is a curious project. Vail does quite well with this. I do recommend the Town have further public outreach that speaks to the benefits of the project and connect this to the Riverwalk project that will improve safety. I support the project and I appreciate the good work. Thanks.

Mr. Guerra: I too support this project. With this being a pilot program, I think this allows us to see what this can become. In the meantime, I am supportive of this project. I do want to reiterate that our role here as the Commission should be to review this under the development code and that the Town Council will make the decision.

Mr. Gerard: I support the project, I think it has many collateral benefits. Anyone who sees the diesel semis idling and moving about the town, can understand the benefits of cleaner air, safer streets for pedestrians and bikers. I think the public should bear in mind that I don't think this is going to be a permanent installation in this parking lot. In the time being, it will be something we lose a few parking spaces over. I think the Planning Department has taken the necessary standards into consideration and assigned the maximum negative points that is still outweighed by the public benefit.

Ms. Gort: I think this is great and am excited that we are doing this. I do not want this to be a permanent location. Ideally, in the future the large trucks would unload out of Town and the small vehicles bring it into downtown.

Mr. Frechter: Is this a first hearing, or what is the process now? (Mr. Kulick: This will go to a Town Project hearing with the Town Council next week. Tonight the Commission would recommend it be approved by Council rather than approve the project like normal.) I want to state that we are judges and make sure that projects meet the Town development code. Anyone watching, this is not the forum for us to address your concerns outside of the development code. I am concerned. I would say the Council is setting precedent using a sprung structure. Considering they have raised concerns about these being used by private ownership particularly at Peak 8. I do support this overall; large trucks can be a nuisance. More permanently I would consider a different location not within the middle of downtown. The Town should promote this more and the benefits. I think that will help in relation to how they want to redevelop the whole area.

Mr. Leas: I think this is a really interesting project. I hope this works out successfully. I do have concerns. My biggest concern is that we are putting this structure in the middle of town. Town is telling us this is a temporary structure, but do not know the location of the permanent structure and this building will be there for a longer period of time than we are led on to believe. But I am still supportive of the project.

Mr. Gerard made a motion to recommend approval of the Tiger Dredge F&B Service Pilot Temporary Structure to the Town Council, seconded by Ms. Propper. The motion passed 7 to 0.

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:45 pm.

Mark Leas, Chair



Class C Major Single Family Development Staff Report

Project Title:	Franke Duplex Addition and Remodel	
Proposal:	Remodel and addition of 499 sq. ft. to an existing duplex unit.	
PC#:	PL-2024-0060	
Project Manager:	Sarah Crump, AICP - Planner III	
Date of Report:	March 25, 2024	
Property Owner:	Jeff and Amy Franke (Franke Family Living Trust)	
Agent:	Equinox Architecture, LLC (Robbie Dickson)	
Proposed Use:	Duplex Unit	
Address:	577 Broken Lance Drive	
Legal Description:	Warrior's Mark Subdivision #2, Lot 1B	
Area of Lot 1 (Duplex Total) Square Feet:	11,761 sq. ft.	0.27 acres
Area of Lot 1B (Franke Residence) Square Feet:	6,534 sq. ft.	0.15 acres
Existing Site Conditions and History:	This lot contains an existing duplex unit, originally constructed in 1969 and updated in 1975, prior to the Warrior's Mark annexation into the town. The duplex shares an access drive from Broken Lance Drive. The lot has existing mature trees that provide buffering and landscaping and an unpaved driveway.	
Area of Duplex Lot 1B:	Existing Square Footage	Proposed Square Footage
Main Level:	726 sq. ft.	788 sq. ft.
Upper Level:	447 sq. ft.	786 sq. ft.
Garage/Mechanical:	296 sq. ft.	394 sq. ft.
Total:	1,469 sq. ft.	1,968 sq. ft.
Code Policies (Policy #)		
Land Use District (2A/2R):	LUD 30.7	
Density (3A/3R) Lot 1 Duplex Total:	Allowed: 4,248 sq. ft.	Proposed: 4,247 sq. ft.
Density (3A/3R) Lot 1B (Franke Residence):	Allowed: 1,969 sq. ft.	Proposed: 1,968 sq. ft.
F.A.R.	1:2.77 FAR	
<p>Policy 3A limits the aboveground density in certain neighborhoods without building envelopes. Lots in Warrior's Mark subdivision are limited to above ground density that is the smaller of either 1:2:00 FAR or 4,000 square feet. For a duplex the entire structure and both duplex lots are considered together. This duplex lot (1A and 1B combined) currently has 3,748 square feet of above ground density (2,279 square feet on Lot 1A and 1,469 square feet on Lot 1B) but is limited to 4,000 square feet total by the Development Code. However, duplex structures constructed prior to November 11, 2009 that have not since had any square footage additions may take advantage of Development Code 9-1-19-3A(1)(4) which allows for the smaller of two duplex units to receive additional above ground density (a bonus up to a maximum of 500 square feet) to make it closer to equal to the above ground square footage of the larger duplex unit. The 1,469 square foot unit considered here was constructed in 1975, with no additions since Nov. 11, 2009, and is the smaller of the two duplex units, making it eligible for a maximum allowed above ground density of 1,969 square feet.</p>		
Height (6A/6R):*	27.4 ft	
*Max height of 35' for single family outside Conservation District unless otherwise stated on the recorded plat		
Addition height of 27.4 ft for this unit is diminutive to the overall duplex height which will remain unchanged.		
Platted Building/Disturbance /Footprint Envelope?	No Envelope	This application has been classified as a Class C Development because it proposes an addition to a duplex residence which exceeds 10% of the existing floor area, and is located on a lot outside of the Conservation District which does not contain a platted Building or Disturbance Envelope.

Setbacks (9A/9R):		
Front:	Required: 25'	Proposed: 25' - No Change From Existing
Side:	Required: 10'	Proposed: >10'
Rear:	Required: 15'	Proposed: >15'
	Warrior's Mark was annexed with different setbacks than are required by the Town Code.	
Site and Environmental Design (7R):	Minimal additional site disturbance is proposed for the addition.	
Lot Coverage/Open Space (21R):		
Drip line of Building/Non-Permeable Sq. Ft.:	1,182 sq. ft.	10.05%
Hard Surface/Non-Permeable Sq. Ft.:	567 sq. ft.	4.82%
Open Space / Permeable:	4,785 sq. ft.	40.69%
Snowstack (13A/13R):		
Required Square Footage:	142 sq. ft.	25% of paved surfaces is required
Proposed Square Footage:	321 sq. ft.	
Required:	2 spaces	
Proposed:	4 spaces	
No. of EPA Phase II Wood Burning:	One existing. No additional.	
Architectural Compatibility (5/A & 5/R):	The applicant proposes to match the existing exterior wood siding, roofing materials, windows, and colors on this portion of the duplex and the other duplex unit. Staff does not have any concerns.	
Exterior Colors:	Grey stain to match existing.	
Garage Doors:	Wood grain embossed with top-light windows. Painted to match existing trim color.	
Landscaping (22A/22R):	No additional landscaping is proposed with this addition. The site is currently well buffered from the right-of-way and neighboring residences by a variety of mature trees including spruce, lodgepole pine, and aspen. Existing large spruce trees nearest the structure and shown on the existing site survey will be retained and protected during construction.	
Drainage (27A/27R):	A Condition of Approval has been added that prior to issuance of a Building Permit, the applicant must receive Town Engineering approval of a site grading and drainage plan.	
Driveway Slope:	No change.	
Point Analysis (Sec. 9-1-17-3):	This application has met all Absolute Policies, and has not been assigned any positive or negative points under the Relative Policies of the Development Code.	
Staff Action:	Staff has approved the Franke Addition and Remodel, PL-2024-0060, showing a passing score of zero (0) points, with the attached Findings and Conditions.	

TOWN OF BRECKENRIDGE

Franke Addition and Remodel
Warrior's Mark Subdivision, Filing #2, Lot 1B
577 Broken Lance Drive
PL-2024-0060

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

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **March 25, 2024** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **April 2, 2024** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. **This Warrior's Mark Sub #2 Lot 1B duplex unit has 1,469 square feet existing above ground density and was constructed in 1975, with no additions since November 11, 2009, and is the smaller of the two duplex units on Lot 1. These factors make it eligible for a bonus 500 square feet of above ground density and a maximum allowed above ground density of 1,969 square feet as described in Development Code 9-1-19-3A(I)(4).**

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **October 9, 2025**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy

should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

6. Applicant shall field locate utility service lines to avoid existing trees.
7. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
8. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

PRIOR TO ISSUANCE OF BUILDING PERMIT

9. Applicant shall submit proof of ownership of the project site.
- 10. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.**
11. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
12. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
13. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12-inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
14. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
15. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source, not exceed 3,000 Kelvin, and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.
16. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.
- 17. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating construction fencing installed at the disturbance envelope boundary, all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No construction staging is permitted within a public right-of-way without Town permission obtained through a right-of-way permit. Parking is permitted within a public right-of-way only through**

permission obtained through Breck Park. If permission is obtained to allow parking within the public right-of-way, the following best practices must be observed: cars must first be parked in spaces available within the construction site, cars along the right-of-way must be consolidated to one side of the road, and cars parked in the right-of-way must be moved daily. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit. Parking violations noted in this condition may be given one warning, after which the Town will fully enforce Town Code 7-1-2 Section 1204 through the penalty of ticketing and fines to be issued by the Breckenridge Police Department as described in Traffic Code 7-1-7.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

18. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
19. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
20. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
21. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
22. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color. All exterior metal, including metal siding and roofing, shall be non-reflective.
23. Applicant shall screen all utilities.
24. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting, including lighting in the building's soffit, shall not exceed 15 feet in height from finished grade or 7 feet above upper decks. Fluorescent fixtures shall be no greater than 15 watts and LED shall be warm white or filtered (less than 3,000K) and a max of 12 watts.
25. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
26. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
27. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these

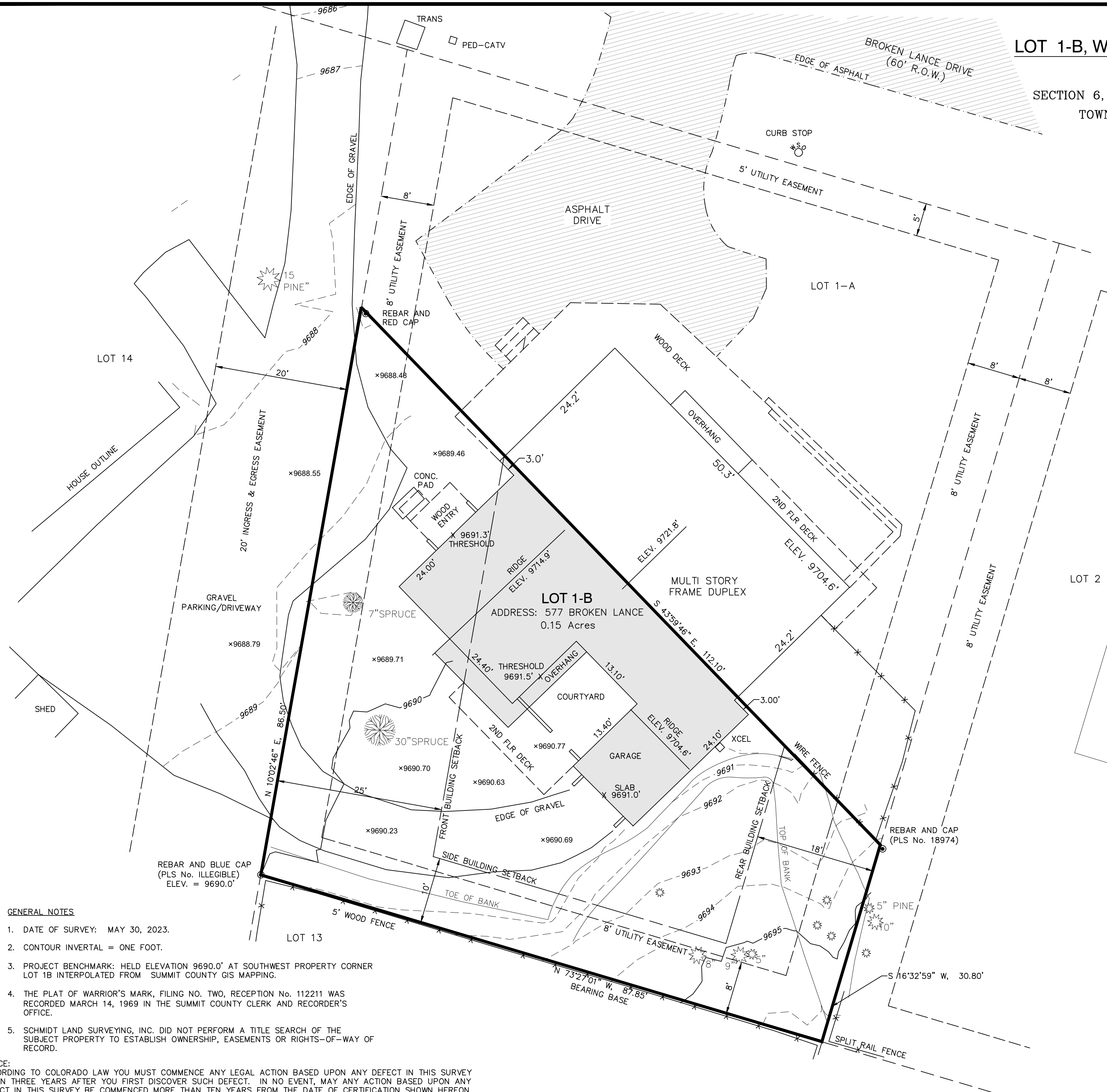
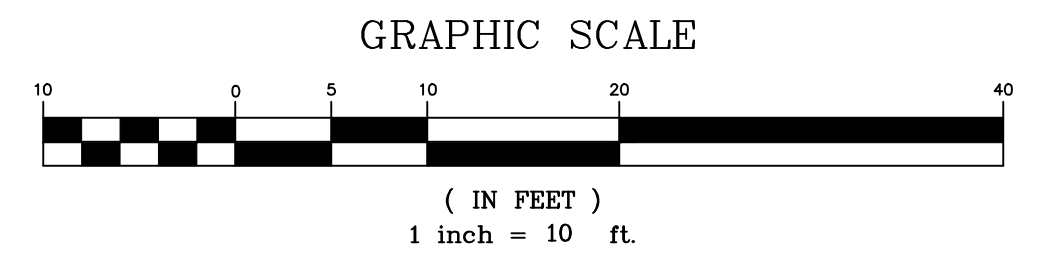
requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**

28. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
29. **Applicant shall be held responsible for any deterioration or damages caused by development or construction activities to any Town infrastructure, public rights-of-way, or public property. This includes but is not limited to deterioration or damages to roadway surfaces, curbs, drainage systems, sidewalks, and signage. Applicant must rectify such deterioration or damages to the previous condition at their own expense. Town shall provide written notification to permittee if Town believes that permittee has caused deterioration or damages which would enact this condition. If permittee fails to rectify deterioration or damages in violation of this condition, permittee agrees that the Town may resolve such deterioration or damages and permittee agrees to reimburse the Town for the costs incurred by the Town. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit. Any failure to rectify deterioration or damages or provide reimbursement without Town approval may also result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.**
30. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

(Initial Here)

A TOPOGRAPHIC MAP OF
LOT 1-B, WARRIOR'S MARK SUBDIVISION, FILING No. TWO
SW 1/2 LOT 1

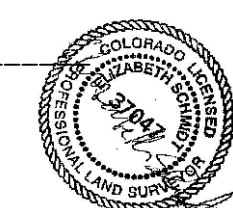
SECTION 6, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6TH P.M.
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO



SURVEYOR'S CERTIFICATE
 I, ELIZABETH K. SCHMIDT, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

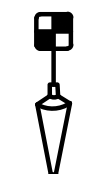
DATE: _____

 ELIZABETH K. SCHMIDT
 COLORADO P.L.S. 37047



- GENERAL NOTES**
- DATE OF SURVEY: MAY 30, 2023.
 - CONTOUR INTERVAL = ONE FOOT.
 - PROJECT BENCHMARK: HELD ELEVATION 9690.0' AT SOUTHWEST PROPERTY CORNER LOT 1B INTERPOLATED FROM SUMMIT COUNTY GIS MAPPING.
 - THE PLAT OF WARRIOR'S MARK, FILING NO. TWO, RECEPTION No. 112211 WAS RECORDED MARCH 14, 1969 IN THE SUMMIT COUNTY CLERK AND RECORDER'S OFFICE.
 - SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD.

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 CERTIFICATION SHOWN HEREON.

Drawn EKS	Dwg 2849 TP.dwg	Project 2849
Date 6/5/23	Scale 1" = 10'	Sheet 1 of 1
 SCHMIDT LAND SURVEYING, INC. P.O. Box 5761 FRISCO, CO 80443 970-409-9963		



Franke
Residence
Existing
Conditions
Northwest
Elevation



Franke Residence
Existing Conditions
Southeast Elevation



Franke Residence
Existing Conditions
Southwest Elevation

LEGAL DESCRIPTION

Lot 1-B, Warrior's Mark Subdivision #2,
Town of Breckenridge,
Summit County, Colorado

SHEET INDEX

- A1 SITE PLAN, NOTES
- A2 PROPOSED & EXISTING LOWER LEVEL FLOOR PLANS
- A3 PROPOSED & EXISTING UPPER LEVEL FLOOR PLANS
- A4 PROPOSED & EXISTING ROOF PLANS
- A5 PROPOSED & EXISTING SOUTHWEST ELEVATIONS
- A6 PROPOSED & EXISTING NORTHWEST & SOUTHEAST ELEVATIONS
- A7 PROPOSED BUILDING SECTIONS
- A8 PROPOSED BUILDING SECTIONS

- S1 FOUNDATION PLAN, STRUCTURAL NOTES
- S2 UPPER FLOOR & LOW ROOF FRAMING PLAN
- S3 HIGH ROOF FRAMING PLAN
- S4 STRUCTURAL DETAILS

- ME1 LOWER LEVEL MECHANICAL / ELECTRICAL PLAN
- ME2 UPPER LEVEL MECHANICAL / ELECTRICAL PLAN

AREA MATRIX

EXISTING	FINISHED	UNFINISHED	TOTAL
LOWER	726 SF	296 SF	1022 SF
UPPER	447 SF	0 SF	447 SF
TOTAL	1173 SF	296 SF	1469 SF
ADDITION	FINISHED	UNFINISHED	TOTAL
LOWER	62 SF	98 SF	160 SF
UPPER	339 SF	0 SF	339 SF
TOTAL	401 SF	98 SF	499 SF
GRAND TOTAL	1574 SF	394 SF	1968 SF
EXISTING FOOTPRINT AREA:			1022.27
PROPOSED FOOTPRINT AREA:			1182.5F
EXISTING ROOF AREA:			1200.5F
PROPOSED ROOF AREA:			1654.5F
EXISTING DECK AREA:			52.5F
PROPOSED PORCH AREA:			74.5F
PROPOSED PATIO AREA:			115.5F
PROPOSED CARPORT AREA:			244.5F
PROPOSED ASPHALT PARKING:			452.5F
SNOW STACK AREA (FOR PATIO & PARKING):			321.5F

HEIGHT CALCULATIONS

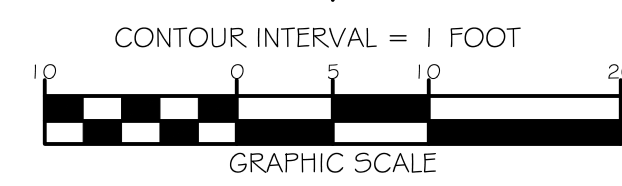
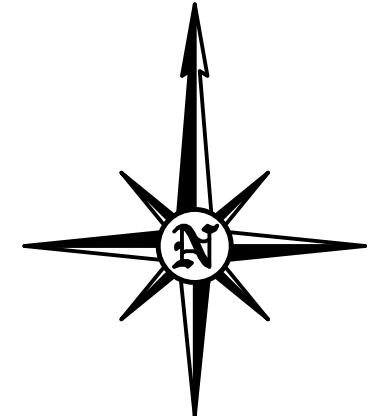
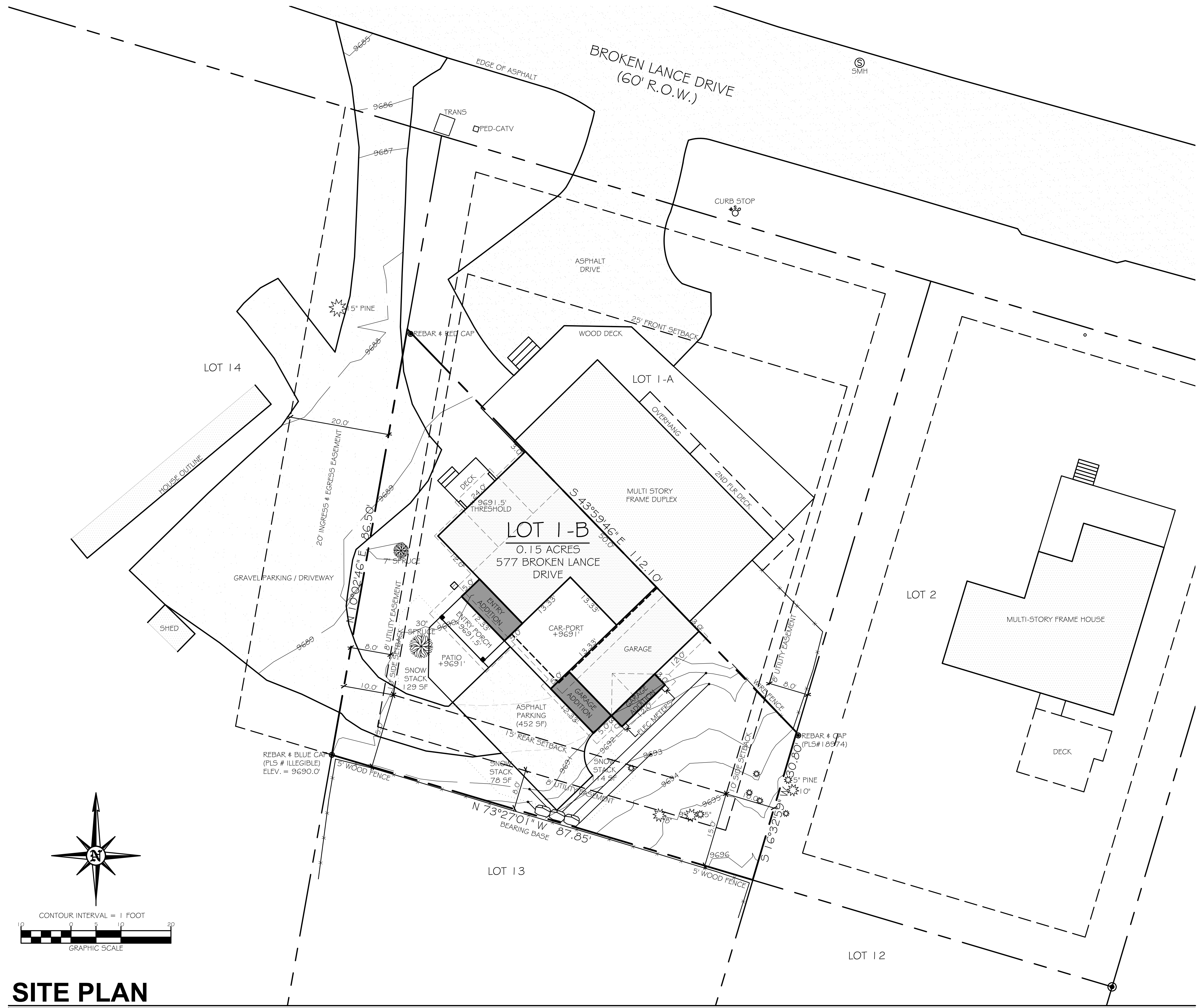
GARAGE LEVEL: 99'-6"=U.S.G.S. 9691'
 LOWER LEVEL: 100'-0"=U.S.G.S. 9691.5'
 UPPER LEVEL: 108'-9"=U.S.G.S. 9700.25'

ROOF ELEV.	NATURAL GRADE BELOW	HEIGHT
9717.26'	9689.87'	27.39'

PROJECT TEAM

OWNERS Jeffrey & Amy Franke 5709 North Orchard Creek Circle Boulder, CO 80301 jeff.franke@yahoo.com kiddo75@gmail.com	ARCHITECT EQUINOX Architecture LLC P.O. Box 6217 Breckenridge, CO 80424 (970) 453-9619 robbie@equinoxarchitecture.com
GENERAL CONTRACTOR	STRUCTURAL ENGINEER
SURVEYOR Schmidt Land Surveying, Inc. P.O. Box 5761 Frisco, CO 80443 (970) 409-9963	CIVIL / SOILS ENGINEER

Franke Renovation / Addition



SITE PLAN

1"=10'-0"

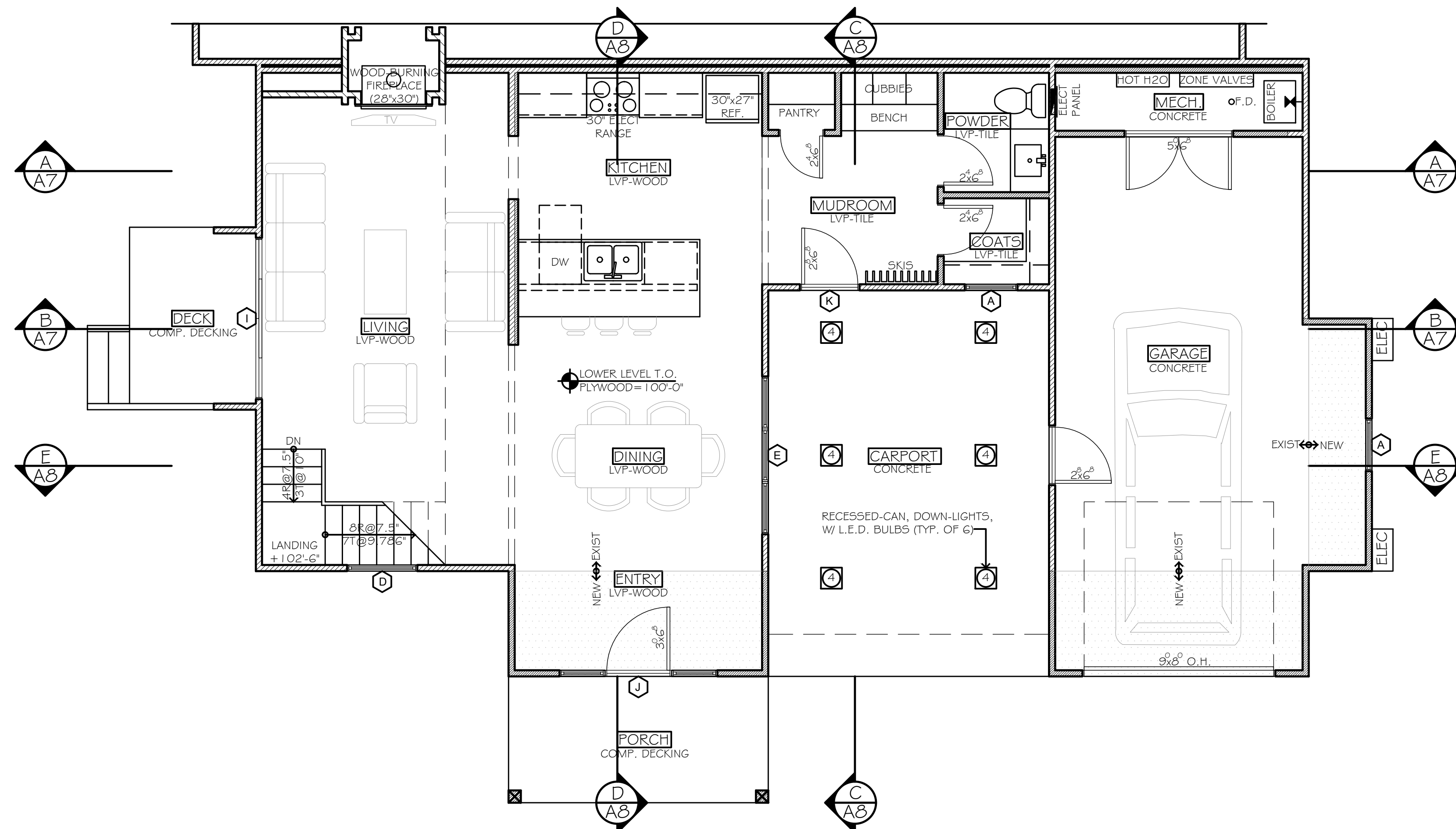
Franke Renovation / Addition
 577 Broken Lance Drive,
 Lot 1-B, Warrior's Mark Subdivision #2,
 Town of Breckenridge, Summit County, Colorado



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 P.O. Box 6217, Breckenridge, CO 80424
 970.453.9619 (phone & fax)
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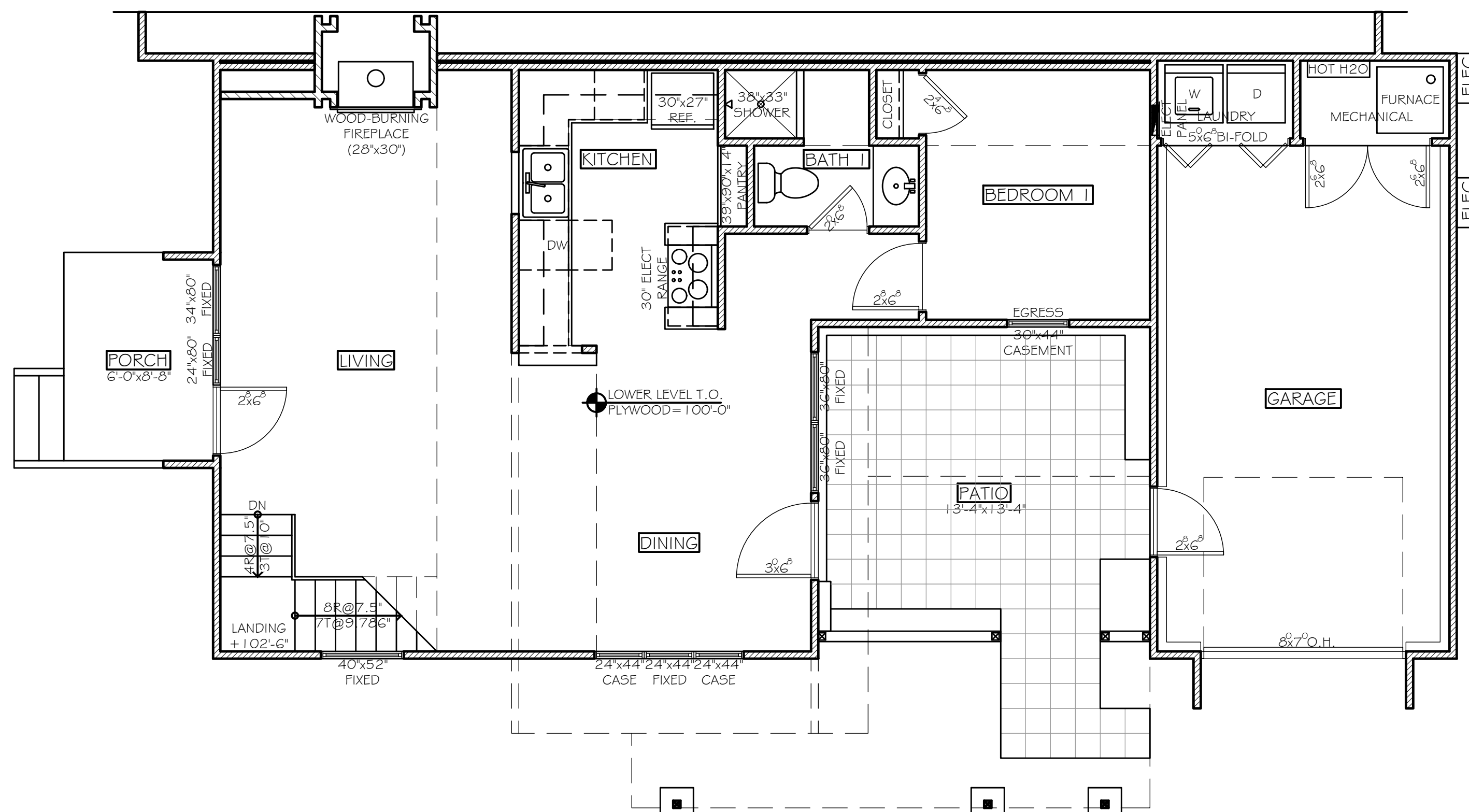
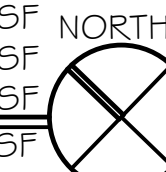
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 of 8



PROPOSED LOWER LEVEL FLOOR PLAN

1/4"=1'-0"

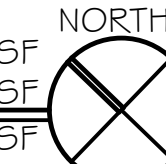
EXISTING FINISHED AREA: 726 SF
 PROPOSED ENTRY ADDITION: 62 SF
 EXISTING GARAGE: 296 SF
 PROPOSED GARAGE ADDITIONS: 98 SF
 TOTAL: 1182 SF



EXISTING LOWER LEVEL FLOOR PLAN

1/4"=1'-0"

EXISTING FINISHED AREA: 726 SF
 EXISTING GARAGE AREA: 296 SF
 TOTAL: 1022 SF



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577 Broken Lance Drive,
 Lot 1-B, Warner's Mark Subdivision #2,
 Town of Breckenridge, Summit County, Colorado



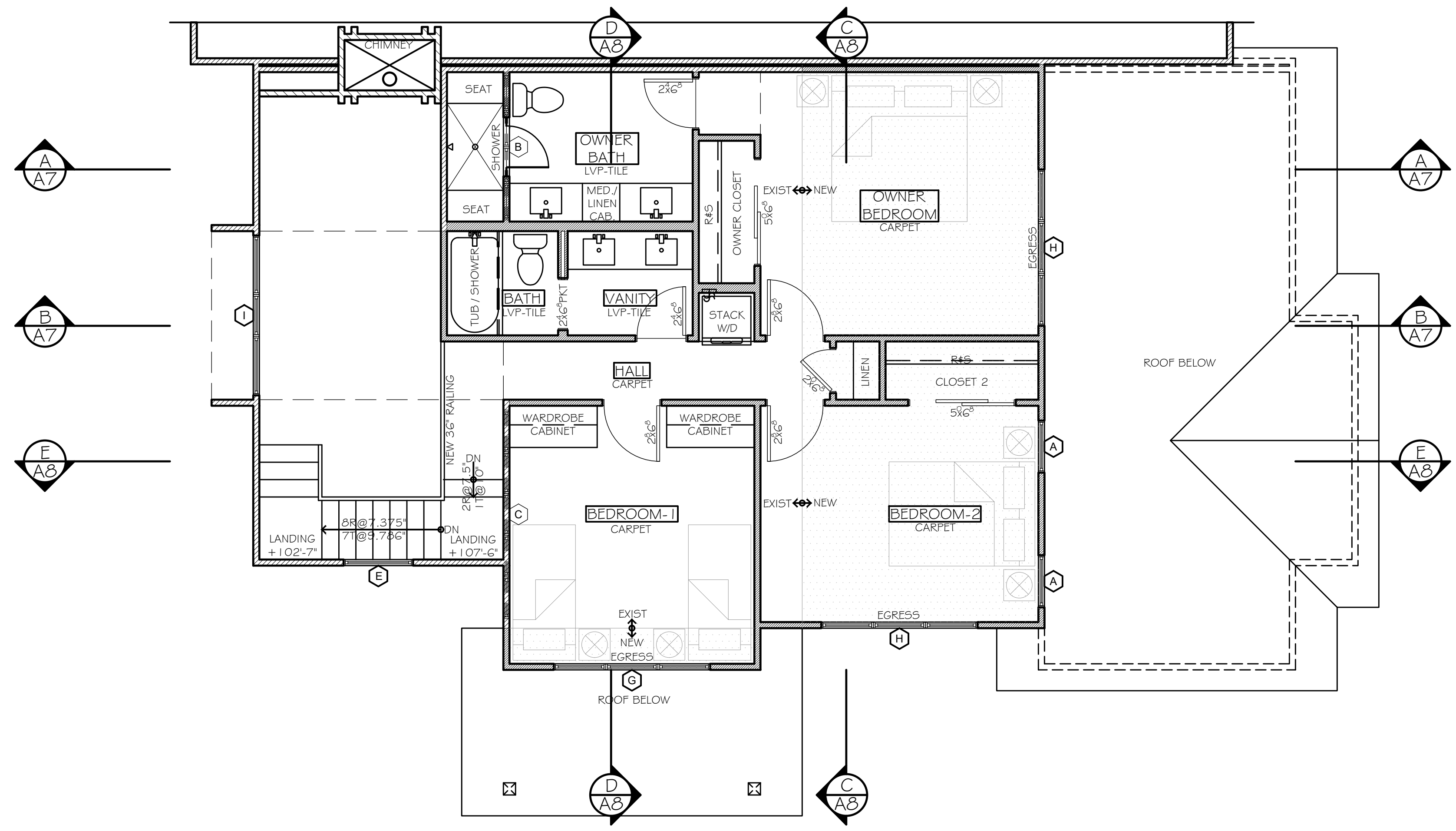
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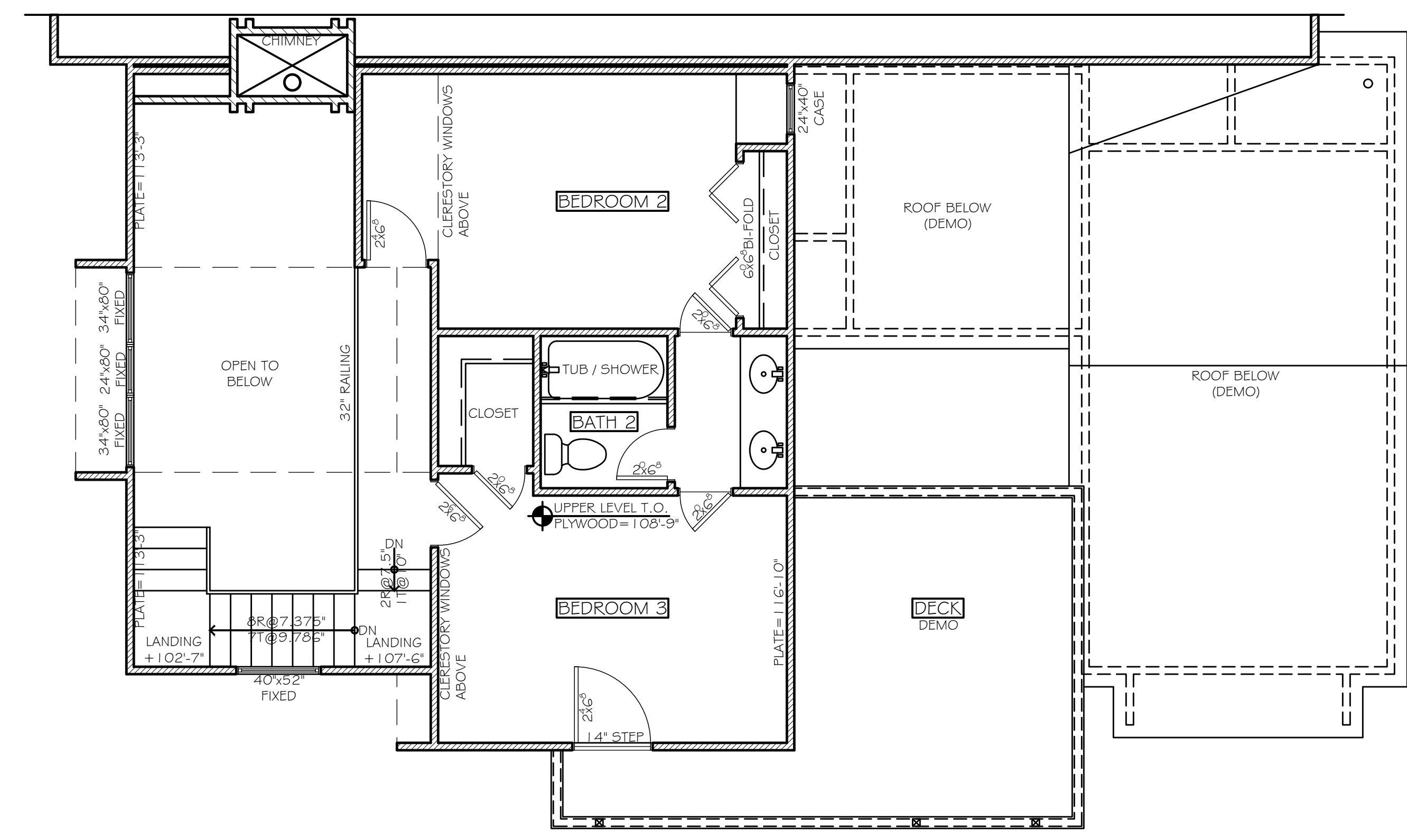
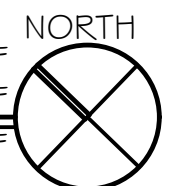
of 8



PROPOSED UPPER LEVEL FLOOR PLAN

1/4"=1'-0"

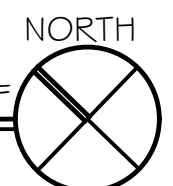
EXISTING FINISHED AREA: 447 SF
 PROPOSED FINISHED ADDITION: 339 SF
 TOTAL: 786 SF



EXISTING UPPER LEVEL FLOOR PLAN

1/4"=1'-0"

EXISTING FINISHED AREA: 447 SF



Franke Renovation / Addition

577 Broken Lance Drive,
 Lot 1-B, Warrior's Mark Subdivision #2,
 Town of Breckenridge, Summit County, Colorado



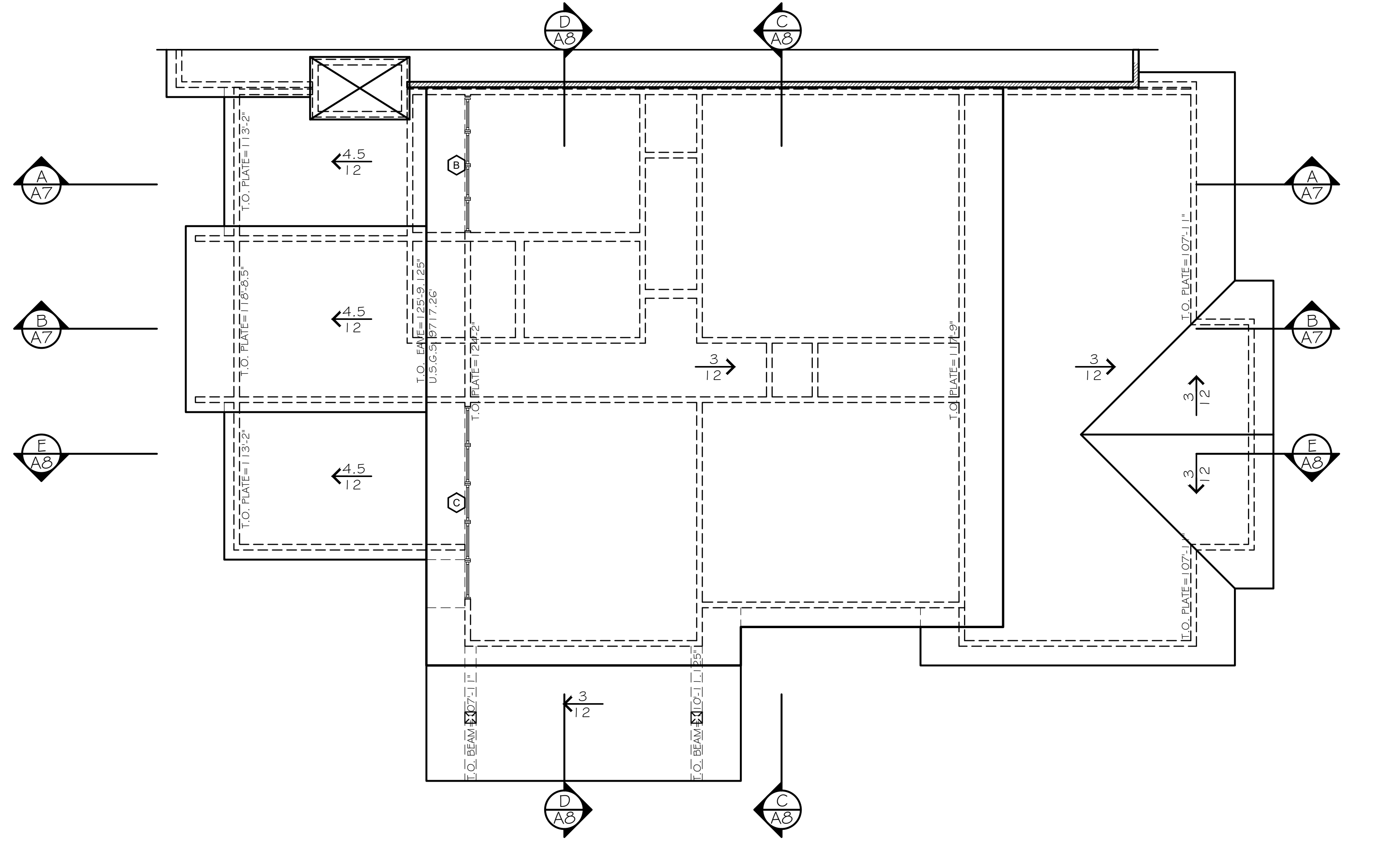
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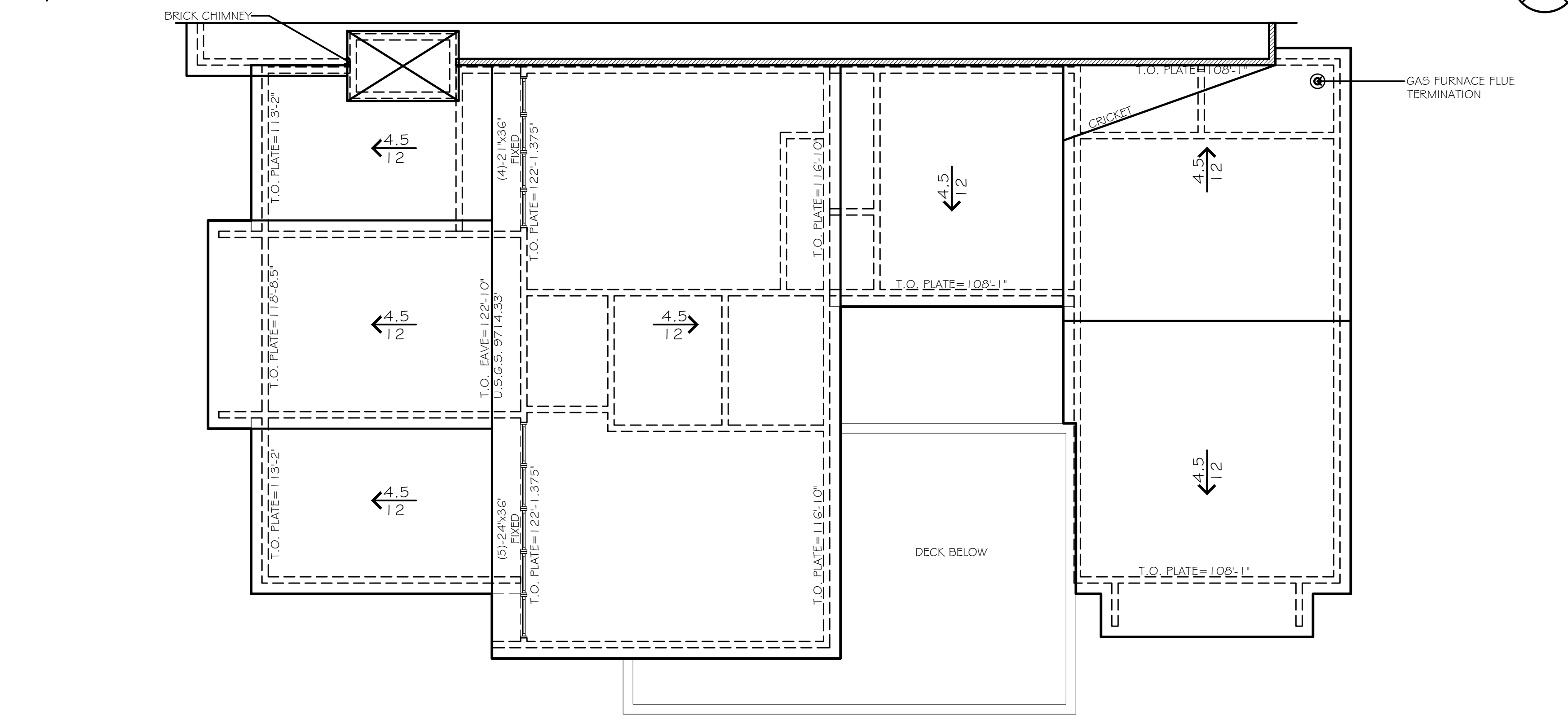
of 8



PROPOSED ROOF PLAN

PROPOSED ROOF AREA: 1654 SF

1/4"=1'-0"



EXISTING ROOF PLAN

EXISTING ROOF AREA: 1200 SF

1/4"=1'-0"

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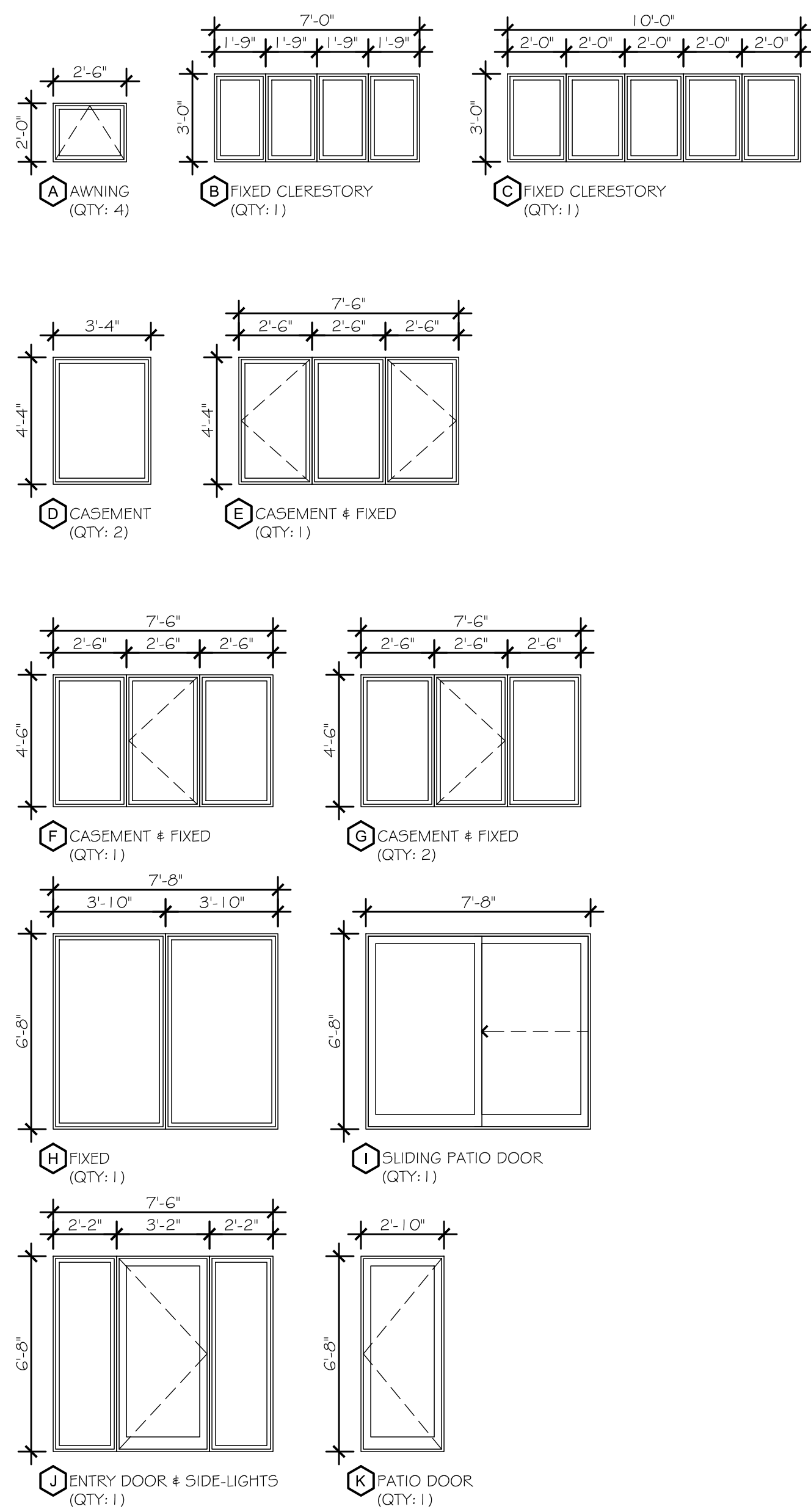
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WINDOW SCHEDULE



WINDOW NOTES

- All windows shall be wood frame and sash with aluminum exterior cladding. Contractor & Owner shall have the option to substitute vinyl frame & sash windows.
- Window schedule dimensions are frame dimensions. Verify all rough opening dimensions with window supplier.
- Verify window frame & rough opening dimensions for all replacement windows.
- See building elevations and sections for venting operation.
- All vented units shall be provided with screens.
- Patio and sliding glass doors to be provided by window manufacturer.
- Windows shall have wood casing & sills on the interior, with jamb extensions for 2x6 walls.
- Units shown as combined, mullied combinations may be manufactured and shipped as smaller units, then field combined / mullied at Window Manufacturer / Contractor option.
- All glazing shall be insulated, 2-pane glass, suitable for installation above 10,000' (altitude) and tempered where required by code.
- Provide insulated double-pane glazing with maximum .32 U-value per 2015 IECC.
- All exterior openings shall be wrapped with 6" Tyvek or Ice & Water Shield. Provide 26 ga. 1 1/2"x1 1/2" head flashing at all exterior openings, prime and paint or pre-finish to match window trim.
- General contractor and supplier to cross reference plans and elevations for window quantities, sizes and locations.
- Window supplier to advise General Contractor / Architect if additional reinforcement is required.
- Window supplier to provide submittal of window specifications & shop drawings for Architect review prior to fabrication.
- See elevations & sections for rough opening heights, dimensioned from the top of concrete slabs and topping slabs. Coordinate window head heights with exterior and interior door head heights where possible.
- Windows are typically dimensioned on the floor plans to the center line of window.

WINDOW SYMBOLS ARE SHOWN ON PLANS AS **A**

ALL NEW MATERIALS & COLORS TO MATCH EXISTING MATERIALS & COLORS



PROPOSED SOUTHWEST ELEVATION

1/4"=1'-0"

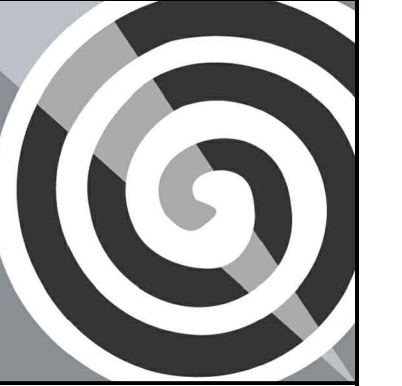


EXISTING SOUTHWEST ELEVATION

1/4"=1'-0"

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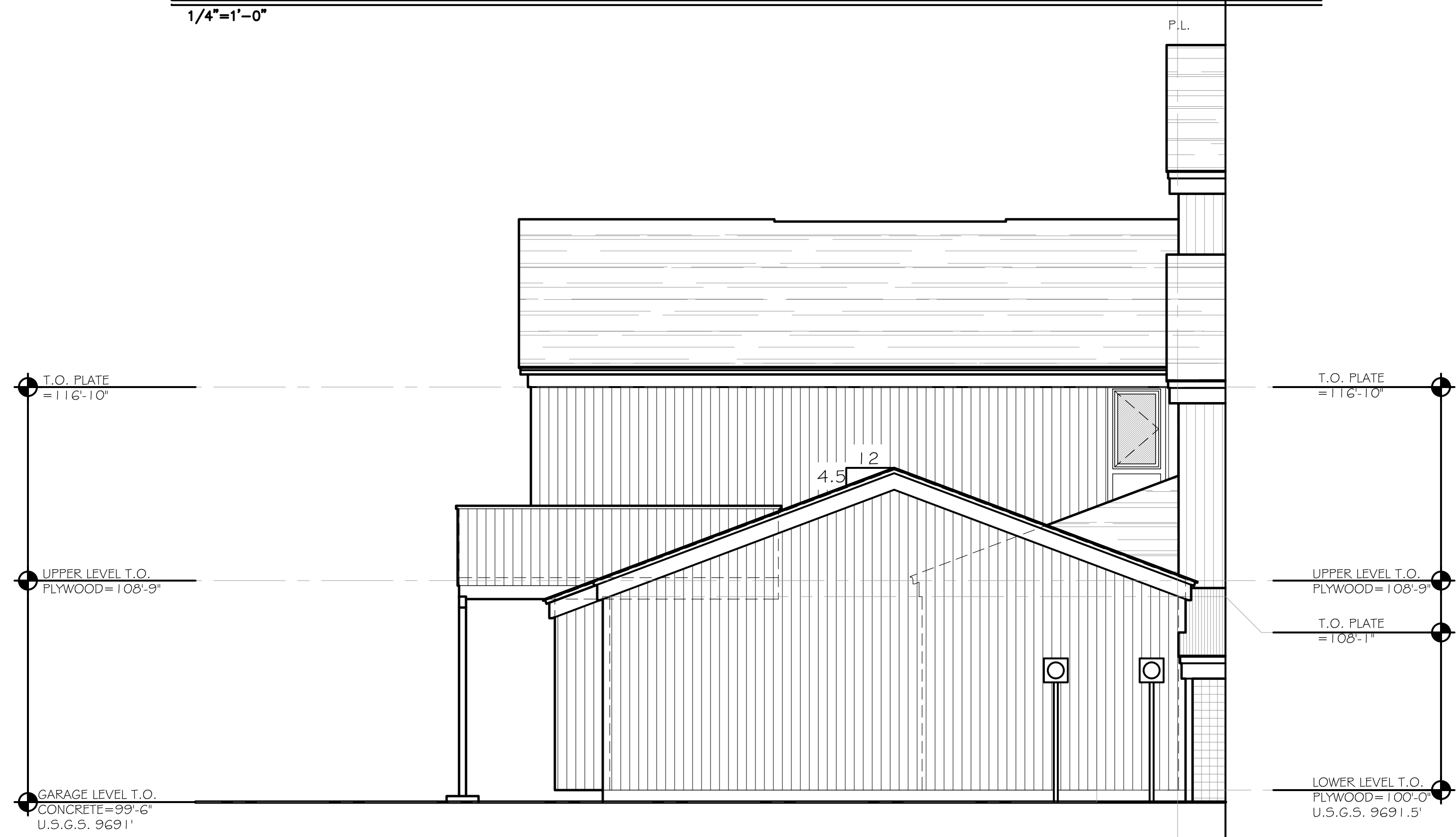
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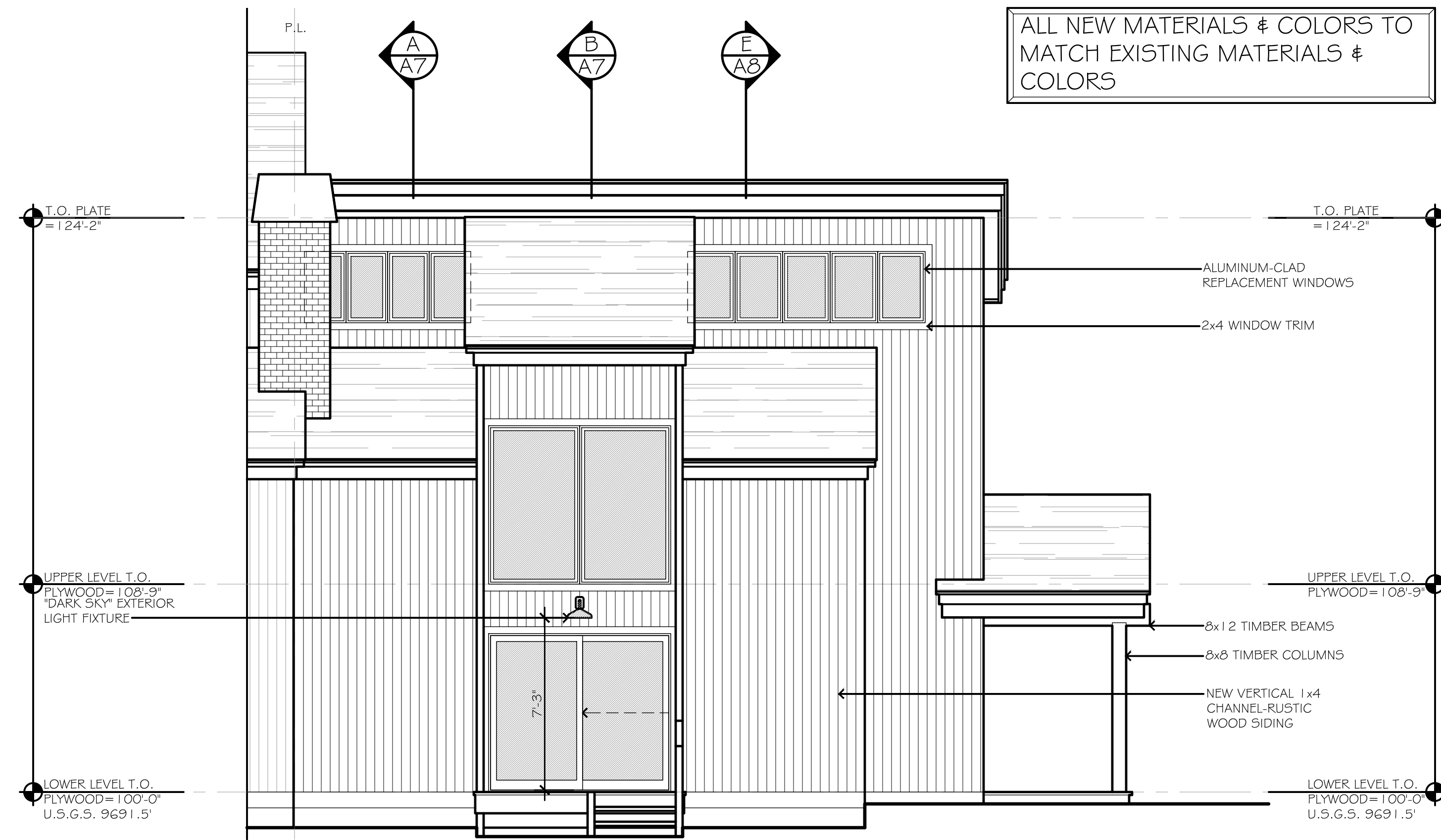
PROPOSED SOUTHEAST ELEVATION

1/4"=1'-0"



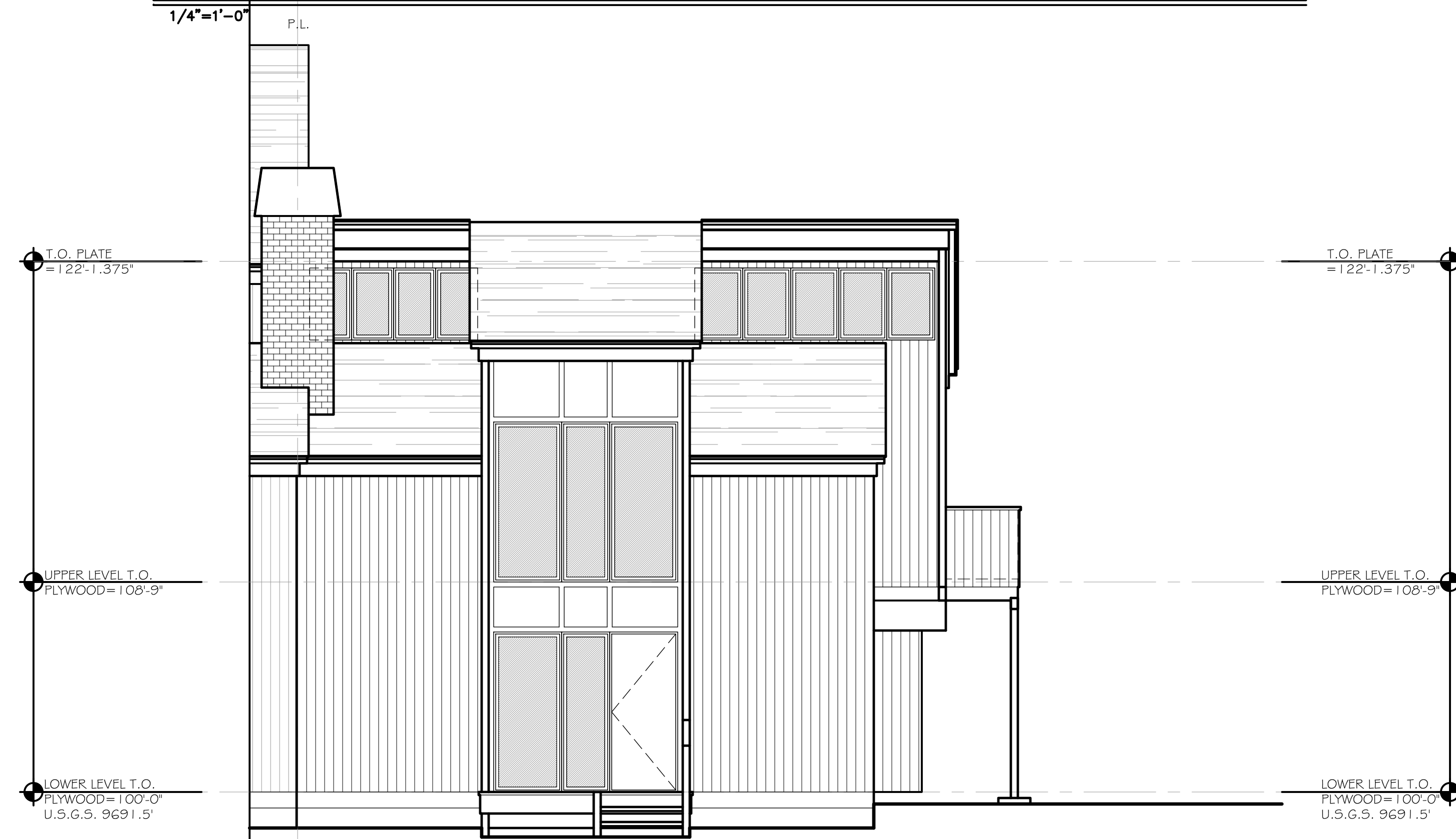
EXISTING SOUTHEAST ELEVATION

1/4"=1'-0"



PROPOSED NORTHWEST ELEVATION

1/4"=1'-0"

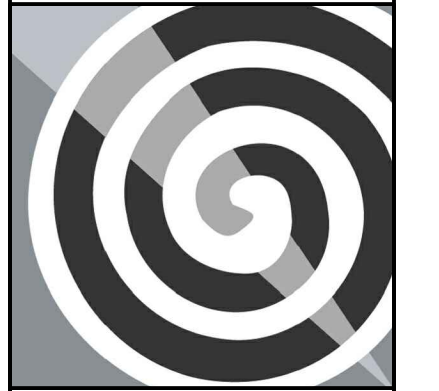


EXISTING NORTHWEST ELEVATION

1/4"=1'-0"

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577 Broken Lance Drive,
Lot 1-B, Warmor's Mark Subdivision #2,
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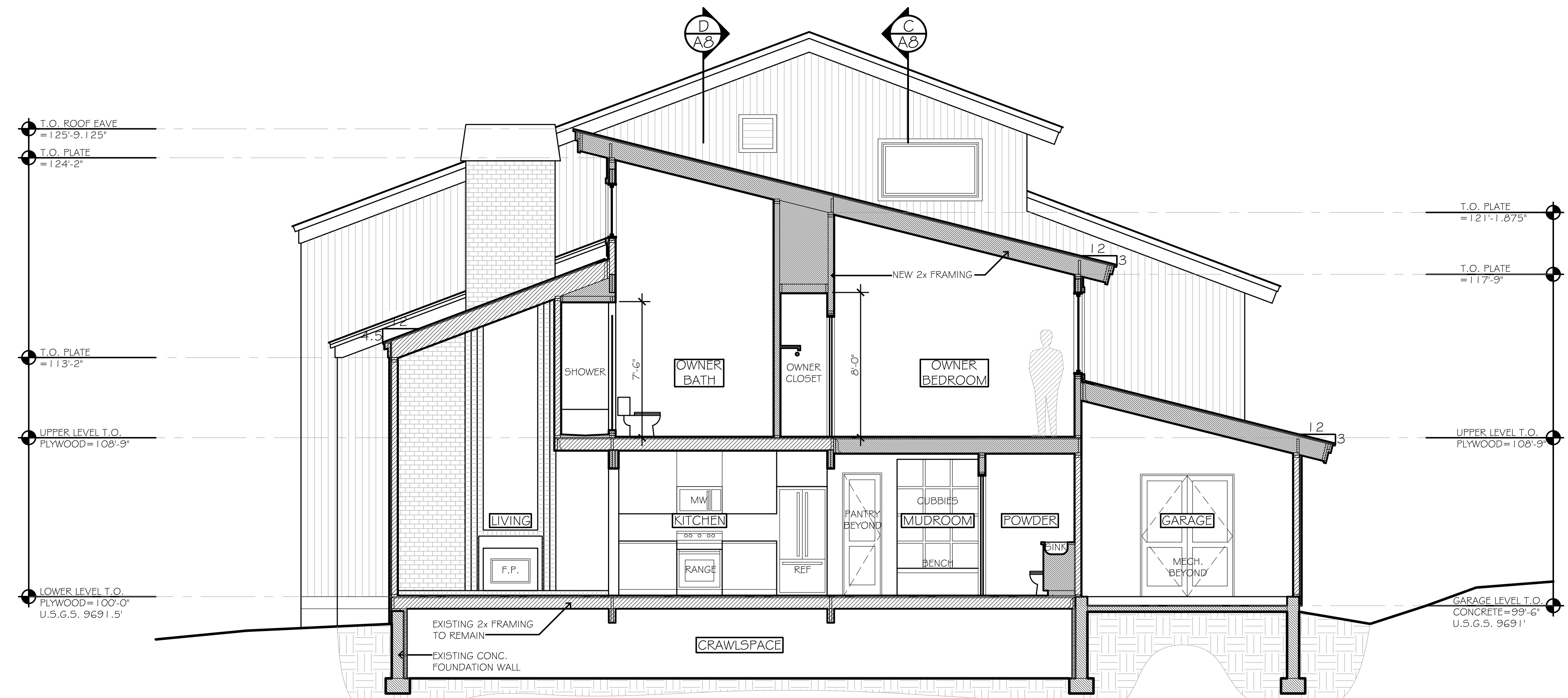
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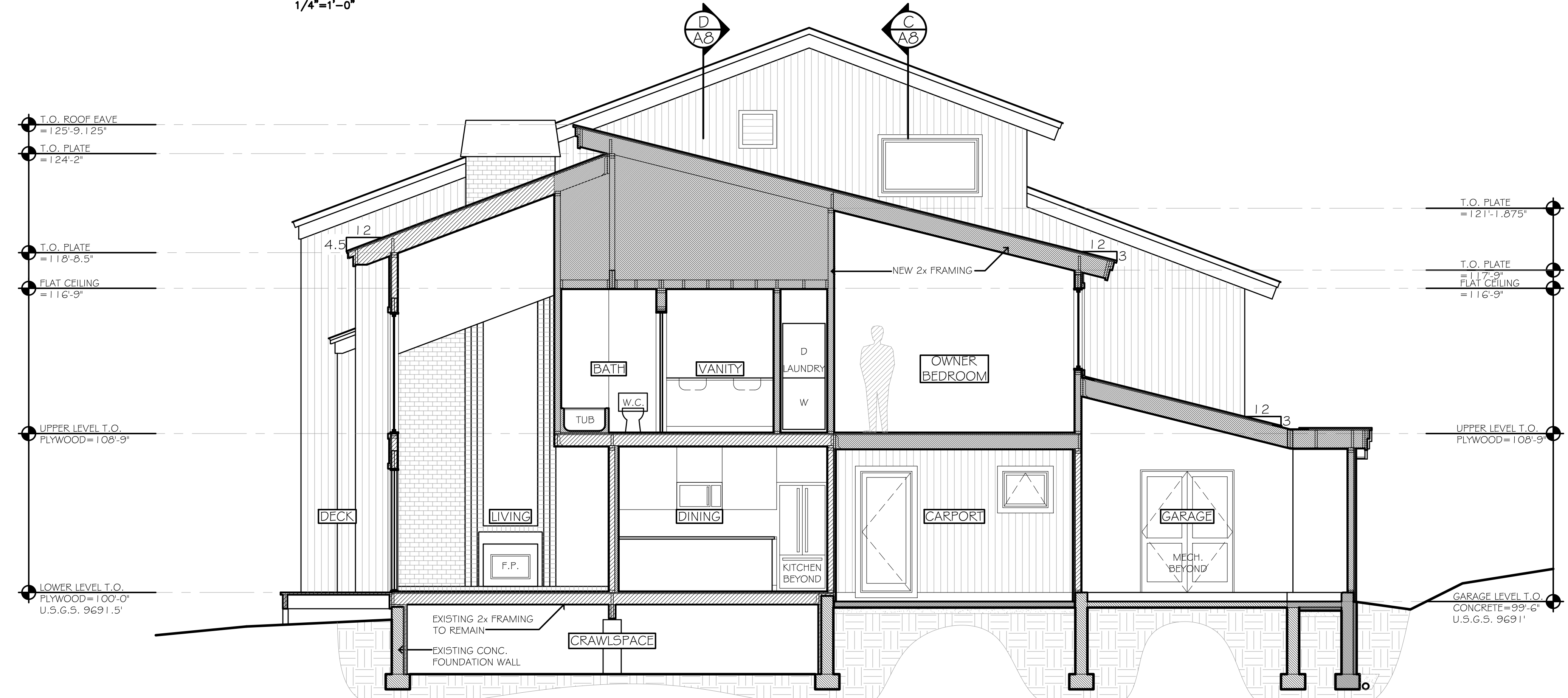
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PROPOSED BUILDING SECTION A

1/4"=1'-0"



PROPOSED BUILDING SECTION B

1/4"=1'-0"

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 577 Broken Lance Drive,
 Lot 1-B, Warmor's Mark Subdivision #2,
 Town of Breckenridge, Summit County, Colorado



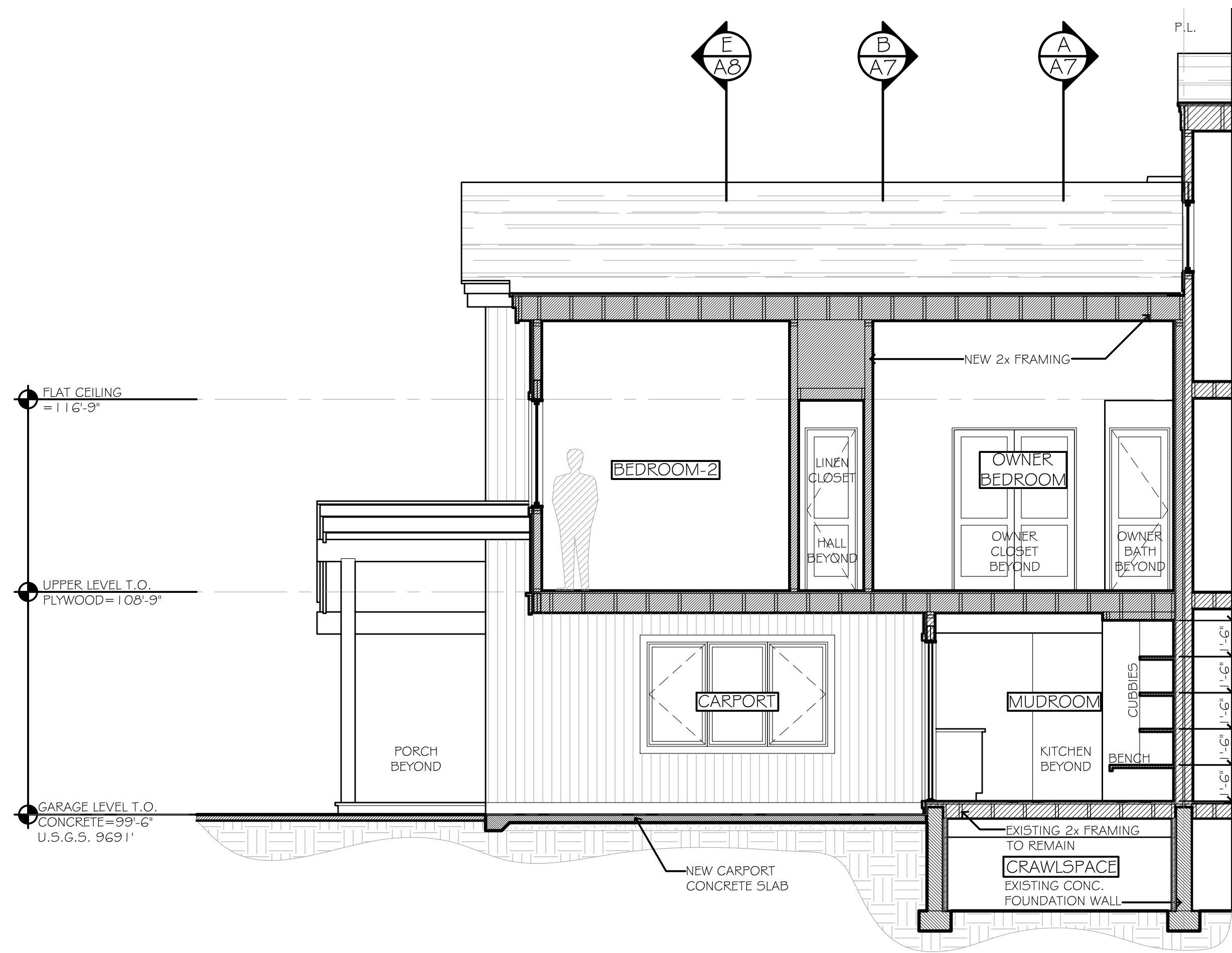
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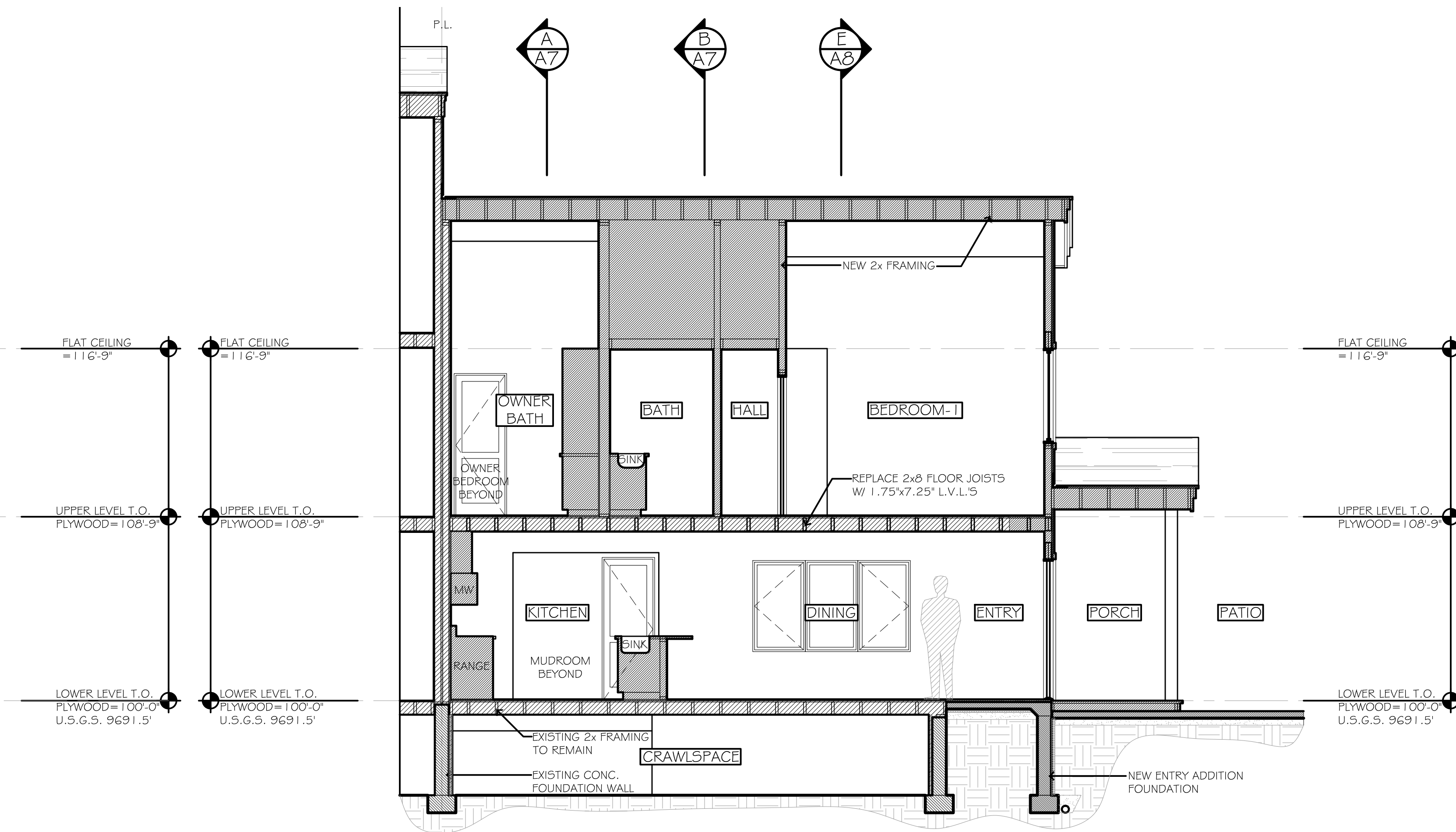
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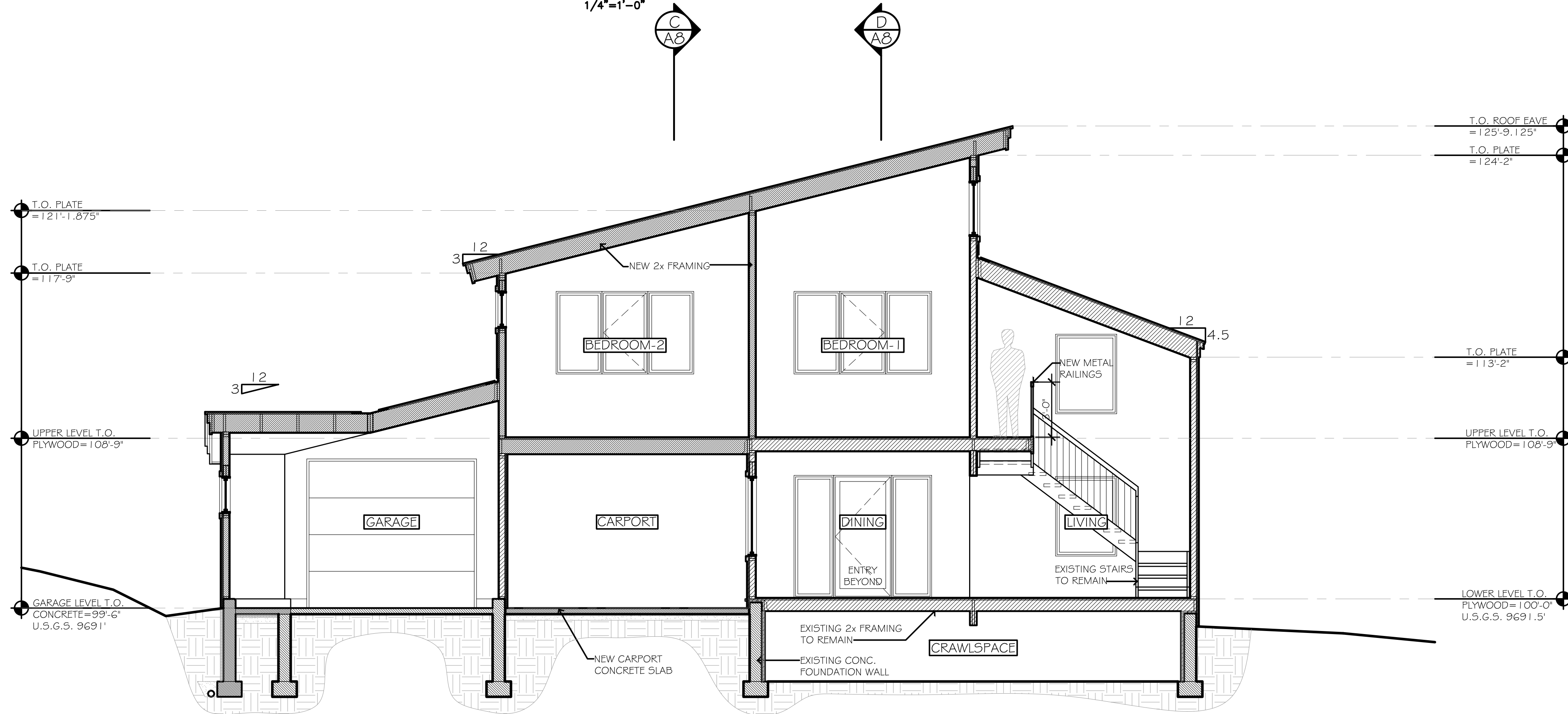
PROPOSED BUILDING SECTION C

1/4"=1'-0"



PROPOSED BUILDING SECTION D

1/4"=1'-0"

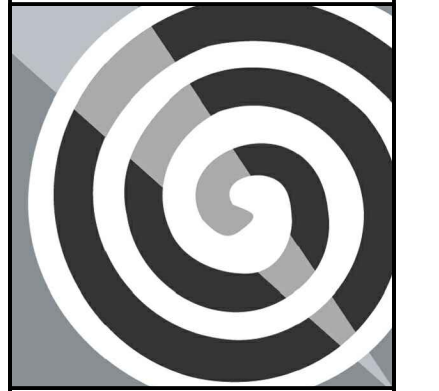


PROPOSED BUILDING SECTION E

1/4"=1'-0"

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577 Broken Lance Drive,
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Exterior Light Fixture

Franke Renovation / Addition #17523

3/21/24

ANP Lighting Model # WM1927

Width: 9"

Height: 8.125"

LED Module: 9W

Planning Commission Staff Report

- Subject:** Beaver Run Summer 2024 Conference and Events Tents
(Class C Minor; PL-2024-0067)
- Proposal:** To install a main tent (40'x100' = 4,000 sq. ft.), a food service/kitchen tent (20'x40' = 800 sq. ft.), an entryway tent (10'x10' = 100 sq. ft.) and a walkway/connector tent from main tent to the service/kitchen tent (10'x10' = 100 sq. ft.) for use during the summer only. The tent will provide additional space for on-site conferences and functions. This tent has been used previously with the same design and location.
- Address:** 620 Village Road
- Legal Description:** Beaver Run Resub, Lots 3A and 3B
- Project Manager:** Sarah Crump, AICP, Planner III
- Date:** March 28, 2024 (For meeting of April 2, 2024)
- Applicant/Owner:** Beaver Run Resort HOA
- Land Use District:** 23: Residential: 20 UPA and Commercial: 1:3 FAR
- Site Conditions:** The site is a flat, paved parking lot adjacent to the existing Beaver Run Conference Center. There are not any significant development constraints.
- Adjacent Uses:** North: Cedars Condominiums South: Forest Service / Ski Area
East: Forest Service / Ski Area West: Beaver Run Condominiums

Item History

The conference and events tent has been permitted and installed in this location since 1994. The last Development Permit for the tent was issued on April 26, 2023 (PL-2023-0066), which expired September 30, 2023.

Staff Comments

Policy 36 (Absolute) Temporary Structures: The Breckenridge Development Code requires that Temporary Tents for Private Events abide with Development Code provision: 9-1-19-36A: Policy 36 (Absolute) *Temporary Structures*, adopted in 2015 and amended in 2017. Staff has analyzed the application as it relates to Policy 36 below:

F. Temporary Tents for Private Events: ...

(2) Special Rules For Temporary Tents Located Upon Certain Properties: Temporary tents may be allowed for the following properties if authorized by a class C development permit, subject to the following terms and conditions. For properties that are subject to this subsection F(2), the provisions of subsection F(1) of this section do not apply.

a. This subsection F(2) applies only to temporary tents to be erected on the following categories of properties: hotel/lodging/inn and condominium properties. For this subsection F(2) to apply a

property must contain a minimum of four (4) acres, or have a minimum of fifty (50) residential single-family equivalents of approved and developed density.

The property is 6.18 acres. Additionally, the Beaver Run Resort has 678,644 sq. ft. of mixed use density on-site and therefore is well over the minimum (50) residential SFE requirement. Staff does not have any concerns.

b. A temporary tent shall be used solely in connection with the holding of a private event;

The proposed use of the tent is for private events held by Beaver Run Resort. Staff does not have any concerns.

c. At the option of the applicant, either:

1. One temporary tent permit per calendar year may be issued per property for a maximum duration of one hundred fifty (150) consecutive days; or

2. Two (2) temporary tent permits per calendar year may be issued per property for a maximum duration of forty five (45) consecutive days each;

The applicant is requesting a single permit for 126 days of use. The tent is proposed to be erected on May 27th and removed no later than September 30th, 2024.

d. Temporary tents authorized under this subsection F(2) may only be erected after the close of the ski season at the Breckenridge Ski Resort and before start of the next ski season at the Breckenridge Ski Resort;

Breckenridge Ski Resort has announced the closing date for Peak 9 for the 2023-2024 season as Sunday, April 14th, 2024. Although other areas of the ski area may remain open, there is no practical reason not to allow construction on the base platform to begin and the tent to be erected on May 27th because Peak 9 will be closed to skiing and thus skier parking in the location of the temporary tent will not be needed.

e. No temporary tent approved pursuant to this subsection F(2) may exceed five thousand five hundred (5,500) square feet in size; and

The total area of the proposed tents and walkway ramp is 5,000 square feet and is below the 5,500 square foot maximum. Staff has no concerns.

f. A temporary tent may not be placed in a location that will interfere with approved circulation on the subject property, or be located on required parking or landscaping.

The tents are proposed to be placed on the south edge of the Beaver Run Conference Center parking lot, adjacent to the United States Forest Service access easement and Breckenridge Ski Resort. The main tent is oriented lengthwise northeast to southwest. The conference and events tent is proposed in the same location it has been permitted and installed since 1994. The application has been referred to the Red, White and Blue Fire Department, who also require a Tent Permit to ensure life-safety concerns and emergency service access and structural requirements are met prior to the tent being erected. Staff does not have any concerns.

(3) Conditions of Approval: Without limitation, the conditions of approval of a development permit issued under this subsection F may include, if determined to be appropriate by the director or the planning commission:

a. Proper upkeep of the temporary tent; and

b. The requirement that the permittee provide a monetary guarantee to the town, in a form acceptable to the town attorney, ensuring the complete removal of the temporary tent, site cleanup, and site revegetation, when the permit expires without being renewed, or is revoked.

Staff does not expect any issues with upkeep or removal of the temporary tent, site cleanup, or revegetation. The site is completely hardscaped and has been cleaned after tent removal in previous years.



Tent as erected in 2023.

Point Analysis: The proposal meets all Absolute policies of the Development Code. Staff does not find any reason to assign positive or negative points to this application under any Relative policies.

Staff Action

The Community Development Department has approved the Beaver Run Summer 2024 Conference and Events Tent, PL-2024-0067, located at 620 Village Road, with the attached Findings & Conditions.

TOWN OF BRECKENRIDGE

Beaver Run Summer 2024 Conference and Events Tent
620 Village Road
Beaver Run Resub, Lots 3A and 3B
PL-2024-0067

FINDINGS

1. The project is in accordance with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. Although other areas of the Ski Resort may remain open, there is no practical reason not to allow the tent to be erected on May 27, 2024 because Peak 9 will be closed to skiing and thus skier parking in the location of the temporary tent will not be needed.
5. This approval is based on the staff report dated **March 28, 2024** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
6. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and approved on **April 9, 2024** by the Town Council as to the nature of the project.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. **This permit is valid from May 27th – September 30th, 2024.** In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the permit shall be become null and void.
4. **Applicant shall obtain a building permit prior to installation of the temporary tent.**
5. **Applicant shall obtain a temporary tent permit from the Red, White and Blue Fire Department prior to installation of the temporary tent.**
6. This permit contains no agreement, consideration, or promise that a certificate of compliance will be issued by the Town. A certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.
7. **At all times during the erection of the temporary tent, the permittee must ensure proper upkeep of the tent. Prior to expiration of this permit, the tent must be removed, and the site cleaned of all trash and debris associated with the tent.**

Beaver Run Resort

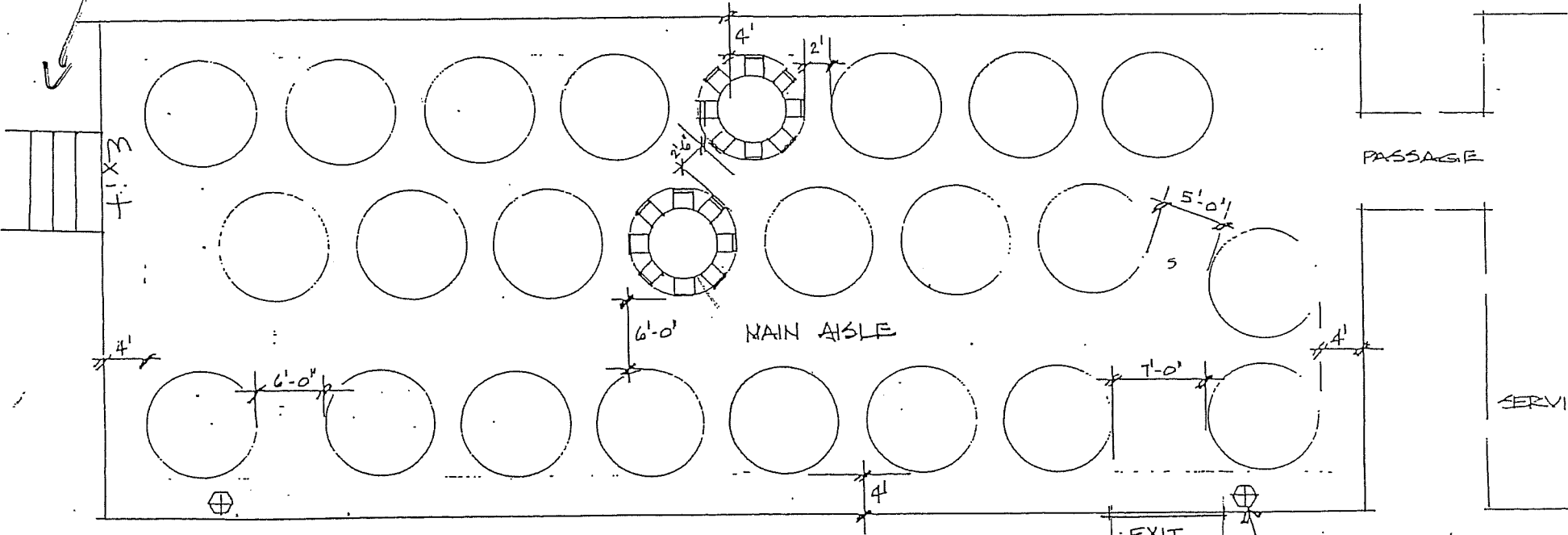


Tent
Location



REFER TO ATTACHED
CODE NOTES FOR
STAIRS, HANDRAILS, GUARDS

PROPANE



BEAVER RUN RESORT
TENT LAYOUT W/ROUND TABLES

NOSMOKING & EXIT SIGNS
OCCUPANCY LOAD 200

EXIT
Entrance Ramp
FIRE EXTINGUISHER
(TYP. FOR 3)
 $X = 107 \div 2 = 53.5' > 50'$
SCALE: 1" = 10'

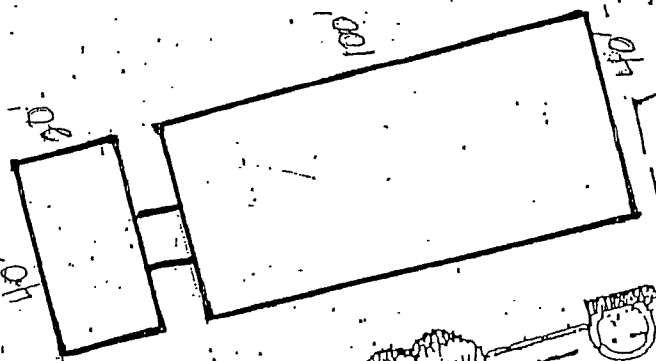
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USFS SIGN #1

CONGRESS
CENTER

MAIN



SKI RU

DRAIN
CESSARY

CROSS DRAINAGE
CULVERT AS N
IN SING CO

Installation Instructions

Century® Mate Expandable

30' & 40' Wide



Please read all of the installation instructions before the installation or removal of this product.



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