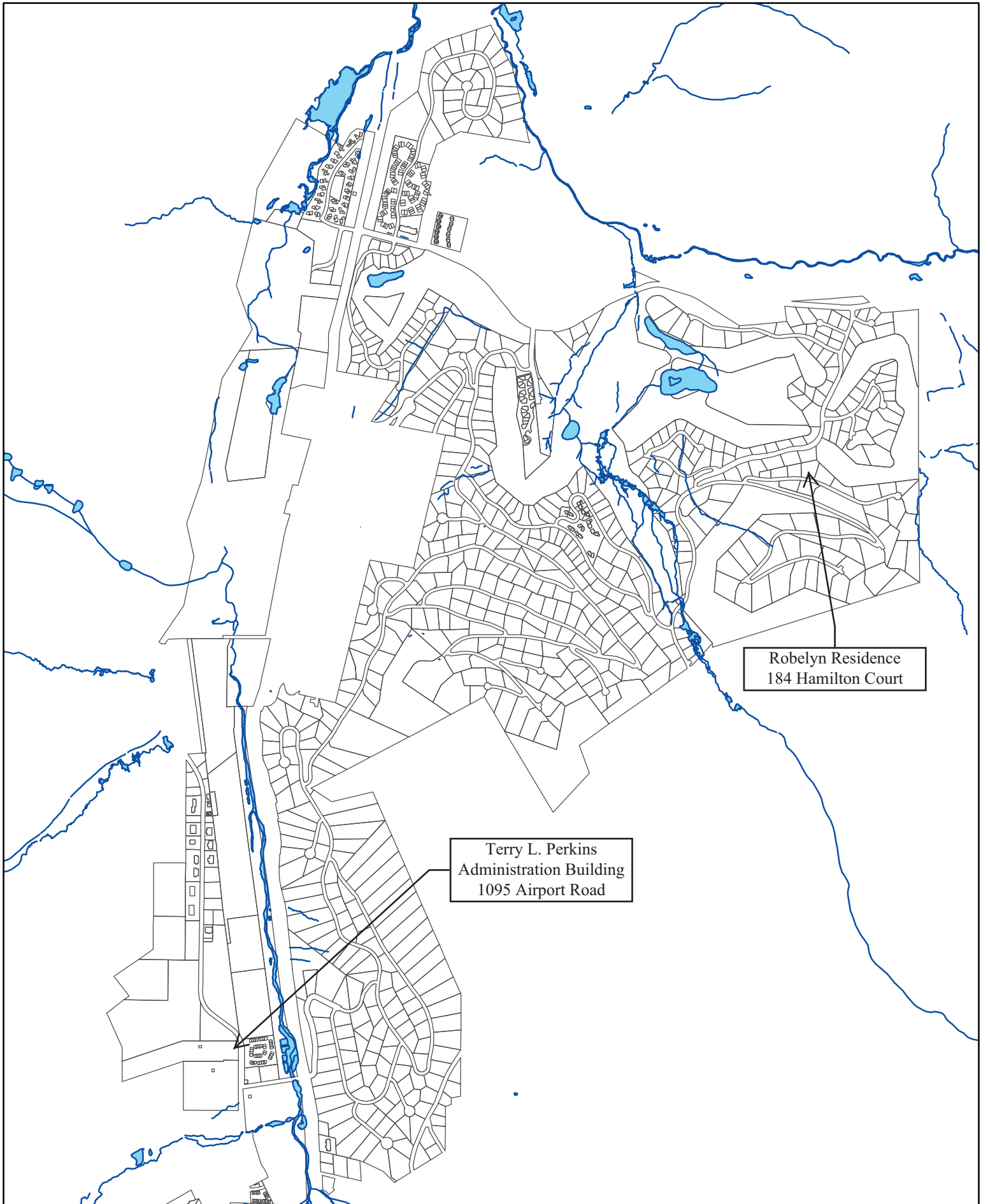


Town of Breckenridge
Planning Commission Agenda
Tuesday, January 3, 2012
Breckenridge Council Chambers
150 Ski Hill Road

| | | |
|-------------|-----------------------------------------------------------------------------------------------------|---------------|
| 7:00 | <i>Call to Order of the January 3, 2012 Planning Commission Meeting; 7:00 p.m. Roll Call</i> | |
| | <i>Approval of Minutes December 6, 2011 Regular Meeting</i> | 4 |
| | <i>Approval of Agenda</i> | |
| 7:05 | <i>Consent Calendar</i> | |
| | 1. Tannenbaum by the River II Condominium Remodel (MM) PC#2011076 815 Columbine Road | 9 |
| | 2. Robelen Residence (MGT) PC#2011077 184 Hamilton Court | 20 |
| 7:15 | <i>Worksessions</i> | |
| | 1. Quasi Judicial Hearings (Tim Berry) | Verbal |
| | 2. Landscape Architect Ordinance (JC) | 31 |
| 8:00 | <i>Public Project Hearings</i> | |
| | 1. Terry L. Perkins Administration Building (MM) PC#2011075 1095 Airport Road | 34 |
| 9:15 | <i>Other Matters</i> | |
| | 1. Class C Subdivisions July 1 – December 31, 2011 (CN) (Memo Only) | 47 |
| 9:30 | <i>Adjournment</i> | |

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

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



Terry L. Perkins
Administration Building
1095 Airport Road

Robelyn Residence
184 Hamilton Court



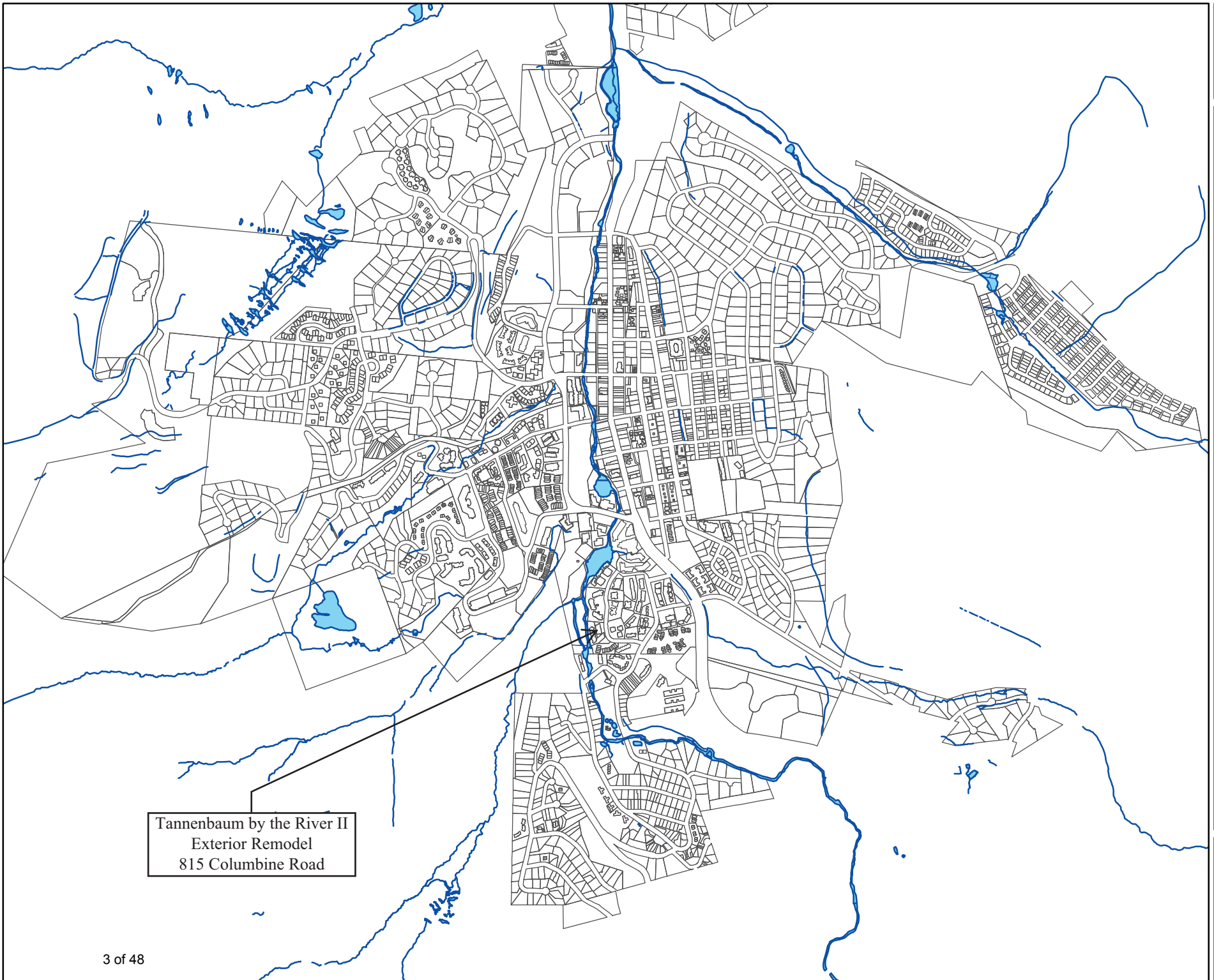
Breckenridge North

Town of Breckenridge and Summit County governments
assume no responsibility for the accuracy of the data, and
use of the product for any purpose is at user's sole risk.

printed 4/12/2011



NOT TO SCALE

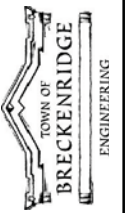


NOT TO SCALE

printed 4/12/2011

Breckenridge South

Town of Breckenridge and Summit County governments assume no responsibility for the accuracy of the data, and use of the product for any purpose is at user's sole risk.



PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 p.m.

ROLL CALL

| | | |
|------------------|--------------|--------------|
| Kate Christopher | Jim Lamb | Trip Butler |
| Gretchen Dudney | Michael Rath | Dan Schroder |
| Dave Pringle | | |

APPROVAL OF MINUTES

With no changes, the minutes from the November 15, 2011 Planning Commission meeting were approved unanimously (7-0).

APPROVAL OF AGENDA

With no changes, the December 6, 2011 Planning Commission meeting agenda was approved unanimously (7-0).

CONSENT CALENDAR:

1. Mendez Addition (MGT) PC#2011073; 211 North Gold Flake Terrace

Mr. Schroder: Personally ok with Staff's action as noted, but was wondering if others wanted to take it off the consent calendar. (Ms. Dudney: Only if someone from the public is here to speak about it.)

Mr. Pringle: There are a lot of reasons to call this up but not specifically for this application; it meets everything that the code asks for. I think the issue is bigger than this one. (Mr. Neubecker: If there is an issue bigger than this we can talk about it under Other Matters if there is something else we need to address.) This is a very large home for that area; have they met all of the conditions on that? (Mr. Truckey: It meets the Neighborhood Preservation Policy.) (Mr. Neubecker: Directed the Commission's attention to Page 13 in the Planning Commission packet.)

2. Wellington Neighborhood SFR Plus Garage (MM) PC#2011074; 15 Raindrop Green

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

TOWN COUNCIL UPDATE; MAYOR JOHN WARNER

Mayor Warner updated the Commission on several topics:

- First: Starting in January, 2012, Town Council members will participate in one Planning Commission meeting per month.
- Second: Relocation of the recycling center: The Town and the County are entering into an agreement to move the recycling center to approximately the northwest corner where Coyne Valley turns left before Red Tail Ranch; a way to free up space for affordable housing on County Road 450. There are thoughts about absorbing the ambulance service by the various county fire services; there might be a sharing of the public works campus. It will be more of a consolidation of space. It is not a done deal, but it is coming down the pike just so you are aware. The County would like to build the property. (Ms. Dudney: Is the reason we are involved because we are moving the recycling center to public property? If they build affordable housing would it be annexed into the Town?) Can't speak of where the water rights for some of these locations exist thus far.
- Third: Riverwalk Center concept of a potential park idea: In Council's thinking, it has nothing to do with displacement of parking. We ARE NOT removing any parking. We are thinking about adding more green areas around the Riverwalk Center. (Mr. Schroder: It wouldn't go away from that spot?) No, there will be no net loss of parking. It is extremely preliminary. Breck lacks in park space, we have about ¾ of what you are supposed to have in a town setting. (Mr. Pringle: Boulder went through the same thing, and they ended up going through a big reorganization of priorities. Something in the main part of town, a lot of people would be able to access it.) It would be an enhancement to the Riverwalk Center Venue so it is used more often and so that people have a real good reason to come to town. (Ms. Dudney: Is the park area supposed to be like a central park, for play area or for concerts?) More of a central park area; so the building is surrounded by grass and parking could go underneath. (Ms. Christopher: Even a net gain with regards to parking would be extremely beneficial.)

- Fourth: Then there are also people that are still looking for the 4-Star Hotel project concept near the F lot overlooking the Village. (Mr. Pringle: Why wouldn't we engage with the Ski Area and see what they produce?) That may happen, maybe that is all that we need. But I still feel that our community could use an accommodation of the sort. The Ski Area has development rights/master plan that did call for a hotel but they haven't moved forward with that. They don't know what it would look like. We told them that we would love to see them go that extra bit. (Mr. Schroder: Have we received any timeline of any feel of any kind about the Berghof, Gondola Lot, etc.?) Maybe the Bergie area first, then Administration and then come into town. These lots would be the last piece of their development plans. (Mr. Neubecker: They have shut down the Breckenridge Mountain Lodge; they might redevelop that site but it is extremely preliminary. They have the approved plans for Building 804 which is the next to One Ski Hill Place. They might switch that over to a hotel. There was discussion last year but nothing recently. The number of people and cars you then put on the west side of Park Avenue and then the foot traffic getting to the Gondola were of concern.) We would like to have a place where our visitors find it easy to get into the core of downtown. As opposed to hanging out in some satellite lot.

Commissioner Questions / Comments:

- Mr. Pringle: With regard to the recycling center relocation, is there a possibility that they might look into other locations that are more centrally located? (Dr. Warner: By moving it farther north it takes it out of Town proper but the Highlands are a huge part of town and it is fairly accessible, is it a perfect spot? Probably not. But is it a spot that works pretty well? Yes. I think they thought of it in terms of access, main roads, two ways to get there (via Highway 9 or Airport Road); we can certainly ask those kinds of questions. I can certainly bring it up to see what Council thinks. There isn't a blueprint for this project yet, it is just a way that might free up a place that might be continuous with more affordable housing.) One other consideration, rather than one large central place, is that we have multiple satellite facilities that are scattered throughout Town. If we can make it more convenient for people, they will do it. (Dr. Warner: There is concern, because landfill revenues are down, that recycling is in jeopardy of disappearing. Education is key with regards to the lifecycle of the things Americans buy.)
- Ms. Pringle: You had mentioned that you may enlist a Town Council to come to Planning Commission meetings? (Dr. Warner: To fill in the blanks, so to speak, so that we have a two way street with communication. Everyone on Council supported that idea.) I am wholeheartedly in support of this; I think it would be extremely beneficial. (Dr. Warner: We would have to make sure that it isn't quasi-judicial. Jennifer McAtamney will be attending your next meeting.)

WORKSESSIONS:

1. Mechanical Mass for Solar (CN)

Mr. Neubecker presented. Staff had been approached with a potential exterior remodel at Ski Side Condos on Grandview Drive which includes enclosing a 250 square foot area for a mechanical room for the new solar thermal panels as well as potentially enclosing the open air walkways (which are internal to the buildings and therefore not visible from off site locations) to make the building more energy efficient. The property was built prior to the Land Use Guidelines adoption and is already over density and mass (a legal non-conforming use). Per the Development Code, enclosing the interior hallways and adding a new mechanical room in many cases would result in a large number of negative points for exceeding the recommended mass, thereby rendering the project infeasible.

The Commission discussed potential changes to the Relative Policy on Mass at the May 18th and August 30th worksession including:

1. Mass allowance for mechanical rooms for the purpose of renewable energy systems; and
2. Mass allowance for enclosing hallways and entrances for energy efficiency savings (i.e. airlocks).

This issue challenges two different goals of the Town 1) encouraging energy efficiency and renewable sources of energy, and 2) maintaining community character (including building massing limitations). Staff would like to find a way to encourage the use of renewable energy without compromising character.

Almost all of the older multi-family buildings in Town that staff researched (about 30 properties) have been built to or are over the allowed mass. Staff also believes that in most cases, mechanical room additions could be accommodated within the existing building footprints (in hallways of the multifamily buildings).

The Commission directed staff to draft a modification to Policy 4R Mass which included the following:

- The Commission supported changes to the policy concerning mechanical room mass, but did not support enclosing hallways and walkways.
- Additional mass enclosures should be within the existing building footprint.
- If the mass cannot be within the existing footprint, it should be added in a way to reduce visibility from public rights of way.
- The policy should apply to renovations only, not new construction.
- Set a maximum size limitation.
- Mixed opinions on the Commission on review process (Class D or C).

Staff proposed a draft policy which attempts to address the Commission’s concerns. Staff welcomed Commissioner comments and input on the draft policy. Staff hoped to get direction on the policy to move forward with ordinance language to the Town Council.

Questions for the Commission:

1. If the applicant can’t fit the mechanical room addition into the existing building footprint, should the addition be prohibited?

Mr. Pringle: Still fuzzy on the question because I think the questions are answered in the policy; shouldn’t prohibit it. Find ways to make it happen. No, don’t prohibit.

Ms. Dudley: No.

Mr. Lamb: No.

Mr. Schroder: No, in favor that we don’t prohibit it.

Mr. Butler: No.

Ms. Christopher: No.

Mr. Rath: No, they would have to stay within their setbacks.

2. Are there some criteria we can establish to allow such mechanical room additions when added outside an existing building footprint?

Mr. Pringle: Yes; “for the expressed intent of mechanical equipment for renewable energy built to the least amount necessary to accommodate that”.

Ms. Dudley: Yes; in item C of draft policy, be more specific than “if deemed necessary”. Like visible from the public right of way. Try to make it clear to the applicants. (Mr. Neubecker: It might be simpler to call it a Class D and then go from there.)

Mr. Lamb: Yes.

Mr. Schroder: Yes; square foot limitations on site/building guidelines/height/color, etc. to create as low public visibility as possible.

Mr. Butler: Yes.

Ms. Christopher: Yes; possible subterranean for mechanical room.

Mr. Rath: Yes.

Commissioner Questions / Comments:

Mr. Lamb: When you say over mass are we talking 5% or 50%? (Mr. Neubecker: It varies; we basically looked at multifamily buildings.) If it were 5% over I am a lot more agreeable over something that is 50% over.

Mr. Pringle: Some people come in and build exactly to density and then they come back asking to accommodate more mass. I don’t know how we mitigate, unless we waive the maximum allowed density on properties. (Mr. Neubecker: I understand your concern. You see on page 35, section A of the Planning Commission packet, “this exemption would not apply to future buildings being built”.) Rather than going to all the expenses of putting all of this onto a building, why not buy into the community solar gardens and not get your reductions through them? (Ms. Darcy Hughes, Architect for Ski Side Condos: We already have solar PV on the building, so this additional solar would be for solar hot water.)

Mr. Rath: Usually when a property is adding environmental savings they are doing a lot more (environmentally) than just one thing. I think there should be an encouragement for doing this underground. (Ms. Hughes: I am not opposed to going underground, but we have an empty hallway in this building and it

- is blocked from view unless you are in the building, so I think that is much more beneficial to utilize the space we have available.) (Mr. Matt Stais, Architect: I appreciate the position that Ms. Hughes’s clients are in; however, I would be pretty wary about setting a policy that would cover all potential projects; it might be a problem in the future with other projects. Can this not be handled on a case by case or should there be a policy?)
- Mr. Pringle: To go ahead now and enclose those hallways it becomes a fairness issue with mass and bonus issues. (Ms. Hughes: It was built prior to the land use guidelines.) We gave it a bonus because it was employee housing.
- Ms. Dudney: Two issues, 1. Mechanical space necessary to support the solar and the second is enclosing open hallways. Because this didn’t have anything to do with renewable energy, I personally think that the Staff has done a good job writing this so that we are protected. This particular hallway could qualify for that. I would make a couple language changes but after thinking about it I didn’t feel that worried.)
- Mr. Pringle: It opens for door; once you start doing these you get a lot of applicants with people changing things.
- Ms. Dudney: Constructive criticism of wording: Second sentence in the first paragraph, I don’t think that it is necessary. The language of reducing the carbon footprint is volatile and it requires a huge financial analysis to be done. Add the words “to improve energy efficiency.” The goal of the language should be as clear as possible to what it applies to. On B1 the last sentence, “and may be denied if adjacent property owners reject...”, if it is put within visibility of adjacent properties, should they have voice in this?
- Mr. Pringle: No, the Town has the voice but we don’t give them (neighbor) a veto or power over that. “Screening of addition shall be addressed...” change to “if necessary, shall be required”? I don’t know how you mandate something relatively.
- Mr. Lamb: It will be on a case by case basis.
- Mr. Rath: I can see how we could do a point analysis; that way we can evaluate the overall net energy effect rather than looking at this little 200sq feet. 2% is a pretty small number but if you attach that square footage to something on the positive side that is measurable.
- Mr. Pringle: Would this have to go through the HERS rating? (Mr. Neubecker: In that instance you would be gaining positive points, but you would have to go through a rating system that does have a cost involved with doing that rating.)
- Mr. Rath: Assign positive and negative point system for the intended upgrades. It would force them to add as few square feet as possible and it would encourage them to do a lot on the positive benefit side as well. Space that is needed for additional infrastructure (heat pumps, etc.), you can set an upper parameter. I’m trying to encourage upgrades to those older buildings; we can double the energy efficiency of some of their structures. (Ms. Dudney: Is 300 square feet the right number?) Sometimes 2% might not be adequate or sometimes it might be too much. We look at what their intentions are from a positive and negative standpoint. (Mr. Neubecker: There could be a bigger project that comes along but if we limit it with these numbers maybe we consider it; maybe it qualifies for a variance. We just don’t want it to be so broad that people take advantage of us. We want people to be efficient with their space.)
- Mr. Lamb: It would be interesting to see some systems out there. Do we need 500 square feet? Is 300 too much?
- Mr. Rath: It would have to be a fairly large building to need 500 square feet. Some of these mechanical rooms can be reorganized and reutilized and made more efficient because a lot of this stuff is smaller nowadays. (Mr. Neubecker: We will do more research on mechanical rooms so we come up with a number that is realistic. We don’t want people to take advantage of us or the policy. We will provide some data to you and hopefully get you on board with our findings.)
- Mr. Pringle: Minimal amount necessary to get what you want.
- Ms. Christopher: I agree with everything Ms. Dudney, Mr. Pringle and Mr. Rath have said. It would be nice to direct an applicant in that direction before they consider extra buildings to cover it.
- Mr. Rath: The exemption should be that in a case such as this, when we have environmental upgrades to a building we don’t take those negative points. (Mr. Neubecker: If we can’t accommodate Mr. Rath’s idea are we ok going down the road we are going?) (Mr. Truckey: There may be times that 300 square feet is not enough. Maybe we get rid of the square footage and do the 2% so it is specific to the sizes of the buildings.) (Ms. Christopher: They have to demonstrate need for what they are asking for.) Encourage older buildings to go through the upgrade process.

2. Public Works Administration Building (MM) Airport Road

Mr. Mosher presented a proposal to build a 5,144 square foot administration building near the existing east entry to the Public Works property.

As a Town of Breckenridge development, the Town Council does not need an approved development permit to process this project. None of the normal processes or requirements applies to any Town projects that are covered by Section 9-1-27 of the Development Code. However, 9-1-27(B) requires a public hearing, and requires that the Planning Commission provide their input on the proposed project. The Town Council has indicated that they want to try to follow the substantive requirements of the Development Code as much as possible for all Town projects.

Due to the time constraints for advertising the public notice, this review is being presented as a worksession. It will be brought back, with the required advertising, for a public hearing at a future meeting.

At this time, Staff has only one question for the Commission. Staff believes that the architectural character of the proposed buildings abides with the intent of the Land Use Guidelines. Does the Commission concur? Staff welcomed the Commission to ask any additional questions or provide comment/direction to Staff.

Matt Stais, Stais Architecture, Agent: Presented the new overall site plan and how the new public access will be off the south entrance on Airport Road near Valleybrook.

Commissioner Questions / Comments:

Mr. Schroder: On the directional road, you can't turn left there. (Mr. Mosher: It is a 4-way stop intersection.) (Mr. Rich Newberger, Public Works: Mr. Stais will discuss county influence and occupation and how all of that plays in.)

Mr. Lamb: Well thought out, perfect design for what it is intended to do and it is compatible with neighborhood.

Mr. Pringle: I think it looks good, Mr. Stais. (Mr. Truckey: As a goal, the Town is seeking LEED equivalent ratings for Town buildings. Though we are not seeking LEED, we will be designing comparable elements in the development.) (Mr. Newberger: 96-98% energy efficient; investigating recyclable materials; solar system array that will sustain the building; bouncing natural light into the interior of the building; projection of light inside and shading; the intention is to get 50 or better on the STC (Sound Transmission Class) rating; the more we push the envelope on things that we make it green and helpful. It expands the responsibility of the Town to come up with those dollars that the Town would need to make up.) (Mr. Stais: I would like to see it LEED certified, but is very expensive. Will be going forward with sustainable design and energy efficiency; we will continue to work on it and keep you all posted.)

OTHER MATTERS:

(There was a general discussion about architectural character in reference to the Mendez addition.)

Mr. Pringle: I had a question about excessive dissimilarity (ie: glass) and the overall point analysis of the project. (Mr. Neubecker: It's about balancing contemporary architecture, where do you draw the line?) It isn't square footage; it is a number of architectural design structures. (Mr. Neubecker: Depending upon the direction the design is facing, or the design your neighbors have, it is not just a function of size. It is in the eye of the beholder.)

Mr. Neubecker: The Saving Places Conference in Denver is coming up in February. Registration is still not available. I will let you know as soon as we know anything about that.

Mr. Schroder: There is not a second meeting in December. The first meeting of the New Year will be January 3, 2012.

ADJOURNMENT:

The meeting was adjourned at 9:16 p.m.

Dan Schroder, Chair

Planning Commission Staff Report

Subject: Tannenbaum by the River II Exterior Remodel (Class C-Minor Hearing; PC#2011076)

Proposal: An exterior remodel of the three primary facades of the building visible from Columbine Road. The proposal includes; New heavy timber un-enclosed entry element; New asphaltic roofing; New cementitious siding (shingles with board and batten); Natural wood accents and trim; Natural stone veneer base and metal guardrails. The entire building will be painted to match. The design and materials of the remodel will be compatible with the one elevation not receiving any change (except paint). The HOA has signed the application. A material and color sample board will be available for review at the meeting.

Date: December 27, 2011(For meeting of January 3, 2012)

Project Manager: Michael Mosher, Planner III

Applicant/Owner: Tannenbaum II HOA

Agent: Todd Webber Architect, P.C., Todd Webber

Address: 815 Columbine Road

Legal Description: Tannenbaum by the River II Condominiums (a resubdivision of Lot 2, Four Seasons, Filing 1)

Site Area: 0.42 acres (18,264 sq. ft.)

Land Use District: 24, Residential 20 Units per Acre (UPA)

Site Conditions: The east portion of the property is entirely paved for access and parking. The north and south ends of the property have small landscaped areas with mature conifers. A corner of the existing building is over the south property line. The west property line abuts the building edge. There is a 30-foot Utility, Drainage and Access easement (1/2 of the 60-foot easement) on the north property line.

Adjacent Uses: Multi-family residential

Density: No changes

Mass: No changes

Height: No changes

Parking: No changes

Snowstack: No changes

Item History

From the property records, Tannenbaum II (36 units) received approval in 1978. There have been several minor improvements (re-roof, staining, etc.) to the exterior since.

Staff Comments

Architectural Compatibility (5/A & 5/R): Per this policy:

...Fiber cement siding may be used without the assignment of negative points only if there are natural materials on each elevation of the structure (such as accents or a natural stone base) and the fiber cement siding is compatible with the general design criteria listed in the land use guidelines. ...(see section 9-1-19-5A, "Policy 5 (Absolute) Architectural Compatibility", subsection D, of this chapter). (Ord. 14, Series 2011)

As proposed, all of the siding and some of the trim boards are to be made of cementitious material. The base of the building will be wrapped in natural stone veneer and the entry is natural heavy timber/gulam members.

The proposed colors are all brown/tan earth tones. The stone base is natural stone, dry-stacked. The asphaltic shingle roof is a grey mix color. (Staff notes that the existing asphalt roof facing west (no change proposed) is separated from the other roof forms and is not visible from any right of way.

Building Height (6/A & 6/R): No change is proposed to the overall building height.

Placement of Structures (9/A & 9/R): The existing north stair tower is located within the 30-foot Utility, Drainage and Access easement. As proposed, the new roof over this portion will encroach further into this easement (34-feet above). The HOA has supplied an approval letter for this encroachment. We are adding a Condition of Approval asking for approval letters from the utility companies and/or districts associated with the easement.

As noted above, the south stair tower already sits slightly over the south property line. As proposed, the new roof will increase this encroachment over the neighboring parking area. The neighboring property has agreed to provide the required easement for the encroachment. As a Condition of Approval and prior to issuance of a Building Permit, the applicants shall obtain an easement to allow this encroachment.

Landscaping (22/A & 22/R): None of the existing landscaping is being removed and none is being added.

Drainage (27/A & 27/R): None of the proposed improvements have any impact on the site drainage.

Point Analysis (Section: 9-1-17-3): As presented the application passes all absolute policies in the Development Code and has not incurred any positive or negative points.

Staff Decision

The Planning Department has approved the Tannenbaum by the River II Exterior Remodel, PC#2011076 with the attached Findings and Conditions.

TOWN OF BRECKENRIDGE

**Tannenbaum by the River II Exterior Remodel
Tannenbaum by the River II Condominiums (Lot 2, Four Seasons Filing 1)
815 Columbine Road
PC#2011076**

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 **December 27, 2011**, 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 **January 3, 2012** as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape-recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **July 10, 2013**, 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. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

7. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

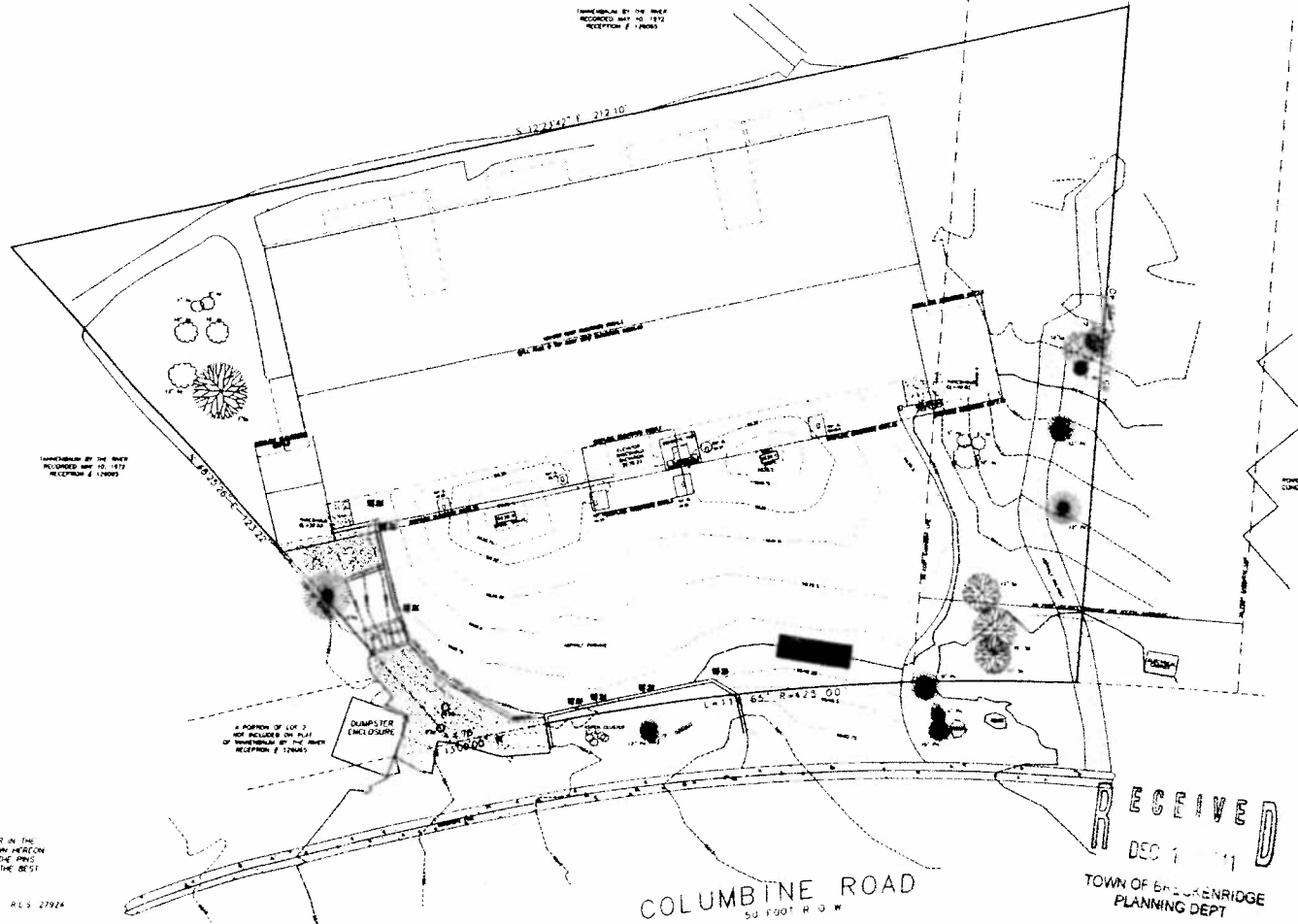
8. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
9. Applicant shall execute and record with the Summit County Clerk and Recorder an easement and agreement running with the land, in a form acceptable to the Town Attorney, allowing the south most portions of the building, and overhang of Tannenbaum by the River II, to encroach onto the neighboring property owned by Tannenbaum by the River.
10. Applicant shall obtain any necessary approval letters, and provide copy to the Town, from the utility companies or districts associated with the building encroachment into the north "Utilities Drainage and Access Easement" depicted on the plans.
11. 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.
12. 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.
13. 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.
14. 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.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

15. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
16. 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.
17. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
18. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
19. 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.
20. Applicant shall screen all utilities.

21. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
22. 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.
23. 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.
24. 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.**
25. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
26. 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)



TRANSFERRED BY THE STATE
RECORDED MAP NO. 1872
RECEPTION # 12045

BASED UPON ELEVATION
ADJUSTED BENCHMARK
NO. 1000000.00
ADJ. POINT NO. 1000
SITING IN SUMMIT COUNTY
AS SHOWN

I, ROBERT E. ANDREWS, BEING A DULY REGISTERED LAND SURVEYOR IN THE
STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON
WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE PINS
AND GAUGES SHOWN HEREON AS FOUND ON SET ARE ACCURATE TO THE BEST
OF MY KNOWLEDGE AND BELIEF.

ROBERT E. ANDREWS RLS 27924

COLUMBINE ROAD
50 FOOT R.O.W.

RECEIVED
DEC 1 1997
TOWN OF BRECKENRIDGE
PLANNING DEPT

EXISTING
SITE PLAN

1"=10'-0"

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

ROB ANDREWS LAND SURVEYING
P. O. BOX 604, BRECKENRIDGE, CO 80424 (970) 533-1000

TOPOGRAPHIC MAP

TANNENBAUM II CONDOMINIUM
A PORTION OF LOT 2
FOUR SEASONS OF BRECKENRIDGE
VEGETABLE BEING NO. 1
TOWN OF BRECKENRIDGE
SUMMIT COUNTY, COLORADO

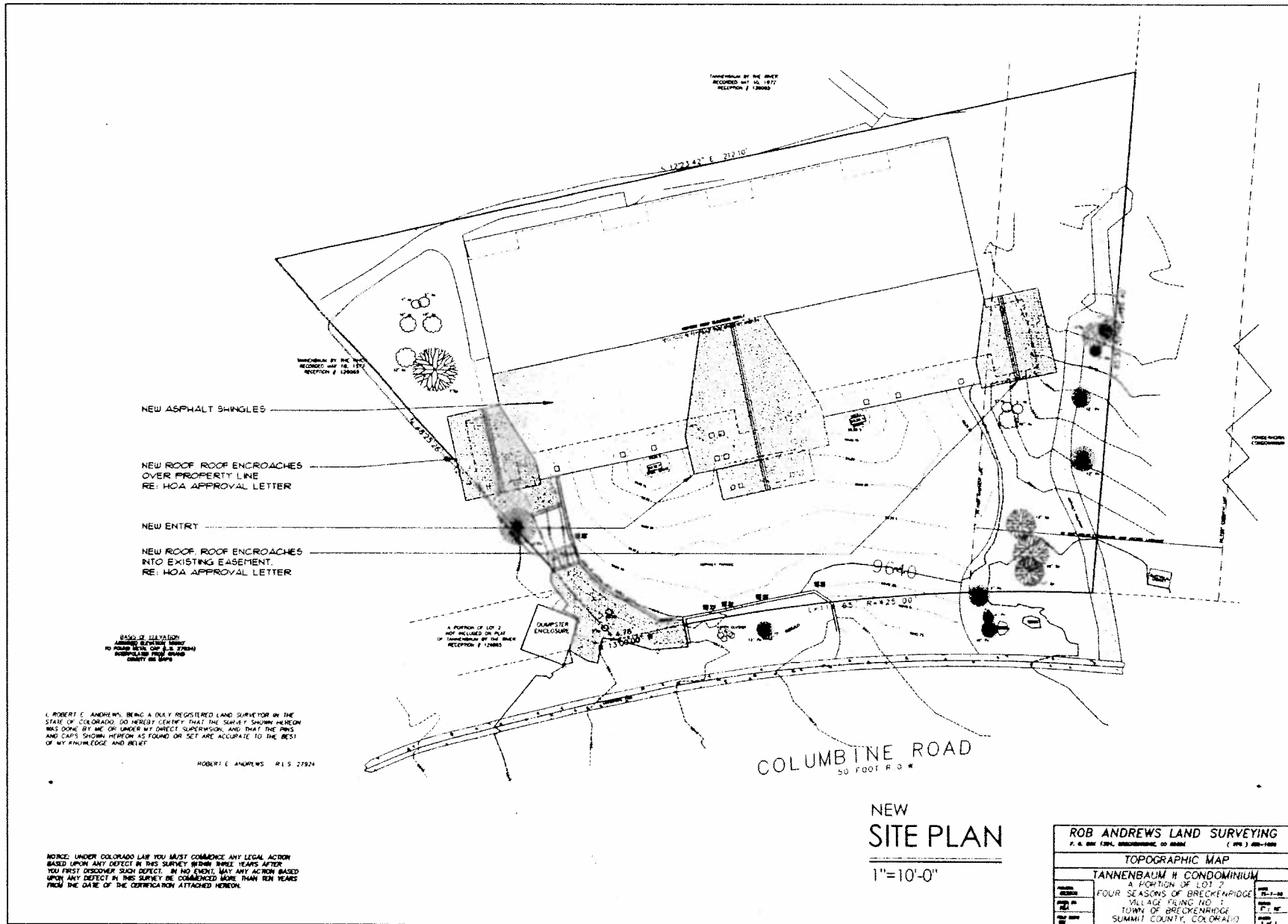
1000 WEBBER ARCHITECT, P.C.

- ARCHITECTURE
- PLANNING
- INTERIORS

1100 BOX 1000
FRISCO, CO 80442
760-888-8402

TANNENBAUM II
101 ADAMS AVENUE
BRECKENRIDGE, COLORADO

| | |
|--------------|----------|
| PROJECT DATE | |
| SHEET | REVISION |
| NO. | DATE |
| JOB NUMBER | |
| DRAWN BY | |
| CHECKED | |
| A001 | |



TODD WEBBER ARCHITECT, P.C.
 ■ ARCHITECTURE
 ■ PLANNING
 ■ INTERIORS

P.O. BOX 1824
 BRECKENRIDGE CO 80424
 719-530-8888

TANNENBAUM II
 191 ADAMS AVENUE
 BRECKENRIDGE, COLORADO

| PROJECT DATE | DATE | REVISION |
|--------------|----------|---------------|
| | 12-18-11 | Issue Station |
| JOB NUMBER | | |
| DRAWN BY | | |

PROJECT
A002

ROB ANDREWS LAND SURVEYING
 P. O. BOX 1204, BRECKENRIDGE, CO 80424
 (970) 486-1000

TOPOGRAPHIC MAP

TANNENBAUM II CONDOMINIUM
 A PORTION OF LOT 2
 FOUR SEASONS OF BRECKENRIDGE
 VILLAGE TRAC NO. 1
 TOWN OF BRECKENRIDGE
 SUMMIT COUNTY, COLORADO

| | |
|---------|---------|
| DATE | 12-1-11 |
| BY | RLS |
| CHECKED | |
| DATE | |

NEW SITE PLAN
 1"=10'-0"

I, ROBERT E. ANDREWS, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE LINES AND CAPS SHOWN HEREON AS FOUND OR SET ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT E. ANDREWS PLS 27924

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

TODD WEBBER ARCHITECT, P.C.
 ■ ARCHITECTURE
 ■ PLANNING
 ■ INTERIORS

P.O. BOX 1826
 PRIBCO, CO 80440
 P. 376-888-8400

TANNENBAUM II
 815 COLUMBINE ROAD
 BRECKENRIDGE, COLORADO

| PROJECT DATE | |
|--------------|----------|
| DATE | REVISION |
| | |
| | |
| JOB NUMBER | |
| | |
| DRAWN BY | |
| | |

SHEET
A201



EXHIBIT
 EAST ELEVATION
 3/18-11-0



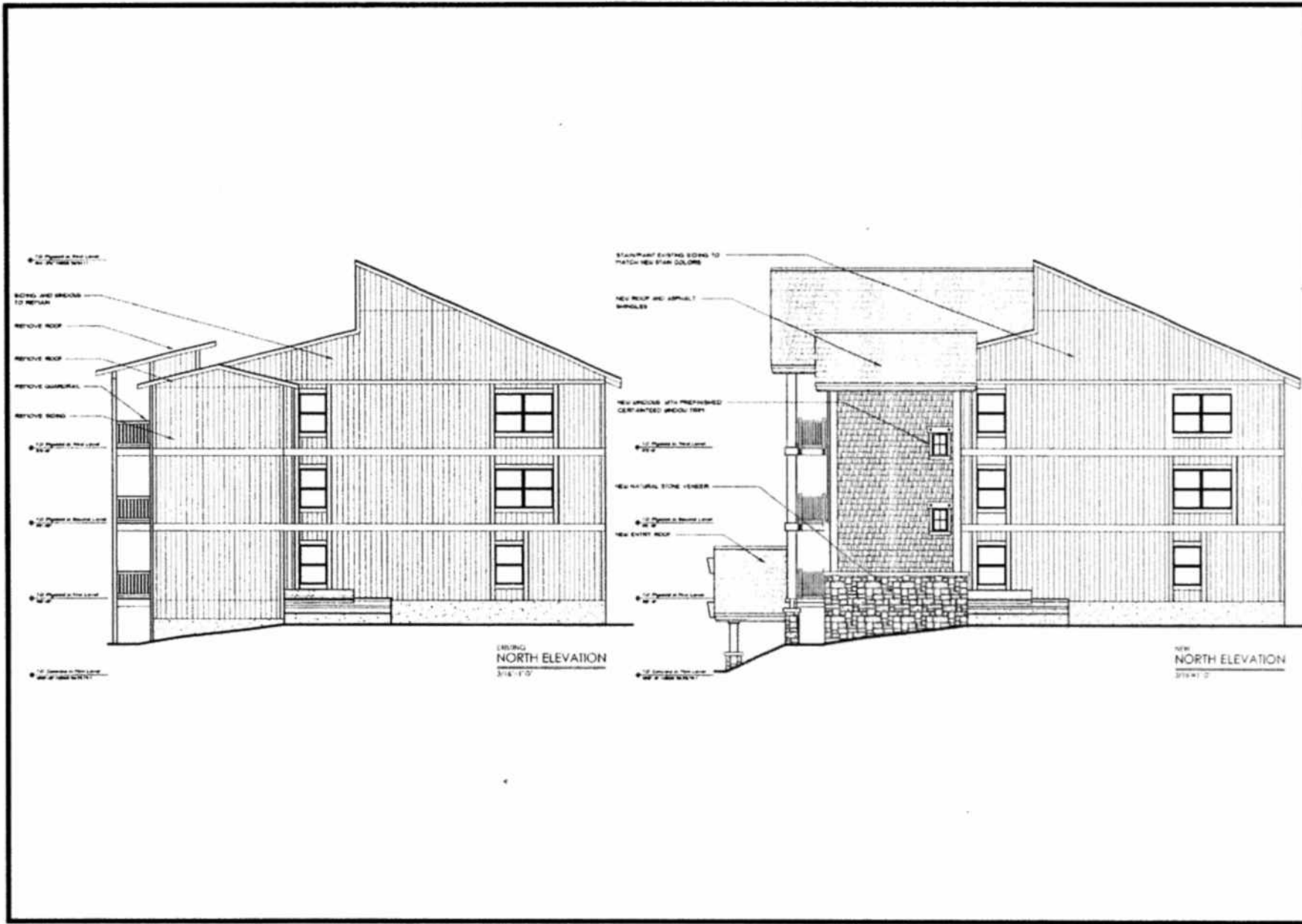
TODD WEBBER ARCHITECT, P.C.
 ARCHITECTURE
 PLANNING
 INTERIORS

710 BOX 183
 BRECKENRIDGE CO CO 80424
 7670-888-8402

TANNENBAUM II
 815 COLUMBINE ROAD
 BRECKENRIDGE COLORADO

| PROJECT DATE | DATE | REVISION |
|--------------|----------|-------------|
| | 12-15-11 | TODD WEBBER |
| | | |
| | | |
| JOB NUMBER | 30-300 | |
| DRAWN BY | T.W. | |
| CHECKED BY | | |

A202

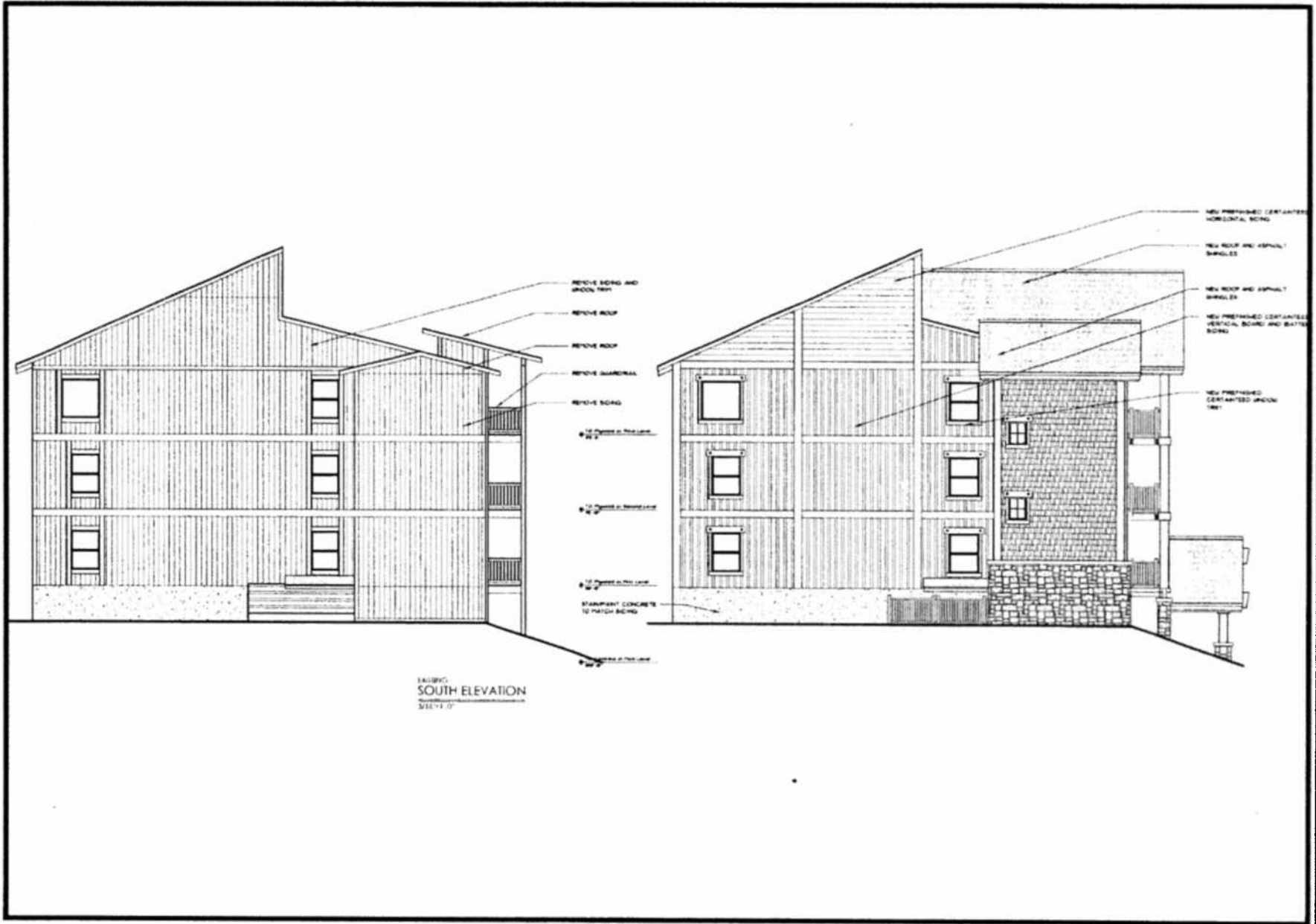


TODD WEBBER ARCHITECT, P.C.
 ■ ARCHITECTURE
 ■ PLANNING
 ■ INTERIORS

TANNENBAUM II
 815 COLUMBINE ROAD
 BRECKENRIDGE, COLORADO

| | |
|--------------|-------------|
| PROJECT DATE | 12-15-11 |
| DATE REVIEW | TOWN REVIEW |
| JOB NUMBER | 24-009 |
| DRAWN BY | TW |
| CHECKED BY | |

A203



FAÇADING
SOUTH ELEVATION
3/11/14 0'

TODD WEBBER ARCHITECT, P.C.
 ■ ARCHITECTURE
 ■ PLANNING
 ■ INTERIORS

P.O. BOX 1828
 FRISCO, CO 80443
 P. 970-666-8402

TANNENBAUM II
 815 COLUMBINE ROAD
 BRECKENRIDGE, COLORADO

| PROJECT DATA | |
|--------------|-------------|
| DATE | REVISION |
| 12/15/13 | TOWN REVIEW |
| | |
| | |
| JOB NUMBER | 73-0101 |
| DRAWN BY | TW |

SHEET
 A204



COMMUNITY DEVELOPMENT
Class C Development Review Check List

| | | |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| Project Name/PC#: | Robelen Residence | PC#2011077 |
| Project Manager: | Matt Thompson, AICP | |
| Date of Report: | December 27, 2011 | For the 01/03/2012 Planning Commission Meeting |
| Applicant/Owner: | Craig and Lisa Robelen | |
| Agent: | bhh Partners | |
| Proposed Use: | Single Family Residence | |
| Address: | 184 Hamilton Court | |
| Legal Description: | Lot 101, Discovery Hill | |
| Site Area: | 56,588 sq. ft. | 1.30 acres |
| Land Use District (2A/2R): | 6: Subject to the Delaware Flats Master Plan | |
| Existing Site Conditions: | The lot slopes downhill from the road at 12%. The property is covered in large specimen spruce, fir, and lodgepole pine trees. There are currently no dead or infected mountain pine beetle trees on the lot. There are two 15' x 30' utility and drainage easements in the corners of the lot along Hamilton Court. | |
| Density (3A/3R): | Allowed: unlimited | Proposed: 3,862 sq. ft. |
| Mass (4R): | Allowed: unlimited | Proposed: 4,520 sq. ft. |
| F.A.R.: | 1:12.50 FAR | |
| Areas: | | |
| Lower Level: | 1,626 sq. ft. | |
| Main Level: | 1,778 sq. ft. | |
| Upper Level: | 458 sq. ft. | |
| Garage: | 658 sq. ft. | |
| Total: | 4,520 sq. ft. | |
| Bedrooms: | 4 | |
| Bathrooms: | 4.5 | |
| Height (6A/6R): | 30 feet overall | |
| | (Max 35' for single family outside Historic District) | |
| Lot Coverage/Open Space (21R): | | |
| | Building / non-Permeable: 3,398 sq. ft. | 6.00% |
| | Hard Surface / non-Permeable: 2,366 sq. ft. | 4.18% |
| | Open Space / Permeable: 50,824 sq. ft. | 89.81% |
| Parking (18A/18R): | | |
| | Required: 2 spaces | |
| | Proposed: 2 spaces | |
| Snowstack (13A/13R): | | |
| | Required: 592 sq. ft. | (25% of paved surfaces) |
| | Proposed: 726 sq. ft. | (30.68% of paved surfaces) |
| Fireplaces (30A/30R): | 2 gas | |
| Accessory Apartment: | N/A | |
| Building/Disturbance Envelope? | Disturbance envelope | |
| Setbacks (9A/9R): | | |
| | Front: within disturbance envelope | |
| | Side: within disturbance envelope | |
| | Side: within disturbance envelope | |

Rear: within disturbance envelope

Architectural Compatibility (5/A & 5/R): This residence will be architecturally compatible with the neighborhood.
Exterior Materials: 1/2 log horizontal siding, 12" log corbels and angle braces, and a natural stone veneer.
Roof: Asphalt shingle roof Elk Prestique "Barkwood"
Garage Doors: 2x6 trim with 1x6 vertical v-groove tongue and groove (color to match siding)

Landscaping (22A/22R):

| Planting Type | Quantity | Size |
|--------------------|----------|-------------------------|
| Colorado Spruce | 3 | (1) 6', (2) 10' |
| Aspen | 15 | (10) 2", (5) 3" caliper |
| Potentilla | 10 | 5 gallon |
| Buffalo Juniper | 10 | 5 gallon |
| Peking Cotoneaster | 10 | 5 gallon |

Drainage (27A/27R): Positive away from residence.

Driveway Slope: 8 %
Covenants: Standard landscaping covenant.

Point Analysis (Sec. 9-1-17-3): Staff conducted an informal point analysis and found no reason to warrant positive or negative points. The application meets all Absolute and Relative Policies of the Development Code.

Staff Action: Staff has approved the Robelen Residence, PC#2011077, located at 184 Hamilton Court, Lot 101 Discovery Hill, with the Standard Findings and Conditions.

Comments:

Additional Conditions of Approval:

TOWN OF BRECKENRIDGE

**Robelen Residence
Lot 101, Discovery Hill
184 Hamilton Court
PC#2011077**

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 **December 27, 2011**, 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 **January 3, 2012**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape-recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **July 10, 2013**, 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. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
7. Applicant shall field locate utility service lines to avoid existing trees.
8. 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.
9. At no time shall site disturbance extend beyond the limits of the site disturbance envelope, including building excavation, and access for equipment necessary to construct the residence.
10. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
11. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

12. Applicant shall submit proof of ownership of the project site.
13. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
14. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
15. 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.
16. 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.
17. 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.
18. 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.
19. Applicant shall install construction fencing in a manner acceptable to the Town Planning Department.

20. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
21. **Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.**

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

22. **Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.**
23. **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.**
24. **Applicant shall remove all vegetation and combustible material from under all eaves and decks.**
25. **Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.**
26. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.
27. **Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.**
28. Applicant shall screen all utilities.
29. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
30. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
31. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.

32. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
33. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
34. 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)



CONTOUR LEGEND

| | | | |
|----------------|-----|-------------------|------|
| EXISTING MINOR | --- | DRAINAGE ARROW | → |
| EXISTING MAJOR | --- | SPOT GRADE AT DOT | 3400 |
| PROPOSED | --- | | |

LOT COVERAGE

| | SQ. FT. | % |
|---------------------------------------------|-------------------|-------------|
| BUILDING (INCLUDES OVERHANGS) | 3,338 SF. | 6% |
| HARDSCAPE (DECKS, PATIOS, WALKS & DRIVEWAY) | 2,366 SF. | 4% |
| OPEN SPACE | 50,784 SF. | 90% |
| TOTAL LOT SIZE | 56,558 SF. | 100% |

REQUIRED SNOWSTACK

| | SQ. FT. | % |
|---------------------------------------------|----------------|------------|
| HARDSCAPE (DECKS, PATIOS, WALKS & DRIVEWAY) | 2,366 SF. | 100% |
| REQ'D SNOW STACK (25% OF HARDSCAPE) | 592 SF. | 25% |
| TOTAL SNOW STACK PROVIDED | 726 SF. | 31% |

- SITE NOTES**
- ELECTRIC, CABLE TV, AND TELEPHONE UNDERGROUND IN COMMON TRENCH
 - VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND
 - TOPOGRAPHIC INFORMATION OBTAINED FROM RANGE WEST ENGINEERS AND SURVEYORS, INC. JOB #3691
 - PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 1% MIN)
 - REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE SLOPED TO DAYLIGHT TO NATURAL TRENCH
 - FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVING
 - PROTECT ALL REMAINING TREES WITH SNOW FENCE OR OTHER APPROVED BARRIER DURING CONSTRUCTION
 - PROVIDE 8" DIA. STONE RIP RAP OVER USED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS
 - STAKE HOUSE LOCATION FOR OWNER, ARCHITECT, AND ARCHITECTURAL REVIEW BOARD PRIOR TO ANY WORK
 - GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT
 - DRIVEWAY SHOWN AS 4% SLOPE FOR FIRST 20' FROM ROAD EDGE OF PAVEMENT AS REQUIRED

REVISIONS:

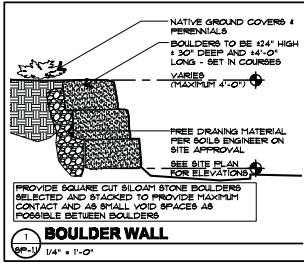
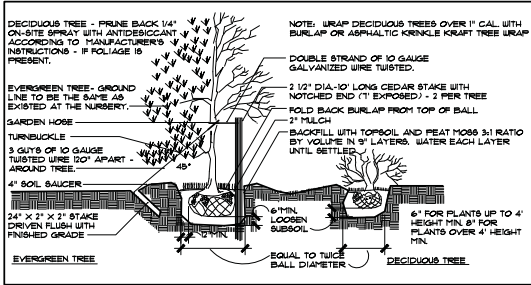
JOB NO: 1152
DATE: 12/16/11
DRAWN BY: t. gorman
CHECKED BY: m. hogan

THIS DRAWING IS COPYRIGHTED AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF bhh PARTNERS

CLASS 'C' & FRIEL DRES
12/16/11

bhh Partners
1400 WEST 10TH AVENUE, SUITE 1000 DENVER, CO 80202
ROBELEN RESIDENCE
184 HAMILTON COURT, LOT 101 DISCOVERY HILL, BRECKENRIDGE, COLORADO

© 2011
SHEET NUMBER
SP-1.0
SITE PLAN
OF 2



DEFENSIBLE SPACE NOTES

THIS PLAN TO SATISFY TOWN OF BRECKENRIDGE SUBDIVISION
STANDARDS FOR RIDGELINE AND HILLSIDE DEVELOPMENT AND
BRECKENRIDGE SUBDIVISION DEVELOPMENT CODE STANDARDS FOR
DEFENSIBLE SPACE.

**1' ZONE 1 - ALL TREES TO BE REMOVED WITH
THE EXCEPTION OF SPECIEN PLANTS TO BE
APPROVED BY T.O.B. (ONLY HEALTH TREES TO
BE PRESERVED) PRESERVE PLANTING MATERIAL TO
BE ADDED TO SCREEN THE HOUSE FROM BELOW**

**30' ZONE 2 - TREES TO BE REMOVED TO ALLOW 10' BETWEEN
CANOPES WITH EXCEPTION OF CLUSTERS TO BE
APPROVED BY T.O.B. (ONLY HEALTH TREES TO
BE PRESERVED)**

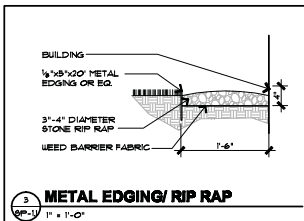
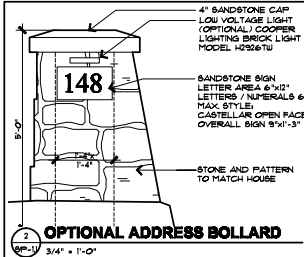
**15' ZONE 3 - TREES TO BE REMOVED TO ALLOW 10' BETWEEN
CANOPES WITH EXCEPTION OF CLUSTERS TO BE
APPROVED BY T.O.B. (ONLY HEALTH TREES TO
BE PRESERVED)**

**NOTE: NEW LANDSCAPING HAS BEEN ADDED TO PROVIDE
ADDITIONAL SCREENING ENCOURAGED BY THE RIDGELINE
ORDINANCE WHICH MITIGATES LOSS OF SCREENING DUE TO
DEFENSIBLE SPACE ORDINANCE**

**NOTE: NO BEETLE KILL TREES EXIST ON SITE. ALL HAVE BEEN
REMOVED OR WERE NOT PRESENT ON SITE.**

LANDSCAPE NOTES

1. PROVIDE 3"-3" (10) CLAY FREE TOPSOIL AND SEED ALL
DISTURBED AREAS WITH SUNNY CO. SHORT SEED MIX STEEP
AND 30% EXISTING TOPSOIL IN CONSTRUCTION AREA SCREEN
PRIOR TO INSTALLATION.
2. REMOVE ALL EXISTING TREES WITHIN 5'-0" OFF ALL ROOF
OVERHANGS AND DECKS FOR DEFENSIBLE SPACE KEEP EXISTING
TREES WHERE POSSIBLE TAKING INTO CONSIDERATION DRIP LINES
AND ROOT STRUCTURE. PROTECT EXISTING TREES WITH FENCING
LOCATED AT OR OUTSIDE DRIP LINE OF TREE. STOCKPILE AND REUSE
EXISTING TREES WHERE POSSIBLE.
3. GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY
FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE
REQUIREMENTS.
4. PRIOR TO ANY LANDSCAPE WORK REMOVE ALL DEBRIS, PAINT,
CONCRETE, STUPE, SLASH, ETC. FROM LANDSCAPE AREA.
5. LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW SLIDE
AREAS. LOCATE ALL NEW TREES 5'-0" FROM ALL ROOF
OVERHANGS AND DECK FOR DEFENSIBLE SPACE.
6. SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER
AND ARCHITECT.
7. ALL NEW LANDSCAPING TO BE IRRIGATED WITH DRIP IRRIGATION
SYSTEM. PROVIDE SUBMITTAL.
8. ALL NEW PLANTINGS SHOULD BE HIGH ALTITUDE GROUND AND OR
COLLECTED TO ENSURE BETTER SURVIVAL.
9. NATURALIZE GROUPINGS OF TREES BY VARYING HEIGHT & LOCATION
WHEREVER POSSIBLE.
10. SCREEN ALL UTILITY FEEDSTALKS WITH LANDSCAPE MATERIAL.
11. PROVIDE 3" TO 4" DIAMETER STONE RIPRAP OR USE BARRIER
FABRIC AT BUILDING DRIP LINES. LOCATE EDGES AND PROVIDE
LANDSCAPE EDGING AT RIPRAP TO TOPSOIL JUNCTURE.
12. INSTALL & BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING
ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND
LANDSCAPE DETAILS.
13. ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION.
PROVIDE LIQUID GROWTH TREE FERTILIZER AND SOLUBLE
FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
14. PROVIDE 3" OF SHREDDED BARK MULCH AT ALL SHRUB AND TREE
WELLS.
15. LANDSCAPE BOULDERS OF 2' OR LARGER SHALL BE RETAINED ON
SITE FOR USE IN LANDSCAPE WORK. BURY DECORATIVE BOULDERS
ONE-HALF OF DIAMETER.
16. ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE
PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.



PLANTING LIST

| KEY | COMMON | BOTANICAL | NO. | SIZE |
|----------------|-----------------------------------|----------------------|-----|----------------------------|
| EXISTING TREES | | | | |
| ○ | VARIES - | | ○ | SEE SITE PLAN |
| ○ | EXISTING TREES TO BE REMOVED | | | |
| ○ | VARIES - | VARIES - | ○ | SEE SITE PLAN |
| ○ | PROPOSED TREES/SHRUBS TO BE ADDED | | | |
| ○ | DOLORADO SPRUCE | PICEA PARLANI | 3 | 10' 8"-TALL 10' 3"-TALL |
| ○ | POPPLES | POPULUS TREMULOIDES | 5 | 10' 1"-TALL 10' 3"-TALL |
| ○ | JAPANESE | POTENTILLA FRUTICOSA | 10 | 5 GAL. |
| ○ | POTENTILLA | POTENTILLA FRUTICOSA | 10 | 5 GAL. |
| ○ | BUFFALO JINIFER | JUNIPERUS SABINA | 10 | 5 GAL. |
| ○ | PEKING | DOUGLASS PINE | 10 | 5 GAL. |
| ○ | POCCONGASTER | PROPYRIS | 10 | 5 GAL. |
| ○ | NATIVE GROUND PERENNIALS | SUBMITTAL | 10 | 1 FLAT |

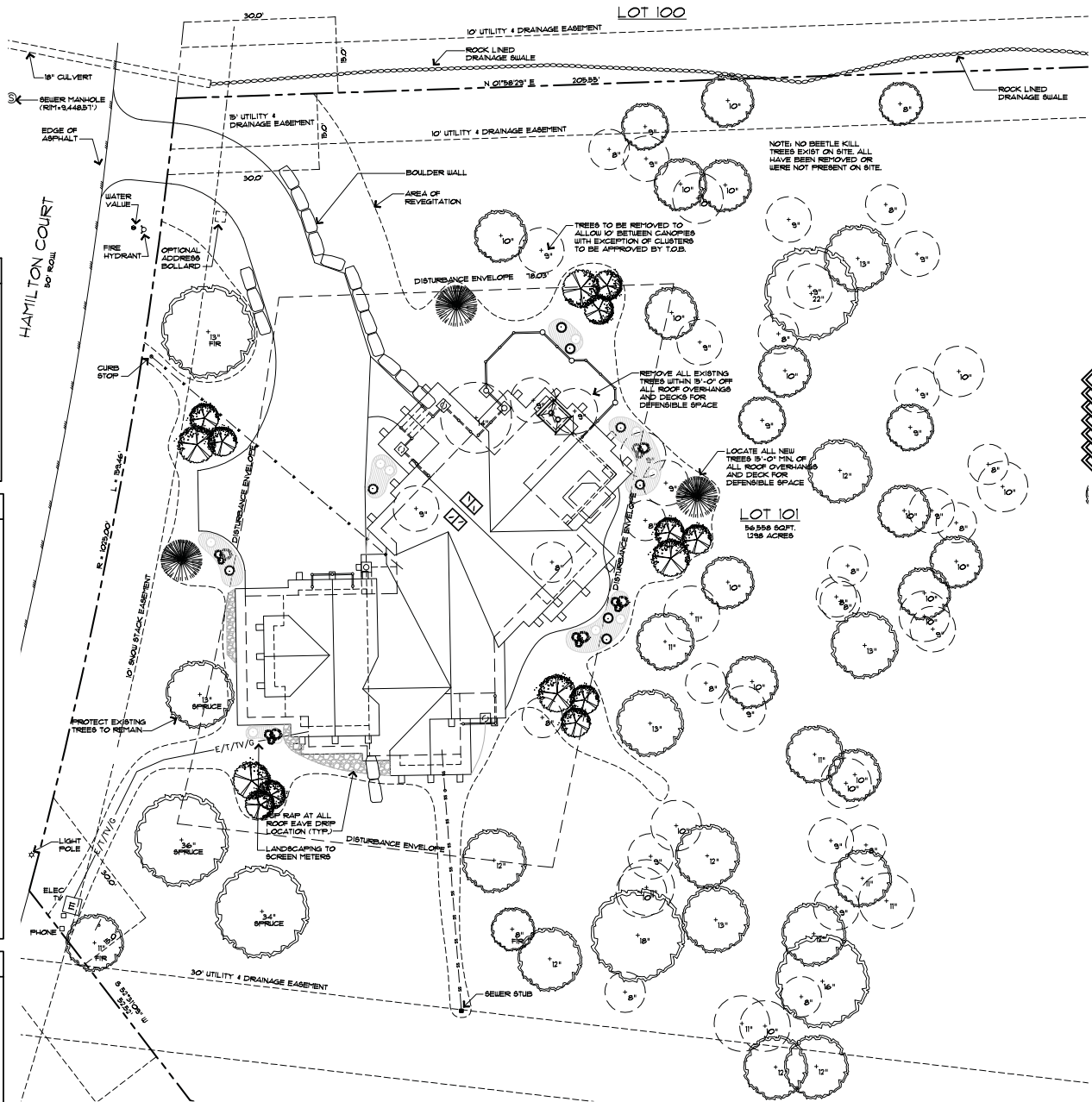
REVEGETATION NOTES

REVEGETATE ALL DISTURBED AREAS ON THE SITE WITH:

SHORT DRY GRASS MIX #2 LB/1000 SF:
HARD FESCUE 30%
CREEPING RED FESCUE 30%
SHEEP FESCUE 10%
CANADA BLUEGRASS 10%
CANDY BLUEGRASS 5%

MOUNTAIN MAGIC WILDFLOWER MIX #1 LB/1000 SF:
BABY'S BREATH 50%
CALIFORNIA POPPY 20%
SHIRLEY POPPY 10%
BLUE FLAX 10%
WALLFLOWER 10%
HAIRY VIOLET 10%

SLOPES OVER 3:1 SHALL BE MAT TACKLED OR NETTED.



LANDSCAPE PLAN

SCALE: 1" = 10'-0"

REVISIONS:

JOB NO: 1152
DATE: 12/16/11
DRAWN BY: T. GARDEN
CHECKED BY: M. HOGAN

THIS DRAWING IS COPYRIGHTED
AND SHALL NOT BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY
ANY MEANS WITHOUT PERMISSION.

CLASS 'C' & PRELIM DRES
12/16/11

bhh Partners
1700 SOUTH WYOMING
BRECKENRIDGE, CO 80424
763-2344

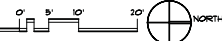
ROBELEN RESIDENCE
180 HAMILTON COURT, LOT 98
BRECKENRIDGE, COLORADO

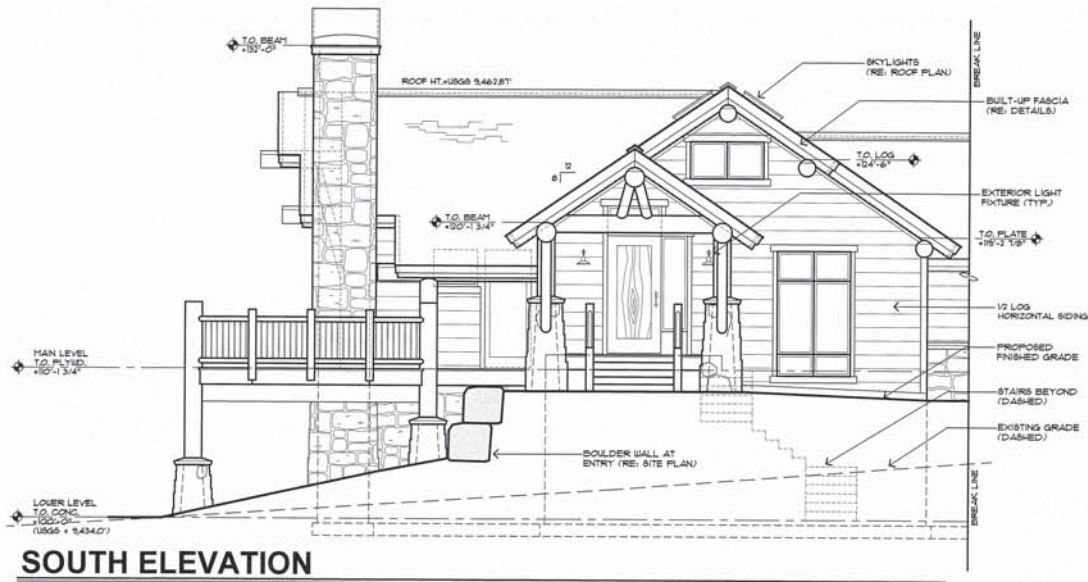
© 2011

SHEET NUMBER

SP-1.1
LANDSCAPE
PLAN

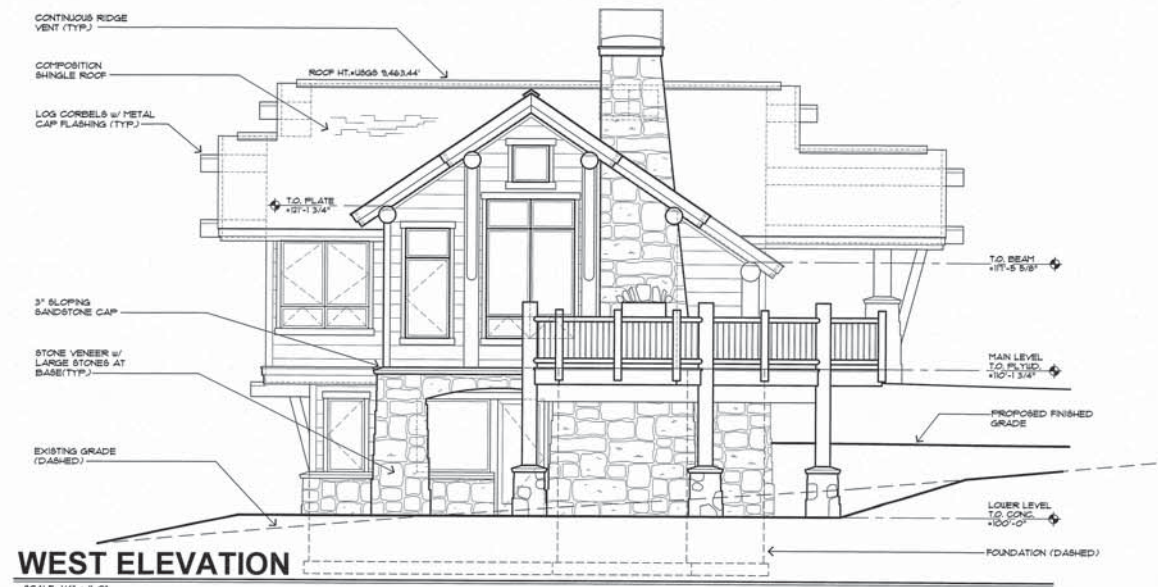
SP-2





SOUTH ELEVATION

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



WEST ELEVATION

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



ENTRY ELEVATION

SCALE: 1/2" = 1'-0"

COLOR LEGEND

| | | |
|---|-----------------------------|-----------------------------------------------------|
| 1 | ROOFING | BLK PRESTIGE PLUS "BARNSHED" |
| 2 | LOG BEAMS, COLUMNS & SIDING | "OLYMPIC" NATURAL REDWOOD SEMI-TRANSPARENT STAIN |
| 3 | WINDOW TRIM & FASCIA | "OLYMPIC" FOG SEMI-TRANSPARENT STAIN |
| 4 | WINDOW CLADDING | "SERENA-PACIFIC" GREEK OLIVE |
| 5 | STONE VENEER | DRY STACKED "FARMERS BROWN" |

NOTES: COLORS ARE TYPICAL FOR ALL ELEVATIONS

REVISIONS:

| | |
|------------|-----------|
| JOB NO. | 1892 |
| DATE | 12/6/11 |
| DRAWN BY | L. Gerken |
| CHECKED BY | M. Hogan |

THIS DRAWING IS COPYRIGHTED AND SHALL NOT BE REPRODUCED WITH-OUT ARCHITECT'S WRITTEN PERMISSION



bhh Partners
100 EAST FIDMARS BRECKENRIDGE, CO 80424 (970) 653-8888

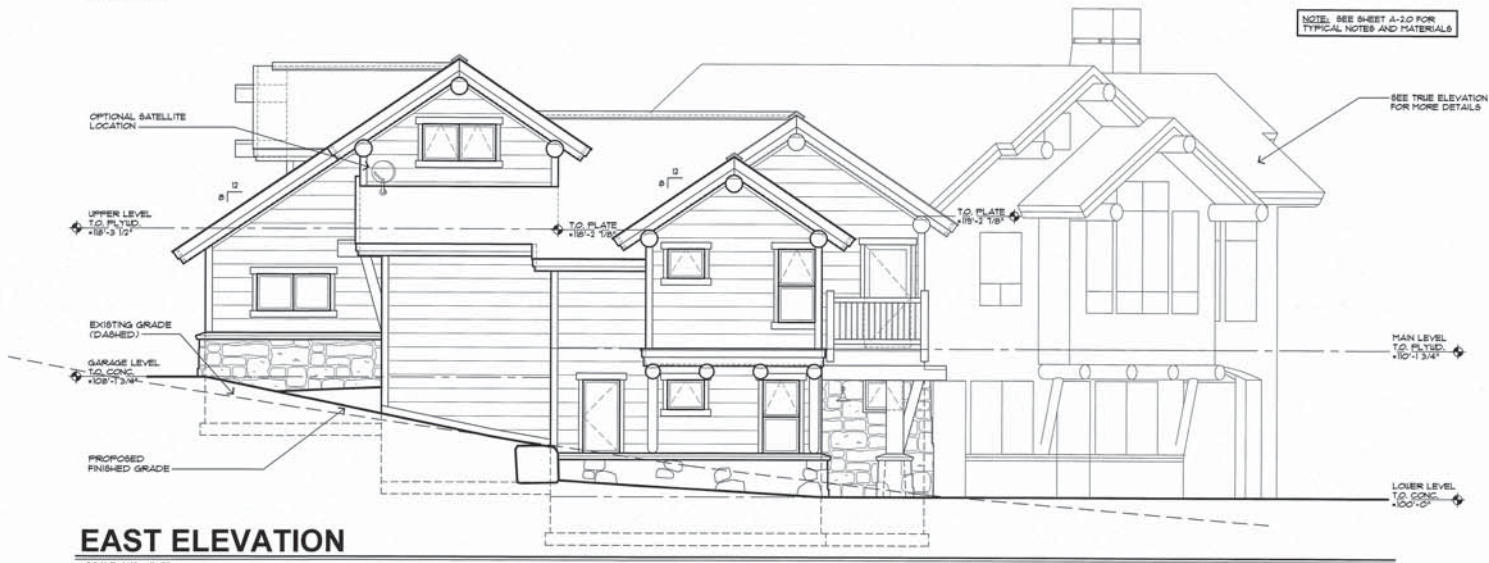
ROBELEN RESIDENCE
184 HAMILTON COURT, LOT 101, DISCOVERY HILL, BRECKENRIDGE, COLORADO

© 2011
SHEET NUMBER:
A-2.0
BUILDING ELEVATIONS
CP. 1



NORTH ELEVATION

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



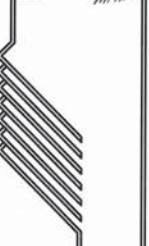
EAST ELEVATION

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

REVISIONS:
 JOB NO: 1380
 DATE: 12/26/11
 DRAWN BY: L. Gerken
 CHECKED BY: M. Hogan

THIS DRAWING IS COPYRIGHTED AND SHALL NOT BE REPRODUCED WITHOUT ARCHITECT'S WRITTEN PERMISSION

CLASS 'C' PRELIM DRAWING
 12/26/11

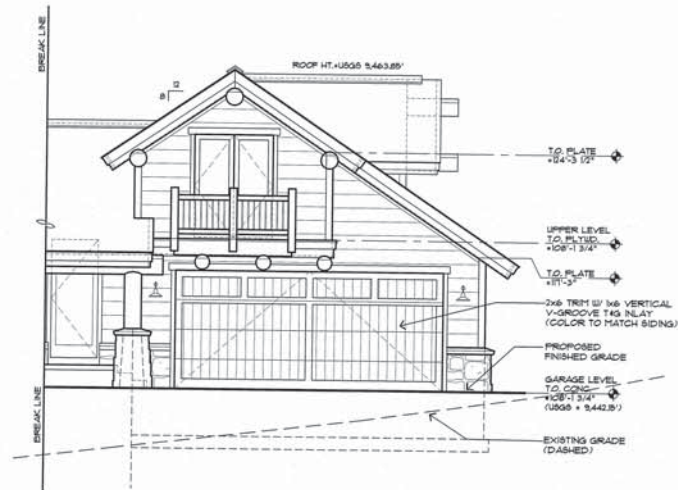


NOTE: SEE SHEET A-2.0 FOR TYPICAL NOTES AND MATERIALS

SEE TRUE ELEVATION FOR MORE DETAILS

bhh Partners
 BRECKENRIDGE, CO 80424 (970) 455-8880
 P.O. BOX 931 100 EAST DOWNS
ROBELEN RESIDENCE
 104 HAMILTON COURT, LOT 011 DISCOVERY HILL, BRECKENRIDGE, COLORADO

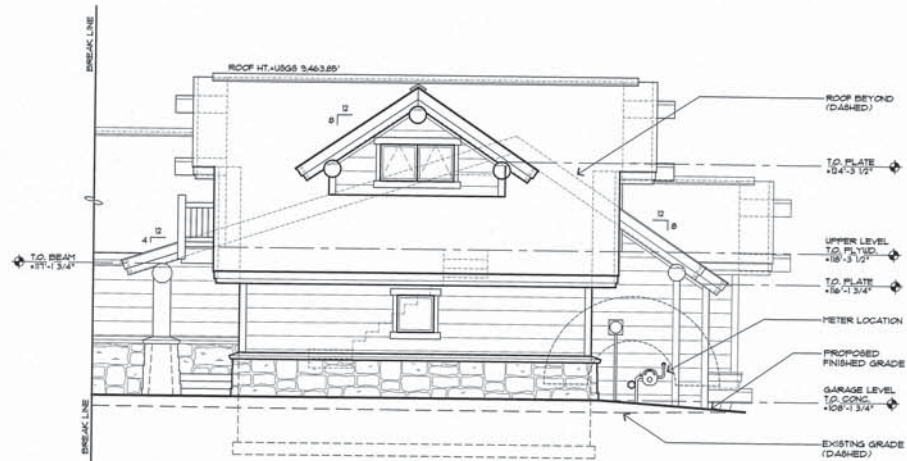
© 2011
 SHEET NUMBER:
A-2.1
 BUILDING ELEVATIONS
 OF 1



WEST ELEVATION AT GARAGE

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

NOTE: SEE SHEET A-2.0 FOR TYPICAL NOTES AND MATERIALS



SOUTH ELEVATION AT GARAGE

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

REVISIONS:

JOB NO: 1182
DATE: 12/16/15
DRAWN BY: J. Gorman
CHECKED BY: M. Hogan

©2011 THIS DRAWING IS COPYRIGHTED AND SHALL NOT BE REPRODUCED WITHOUT ARCHITECT'S WRITTEN PERMISSION

CLASS 'C' + PRELIM DED: 12/16/15
M.H.

bhh Partners
P.O. BOX 831 166 EAST AVENUE BRECKENRIDGE, CO 80424 (970) 452-8888
ROBELEN RESIDENCE
184 HAMILTON COURT, LOT 191 DISCOVERY HILL, BRECKENRIDGE, COLORADO

© 2011 SHEET NUMBER:

A-2.2
BUILDING ELEVATIONS

CP, 1



Memorandum

To: Planning Commission
From: Jennifer Cram, AICP
Date: December 22, 2011
Subject: Landscape Plans and Landscape Architecture Licensure Requirements

In 2007 the Colorado legislature enacted the “Landscape Architects Professional Licensing Act”. This Act requires that, with certain exceptions specified in the Act, landscape plans submitted to a municipality must be stamped by a licensed landscape architect. Attached to this memo is a draft ordinance that adopts requirements for submitting landscape plans to the Town according to the Landscape Architects Professional Licensing Act.

In summary, this ordinance requires that all multi-family developments with greater than four units and commercial development landscape plans are required to be stamped by a licensed landscape architect. Residential landscape design, consisting of landscape design services for single- and multi- family residential properties of four or fewer units not including common areas are exempt.

We wanted to share this information with the Commission and provide an opportunity for local architects, designers and contractors to ask questions in a public forum before taking this to the Council for first reading on January 10, 2012.

Staff and the Town Attorney will be present during the worksession to discuss the ordinance and answer any questions.

1 *DRAFT DECEMBER 22, 2011 DRAFT*

2
3 ADDITIONS TO THE DRAFT DATED SEPTEMBER 6, 2011 ARE MARKED

4
5 COUNCIL BILL NO. ____

6
7 Series 2011

8
9 AN ORDINANCE AMENDING CHAPTER 1 OF TITLE 9 OF THE BRECKENRIDGE
10 TOWN CODE, KNOWN AS THE “BRECKENRIDGE DEVELOPMENT CODE”,
11 CONCERNING LANDSCAPE PLANS

12
13 WHEREAS, in 2007 the Colorado legislature enacted the “Landscape Architects
14 Professional Licensing Act” (the “Act”); and

15
16 WHEREAS, the Act requires that, with certain exceptions specified in the Act, landscape
17 plans submitted to a municipality must be stamped by a licensed landscape architect.

18
19 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
20 BRECKENRIDGE, COLORADO:

21
22 Section 1. Section 9-1-5 of the Breckenridge Town Code is amended by the addition
23 of a new definition of “Landscape Plan”, which shall read in its entirety as follows:

| | |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>LANDSCAPE PLAN:</u> | <u>A document showing site landscape improvements submitted to the Town pursuant to this chapter. All exemptions provided in Section 12-45-118, C.R.S., are incorporated by reference, including, but not limited to, landscape design services for single- and multi-family residential properties of four or fewer units not including common areas. Unless exempted by Section 12-45-118, C.R.S., a landscape plan shall be prepared and stamped by a Colorado licensed landscape architect in accordance with the Colorado Landscape Architects Professional Licensing Act, Article 45 of Title 12, C.R.S.</u> |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

24
25 Section 2. Except as specifically amended hereby, the Breckenridge Town Code, and
26 the various secondary codes adopted by reference therein, shall continue in full force and effect.

27
28 Section 3. The Town Council hereby finds, determines and declares that this ordinance is necessary and proper to provide for the safety, preserve the health, promote the

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

3 Section 4. The Town Council hereby finds, determines and declares that it has the
4 power to adopt this ordinance pursuant to: (i) the Local Government Land Use Control Enabling
5 Act, Article 20 of Title 29, C.R.S.; (ii) Part 3 of Article 23 of Title 31, C.R.S. (concerning
6 municipal zoning powers); (iii) Section 31-15-103, C.R.S. (concerning municipal police powers);
7 (iv) Section 31-15-401, C.R.S.(concerning municipal police powers); (v) the Colorado
8 Landscape Architects Professional Licensing Act, Article 45 of Title 12, C.R.S.; (vi) the
9 authority granted to home rule municipalities by Article XX of the Colorado Constitution; and
10 (vii) the powers contained in the Breckenridge Town Charter.

11 Section 5. The Town Council hereby finds, determines and declares that it has the
12 power to adopt this ordinance pursuant to the authority granted to home rule municipalities by
13 Article XX of the Colorado Constitution and the powers contained in the Breckenridge Town
14 Charter.

15 Section 6. This ordinance shall be published and become effective as provided by
16 Section 5.9 of the Breckenridge Town Charter.

17 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
18 PUBLISHED IN FULL this ____ day of _____, 2011. A Public Hearing shall be held at the
19 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of
20 _____, 2011, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the
21 Town.

22
23 TOWN OF BRECKENRIDGE, a Colorado
24 municipal corporation
25

26
27
28 By _____
29 John G. Warner, Mayor
30

31 ATTEST:
32
33
34
35

36 _____
37 Mary Jean Loufek, CMC,
38 Town Clerk
39
40
41
42
43

Planning Commission Staff Report

Subject: Terry L. Perkins Administration Building, PC# 2011075
(Final Hearing) the precious meeting was a worksession

Proposal: Build a 5,200 square foot administration building near the existing east entry to the Public Works property.

Date: December 28, 2011 (For Meeting of January 3, 2012)

Project Manager: Michael Mosher, Planner III

Owner/Applicant: Town of Breckenridge

Agents: Terry L. Perkins, Director Public Works; Rich Newberger, Assistant Manager, Facilities Division; Matt Stais, Architect, matthew stais architects

Address: 1095 Airport Road and 1201 Airport Road

Legal Descriptions: Block 1, Breckenridge Airport Subdivision
Lot 1, Iowa Hill Subdivision
Unplatted TR6-78 Sec 25, Qtr 4

Site Areas: Block 1, Breckenridge Airport Subdivision - 3.622 acres (157,774 sq. ft.)
Lot 1, Iowa Hill Subdivision – 26.74 acres (1,164,660 sq. ft.)
Unplatted TR6-78 Sec 25, Qtr 4 – 12.42 acres (541,450 sq. ft.)

Land Use Districts: 31 – Commercial and Industrial Uses – 1:4 FAR,
(Subject to the Breckenridge Airport PUD)
1- Low Density Residential, Recreational 1 Unit per 10 Acres, Special Review

Site Conditions: The developed site is generally flat with little existing vegetation except the Lodgepole Pines along Airport Road. Much of the undeveloped properties lie within Land Use District 1. The site is located on the west side of Airport Road. There is a 10-foot snowstack easement located along Airport Road and several utility easements located throughout the property.

Adjacent Uses: North: Iowa Hill Subdivision South: Valley Brook Cemetery
East: Valley Brook Housing West: Vacant hillside

Density/Mass: Block 1, Breckenridge Airport Subdivision
Land Use District 31 - 1:4 FAR 157, 774 sq. ft. ~ 39,444 sq. ft.

Lot 1, Iowa Hill Subdivision
Land Use District 31 – 1:4 FAR 328,595 sq. ft. ~ 82,149 sq. ft.
Land Use District 1 – 1 unit per 10 acres 836,065 sq. ft. ~ 1,919 sq. ft.

Unplatted TR6-78 Sec 25, Qtr 4
Land Use District 31 - 1:4 FAR 131,834 sq. ft. ~ 32,959 sq. ft.
Land Use District 1 - 1 unit per 10 acres 409,616 sq. ft. ~ 940 sq. ft.
Total allowed Density/Mass 157,411 sq. ft.

Existing Density/Mass 57,936 sq. ft.
Proposed: 5,200 sq. ft.

Total:

63,136 sq. ft.

Height: Recommended: 35 ft. (per LUD 31)
Proposed: 20 ft. overall

Parking: Required: 14 spaces
Proposed: 17 spaces

Setbacks: Front: 40 ft.
Side: 80 ft.
Side: over 100 ft.
Rear: over 100 ft.

Item History

As a Town of Breckenridge development, the Town Council does not need an approved development permit to process this project. None of the normal processes or requirements applies to any Town projects that are covered by Section 9-1-27 of the Development Code. However, 9-1-27(B) requires a public hearing, and requires that the Planning Commission provide their input on the proposed project. The Town Council has indicated that they want to try to follow the substantive requirements of the Development Code as much as possible for all Town projects.

Since the last meeting the architect has explored the energy saving design concepts and has included a memo (attached) for your review. The architect has the “Green Globes” plan and analysis to generate the sustainability report with an average score of 71%. Green Globe provides a set of principles for local, state, national and international action on sustainable development. The ratings are based on Site Design, Energy, Water, Resources, Building Materials, Emissions, and Indoor Environment.

Staff Comments

Land Use (Policies 2/A & 2/R): The subject site is within Land Use District 31. The guidelines call for commercial and light industrial uses. The proposed office building is consistent with the district guidelines.

Density/Intensity (3/A & 3/R)/Mass (4/R): The density proposed on this site is below the allowed density per the Land Use Guidelines and the Development Code. Staff has no concerns.

Architectural Compatibility (5/A & 5/R): The Architectural Treatment from the Land Use Guidelines for District 31state: “*Contemporary, functional architecture utilizing natural accent materials is acceptable within this District. Development will be encouraged to occur in an unobtrusive fashion at the base of the District's western slope.*”(Highlight added.)

The submitted plans for the two new buildings indicate a mixture of materials and textures. The architect has selected materials and colors to match the most recent Public Works building (the bus barns) area and some of the accents from the Timberline Learning Center to the east. (See attached material and color board.)

The base of the building is proposed as natural brick, similar to the Timberline Learning Center. The siding is to be comprised of cementitious composite board and batten (to match the bus barn) and horizontal natural cedar (also to match the bus barn).

The roof materials consist of an ethylene propylene diene monomer (EPDM) membrane flat roof surrounded by a parapet. The secondary roofs are shed elements over the corner features of the building. These secondary roofs are a standing seam metal in a dark bronze.

Staff believes that the architectural character of the proposed buildings abides with the intent of the Land Use Guidelines.

Building Height (6/A & 6/R): This Land Use District allows a maximum building height of 35 feet (measured to the mean). The submitted drawings indicate that the tallest portion of the building is to be about 21-feet.

Site Plan: With this proposal, the public and private access to Public Works yard is being modified. All public access will be from the south driveway (currently it is from the north) and a gate is planned to restrict access beyond the new building. Public parking (5-spaces) is shown along the south edge of the building while the employee parking is just beyond the gate (12-spaces) inside the main Public Works circulation area.

Site and Environmental Design (7/R): The building is being placed near the Airport Road right of way for better visibility and for safer public access. There are no negative site impacts from its placement.

Placement of Structures (9/A & 9/R): The placement of the structures meets all the required setbacks.

Snow Removal And Storage (13/R): Adequate snow stacking is shown on the plans. Staff has no concerns.

Landscaping (22/A & 22/R): As this area of the site lacks any significant landscaping, trees and shrubs are proposed to enhance the development and buffer the front yard. The plans are showing the addition of:

- (4) 1-inch caliper aspen
- (7) 1.5-inch caliper aspen
- (4) 2-inch caliper aspen
- (2) 6-8-foot spruce
- (10) 10-gal native shrubs
- (6) Flats of native wildflowers

We have no concerns with the proposed landscaping.

Staff Summary

There were no significant concerns expressed at the last worksession, but we welcome any additional comments regarding this application. We note that the architect has identified the intent to pursue energy saving designs into the building. More of this detail will be presented to the Town Council with their review.

Planning Commission comments from previous meeting:

Commissioner Questions / Comments:

Mr. Schroder: On the directional road, you can't turn left there. (Mr. Mosher: It is a 4-way stop intersection.) (Mr. Rich Newberger, Public Works: Mr. Stais will discuss county influence and occupation and how all of that plays in.)

Mr. Lamb: Well thought out, perfect design for what it is intended to do and it is compatible with neighborhood.

Mr. Pringle: I think it looks good, Mr. Stais. (Mr. Truckey: As a goal, the Town is seeking LEED equivalent ratings for Town buildings. Though we are not seeking LEED, we will be designing comparable elements in the development.) (Mr. Newberger: 96-98% energy efficient; investigating recyclable materials; solar system array that will sustain the building; bouncing natural light into the interior of the building; projection of light inside and shading; the intention is to get 50 or better on the STC (Sound Transmission Class) rating; the

more we push the envelope on things that we make it green and helpful. It expands the responsibility of the Town to come up with those dollars that the Town would need to make up.) (Mr. Stais: I would like to see it LEED certified, but is very expensive. Will be going forward with sustainable design and energy efficiency; we will continue to work on it and keep you all posted.)

terry l perkins admin building
sustainable design summary [draft for TOB planning review]
29 dec 2011

- The project is using an integrated design process and team approach to generate design and detailing which will meet needs identified during the programming stage of the project, and will coordinate with future building operations and maintenance.
- The building is configured to maximize the passive solar and daylighting opportunities. Native, drought tolerant landscaping is proposed, and vegetated swales will filter stormwater within the project site.
- Priorities such as natural light, good acoustics and resource efficiency are considered as building systems (ie, structural, building envelope, plumbing, heating & ventilation) are developed.
- Construction techniques will utilize best practices for material & resource efficiency during construction and building operations.

Recently completed analysis indicates the project is projected to earn a rating of 2 Green Globes, similar to Timberline Learning Center, if the Town decides to pursue that certification.

TOWN OF BRECKENRIDGE

Terry L. Perkins Administration Building
1095 Airport Road and 1201 Airport Road
Block 1, Breckenridge Airport Subdivision
Lot 1, Iowa Hill Subdivision
Unplatted TR6-78 Sec 25, Qtr 4
PERMIT #2011075

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve this application with the following findings and conditions.

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 **December 28, 2011** 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 **January 3, 2012** as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.

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 **January, 10, 2012**, 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.
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. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. Applicant shall field locate utility service lines to avoid existing trees.
8. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

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. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
12. Applicant shall identify all existing trees that 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 a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.
16. 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.
17. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

18. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
19. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches 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 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 flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
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.
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 not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
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 construct all proposed trails according to the Town of Breckenridge Trail Standards and Guidelines (dated June 12, 2007). All trails disturbed during construction of this project shall be repaired by the Applicant according to the Town of Breckenridge Trail Standards and Guidelines. Prior to any trail work, Applicant shall consult with the Town of Breckenridge Open Space and Trails staff.
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)

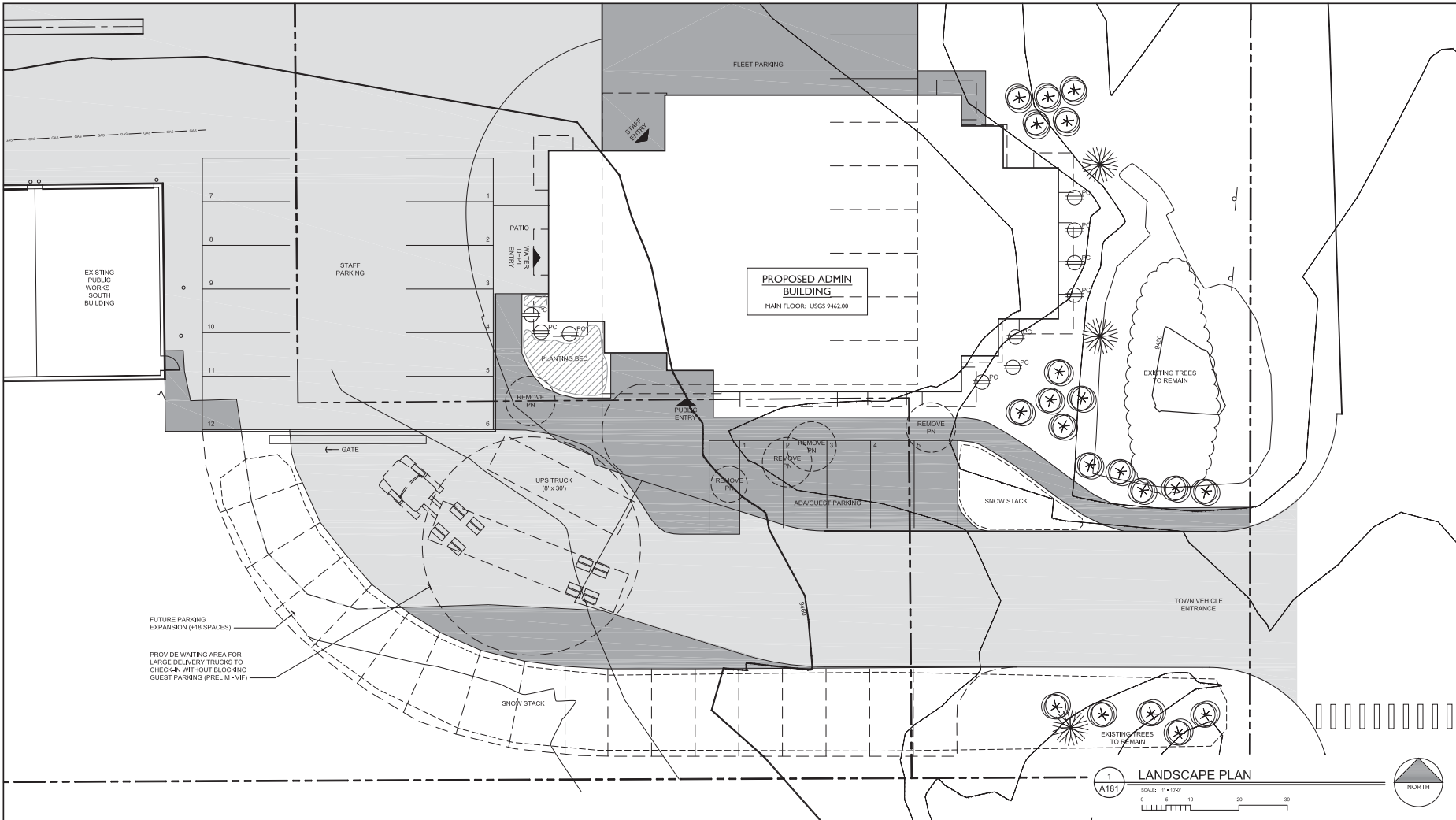


southeast view from airport road

breckenridge PWA building

draft
30 nov 2011

 **matthew stais architects**
www.staisarchitects.com



matthew stals architects
 108 northridge street
 p o box 135
 breckenridge
 colorado 80424
 970 453 0444

LEGEND

EXISTING PAVEMENT

PROPOSED/FUTURE PAVEMENT

www.mstarchitects.com

**breck public works
 administration building**

tract on masonic place
 breckenridge, colorado

PROJECT # 1159

COPYRIGHT
 ALL RIGHTS RESERVED. NO REPRODUCTION OR
 USE WITHOUT WRITTEN CONSENT IS PERMITTED.

ISSUE:

| | |
|----------|-------------|
| review | 13 oct 2011 |
| planning | 30 nov 2011 |

LANDSCAPE PLAN
 SCALE: 1" = 10'-0"
 0 5 10 20 30

LANDSCAPING SCHEDULE

| SYM | COMMON NAME | BOTANICAL NAME | QTY | SIZE | REMARKS |
|-----|------------------------|---------------------------------------------------------------------------------|-----|-----------|----------------------------|
| ⊕ | ASPEN | POPULUS TREMULOIDES | 4 | 1" GAL | 50% MULTI-STEM |
| ☀ | ENGELMANN SPRUCE | PICEA ENGELMANNI | 2 | 6-8' HIGH | |
| ⊕ | NATIVE POTENTILLA | POTENTILLA SPECIES | 0 | 5 GAL | 1/1" YELLOW FLOWERS |
| ⊕ | PEKING COTONEASTER | | 10 | 10 GAL | |
| ⊕ | CANADA RED CHOKECHERRY | PRUNUS VIRGINIANA | 0 | 5 GAL | |
| ⊕ | ALPINE CURRRANT | | 0 | 5 GAL | |
| ⊕ | COMMON LILAC | | 0 | 5 GAL | MIX PURPLE & WHITE FLOWERS |
| ▨ | NATIVE WILDFLOWERS | COMMON YARROW, NATIVE LUPINE, INDIAN PAINTBRUSH, ROCKY MTN COLUMBINE, BLUE FLAX | 6 | FLAT | PLANT @ BEDS PER OWNER |

LANDSCAPING NOTES

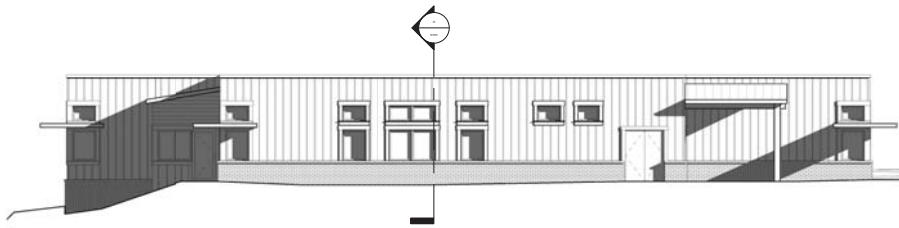
- LANDSCAPING WORK IS OUTSIDE THE SCOPE OF THE GENERAL CONTRACT FOR CONSTRUCTION, AND SHALL BE HANDLED SEPARATELY BY OWNER, EXCEPT AS NOTED BELOW.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH SECURED HAY BALES AND/OR SNOW FENCE AT DRIP LINE OF TREE. AREAS TO REMAIN UNDISTURBED SHALL BE PROTECTED WITH PLASTIC SNOW FENCING ATTACHED TO METAL POSTS DRIVEN INTO THE GROUND.
- GENERAL CONTRACTOR TO PROVIDE ROUGH GRADING WITHIN +/- 0.50 FOOT OF FINISHED GRADE.
- GENERAL CONTRACTOR AND/OR PLUMBING SUBCONTRACTOR SHALL PROVIDE 1" DIA COLD WATER CONNECTION FOR IRRIGATION, AT LOCATION DESIGNATED BY OWNER/ARCHITECT.
- DRIP AREAS NOT SHOWN WITH OTHER TYPES OF HARDSCAPE TO RECEIVE 4" THICK 1.5" CRUSHED STONE, FROM FACE OF BUILDING TO 2'-0" PAST DRIP LINE OF ROOF. INCLUDE GEOTEXTILE FABRIC BELOW FOR WEED CONTROL & LANDSCAPE EDGING FLUSH WITH TOP OF STONE.

HARDSCAPE LEGEND

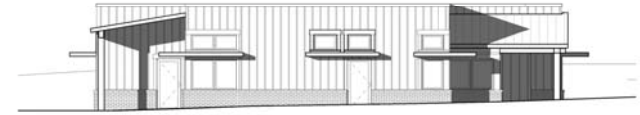


**LANDSCAPE,
 HARDSCAPE, &
 EXT LIGHTING PLAN**

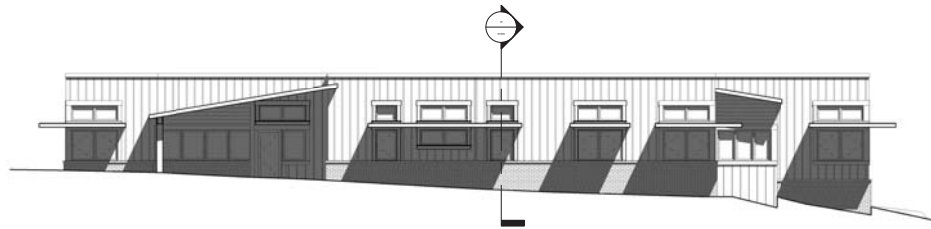
A181



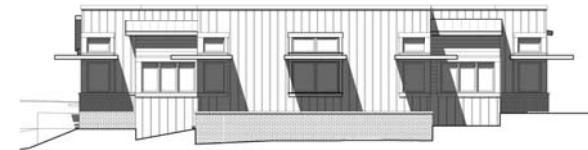
north elevation



east elevation



south elevation



west elevation



view from southeast



view from northeast



view from northwest



view from southwest

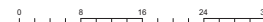
schematic exteriors

breckenridge PWA building

draft

18 nov 2011

scale: 1/8" = 1'-0"



**breckenridge public works
administration building**
breckenridge, colorado

exterior material samples and colors
28 nov 2011



← **primary roof:
parapet with metal cap
(englert charcoal grey to
match secondary roof)**



← **secondary roof:
englert A1000 series
standing seam metal roof;
dark bronze**



← **door and window trim, fascia:
natural cedar to match fleet/
transit building**



← **primary siding:
vertical composite board &
batten, color to match fleet/
transit building**



← **accent siding:
horizontal cedar to match fleet/
transit building**



← **brick base:
natural to match adjacent
timberline learning center**



MEMORANDUM

TO: Planning Commission
FROM: Chris Neubecker, Current Planning Manager
DATE: December 29, 2011 (for meeting of January 3, 2012)
SUBJECT: Approved Class C Subdivisions

Section 9-2-3-3 of the Breckenridge Subdivision Code authorizes the Director to review and approve Class C subdivisions administratively without Planning Commission review. *“Administrative Review: The processing of a class C subdivision application shall be an administrative review conducted by the director. No public hearing shall be required”.* (Section 9-2-3-3 B)

Class C Subdivisions are defined as follows:

“CLASS C SUBDIVISION: A subdivision of structure(s) into separate units of interest, including, but not limited to, condominiums, timeshare interests, cooperatives, townhouses, and duplexes when done in accordance with a previously approved subdivision plan, site plan, development permit or site specific development plan; the modification or deletion of existing property lines resulting in the creation of no additional lots (lot line adjustment); an amendment to a subdivision plat or plan which does not result in the creation of any new lots, tracts or parcels; or the platting or modification of easements, building envelopes or site disturbance envelopes. A class C subdivision application may be reclassified by the director as either a class A or class B subdivision application within five (5) days following the submission of the completed application if the director determines that the application involves issues which make it inappropriate for the application to be processed administratively as a class C application”.

The Subdivision Code indicates that the decision of the Director on Class C Subdivisions shall be forwarded to the Planning Commission:

“D4. Decision Forwarded to Planning Commission: All of the director's decisions on class C subdivision applications which are not appealed shall be forwarded to the planning commission for its information only”.

As a result, we have included a list of Class C Subdivisions that have been approved since you were last updated in July of 2011. If you have any questions about these applications, or the review process, we would be happy to answer. Otherwise, no discussion on this matter is required.



| Permit # | Project Name | Address | Description | Approval Date | Planner |
|----------|---------------------------------------------|-----------------------------|----------------------------------------------------------------------|---------------|---------|
| 2011064 | L 9 & 10, B 9 Wellington Neighborhood | 5, 7, 11 Walker Green | Resubdivide Lot 9 into Lot 9A & Lot 9B; adjust shared lot line | 7/24/11 | MM |
| 2011059 | L 3, Cottages at Shock Hill | 21 Regent Drive | Create footprint lot | 9/19/11 | CN |