



**TOWN OF  
BRECKENRIDGE**

**Planning Commission Meeting Agenda**

Tuesday, November 19, 2024, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

**5:30pm - Call to Order of the November 19, 2024 Planning Commission Meeting; 5:30pm Roll Call**

<i>Location Map</i>	<b>2</b>
<i>Approval of Minutes</i>	<b>3</b>
<i>Approval of Agenda</i>	

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

**5:40pm - Combined Hearings**

1. Copper Baron Condo Unit 2 Conversion to Employee Housing (EM) 217 South Ridge Street; PL-2024-0427	<b>6</b>
2. Village at Breckenridge Large Vendor Cart Renewal (CC) 655 S Park Ave., PL-2024-0459	<b>26</b>

**6:45pm - Other Matters**

1. Town Council Summary

**7:00pm - 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.**

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NOT TO SCALE



Village at Breckenridge  
Large Vendor Cart  
Renewal, 655 S. Park  
Avenue

Copper Baron Unit 2 Condo  
Conversion to Employee  
Housing, 217 S. Ridge Street

# Breckenridge South



## PLANNING COMMISSION MEETING

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

### ROLL CALL

Mike Giller	Mark Leas	Allen Frechter	Matt Smith
Ethan Guerra	Elaine Gort	Susan Propper	-absent

### APPROVAL OF MINUTES

With no changes, the October 15, 2024 Planning Commission Minutes were approved.

### APPROVAL OF AGENDA

With no changes, the November 5, 2024 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None.

### FINAL HEARINGS:

1. BGV Parcel 3 Duplexes (SVC), 355 N Park Avenue, PL-2024-0302

Ms. Crump presented a proposal to develop 8 duplex structures (16 units) on the South Gold Rush Lot, described as Parcel 3 in the recently approved development agreement between the Town and BGV. The proposal includes 3 distinct duplex designs, referred to as Buildings 1, 2, and 3 on the attached plans. Three of the eight duplexes will be accessed from Woods Drive. The remaining 5 duplexes will be accessed from a shared private drive and arranged around a cul-de-sac. The development will share a trash enclosure, common element landscaping, and water detention pond. The following question was asked of the Commission:

1. Architectural Compatibility: Does the Commission agree that the project now complies with Policy 5/R and no longer warrants negative three (-3) points for excessive similarity for the architectural design and exterior materials proposed?

#### *Commissioner Questions / Comments:*

Mr. Frechter: Where is the employee housing located on the adjacent parcel? (Ms. Crump: Parcel 2 is an active application which we cannot discuss tonight, but that application will come before the Commission at a later date.)

Applicant, Graham Frank, Breckenridge Grand Vacations: Thanks to staff and the Commission.

The hearing was open to public comment. There were no comments and the comment period was closed.

Mr. Frechter: I agree with the changes made and have no other comments.  
Ms. Gort: I agree with the changes to the materials board.  
Mr. Smith: No comments.  
Mr. Guerra: I agree with the changes and have no other comments.  
Mr. Giller: The project is a handsome project and I agree with the changes.  
Mr. Leas: The applicant is starting off with a good project and I agree with the changes.

Mr. Giller made a motion to approve the BGV Parcel 3 Duplexes with a friendly amendment to the Findings and Conditions as presented by staff, seconded by Mr. Guerra. The motion passed 6-0.

### PRELIMINARY HEARINGS:

1. Historic Shed Reconstruction (EM), 303 N. Main Street Unit 2A, PL-2024-0354

Ms. Muncy presented a proposal to rebuild a historic shed behind the Williams House that was removed without a permit in 2022. The following specific questions were asked of the Commission:

1. Unapproved Demolition – Does the Commission agree the historic structure should be rebuilt as close to original as possible in the same location as directed by the Development Code?
2. Does the Commission have any additional comments or questions related to regulations pertaining to unpermitted historic demolitions?
3. Final Hearing – Does the Commission find the project is ready for a final hearing?

*Commissioner Questions / Comments:*

- Mr. Frechter: What is in the location where the shed was previously? (Ms. Muncy: There is a parking area.) Will the lot still be compliant with parking and snow storage regulations after losing the paved area? (Ms. Muncy: Yes.) What about the area that needs to be revegetated? (Ms. Muncy: That area needs to be revegetated because they are already at their maximum allowed parking.)
- Ms. Gort: What is the timeline of the penalty by which time they have to rebuild the shed?
- Ms. Muncy: They are working through the process actively, so staff believes they will try to have the shortest timeline possible. The longest timeline would be until the permit expires, but the Town would consider the property to be in violation until the shed is rebuilt.
- Ms. Gort: Do we have anything on historic sheds that lets people know they are historic? (Ms. Muncy: Not really for sheds. We do have historic plaques on historic homes, but those are added with the owners' permission.) Why did they tear the shed down? (Ms. Muncy: The applicant may be able to answer.)
- Mr. Smith: Are there any requirements that the material be stained or treated? (Mr. Kulick: There are requirements for some type of finish versus being an untreated material.)
- Mr. Guerra: We should mandate that they replace the vertical siding with reclaimed rough-sawn materials.
- Mr. Giller: Will there be a foundation? (Ms. Muncy: There was one previously and there will be one added.)
- Ms. Gort: The picture of the shed prior to removal, is that the original material? (Ms. Muncy: The picture includes materials that are a mix of the original and materials from the addition previously removed from the shed.)
- Mr. Giller: The foundation was from the 1990s and we do not know whether the foundation remains. Big picture, reconstruction is one of the four approved Secretary of the Interior (SOI) treatments, but it requires that the reconstruction be exact. The concept that is drawn in the application materials is a start, but we need to know much more to know whether the reconstruction would meet the Town Code and the SOI standards. Detailed drawings would provide the Town assurance. (Ms. Muncy: Staff can ask the applicant to provide detailed drawings.)
- Mr. Guerra: I would like to see a sample of the actual siding and a color board before approval.
- Mr. Leas: I'm hearing from the Commission that this shed needs to be treated a bit more formally than it has been. We are expecting the applicant to come back with additional drawings and samples so the Commission can discuss the exact plans.

Applicant, Joni Zimmerman, Architect: The client wants to comply with what the Commission asks, and the owner did not know that it was historic otherwise he would not have taken it down. She summarized the Commission's requests for detailed drawings and materials board.

- Mr. Leas: We also need detail about how the foundation will be completed.
- Ms. Gort: We also need detail on the roofing; it looks like it was beat up and rusted.
- Ms. Zimmerman: Do you want it to look beat up and rusted? There are very few pictures, which makes it challenging to reconstruct it exactly.

- Mr. Giller: Start with Staff and the Town design code for information about how to reconstruct the shed. There is plenty of information from the 1990 sketch and the extant photographs. You can also look at similar sheds in Breckenridge. This is a straightforward design exercise to reconstruct what was lost.
- Mr. Guerra: There is reclaimed metal roofing available and for other materials to closely match what was there.
- Ms. Muncy: Staff is not sure about the roofing material but will look at the historic resources again.
- Mr. Giller: LGA needs to be a licensed architect to work on a historic building, can Staff look into that? (Ms. Muncy: Yes.)

General agreement that the applicant is not ready for a final hearing.

**OTHER MATTERS:**

1. Chair and Vice Chair Appointments

Mr. Frechter made a motion to appoint Mr. Guerra as the Planning Commission Chair, seconded by Ms. Gort. The motion passed 6-0.

Ms. Gort made a motion to appoint Ms. Propper as the Planning Commission Vice Chair, seconded by Mr. Giller. The motion passed 6-0.

2. Town Council Summary

**ADJOURNMENT:**

The meeting was adjourned at 6:24 pm.

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Mark Leas, Chair

## Planning Commission Staff Report

- Subject:** Copper Baron Condo Unit 2 Conversion to Employee Housing  
(Class B Minor Combined Hearing; PL-2024-0427)
- Date:** November 11, 2024 (for the November 19, 2024 meeting)
- Project Manager:** Ellie Muncy - Planner I
- Applicant/Owner:** Craig Campbell
- Proposal:** The applicant proposes to convert the 1039 sq. ft. commercial office unit to a 2-bedroom, 2-bath residential employee housing unit, and install new windows in Unit 1 and Unit 2. This application is subject to a Development Agreement approved by the Town Council on September 10, 2024.
- Address:** 217 S. Ridge Street Unit 2
- Legal Description:** Unit 2 Copper Baron Condo
- Land Use District:** 18-2, Commercial; 1:1 FAR, Residential; 20 UPA
- Historic District:** #3 South End Residential Character Area
- Parking Service Area:** Within Parking Service Area
- Site Conditions:** The condominium unit is located in the middle level of the three-story Copper Baron Condominiums building. The building contains three (3) condominium units, two (2) of which are commercial use and one (1) of which is residential use and also located on the top floor. There is an existing parking lot and parking garage to the north of the building, owned in association with the other buildings within the Adams Ridge Master Planned subdivision. There are three parking spaces located behind the building to the north that are dedicated to serve Copper Baron Condos.
- Adjacent Uses:** North: Ridge Street Alley right-of-way, Barney Ford Trash Enclosure  
South: Adams Ridge Parking, Ember (commercial restaurant)  
East: Bear Claw Court Condo building (residential and commercial retail)  
West: Ember (commercial restaurant)
- Density:** Recommended per Land Use Guidelines (LUGs):
- Commercial: 1:1 Floor to Area Ratio (FAR)
  - Residential: 20 Units per Acre (UPA)
- Existing approved under expired Master Plan:
- Commercial: 1,938 sq. ft.
  - Residential: 883 sq. ft.



- Total: 2,821 sq. ft. (legal non-conforming)

Proposed:

- Commercial: 899 sq. ft.
- Residential: 1,922 sq. ft.
- Total: 2,821 sq. ft. (exceeds LUGs, exempt from negative points per Development Agreement)

**Aboveground Density:**

Allowed: 912 sq. ft.  
 Existing: 2,821 sq. ft. (legal-nonconforming)  
 Proposed: No change

**Parking:** Required: No additional  
 Proposed: No additional

There are no changes to building height, lot coverage, snow stacking, setbacks, or landscaping.

**Site Photograph**



## Item History

The Adams Ridge Master Plan was originally approved in 1981, establishing density allowances for the Copper Baron Condo Building (site I). The Copper Baron Condo building was constructed in 1992 under the Master Plan. The Master Plan was revised and/or renewed by the Town Council in 1982, 1984, 1986, 1988, and 1993. The latest 1993 renewal had a Condition that the Master Plan expire in 1996 (3 years vesting) unless renewed, but it was never renewed and the Master Plan is now expired.

On September 10, 2024, the Town Council approved a Development Agreement with Craig Campbell. The terms of the Development Agreement are as follows:

### Exemptions/Waivers:

1. This Development Permit application for the proposed change of use shall be exempt from negative points under Policy 3 (Relative) Density/Intensity for the 1039 sq. ft. (0.87 SFEs) of excess density,
2. this Development Permit application for the proposed change of use shall be exempt from compliance with Development Code section 9-1-17-12 which prohibits density transfer into the Historic District (no actual increase in floor area),
3. the Town shall transfer 1039 sq. ft. (0.87 SFEs) of density to the property, and
4. the Development Agreement application and Development Permit application fees shall be waived.

### Public Benefit:

The following is required of the applicant as a public benefit:

1. The applicant proposes to record a Restrictive Covenant and Agreement for the unit, restricting the occupancy of the unit to Employee Housing, with a 110% Area Median Income (AMI) rental restriction, including utilities. Employee Housing is defined by the Development Code as *“A dwelling unit the occupancy of which is restricted to a person eighteen (18) years of age or older who, during the entire period of his or her occupancy of the property, earns his or her living by working for a business located in and serving in Summit County, Colorado, an average of at least thirty (30) hours per week, together with such person's spouse and minor children, if any. All employee housing units shall be a minimum of three hundred fifty (350) square feet of density in size and shall each have a living area containing at a minimum: a kitchen sink; cooking appliance and refrigeration facilities, each having a clear working space; sleeping accommodations; a closet with a door; and a bathroom with a door, sink, toilet, and a bathtub or shower. Each employee housing unit shall have its own entrance. There shall be no interior access from any employee housing unit to any dwelling unit to which it is attached.”* It should be noted that this restrictive covenant also allows for owner occupancy, provided the occupant meets the employment requirement, but in the event it is rented, then the rental cap is triggered.
2. The applicant has agreed that the 110% AMI rental restriction will include monthly HOA fees, which include utility costs.



## Staff Comments

**Land Use (Policies 2/A & 2/R):** The applicant proposes to change the use of Unit 2 from commercial office use to a residential 2-bedroom / 2-bath deed restricted employee housing unit. Land Use District 18-2 allows for residential use. The building is already a mixed-use building with an existing deed-restricted employee housing unit adjacent on the basement level. Staff does not have any concerns with the proposed use.

**Density (3/A & 3/R):** When the Copper Baron building (Site I of the expired Master Plan) was originally constructed, the Master Plan allowed a maximum density of 1:1 FAR, regardless of use. Site I was dedicated 3,056 sq. ft. of density by the Master Plan, and the Copper Baron building was approved and built to 2,821 sq. ft. total, with 1,938 sq. ft. of commercial office space and an 883 sq. ft. residential unit. The Master Plan has now been expired for 26 years, so the density with the proposed change of use is subject to the Town's LUGs and Development Code. Because the larger master planned area was subdivided into smaller individual building footprint lots, the density now recommended by the LUGs for the building footprint lot of the Copper Baron Condo building is significantly less than the existing density, so the building is legal but non-conforming to the LUGs. The applicant does not propose to increase the floor area of the unit but does propose to increase the residential density beyond the LUG recommendation.

Since the property is over density per the LUGs and a conversion to residential will further that non-conformity the applicant requested and was granted a Development Agreement described above that allows for the conversion of 1,039 sq. ft. of existing floor area into deed restricted housing. The proposed density complies with the terms of the Development Agreement, staff has no concerns.

**Parking (18/A & 18/R):** This property is within the Parking Service Area. Office use within this Area requires 1.4 parking spaces per 1,000 sq. ft. of gross floor area, and residential condominium use requires 1.1 parking spaces per 1,000 sq. ft. of gross floor area. There is not an increase in the parking space requirement with the proposed conversion because the parking requirement for residential use is less than the requirement for commercial use. Residential conversions within the Parking Service Area can be exempt from any parking requirement with a Restrictive Covenant and Agreement restricting the occupancy to employee housing, but the applicant does not request a waiver of the parking requirement. An existing parking space is allocated to the unit in the common area located to the north of the building and there are some parking spaces in the shared parking lot granted to the building, meeting the parking requirement, so staff does not have any concerns.

### **Social Community (24/R):**

Project review under The Handbook of Design Standards for the Historic and Conservation Districts falls under the review of Policy 24. Each relevant standard is called out below:

### **Doors, Windows, and Glazing**

Proposed changes to each elevation of the primary structure include the following:

#### East elevation (side):

- Remove three double hung windows
- Add two transom windows

#### West elevation (side):

- Remove one double hung window
- Reduce the height of two windows



North elevation (rear):

- Remove one casement window

South elevation (front):

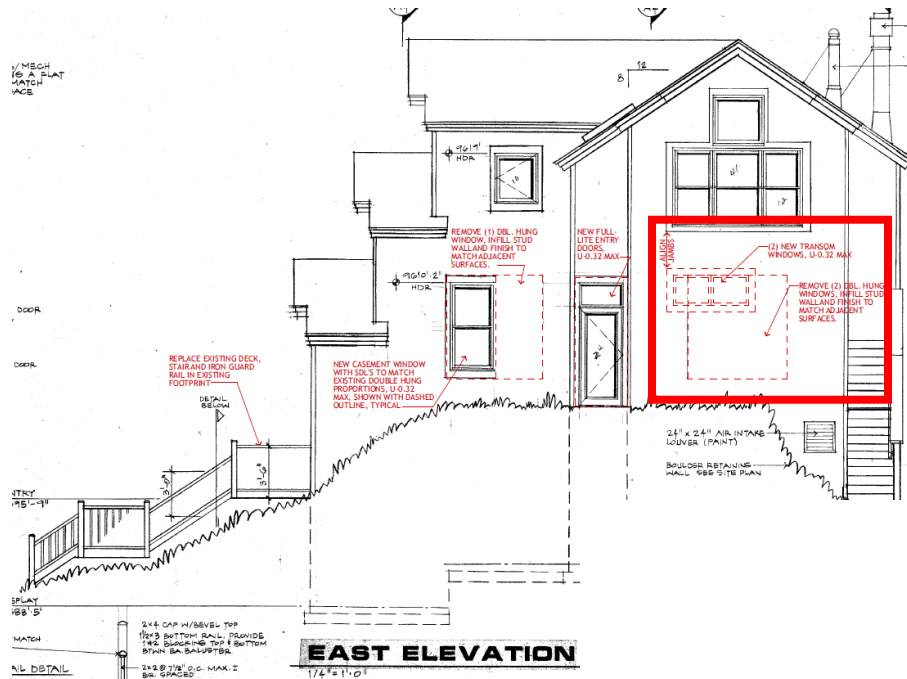
- Remove two casement windows

Design Standard 91 states, “use building components that are similar in size and shape to those found historically along the street” which includes windows and doors.

With each window removed, the opening will be infilled with siding to match the existing siding style and color. All remaining double hung windows on the building for Unit 1 and Unit 2 will be replaced with casement windows with simulated divided lites (SDL) to match the existing double hung windows. Staff finds the proposed windows will sufficiently mimic double hung windows for a non-historic building where many casement windows already exist.

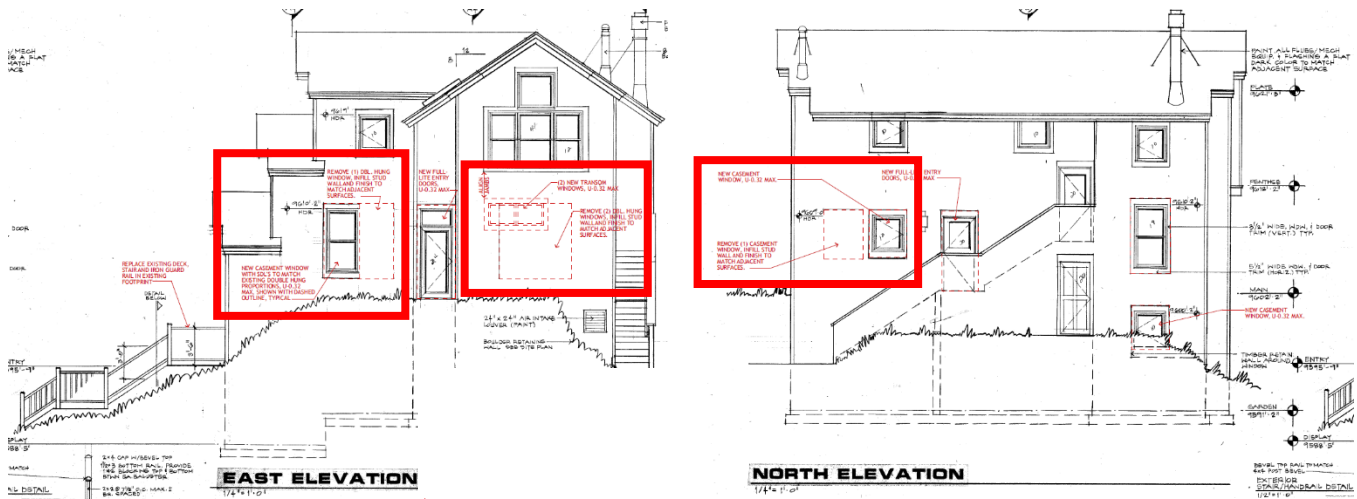
Design Standard 168 states, “windows should be similar in size and shape to those used historically,” and Priority Design Standard 95 states, “the proportion of window and door openings should be similar to historic buildings in the area.”

Staff finds most of the windows existing in the building match the double hung size and shape used historically. Each existing double hung window is proposed to be replaced with a casement window of the same size and shape. Staff has no concerns with this replacement.

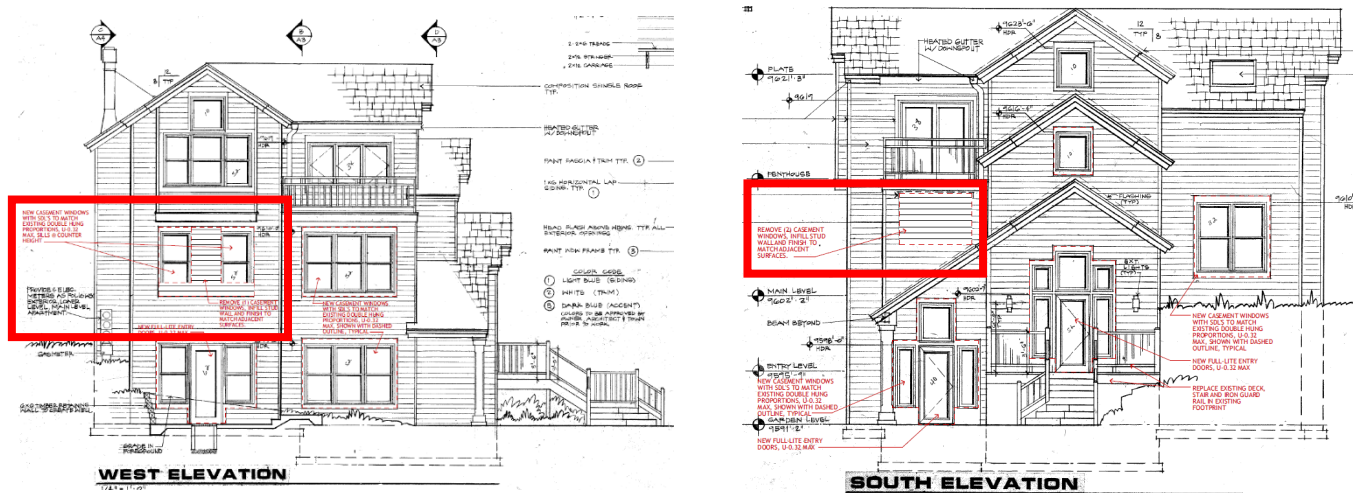


Staff finds the addition of the two transom windows on the east elevation to also comply with Design Standard 168 as transom windows were used historically and can be seen on the nearby historic buildings of 203 and 205 South Ridge Street. Additionally, though the addition of the transom windows comes with the removal of a set of double hung windows on the east elevation, Staff is not concerned as the eastern elevation faces another non-historic building and is not easily visible. Staff has no concerns with this addition.

Priority Design Standard 96 states, “use a solid to void ratio that is similar to those found on historic and supporting buildings.”



The applicant proposes the removal of a set of double hung windows, a single double hung from a set of two, one smaller casement window, a single double hung window in the middle of a set of three, and a set of two smaller casement windows. Staff finds these removals, in combination with the addition of two transom windows, to comply with Priority Design Standard 96 as the overall void space in the building will be reduced to better match historic residences in the area. Staff has no concerns with the removals.



**Water Plant Investment Fee (Water PIF):** The unit has a Water PIF credit for 1039 sq. ft. of office use. The fee due is the difference between the credit for the Single Family Equivalent (SFE) rate already paid for office use at the time of original construction, and the current SFE rate for a 2-bedroom condominium.

The 2024 Water PIF is \$16,376.31 per SFE, and the rate for office use is 0.4 SFE per 1,000 sq. ft. of building space (\$16,376.31 x 0.40 x 1.039 = \$6,805.99 credit.) With the proposed change of use to a 2-bedroom condominium, the rate will change to 0.8 SFE per 2-bedroom condominium (\$16,376.31 x 0.8 = \$13,101.05). \$13,101.05 - \$6,805.99 = \$6,295.06 (if paid in 2024).

This fee is required to be paid to the Town of Breckenridge prior to issuance of a Building Permit. This is added as a Condition of Approval.

**Point Analysis (Section: 9-1-17-3):** Considering the exemptions per the Development Agreement, staff finds all Absolute Policies of the Development Code have been met, and does not recommend any positive or negative points to this project under the Relative policies.

### **Staff Recommendation**

The Planning Department recommends approval of the Copper Baron Condo Unit 2 Conversion to Employee Housing, PL-2024-0427, located at 217 S Ridge St., with the attached Findings and Conditions of Approval.

<b>Combined Hearing Point Analysis</b>				
Project:	Copper Baron Condo Unit 2 Conversion to Employee Housing (217 S. Ridge St Unit 2)	<b>Positive</b>	<b>Points</b>	<b>0</b>
PC#:	PL-2024-0427		>0	
Date:	11/14/2024	<b>Negative</b>	<b>Points</b>	<b>0</b>
Staff:	Ellie Muncy, Planner I		<0	
		<b>Total</b>	<b>Allocation:</b>	<b>0</b>
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
<b>1/A</b>	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
<b>2/A</b>	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)	0	Existing single family residential
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
<b>3/A</b>	<b>Density/Intensity</b>	Complies	Waived	
				Complies with development agreement.
3/R	Density/ Intensity Guidelines	5x (-2>-20)	Waived	Complies with development agreement.
<b>5/A</b>	<b>Architectural Compatibility</b>	Complies	Complies	
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
<b>6/A</b>	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
<b>8/A</b>	<b>Ridgeline and Hillside Development</b>	Complies		
<b>9/A</b>	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
<b>12/A</b>	<b>Signs</b>	N/A		
<b>13/A</b>	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
<b>14/A</b>	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
<b>15/A</b>	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		



15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
<b>16/A</b>	<b>Internal Circulation</b>	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
<b>17/A</b>	<b>External Circulation</b>	Complies		
<b>18/A</b>	<b>Parking</b>	Complies	Complies	
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
<b>19/A</b>	<b>Loading</b>	Complies		
19/R	Loading	2 x (0/+2)		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
<b>22/A</b>	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)		
<b>24/A</b>	<b>Social Community</b>	Complies	Complies	
24/A	Employee Housing Impact Mitigation			
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community -Meeting And Conference Rooms	3x(0/+2)		
24/R	Social Community - Conservation District	3x(-5/0)		Proposed windows comply with Handbook of Design Standards related to size, proportionality and solid to void ratio.
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)		
<b>26/A</b>	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
<b>27/A</b>	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
<b>28/A</b>	<b>Utilities - Power lines</b>	Complies		
<b>29/A</b>	<b>Construction Activities</b>	Complies		
<b>30/A</b>	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
<b>31/A</b>	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
<b>32/A</b>	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		

33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-1/-20)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
33/R	101-500 square feet of outdoor heated pool and/or hot tub in a commercial or multifamily development. For each additional 500 square feet, or portion thereof, of outdoor heated pool and/or hot tub in a commercial or multifamily development over the first 500 square feet	-1		
33/R	EV Capable Parking Spaces	1X(+1/+3)		
33/R	EVSE InStalled Spaces	1X(+1/+3)		
33/R	Other Design Feature	1X(-2/+2)		
<b>34/A</b>	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
<b>35/A</b>	<b>Subdivision</b>	Complies		
<b>36/A</b>	<b>Temporary Structures</b>	Complies		
<b>37/A</b>	<b>Special Areas</b>	Complies		
37/R	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
<b>38/A</b>	<b>Home Occupation</b>	Complies		
<b>38.5/A</b>	<b>Home Childcare Businesses</b>	Complies		
<b>39/A</b>	<b>Master Plan</b>	Complies		
<b>40/A</b>	<b>Chalet House</b>	Complies		
<b>41/A</b>	<b>Satellite Earth Station Antennas</b>	Complies		
<b>42/A</b>	<b>Exterior Loudspeakers</b>	Complies		
<b>43/A</b>	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
<b>44/A</b>	<b>Radio Broadcasts</b>	Complies		
<b>45/A</b>	<b>Special Commercial Events</b>	Complies		
<b>46/A</b>	<b>Exterior Lighting</b>	Complies	Complies	Existing exterior lighting is compliant.
<b>47/A</b>	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
<b>48/A</b>	<b>Voluntary Defensible Space</b>	Complies		
<b>49/A</b>	<b>Vendor Carts</b>	Complies		

**TOWN OF BRECKENRIDGE**

**Copper Baron Condo Unit 2 Conversion to Employee Housing  
217 S. Ridge St.  
Unit 2 Copper Baron Condo  
PL-2024-0427**

**FINDINGS**

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **November 11, 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 **November 19, 2024**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are recorded.
6. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.
7. **Approval of this Development Permit is subject to the Development Agreement approved by the Town Council on September 10, 2024 and recorded with the Summit County Clerk and Recorder on November \_\_, 2024 at reception # \_\_\_\_\_.**

**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 three years from date of issuance, on **November 26, 2027**, 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 three years, but without the benefit of any vested property right.

**PRIOR TO ISSUANCE OF A BUILDING PERMIT**

4. Applicant shall submit proof of ownership of the project site.

5. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. All exterior lighting shall be a white color not exceeding 3,000 kelvins. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks. Exterior residential lighting shall be limited to two light fixtures per entrance to a structure and a maximum of eight additional fixtures on and around the residence. LED bulbs are permitted at a maximum of 950 lumens, fluorescent bulbs are permitted at a maximum of 15 watts, and incandescent bulbs are permitted at a maximum of 60 watts.
6. Applicant shall pay the required Water Plant Investment Fee to the Town for the change of use from commercial condominium to a 1-bedroom condominium unit. If paid in 2024, the fee is \$6,295.06, and is subject to increase annually.
7. The applicant shall pay any required Upper Blue Sanitation District sewer fees.

**PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY / COMPLETION**

8. Applicant shall record a Restrictive Covenant and Agreement for the converted unit in a form acceptable to the Town Attorney, restricting the occupancy of the unit to Employee Housing. Employee Housing is defined by the Development Code as *“A dwelling unit the occupancy of which is restricted to a person eighteen (18) years of age or older who, during the entire period of his or her occupancy of the property, earns his or her living by working for a business located in and serving in Summit County, Colorado, an average of at least thirty (30) hours per week, together with such person's spouse and minor children, if any. All employee housing units shall be a minimum of three hundred fifty (350) square feet of density in size and shall each have a living area containing at a minimum: a kitchen sink; cooking appliance and refrigeration facilities, each having a clear working space; sleeping accommodations; a closet with a door; and a bathroom with a door, sink, toilet, and a bathtub or shower. Each employee housing unit shall have its own entrance. There shall be no interior access from any employee housing unit to any dwelling unit to which it is attached.”*
9. The Town shall transfer 0.87 SFEs of density to the property.
10. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
11. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
12. Applicant shall screen all utilities.
13. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. All exterior lighting shall be a white color not exceeding 3,000 kelvins. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks. Exterior residential lighting shall be limited to two light fixtures per entrance to a structure and a maximum of eight additional fixtures on and around the residence. LED bulbs are permitted at a maximum of 950 lumens, fluorescent bulbs are permitted at a maximum of 15 watts, and incandescent bulbs are permitted at a maximum of 60 watts.
14. 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.

15. 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.
16. 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.**
17. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
18. **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.**





provino ARCHITECTURE, LLC  
217 S. RIDGE STREET, #1  
P.O. BOX 8662  
BRECKENRIDGE, CO 80424  
970.453.2520  
PROVINOARCHITECTURE.COM

### PROJECT SCOPE

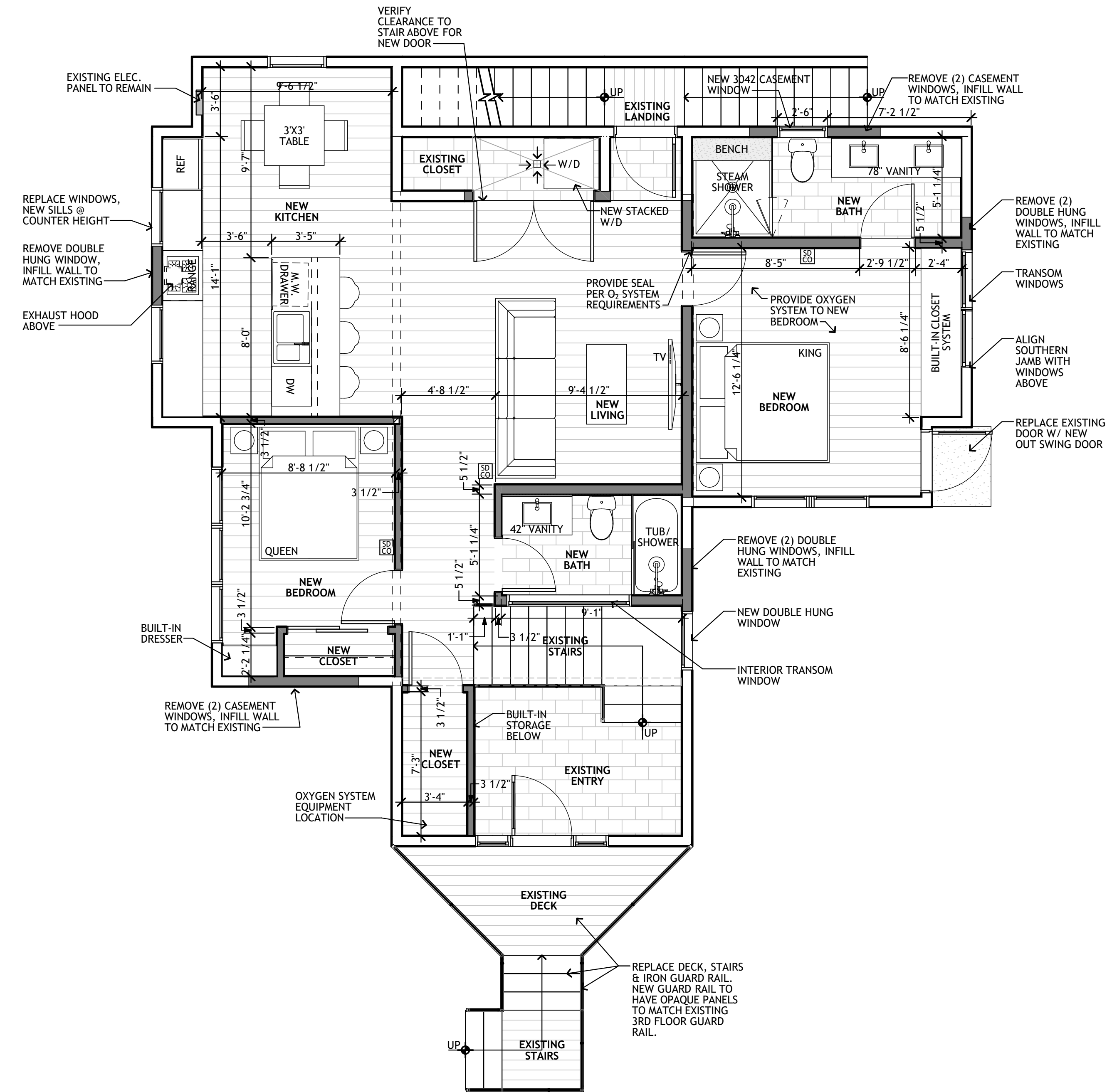
1. REMOVE ALL EXISTING WINDOWS AND DOORS AT LEVELS 1 & 2 AND PROVIDE NEW CASEMENT WINDOWS AS SHOWN ON THE FLOOR PLAN & ELEVATIONS. PROVIDE SDL'S TO MATCH EXISTING DOUBLE HUNG WINDOW PROPORTIONS AT LOCATIONS THAT PREVIOUSLY HAD DOUBLE HUNG WINDOWS.
2. LEVEL 3 OWNER OPTION TO REPLACE WINDOWS AND DOORS MATCHING SPECIFICATIONS LISTED IN ITME #1.
3. ALL WINDOWS SHOWN TO BE REMOVED SHALL HAVE THEIR OPENINGS INFILLED WITH 2X6 WALL STUDS. STUD CAVITY FILLED WITH FIBERGLASS BATT INSULATION, AND FINISHED TO MATCH ADJACENT SURFACES INSIDE AND OUT.
4. PROVIDE 2X4 OR 2X6 INTERIOR PARTITIONS AS SHOWN ON THE FLOOR PLAN. ALL GYP. BOARD FINISHES TO MATCH EXISTING.
5. PROVIDE OXYGEN SYSTEM IN PRIMARY BEDROOM AS NOTED ON THE FLOOR PLAN.

### PLAN NOTES

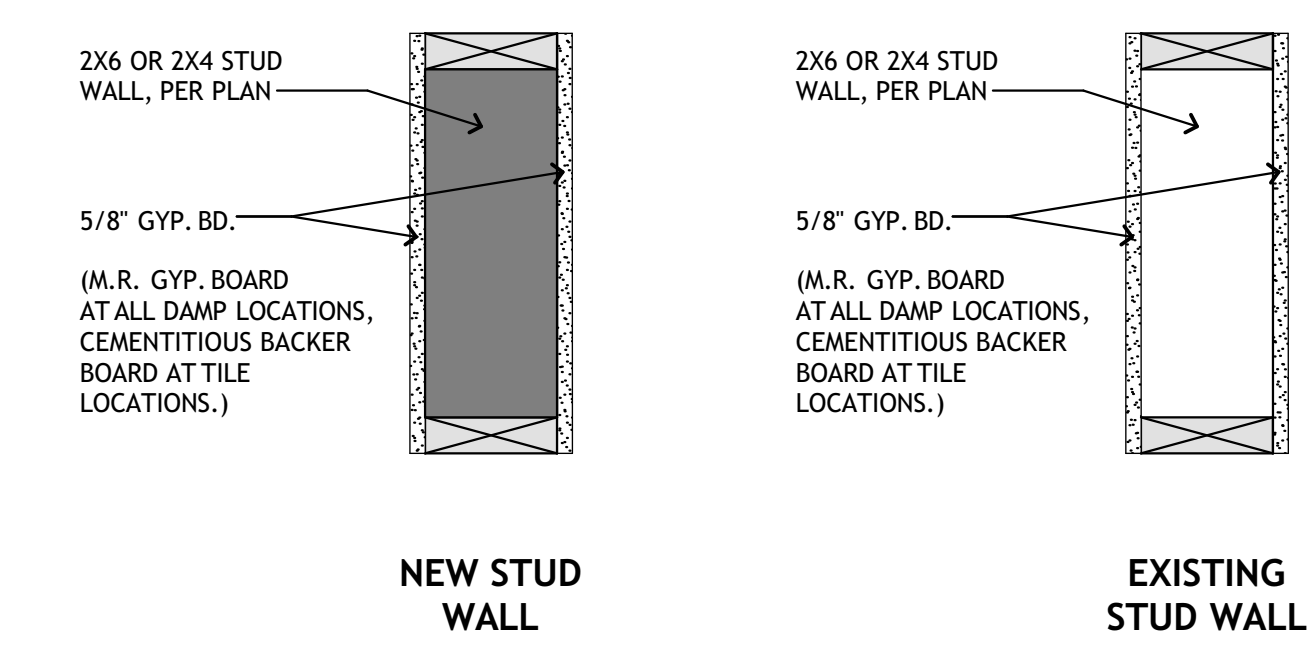
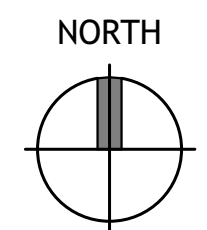
1. COORDINATE ALL INTERIOR FINISHES, CABINETS, FIXTURES AND EQUIPMENT WITH THE OWNER.
2. PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL DAMP LOCATIONS.
3. PROVIDE CEMENTITIOUS BACKER BOARD AT ALL TILE LOCATIONS.
4. PROVIDE LOW V.O.C. FINISH COATINGS AND FORMALDEHYDE-FREE SUBSTRATES.
5. PROVIDE BLOCKING IN WALLS FOR ALL SHELVING, CABINETS AND ACCESSORIES.
6. ALL NEW WINDOWS & DOORS SHALL BE LOW-E, DUAL GLAZED INSULATED GLASS UNITS, U-0.32 MAX.
7. PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CODE.
8. PROVIDE EGRESS WINDOWS IN ALL BEDROOMS AS REQUIRED BY CODE.
9. INSULATE ALL GAPS AND SHIM SPACES IN EXTERIOR WALLS.
10. INSTALL ALL INTERIOR DOOR R.O.S 4" FROM PERPENDICULAR WALL ON HINGE SIDE, TYPICAL.
11. PROVIDE COMBO SMOKE / CO DETECTORS IN LOCATIONS REQUIRED BY CODE.

### EXISTING BUILDING CODE NOTES

1. THIS PROJECT SHALL BE GOVERNED BY THE 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2. IEBC SECTION 301, 301.3 ALTERATIONS, ADDITIONS OR CHANGE OF USE, EXCEPTION:  
*"Subject to the approval of the code official, alterations complying with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code."*  
*New structural members added as part of the alteration shall comply with the International Building Code. This exception shall not apply to alterations that constitute substantial improvement in flood hazard areas, which shall comply with section 503.2, 701.3 or 1301.3.3. This exception shall not apply to the structural provisions of Chapter 5 or to the structural provisions of Sections 706, 806 and 906."*
3. BASED ON THE IEBC 301.3, EXCEPTION STATED ABOVE, THE EXISTING FLOOR-CEILING SEPARATIONS BETWEEN DWELLING UNITS AND OFFICE CAN REMAIN AS ORIGINALLY CONSTRUCTED AND COMPLY WITH THE PROVISIONS OF THE 2018 IEBC.



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



**2 WALL TYPES LEGEND**  
SCALE: 1 1/2" = 1'-0"

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**CAMPBELL CONDO  
CONVERSION**  
217 SOUTH RIDGE STREET,  
#2 BRECKENRIDGE, CO  
80424

DATE	DESCRIPTION
SEPT. 27, 24	DEVELOPMENT PERMIT APPLICATION

PROJECT NO: 2024-2  
DRAWN BY: M.PROVINO  
CHK'D BY: M.PROVINO

SHEET TITLE

FLOOR PLAN

A-200





provinov ARCHITECTURE, LLC  
 217 S. RIDGE STREET, #1  
 P.O. BOX 8662  
 BRECKENRIDGE, CO 80424  
 970.453.2520  
 PROVINOARCHITECTURE.COM

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 217 SOUTH RIDGE STREET,  
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 80424

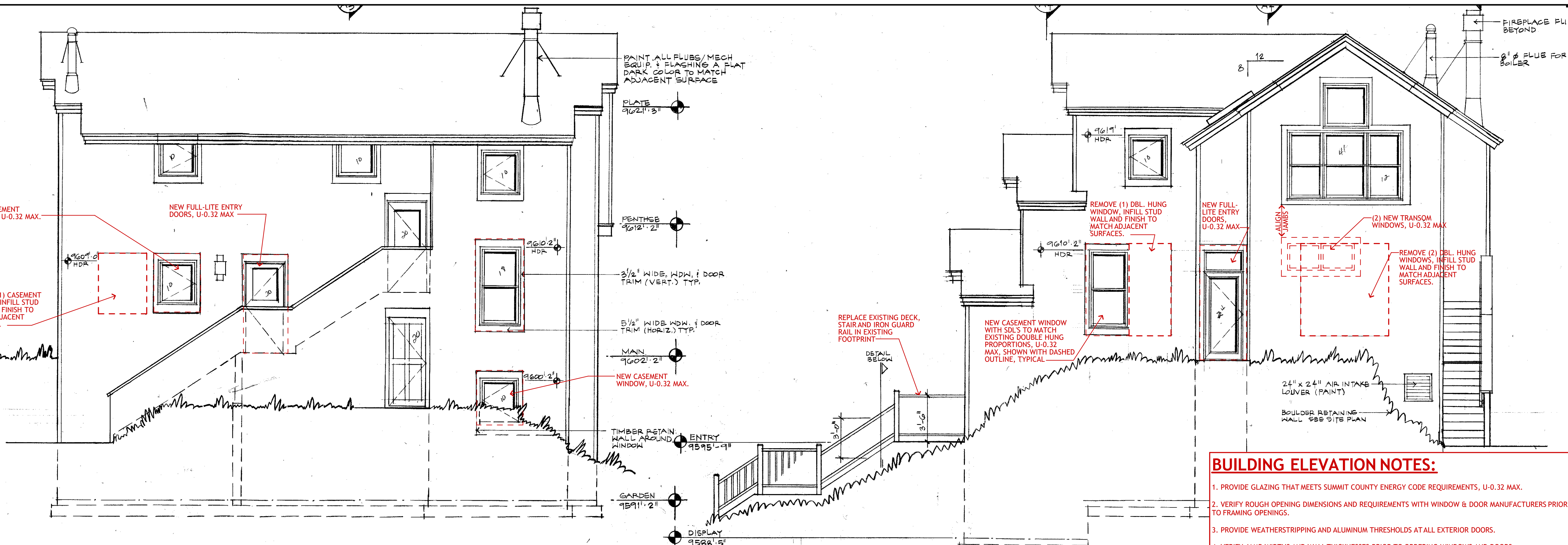
DATE	DESCRIPTION
SEPT. 27, 24	DEVELOPMENT PERMIT APPLICATION

PROJECT NO: 2024-2  
 DRAWN BY: M. PROVINO  
 CHK'D BY: M. PROVINO

SHEET TITLE

**PROPOSED  
 ELEVATIONS**

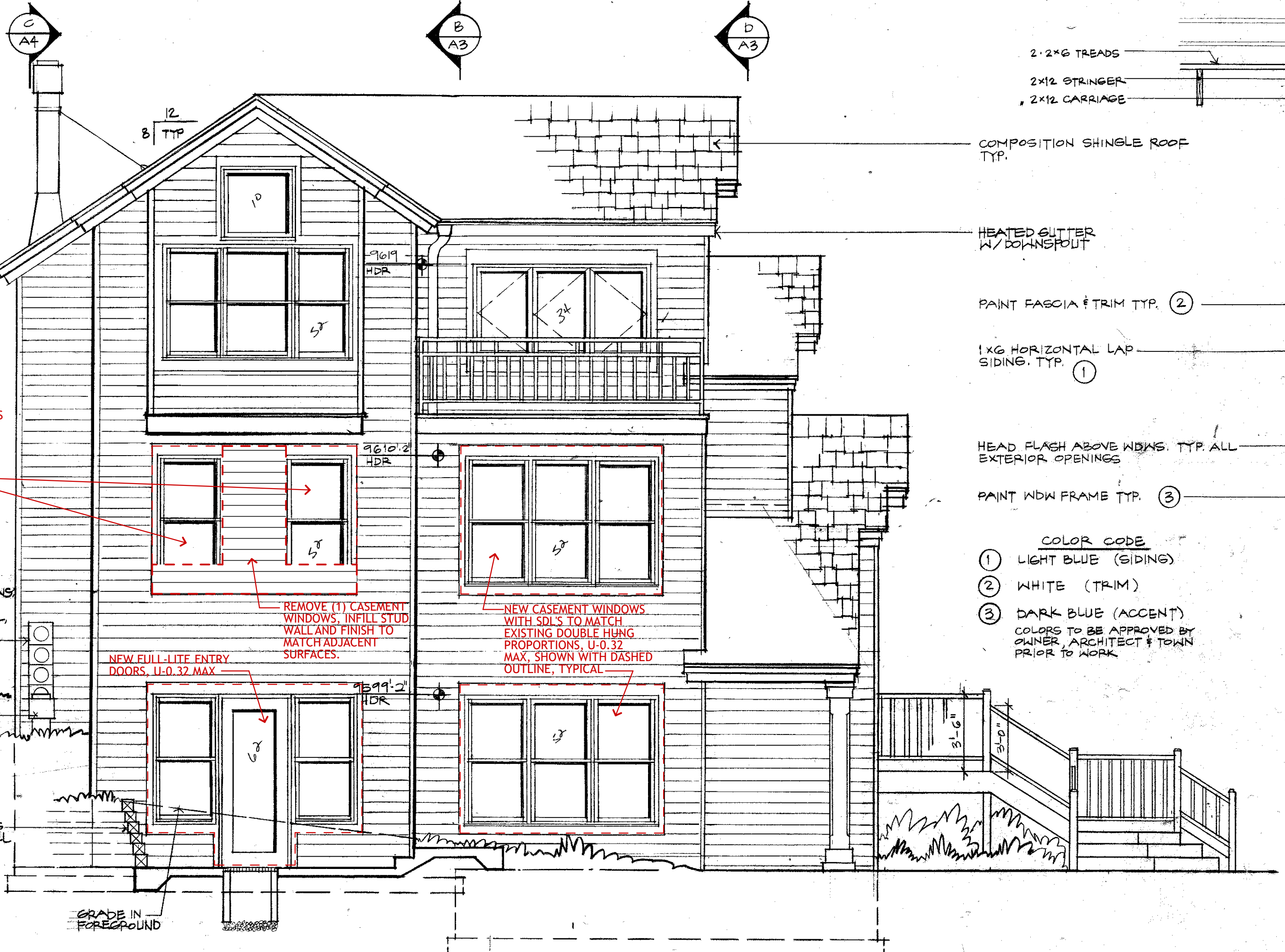
**A-300**



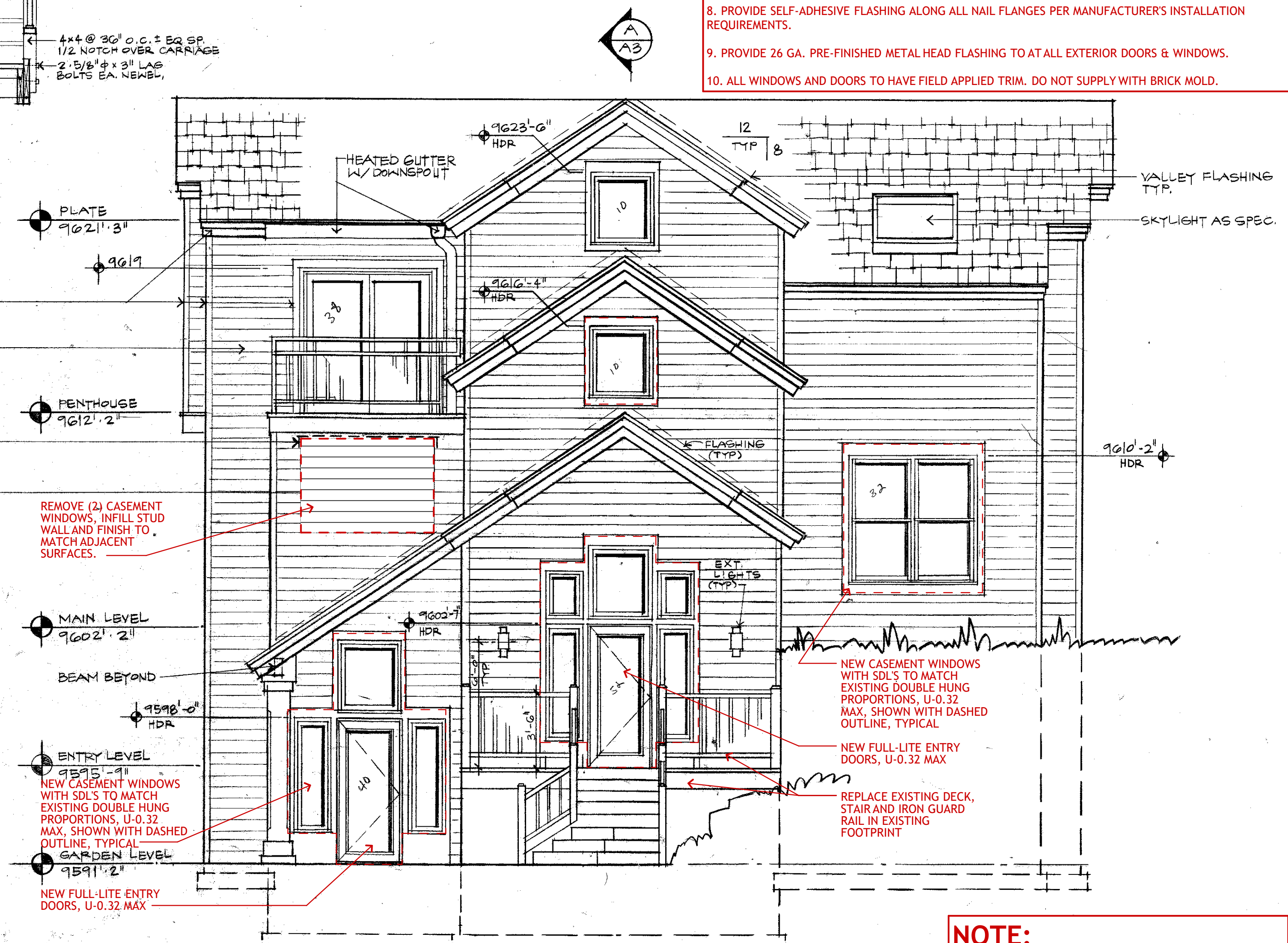
**NORTH ELEVATION**  
 1/4" = 1'-0"

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

- BUILDING ELEVATION NOTES:**
1. PROVIDE GLAZING THAT MEETS SUMMIT COUNTY ENERGY CODE REQUIREMENTS, U-0.32 MAX.
  2. VERIFY ROUGH OPENING DIMENSIONS AND REQUIREMENTS WITH WINDOW & DOOR MANUFACTURERS PRIOR TO FRAMING OPENINGS.
  3. PROVIDE WEATHERSTRIPPING AND ALUMINUM THRESHOLDS AT ALL EXTERIOR DOORS.
  4. VERIFY JAMB WIDTHS AND WALL THICKNESSES PRIOR TO ORDERING WINDOWS AND DOORS.
  5. PROVIDE SAFETY GLAZING IN COMPLIANCE WITH CURRENT BUILDING CODES.
  6. INSULATE ALL SHIM SPACES AT EXTERIOR DOORS & WINDOWS.
  7. WRAP ALL EXTERIOR OPENINGS WITH BUILDING WRAP PRIOR TO INSTALLING WINDOW OR DOOR.
  8. PROVIDE SELF-ADHESIVE FLASHING ALONG ALL NAIL FLANGES PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
  9. PROVIDE 26 GA. PRE-FINISHED METAL HEAD FLASHING TO ALL EXTERIOR DOORS & WINDOWS.
  10. ALL WINDOWS AND DOORS TO HAVE FIELD APPLIED TRIM. DO NOT SUPPLY WITH BRICK MOLD.



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



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

**NOTE:**  
 EXISTING BUILDING ELEVATIONS SHOWN ON THIS SHEET ARE  
 USED WITH PERMISSION FROM MARC HOGAN, BHH PARTNERS.





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**CAMPBELL CONDO  
 CONVERSION**  
 217 SOUTH RIDGE STREET,  
 #2 BRECKENRIDGE, CO  
 80424

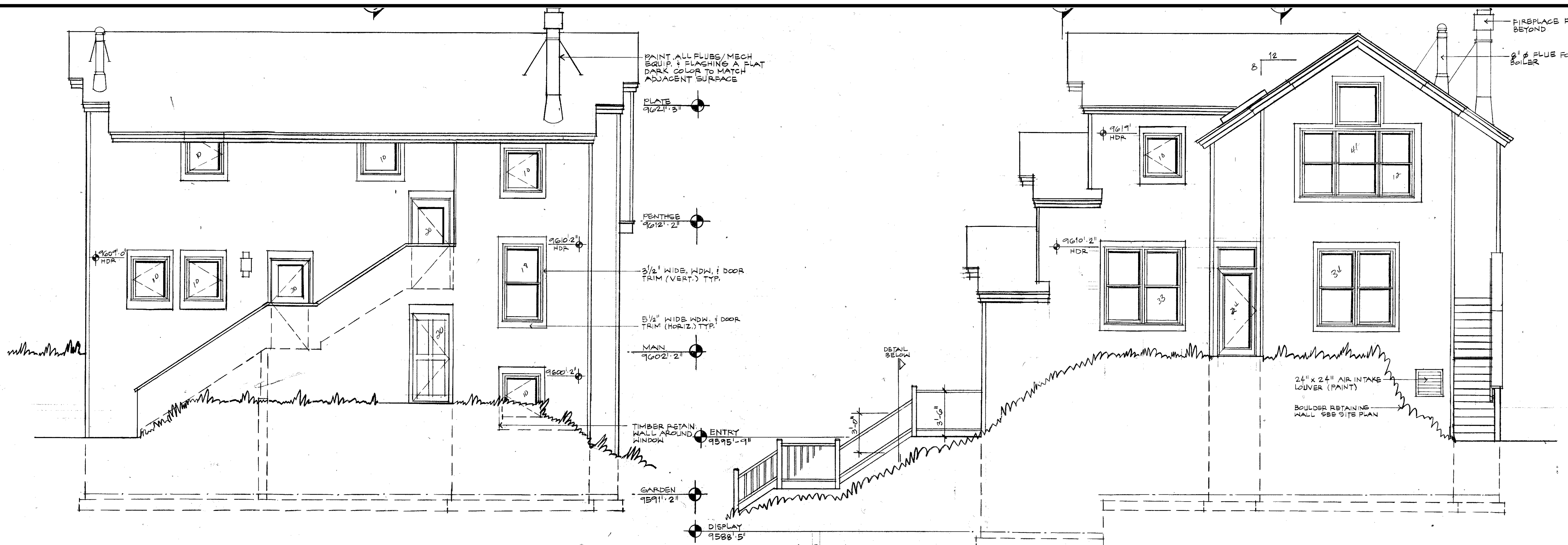
DATE	DESCRIPTION
SEPT. 27, 24	DEVELOPMENT PERMIT APPLICATION

PROJECT NO: 2024-2  
 DRAWN BY: M. PROVINO  
 CHK'D BY: M. PROVINO

SHEET TITLE

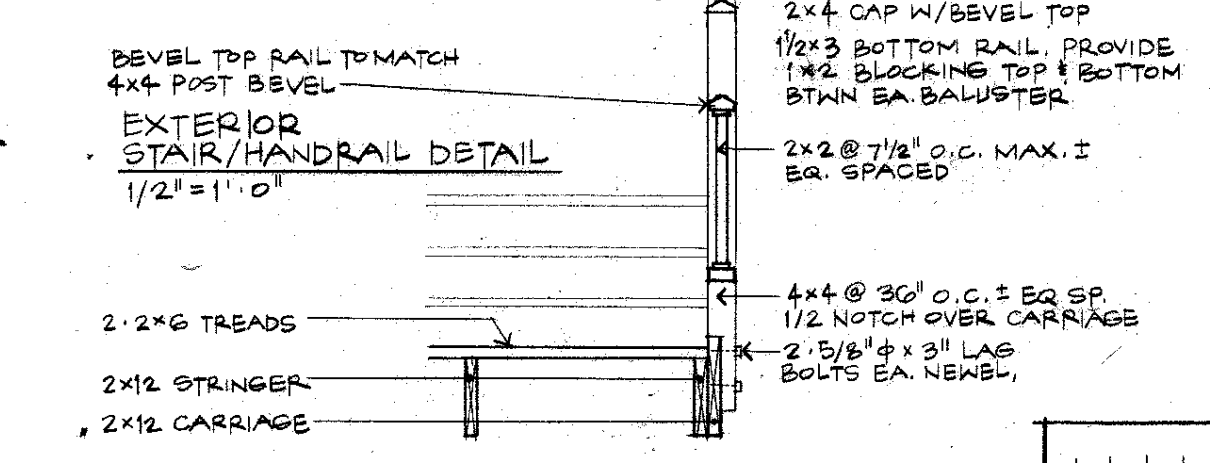
**EXISTING  
 ELEVATIONS**

**A-301**



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

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



**WEST ELEVATION**



**SOUTH ELEVATION**

**NOTE:**  
 EXISTING BUILDING ELEVATIONS SHOWN ON THIS SHEET ARE  
 USED WITH PERMISSION FROM MARC HOGAN, BHH PARTNERS.





September 27, 2024

TO: Town of Breckenridge Planning Dept.  
ATTN: Ellie Muncy and Chris Kulick  
150 Ski Hill Rd. / P.O. Box 168  
Breckenridge, CO 80424

RE: Copper Baron Condo - Window Replacement

The Copper Baron Condo Owners would like to replace the existing original windows with new, high efficiency casement windows. The new windows will include 2" wide simulated divided lights to replicate the aesthetic of double hung windows.

The following points illustrate the reasons it makes sense to upgrade to high efficiency casement windows:

- Copper Baron is a non-historic building constructed in 1991. It is located along the Ridge Street Alley and not highly visible from any Town roads.
- The existing building contains a total of 49 windows, of these 24 are double hung. The remaining 25 windows are casement or fixed window units. There is already precedent for non-double hung windows on the building.
- High efficiency casement windows seal up completely, double hung windows do not due to the operation of the sashes sliding past each other. This makes double hung windows leaky by design.
- We propose to upgrade the energy efficiency of our building by installing a superior product. Energy conservation is an important goal of the Town of Breckenridge.

This image shows an example of the proposed 2" wide simulated divided light detail:





The attached Sierra Pacific cut sheets show the enhanced U-Factor and Performance Grade ratings available with the Aspen Series casement windows over comparable double hung windows. U-factor shows the thermal resistance of a window, the lower the number the better. Performance grade represents comprehensive testing for air infiltration among other wind resistance data, the higher the better.

Aspen Series casement windows:

- U-factor = 0.29
- Performance grade: 55

H3 Series double hung windows:

- U-factor = 0.33
- Performance grade: 50

Thank you for considering our request to upgrade our building windows with a superior product while maintaining the look of double hung windows. Please let me know if you have any questions or need additional information.

Thank you,  
Mark Provino, AIA, on behalf of the Copper Baron Condo Owners

CC: Craig Campbell, Owner





**SPECIAL WINDOW DRAWING**

September 26, 2024

Order #: 93700291

Item #: 1

Quantity: 1

Requested By: Craig Campbell  
ccampbell@spi-ind.com  
(970)389-2848

Sold To: \_\_\_\_\_  
QUICK QUOTES/PRICING EXERCISING

Ship To: \_\_\_\_\_  
QUICK QUOTES/PRICING EXERCISING

Callout: C-AC2-3660-1

Operation: L

Jamb Size: 6 11/16"

Rise:

Pitch:

Lites: 1W 2H | Equal  
Tradl SDL Profile  
2" bars

Lock Rail:

Location: ASPEN 2.0 CSMT

Symbol:

Drawing Required: No

Call for Quote: No

Net Frame Size: 36" x 60"

Rough Opening: 36 3/4" x 60 3/4"

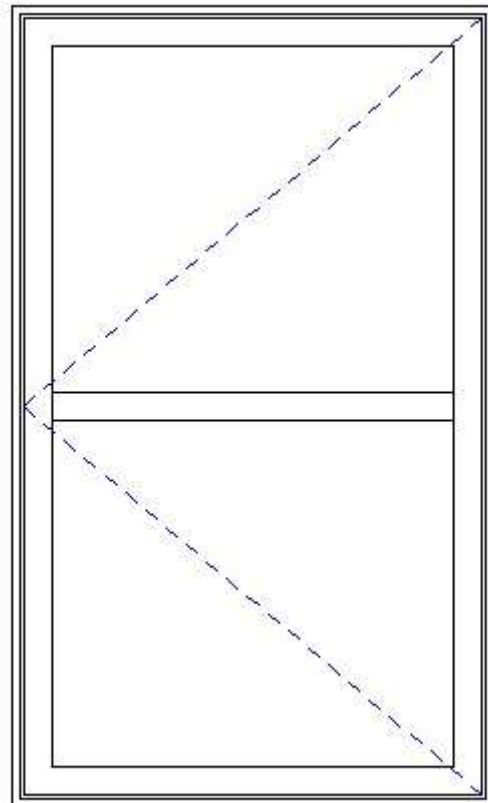
Trim Size:

Mull Rise:

Mull Type:

General	Hardware	Trim	Glass
Clad: 23	OS_Screen	No Brickmould	Insulated
Black	View Clear	No Sill Nose	SIM DL
Pine	Bronze		LoE-272
Designer Sash	- Hardware		Capillary
Cntmp Profile	Bronze		Cntmp Bead
Shdw Bd Stop	Int:- Screen		
Natural Int			
No Int Kerf			
CoreGuard Std			

Aspen 2.0 Casement  
U .29  
PG 55



Drawing as viewed from exterior. Net outside of frame dimensions required. Show callouts on all items.

SIGNED: \_\_\_\_\_

DATED: \_\_\_\_\_



**SPECIAL WINDOW DRAWING**

September 26, 2024

Order #: 93700291

Item #: 3

Quantity: 1

Sold To:  
QUICK QUOTES/PRICING EXERCISING

Ship To:  
QUICK QUOTES/PRICING EXERCISING

Requested By: Craig Campbell  
ccampbell@spi-ind.com  
(970)389-2848

Callout: C-H3DH-3660-1

Operation: X

Jamb Size: 6 11/16"

Rise:

Pitch:

Lites: 1 Lite

Lock Rail:

Location: ASPEN 2.0 CSMT

Symbol:

Drawing Required: No

Call for Quote: No

Net Frame Size: 35 1/2" x 59 1/2"

Rough Opening: 36" x 60"

Trim Size:

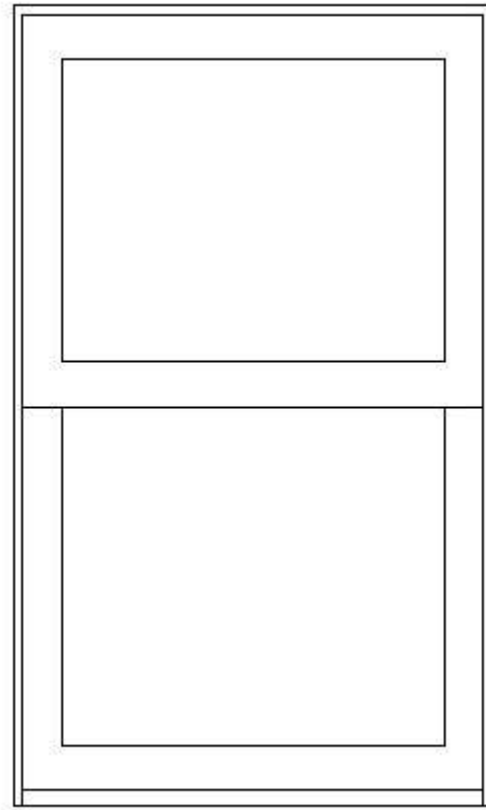
Mull Rise:

Mull Type:

Sash Split: 50/50

General	Hardware	Trim	Glass
Clad: 24	2-Locks	No Brickmould	Insulated
Bronze	FlexScreen	No Sill Nose	LoE-272
Pine	View Clear	No Drip Cap	Capillary
Natural Int	Screen Applied		
No Int Kerf	Bronze		
Vinyl Nail Fin	- Hardware		
Flush Jamb			
CoreGuard Std			
Vinyl Int Beige			

H3 Double Hung  
U .33  
PG 50



Drawing as viewed from exterior. Net outside of frame dimensions required. Show callouts on all items.

SIGNED: \_\_\_\_\_

DATED: \_\_\_\_\_

## Planning Commission Staff Report

- Subject:** Village at Breckenridge Plaza Large Vendor Cart Renewal  
(Class B Minor, Combined Hearing; PL-2024-0459)
- Proposal:** Operation of a large vendor cart, Hungry Dog, on the Village at Breckenridge Plaza on the north side of the Antero Building.
- Date:** November 15, 2024 (For meeting of November 19, 2024)
- Project Manager:** Clif Cross, Planner II
- Applicant:** Bradley Somers (Hungry Dog)
- Property Owner:** Village at Breckenridge HOA
- Address:** 655 S. Park Ave.
- Legal Description:** Village at Breckenridge Condo Common Area
- Land Use District:** 23  
Residential at 20 Units per Acre (20 UPA), Commercial at 1:3 Floor to Area Ratio (FAR)
- Site Conditions:** The Village at Breckenridge HOA completed a major renovation to the plaza space in 2016, including new water-proofing, snow-melting system, pavers, planters, lamp posts, and outdoor fireplaces. There is a 55.5 ft. radius Utility and Access Easement in the center of the plaza (approximate location of former gazebo), with a 20 ft. Utility and Access Easement extending from the Maggie Building to South Park Ave. Several property lines divide the plaza, however all parcels that contain the plaza are currently owned by the Village at Breckenridge HOA as common space.
- Adjacent Uses:** Commercial (retail, office, medical, and restaurant) and residential condominium uses surround the plaza in all directions.

### Item History

The Hungry Dog vendor cart has been in operation at the Village of Breckenridge since 2021. One other existing vendor cart is already located in the plaza. Plaza renovation plans from 2016 proposed locating a total of four vendor carts in this space. Two future carts would be located east of the Shavano Building and two carts would be located north of the Antero Building. Density for one vendor cart was transferred to the Chateaux Building for HOA Office space in 2018, leaving density for three total vendor carts on the plaza.

In March 2012, the Town Council adopted a revised Vendor Cart policy in the Development Code to address the new and existing vendor carts in town. The new Vendor Cart Policy 49 (Absolute) sets design standards for both large and small vendor carts. This proposal is reviewed as a large vendor cart because of its 98 square foot size.

The applicant, Bradley Somers, also runs a brick-and-mortar restaurant location, H.D. Tavern, located at 500 S. Main Street Unit 1L.



### Staff Comments

**Policy 49 (Absolute) Vendor Carts:** The proposed vendor cart is 98 sq. ft. in area, so it is classified as a large vendor cart per Section 9-1-5 Definitions because it is over 40 square feet in area.

*A. Vendor Cart Locations: Large vendor carts and small vendor carts are permitted only in those land use districts where commercial uses are an allowed or recommended land use. **Land Use District 23 allows commercial use.***

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

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

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

*b. All large vendor carts and small vendor carts must be in good working condition, with no broken or rusty parts. All exterior materials must be kept clean and in neat appearance. No rusty or broken metal or chipped or broken wood is allowed. Metal and wood may be used as exterior finishes. The gauge, detailing and finish of all metal surfaces shall be suitable for long term use in an exterior location. All exposed edges must be finished. All metal used in carts shall have concealed seams and overlapping joints. All wood details and finishes must be suitable for long wear in an exterior location. All detailing, construction and finishing shall be done in a craftsman like manner. No rough cut, unfinished or distressed woods will be considered as finish materials.*

**The proposed vendor cart is manufactured specifically for the purpose of vending food. The cart will be constructed with black aluminum facades on all sides and with black painted vertical slat wood covers for concealing the wheels and trailer hitch. Staff does not have any concerns regarding the professional quality or the condition of the proposed cart.**

*(3) Additional Requirements For All Vendor Carts:*

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

*1. Large vendor carts must be located on private property. **The large vendor cart is proposed entirely on private property owned by the Village at Breckenridge HOA.***

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

*3. The area of a large vendor cart counts as density. The density shall be assessed against the real property on which the vendor cart is located. **The cart will be located in the plaza to the north side of the Antero Building in vendor cart location 4 as indicated on the 2018 Village at Breckenridge Plaza Updates plan (site plan attached). The parcel's legal description is Village at Breckenridge Condo Common Area.***

**The Village at Breckenridge Master Plan Amendment (PL-2017-0680) proposed locating two large vendor carts on Lot 5 (Plaza I/Antero Building) with densities of 100 square feet each. Density for one vendor cart was transferred to the Chateaux Building for HOA Office space in 2018, leaving**



**density for one additional vendor cart on the plaza. The large vendor cart proposed with this application uses 0.1 SFE (or 100 square feet on Lot 5 Plaza I/Antero Building). Staff does not have any concerns.**

*4. Large vendor cart owners shall improve the immediate area around their business through the installation of pavers, landscaping, awnings, and/or small decks to help the vendor carts to look less temporary, and to blend into the surrounding character. Where the surrounding area is already improved with such finishes as listed above, this requirement may be waived by the planning commission. **The Village at Breckenridge HOA completed a major renovation to the plaza space in 2016, including new water-proofing, snow-melting system, pavers, planters, lamp posts, and outdoor fireplaces. There are no plans to change the existing landscaping or plaza which will continue to be maintained by the Village at Breckenridge HOA. Staff does not have any concerns.***

*5. The maximum size of a large vendor cart is one hundred (100) square feet. **The applicant proposes a 7 ft. by 14 ft. (98 sq. ft. total) cart. Staff does not have any concerns.***

*6. The maximum height of a large vendor cart is ten feet (10'). The height of the cart shall be measured vertically from the ground to the highest point of the cart including signage or other equipment, if any. **The cart is 10' tall including a range hood vent. Staff does not have any concerns.***

*7. If a large vendor cart is connected to the town's municipal water system, the owner must pay water plant investment fees for the vendor cart. If a large vendor cart is connected to the town's municipal water system, it must also be connected to the public sanitation system. **The vendor cart will not be connected to the Town's municipal water system.***

*8. If a large vendor cart uses a commissary kitchen, the commissary kitchen must be identified on the vendor cart permit application, and any applicable water plant investment fees must be paid by the owner of the commissary kitchen. If the commissary kitchen changes during the term of the permit, the large vendor cart permit holder must notify the director within ten (10) days of the date of the change. **The application states that the commissary kitchen to be used is the existing H.D. Tavern, located at 500 S. Main Street Unit 1L Breckenridge, CO 80424. Staff does not have any concerns.***

*9. Siding and other compatible materials used on a large vendor cart must wrap all sides of the vendor cart. **The exterior of the pre-manufactured cart is made of aluminum panels, which wrap all sides of the proposed cart. This is the same material used for the other two previously approved large vendor carts in the plaza. Staff does not have any concerns.***

*10. Exterior colors used on a large vendor cart must meet the town's color chroma palette. The color of all large vending carts shall be selected from the "Munsell Book Of Color" on file with the community development department.*

*The maximum chroma for the exterior of a large vending cart shall be 4 (unless red or yellow are used, then a maximum chroma of 6) and a maximum value of 6. **The vendor cart will be black in color. Staff does not have any concerns.***

*11. All signs for a large vendor cart shall be subject to the Breckenridge sign code. One permanent freestanding sign is allowed for a large vendor cart, unless otherwise prohibited by the Breckenridge sign code. **All signage must be permitted with a separate Sign Permit application.***

*12. Generators are prohibited for large vendor carts, except for use as an emergency source of power when the permanent source of power to the large vendor cart is temporarily unavailable. **Electrical power is available to the cart through an existing outlet in the plaza. The applicants do not propose any generators.***

*13. If a large vendor cart has wheels, the wheels shall be permanently screened with a skirting design architecturally compatible with the exterior of the cart. **The wheels and trailer hitch will be covered with black painted vertical wood siding. Staff does not have any concerns.***

*14. Any trailer hitch on a large vendor cart must be removed or completely covered from view. **The wheels and trailer hitch will be covered with black painted vertical wood siding. Staff does not have any concerns.***

*15. Owners of large vendor carts must obtain and maintain in full force and effect throughout the permit a valid Town of Breckenridge business license. **A Condition of Approval has been added that the applicant obtain a Town of Breckenridge business license.***

*16. Large vendor carts must be windproof, waterproof and locked when not in operation. **The cart is manufactured specifically for the vending of food and is windproof, and waterproof. The cart has a window that can open for serving food and locked when the business is closed.***

*17. Outdoor seating for a large vendor cart is limited to a maximum of twelve (12) seats and three (3) tables. **The applicant is aware of this seating limitation and that some availability for ADA compliant tables is preferred.***

*18. The operator of a large vendor cart shall comply with all applicable health regulations with respect to the operation of the large vendor cart. **A Condition of Approval has been added that the applicant obtain all required permits and inspections from Summit County Environmental Health.***

### **Policy 18 (Absolute) Parking:**

*Off Street Parking: All developments within the town shall comply with chapter 3, "Off Street Parking Regulations", of this title.*

The Village Master Plan requires 1 parking space per 1,000 sq. ft. of commercial space. Commercial space, per the Master Plan, includes restaurant, bar, retail, office and conference uses. The combined total area of the large vendor cart proposed with this application is 98 sq. ft. As the maximum size permitted for a large vendor cart is 100 sq. ft. Staff has calculated the required parking for a large vendor carts as follows: Required parking =  $(1 \times 100)/1,000 \text{ sq. ft.} = 0.1 \times 1 \text{ space} = 0.1$  or 1 space when rounded to the nearest whole number.

This is different from Town Code section 9-3-8 “Off Street Parking Requirement,” which requires “1 per 4 persons capacity” outside of the Parking District Service Area. When the most recent Master Plan for the Village at Breckenridge was approved, parking for four vendor carts was accounted for in the overall required onsite parking totals. Staff has no concerns.

**Exterior Lighting (Section: 9-12):** The representative photos of the vendor cart show lighting that does not comply with the Town’s lighting Policy. This application does not propose any exterior lighting. If any exterior lighting is desired in the future it shall be reviewed through a separate permit and conform with the Town’s lighting Policy.

#### **Other Issues**

Staff has advised the applicant that approval from the Town of Breckenridge Building Division, Summit County Environmental Health Department, and Red, White and Blue Fire District is required, separate from this Development Permit.

#### **Point Analysis**

The proposal meets the requirements of Policy 49 (Absolute) Vendor Carts and all other Absolute Policies. Staff has not found any reason to assign positive or negative points under any Relative Policies.

#### **Staff Recommendation**

The Community Development Department recommends approval of the Village at Breckenridge Plaza Large Vendor Cart Renewal (PL-2024-0459) located at 655 S. Park Ave. with a passing point analysis of zero (0) points, along with the attached Findings and Conditions of Approval.

<b>Final Hearing Impact Analysis</b>				
Project:	Village at Breckenridge Plaza Large Vendor Cart Renewal	<b>Positive</b>	<b>Points</b>	<b>0</b>
PC#	PL-2024-0459			
Date:	11/19/2024	<b>Negative</b>	<b>Points</b>	<b>0</b>
Staff:	Clif Cross, Planner II			
		<b>Total</b>	<b>Allocation:</b>	<b>0</b>
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
<b>1/A</b>	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
<b>2/A</b>	<b>Land Use Guidelines</b>	Complies		Land use district 23 fits commercial use guidelines.
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
<b>3/A</b>	<b>Density/Intensity</b>	Complies		The cart utilizes 98 sq. ft. of the Antero Building's Density
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
<b>5/A</b>	<b>Architectural Compatibility</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
<b>6/A</b>	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
<b>8/A</b>	<b>Ridgeline and Hillside Development</b>	Complies		
<b>9/A</b>	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
<b>12/A</b>	<b>Signs</b>	Complies		
<b>13/A</b>	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
<b>14/A</b>	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
<b>15/A</b>	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
<b>16/A</b>	<b>Internal Circulation</b>	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
<b>17/A</b>	<b>External Circulation</b>	Complies		
<b>18/A</b>	<b>Parking</b>	Complies		Parking allocations for up to four proposed vendor carts were included in the most recent Amendment to the Village at Breckenridge Master Plan.
18/R	Parking - General Requirements	1x (-2/+2)		

18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
<b>19/A</b>	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
<b>22/A</b>	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)		
<b>24/A</b>	<b>Social Community</b>	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)		
<b>26/A</b>	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
<b>27/A</b>	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
<b>28/A</b>	<b>Utilities - Power lines</b>	Complies		
<b>29/A</b>	<b>Construction Activities</b>	Complies		
<b>30/A</b>	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
<b>31/A</b>	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
<b>32/A</b>	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
<b>34/A</b>	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
<b>35/A</b>	<b>Subdivision</b>	Complies		

<b>36/A</b>	<b>Temporary Structures</b>	Waived by Development Agreement		
<b>37/A</b>	<b>Special Areas</b>	Complies		
37/R	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
<b>38/A</b>	<b>Home Occupation</b>	Complies		
<b>38.5/A</b>	<b>Home Childcare Businesses</b>	Complies		
<b>39/A</b>	<b>Master Plan</b>	Complies		
<b>40/A</b>	<b>Chalet House</b>	Complies		
<b>41/A</b>	<b>Satellite Earth Station Antennas</b>	Complies		
<b>42/A</b>	<b>Exterior Loudspeakers</b>	Complies		
<b>43/A</b>	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
<b>44/A</b>	<b>Radio Broadcasts</b>	Complies		
<b>45/A</b>	<b>Special Commercial Events</b>	Complies		
<b>46/A</b>	<b>Exterior Lighting</b>	Complies		
<b>47/A</b>	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
<b>48/A</b>	<b>Voluntary Defensible Space</b>	Complies		
<b>49/A</b>	<b>Vendor Carts</b>	Complies		The application complies with Policy 49/A. See staff report for more details.

## TOWN OF BRECKENRIDGE

Village at Breckenridge Plaza Large Vendor Cart  
Village at Breckenridge Condo Common Area  
655 S. Park Ave.  
PL-2024-0459

### FINDINGS

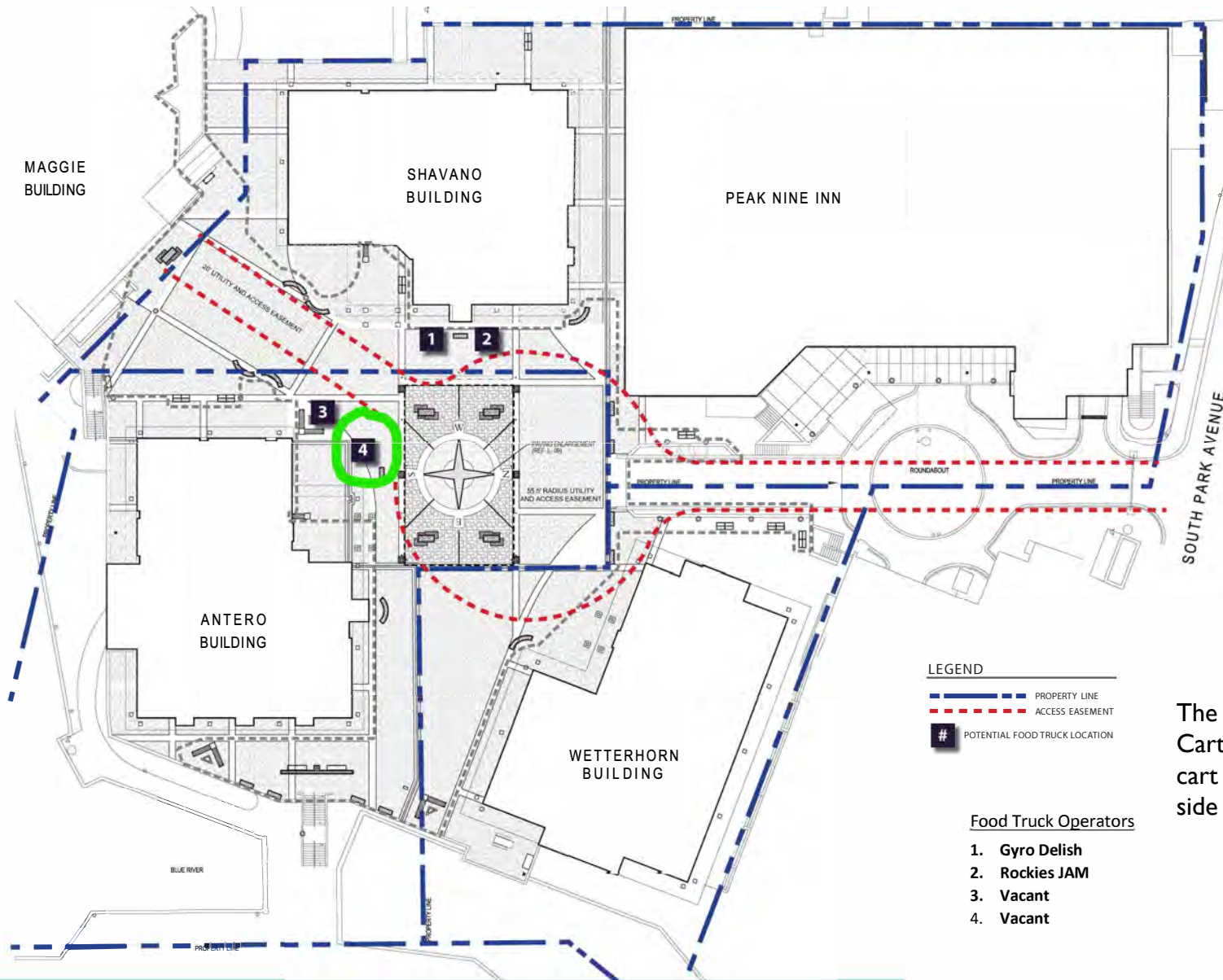
1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **November 15, 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 **November 19, 2024**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

### CONDITIONS

1. **A development permit for a large vendor cart issued pursuant to this policy shall be valid for three (3) years, until November 26, 2027, as provided in Section 9-1-17-8 of the Town's Development Code, and may be renewed.**
2. 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.
3. 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.
4. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any operational or material deviation from the approved plans and specifications without Town approval as a modification may result in the Town legal action under the Town's development regulations.
5. 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.
6. Applicant shall meet Policy 9-1-5 49/A (A) Large Vendor Carts.



7. **The applicant shall obtain and maintain in full force and effect throughout the permit a valid Town of Breckenridge business license.**
8. **The applicant shall obtain all required permits and inspections from Summit County Environmental Health.**
9. Exterior lighting shall be reviewed through a separate permit and conform with the Town's lighting Policy.
10. A separate Sign Permit is required for any signage to be displayed by this Large Vendor Cart.
11. Applicant shall screen any propane tank in a manner approved by the Town per the Development Code.
12. Applicant shall remove the Vendor Cart and all associated improvements once the Vendor Cart stops operating for a period of 6 months or the permit expires, whichever is sooner.



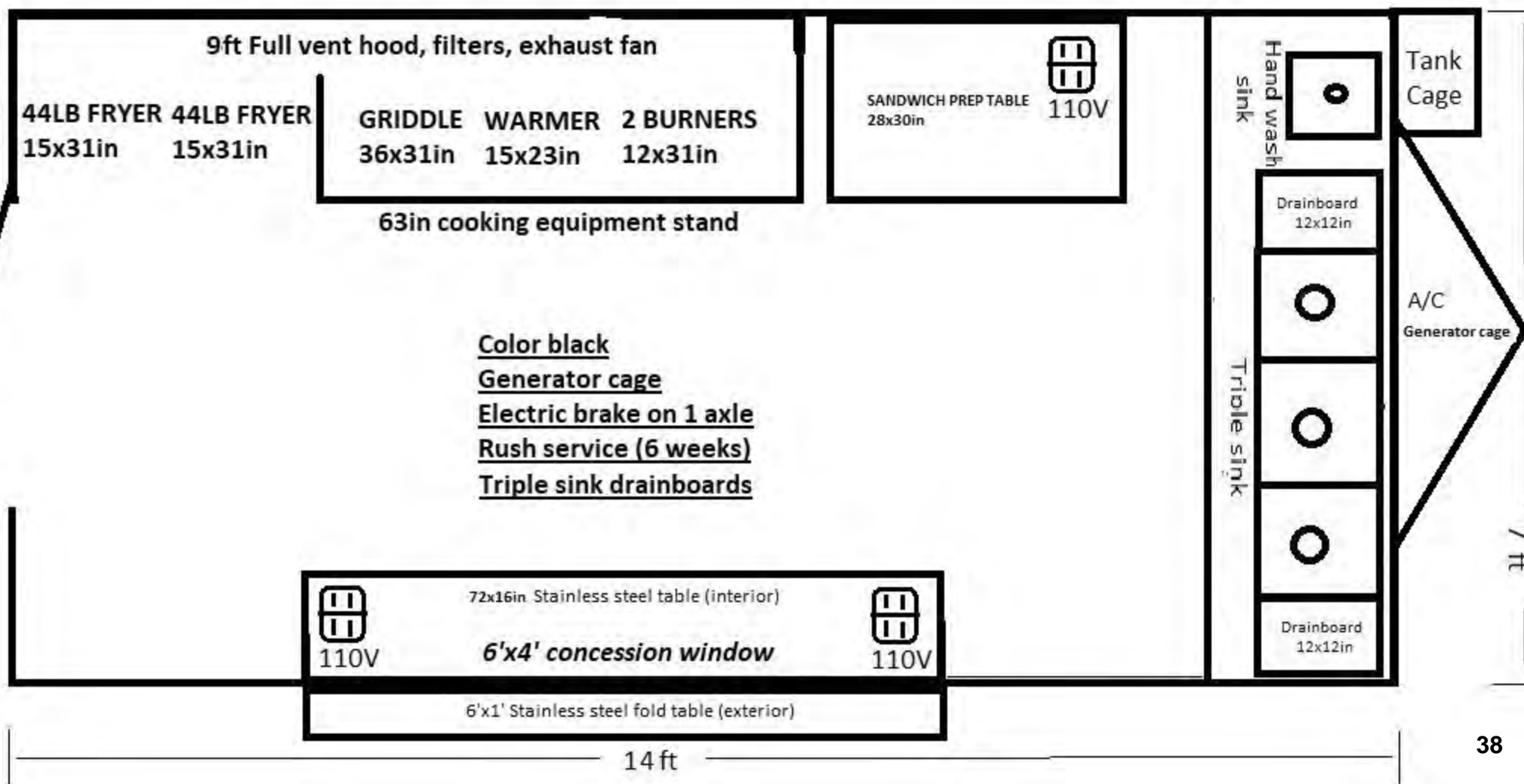
**LEGEND**

- PROPERTY LINE
- ACCESS EASEMENT
- # POTENTIAL FOOD TRUCK LOCATION

Food Truck Operators

1. Gyro Delish
2. Rockies JAM
3. Vacant
4. Vacant

The Hungry Dog Vendor Cart will be located at vacant cart spot #4 on the north side of the Antero Building.



- Color black
- Generator cage
- Electric brake on 1 axle
- Rush service (6 weeks)
- Triple sink drainboards







