



PLANNING COMMISSION AGENDA

Tuesday, June 05, 2012
Breckenridge Council Chambers
150 Ski Hill Road

6:00pm	<i>Town Council Report</i>	
6:05pm	<i>Worksessions</i>	
	1. Energy Policy 33/R Modification (Existing Structures) (JP)	2
	2. Tract C, Shores Master Plan Modification (MM)	7
7:00pm	<i>Call To Order Of The June 5th Planning Commission Meeting; 7:00 P.M. Roll Call</i>	
	<i>Location Map</i>	17
	<i>Approval Of Minutes</i>	19
	<i>Approval Of Agenda</i>	
7:05pm	<i>Consent Calendar</i>	
	1. Lots 3A & 3B, Shores at the Highlands (MM) PC#2012038; 349 & 359 Shores Lane	28
	2. Corbett Residence (MGT) PC#2012037; 34 Beavers Drive	39
	3. Trafalgar Lot 5 (MGT) PC#2012036; 3 Riverwood Drive	48
	4. Gaffney Residence (MGT) PC#2012040; 158 Stillson Placer Terrace	59
7:15pm	<i>Continued Hearings</i>	
	1. Ski Side Condo Exterior Remodel (JP) PC#2012022; 1001 Grandview Drive	69
8:00pm	<i>Final Hearings</i>	
	1. Stroble Residence (MM) PC#2011060; 206 South Harris Street, Lot 3A	88
9:00pm	<i>Preliminary Hearings</i>	
	1. Breckenridge Distillery Expansion (MGT) PC#2012039; 1925 Airport Road	120
10:00pm	<i>Other Matters</i>	
10:15pm	<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.**

Memo

To: Planning Commission
From: Julia Puester, AICP
Date: May 29, 2012 for meeting of June 5, 2012
Re: Energy Policy Worksession-Existing Structures

In January 2011, the Town Council approved an amendment to Policy 33R *Energy Conservation* which quantifies the amount of energy being conserved and allocates positive points accordingly. This was accomplished using a home energy rating system (HERS) for residential development and a similar method for commercial development. The advantage of these systems is that they are internationally recognized by certified raters (as established by the Residential Energy Services Network). The results are calculated and measurable.

While the code language has worked well for development applications consisting of new construction, it has not been useful for existing structures. New construction starts from scratch, and can take advantage of new materials installed such that there are no major air leaks and new windows, creating a tight building envelope. Existing structures, however, have aged over time. The materials and construction methods used on older structures also lack many advanced building techniques that we see today.

When the policy was written it was not the intent to exclude energy improvements to existing structures from receiving positive points. It is important that the Town encourage existing structures to make strides toward energy efficiency and conservation. Staff's concern is that as the policy is currently written, it is difficult for those properties looking to remodel or expand to receive any benefit for these efforts.

To address this issue, staff has attached a draft modification to Policy 33R. This change would modify the way positive points are awarded for existing structures undergoing energy improvements. Points would be based on the percentage change of the HERS index of the existing structure before and after improvements have been made. A similar change is proposed for existing commercial uses, mixed use, and residential buildings over 3 stories in height (which is the maximum height of the HERS system). In this case, positive points would be based on the projected energy savings by comparing the existing structure to the proposed remodeled structure (with improvements included).

What is a Home Energy Rating System (HERS)?

The Home Energy Rating System is a method to predict and measure the energy efficiency of existing and new buildings, and to identify techniques to improve efficiency. A certified Home Energy Rater uses specially-designed software to analyze the expected energy use of the home based on the home's construction plans. This analysis yields a projected, pre-construction rating for the home. The rater then conducts onsite inspections, typically including a blower door test (to test the air leaks of the house) and a duct test (to test for leaks in the ducts). Results of these tests, along with data from the software analysis, are used to generate a final HERS Index for the home.

The lower a structure's HERS Index, the more energy efficient the structure. A structure built to the current building code is equivalent to a HERS Index of 100; a net zero energy structure is equivalent to a HERS Index of 0. Each 1-point decrease in the HERS Index corresponds to a 1% reduction in energy consumption compared to the HERS Reference Home. Thus a structure with a HERS Index of 85 is 15% more energy efficient than the reference home scoring 100. However, in the case of older existing structures, it is not uncommon for a HERS index of 140 or higher. It is difficult for an existing structure to make up 60%+ (i.e. a HERS index of 80 or better) in order to receive points under Policy 33R as written.

Commercial Properties/ Residential Over 3 Stories

The HERS Index applies only to residential properties of three stories or less. Measuring commercial energy efficiency within the International Energy Conservation Code (IECC) uses the energy efficiency of a building over a standard code compliant building.

However, for existing commercial buildings, there is a history of energy consumption (through bills) which can be used as the existing energy consumption of a structure. The projected energy consumption (with the building improvements) can be calculated by a licensed Engineer and compared to the existing/historic energy consumption of the structure to project the percentage of energy saved.

Proposed Changes

Staff has proposed a draft policy attached to this memo with the following highlights of changes:

- Residential HERS rating: Projected energy savings beyond the existing structure's energy consumption history, based on percentage improvement.
- International Energy Code (IECC): Projected energy savings beyond the existing structure's energy consumption history, based on percentage improvement.
- Clarification on HERS and IECC analysis submittal timing. These must be submitted for review with the development permit application and building permit application. Each analysis must be performed by a certified HERS rater, or a licensed Colorado Engineer, respectively.
- Detailed description of required information for commercial structures (for clarification to applicants).

Staff will be available at the work session to answer questions and would like to get Commissioner feedback on the proposed Policy 33R attached.

9-1-19-33R: POLICY 33 (RELATIVE) ENERGY CONSERVATION:

The goal of this policy is to incentivize energy conservation and renewable energy systems in new and existing development at a site plan level. This policy is not applicable to an application for a master plan. This policy seeks to reduce the community's carbon footprint and energy usage and to help protect the public health, safety and welfare of its citizens.

- A. Residential Structure Three Stories Or Less: All new and existing residential developments are strongly encouraged to have a home energy rating survey (HERS) to determine potential energy saving methods and to reward developments that reduce their energy use.

For existing residential including additions, positive points will be awarded for the percentage of improvement in the HERS index when comparing the HERS index of the existing structure to the HERS index of the proposed structure with improvements. (Example: The percentage shall be calculated as such: HERS index 120 for existing structure- HERS index 70 of structure with proposed improvements. $120-70=50$ then $50/120=0.41$ therefore there is a 41% HERS index improvement over existing, warranting positive three (+3) points.)

Positive points will be awarded according to the following point schedule:

<u>Points</u>	<u>HERS Index For New Residential: HERS Index</u>	<u>Existing Residential (prior to _____, 2012): Percentage (%) Improvement Beyond existing HERS Index</u>
+1	Obtaining a HERS index	Obtaining a HERS Index
+2	61 - 80	10-29%
+3	41 - 60	30-49%
+4	21 - 40	50-69%
+5	1 - 20	70-99%
+6	0	100+%

- B. Commercial, Lodging And Multi-Family In Excess Of Three Stories In Height: New and existing commercial, lodging, and multi-family developments are strongly encouraged to take advantage of the positive points that are available under this policy by achieving demonstrable and quantifiable energy saving use reduction within the development. **For new construction, positive points will be awarded for the percentage of energy saved use reduction of the performance building when compared to the same building built to the minimum beyond the minimum standards of the adopted IECC¹². The percentage of energy use saved shall be expressed as MBh (thousand BTUs/hour).**

For modifications to existing buildings including additions, positive points will be awarded for the percentage of energy saved beyond the existing energy consumption analysis of the existing structure(s) in comparison to the proposed structure remodel. Points will be awarded in accordance with the following point schedule:

				<u>New Structures: Percent Energy Saved Beyond The IECC Minimum Standards</u>	<u>Existing Structures (prior to , 2012: Percent Improvement Beyond Existing Energy Consumption</u>
			<u>Points</u>		
			+1	10% - 19%	10% - 19%
			+3	20% - 29%	20% - 29%
			+4	30% - 39%	30% - 39%
			+5	40% - 49%	40% - 49%
			+6	50% - 59%	50% - 59%
			+7	60% - 69%	60% - 69%
			+8	70% - 79%	70% - 79%
			+9	80%+	80%+

Positive points will be awarded only if an energy analysis has been prepared by a registered design professional **as required by Section G of this Policy**, using an approved simulation tool in accordance with simulated performance alternative provisions of the town's adopted energy code.

~~Development approval will be subject to conditions requiring third party balancing and design professional certification of the performance building prior to building permit and a certificate of occupancy/completion.~~

- C. Excessive Energy Usage: Developments with excessive energy components are discouraged. However, if the planning commission determines that any of the following design features are required for the health, safety and welfare of the general public, then no negative points shall be assessed. To encourage energy conservation, the following point schedule shall be utilized to evaluate how well a proposal meets this policy:

			<u>Point Range</u>	<u>Design Feature</u>
			1x(-3/0)	Heated driveway, sidewalk, plaza, etc.
			1x(-1/0)	Outdoor commercial or common space residential gas fireplace (per gas fireplace)
			1x(-1/0)	Large outdoor water features (per feature)

- D. Other Design Features:

1x(-2/+2) Other design features determined by the planning commission to conserve significant

amounts of energy may be considered for positive points. Alternatively, other features that use excessive amounts of energy may be assigned negative points.

E. General Provisions:

- (1) **A projected analysis shall be submitted at the time of development permit application as well as submittal of a confirmed analysis prior to the issuance of a certificate of occupancy or certificate of completion. A HERS analysis shall be performed by a certified HERS rater. An analysis of energy saved beyond the IECC shall be performed by a licensed Colorado Engineer.** ~~Development approval will be subject to conditions requiring third party balancing and design professional certification of the performance building, prior to building permit and a certificate of occupancy/completion.~~
- (2) No development approved with required positive points under this policy shall be modified to reduce the HERS index, **percentage of improvement**, or percentage of energy savings above the IECC standards in connection with the issuance of such development permit. ("Required positive points" means those points that were necessary for the project to be approved with a passing point analysis.)
- (3) Prior to the issuance of a certificate of occupancy each development for which positive points are awarded under this policy shall submit a letter of certification showing compliance with the projected energy rating or percentage of energy savings in comparison to the IECC. The required **confirmed** certification for a residential development three (3) stories or less in height shall be submitted by a ~~registered Colorado engineer, or a qualified~~ **certified** HERS rater. The required **confirmed** certification for a residential development taller than three (3) stories, and for all commercial development, shall be submitted by a licensed Colorado Engineer **and accompanied by** ~~balance~~ and **commissioning** ~~reports~~.

F. Sliding Scale Examples: Examples set forth in this policy are for purpose of illustration only, and are not binding upon the planning commission. The ultimate allocation of points shall be made by the planning commission pursuant to section [9-1-17-3](#) of this chapter.

(1) Heated Outdoor Spaces 1x(0/-3):

- a. Zero points: For public safety concerns, systems which are one hundred percent (100%) powered by alternative energy source such as solar, wind or geothermal, or small areas on private property which are part of a generally well designed plan that takes advantage of southern exposure and/or specific site features.
- b. Negative points: Assessed based on the specific application of heated area. (For example, a heated driveway of a single-family home compared to a driveway apron only; a heated patio). The points warranted are dependent on the specific project layout such as safety concerns, amount of heated area, design issues such as north or south facing outdoor living spaces, etc.

(2) Water Features 1x(0/-1):

- a. Zero points: No water feature or features powered by an alternative energy source or feature utilizing less than four thousand (4,000) watts or less than five (5) horsepower.
- b. Negative points: Based on the amount of energy (watts) utilized for the feature (large features of 4,000 watts or more, or 5 horsepower motor or greater). (Ord. 2, Series 2011)

Planning Commission Staff Report

- Date:** May 29, 2012 (For meeting of June 6, 2012)
- Subject:** Welk Resorts Breckenridge Condo-Hotel, Worksession
- Proposal:** The applicants are proposing a 72-unit Condo-hotel. In addition, they are proposing to modify the Third Amended Master Plan of the Delaware Flats Planning Area 3A, by modifying the recently platted Tract C-1, C-2, and a future platted portion of Tract A, Shores Master Plan Modification, and Subdivision.
- Address:** 13541 Colorado State Highway 9
- Legal Description:** Parcels C-1, C-2 and a Portion of Tract A, Shores at the Highlands Subdivision
- Project Manager:** Michael Mosher, Planner III
- Applicants/Owners:** Tom Begley, Braddock Holdings; Vo2 Partners
- Agent:** The Hurlbert Group Architecture, Planning, Communication
- Site Area:** Tract C-1 = 4.415 acres
Tract C-2 = 1.054
Portion of Tract A = TBD
- Land Use District:** 16, Subject to the West Braddock Master Plan.
- Site Conditions:** The property has been re-graded from previously disturbed cobble from the Stan Miller Inc. operations and previous Dredge mining. There is no vegetation on the property. Towards the north, the Shores Duplexes are developed and additional are pending construction. Stan Miller Drive has yet to be completed.
- Adjacent Uses:** North: The Shores at the Highlands, Tract A - Duplexes
East: Highway 9, Highlands Golf Course Subdivision Filing 1,
South: Breckenridge Building Center, Alpine Rock batch plant, Town of Breckenridge/McCain property
West: U.S. Forest Service property/Blue River
- Density Allowed:** Tract C - 60 SFEs of Multi-family uses.
Tract C-2 - 8 SFEs of Commercial, Multi-family, Townhome and Duplex uses.

From the Applicant

The intent of this work session is to receive initial feedback from the Commission on a proposal by Welk Resorts to construct a 72 unit fractional ownership project located on the site of the Shores Lodge, a multi-family condominium project previously approved by the Town. A work session for this proposal has been requested by the seller of the ground, Braddock Holdings, LLC, underlying the Welk Project because of the significant time and expense that will be required to re-subdivide the parcels under consideration for use by Welk Resorts. Before undertaking this re-subdivision Braddock Holdings

would like some preliminary direction from the Commission on whether this proposed use and the conceptual design submitted is appropriate for this site.

Site

The Welk Resorts proposal would encompass three contiguous sites; Tract C1 and C2, The Shores at the Highlands and a portion of Tract A, The Shores at the Highlands or tentatively referred to as Tract D1. Tracts C1 and Tract C2 combined will comprise 5.47 acres and will contain the living units. Tract D1 is 0.98 acres and will house the amenities, temporary sales center for the development and possibly a small sundries type shop. The overall acreage of the site will be 6.45 acres.

Currently, Tracts C1 and C2 contain 68 SFEs. Tract C1 contains 60 SFEs designated as Multi-Family SFEs and Tract C2 contains 8 SFEs that could be used as multi-family, limited commercial, single family, townhome or duplex uses. Following re-subdivision, Tract D1 is scheduled to contain 4 SFEs of the multipurpose SFEs designation similar to Tract C2 above. If this proposal is found to be acceptable to the Commission, the three individual sites will be combined under one parcel that will contain 72 SFEs of multi-family use (one or two of the multi-family SFEs may be designated commercial for a sundries shop or spa use). A summary of uses and densities follows:

<u>Tract</u>	<u>Acreage</u>	<u>Allowed Density</u>	<u>Proposed Density</u>
Tract C1	4.46 acres	60 MFR SFEs	60 MFR SFEs
Tract C2	1.01 acres	8 Multi-use SFEs	8 MFR SFEs
*Tract "D1"	0.98 acres	4 Multi-use SFEs	4 MFR (1-2 possibly commercial for sundries)

* Tract D1 will be created from the current Tract A, The Shores at the Highlands

Due to the high water table on site, all project parking will be surface parking. The parking currently shown represents between 120-150 parking spaces. At 1.5 parking spaces per unit, 108 parking spaces would be necessary. As shown on the illustrative site plan, all parking will be screened with landscape berms and vegetation.

All required employee housing and maintenance functions will be provided for on site.

Project Specifics

Welk anticipates that there will be 72 fractional living units and each unit will be approximately 1,200 square feet in size. Each living unit will contain three bedrooms and three baths per unit, some with lock-off capabilities. This proposed unit count and square footage is consistent with the SFEs allocated to the sites.

Welk proposes to construct a lodge building aesthetically similar to the previously approved Shores Lodge. The building will be three stories to conserve as much open space and buffer around the project as possible, however, like the Shores Lodge this approach will most likely exceed the height limit for this two-story district recommended by the Land Use Guidelines. Welk is prepared to provide additional landscaping/berming and architectural treatment to help minimize the impact of the three story building forms.

Item History

As an original part of the Delaware Flats, this property is in Land Use District 6. Per the original Delaware Flats Master Plan, this was filing Subdistrict 3A, which was annexed to the Town in 1982.

The Delaware Flats Master Plan Amendment was approved by Town Council on May 8, 1999 (PC#1999015), further defining density and uses for Subdistrict 3A. Following these guidelines, the West Braddock Master Plan (PC#2006076) was approved by the Planning Commission on August 1, 2006 and by the Town Council on August 8, 2006. This Master Plan was modified in September of 2007 (PC#2007120) to re-distribute the allocated density to a slightly different parcel layout.

Tract C-1 is assigned 60 SFEs, Tract C-2 8 SFEs and the yet to be determined portion of Tract A is to have 4 SFEs for a total of 72 SFEs. The applicants are proposing a condo hotel with a 1,200 square foot multiplier per SFE. As each unit is currently planned at 1,200 square feet, there are 72 units proposed.

Staff Comments

Architectural Compatibility (5/A & 5/R): Architectural Compatibility (5/A & 5/R): Per the approved Master Plan notes design criteria for Tract C are to include:

3 - Exterior materials: natural stone (4" thickness, min.), natural wood siding, metal siding in less than 25% on any one elevation, non-reflective metal roofing and architectural grade asphalt roofing.

4 - All exterior wood siding must have a semi-transparent stain. Exterior wood trim may have semi-transparent stain or solid stain.

5 - Major roof pitches to be between 4:12 and 7:12. Flat roofs and roof with pitches less than 4:12 are allowed on 20% of roof.

6 - The overall feeling of the architecture should be a reflection of the traditional fishing cottage. This type of vernacular architecture, generally, includes a number of smaller masses or elements that are additive to create the whole. Often, these structures have lower pitched roofs and maintain a low profile along the river.

At this preliminary review, the sample elevations show contemporary mountain architecture with broken up masses. The roof forms are stepping down at the edges. The massing of the two buildings has been broken up nicely with an undulating footprint. There is some repetition of “module-bays” on each elevation with a unique connecting element joining each of the masses.

Though not specifically noted on the drawings, we anticipate that the materials will abide with the master plan. We welcome any comments on the proposed architecture.

Building Height (6/A & 6/R): The suggested height in this Land Use District is two-stories, or 26 feet, measured to the mean of the roof (a relative policy). Under the relative portion of this policy, “Buildings that are more than one story over the land use guidelines recommendations, but are no more than one-half (1-1/2) stories over the land use guidelines recommendations” will receive negative fifteen (15) points. Any structure exceeding two (2) stories over the land use guidelines recommendation will be deemed to have failed Absolute Policy 6, Building Height. As proposed, the applicants are proposing a three-story building. Thus, negative points would be incurred.

In order to off-set some of the visual impacts of a building this large, we are suggesting that some of the density of the upper-most level be incorporated into the roof structure and that the building step down at the edges to reduce the overall impact of the height overage. Does the Commission concur?

We will present more detail at the preliminary hearing.

Site and Environmental Design (7/R): The submitted site plan shows a portion of the Blue River branching off onto the future portion of Tract A and being encapsulated into the building. Planning and Engineering Staff and the Water Division cannot support this concept as the Town owns these water rights and allows no diversions of the Blue River. Additionally, section G of this policy discourages this design, *“Significant Natural Features: Avoid development within areas of significant natural features, if present on site.”*

It will be removed from the plans at the next submittal.

Parking (18/A & 18/R): Per the Parking Ordinance:

Condominium - hotel	
efficiency, studio, 1 bedroom	1.0/du
2 bedroom and larger	1.5/du
divisible unit	+0.5 for each divisible room

With the geologic and high water table restraints the property exhibits, placing the parking beneath the building would prove very difficult. The proposed parking wraps around, on grade, the north and east portions of the buildings to minimize the distance from vehicle to building. This calculates to 108 parking spaces being required for the units, with more possible if there are lock-off sections in the units. The current submittal is showing 120 to 150 spaces.

We appreciate the extra parking, but staff believes that the surface parking should incorporate additional landscaped areas for screening and additional berms to buffer the visual impacts from the adjoining right of ways. Additionally, we believe that pockets of landscaping to “naturalize” some of the hardscape would be helpful in breaking of the expanse of paving. Also, snow stacking for the pavement needs to be accommodated. We welcome any Commissioner comments on the site buffering and parking layout.

Land Use (Policies 2/A & 2/R): The proposal abides with the uses allowed in the Master Plan for multi-family residential and commercial uses.

Density/Intensity (3/A & 3/R)/Mass (4/R): Density and Mass calculations will be presented in greater detail with the Development Permit application at a future date. The applicants have proposed providing the required employee housing on-site. We have no concerns

Placement of Structures (9/A & 9/R): The placement of the building complies with the relative setback requirements. We have no concerns.

Social Community / Employee Housing (24/A & 24/R): The applicants are planning on providing employee housing on-site. This will be reviewed at the Preliminary Hearing.

Project Signage: Locations for the monument sign and signs on the building have not yet been indicated. Any finished signage will be handled under a separate permit application.

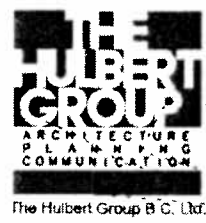
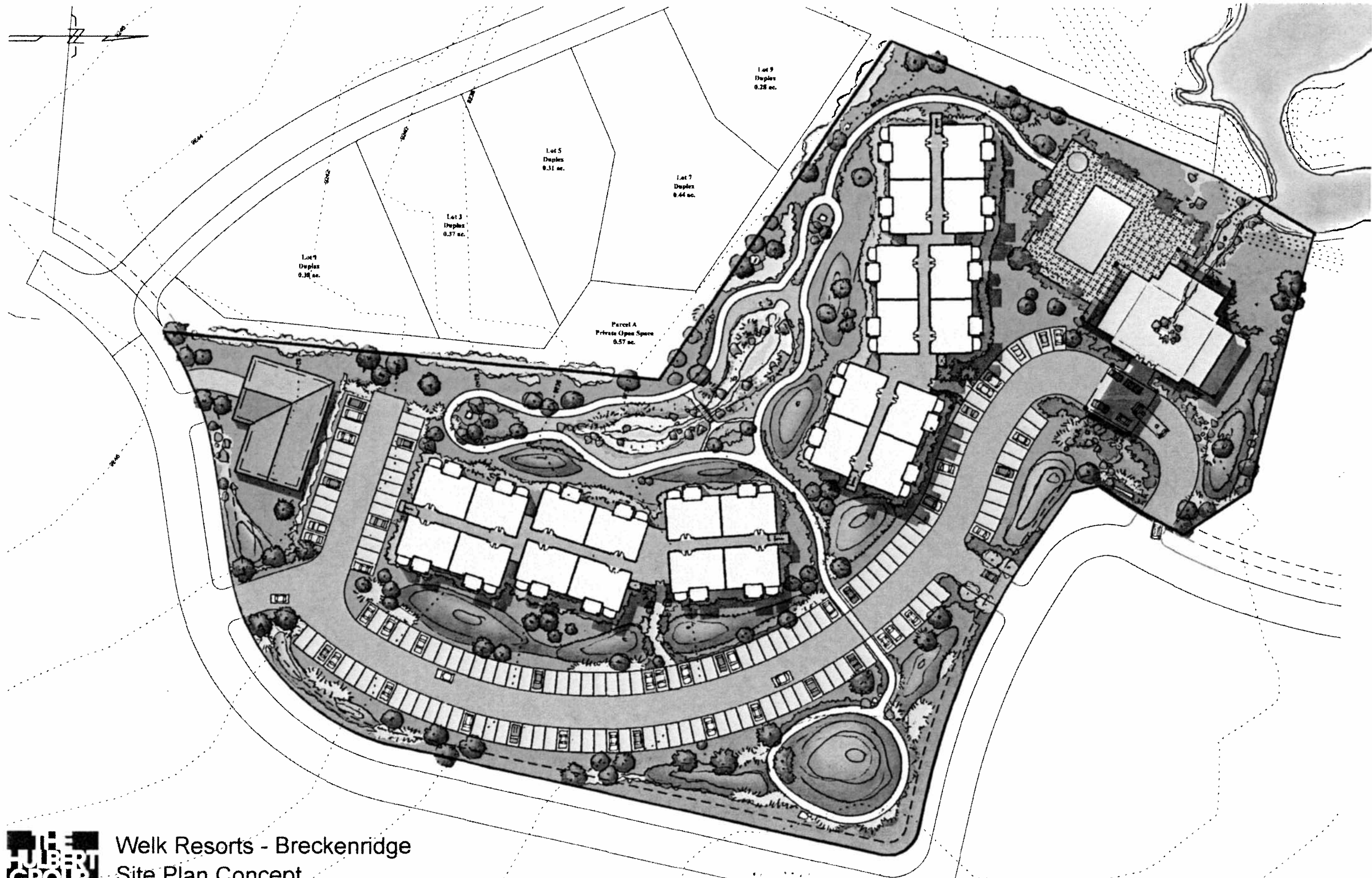
Staff Recommendation

As indicated above, the applicant is seeking comments regarding the general concept as presented. There will be additional detail when the application returns for a Class A development review.

At this time staff has identified concerns over the layout of the parking area. We believe the expanse of parking should be broken up with pockets of landscaping and that a berm be added along the edge abutting the Right of Way. Does the Commission concur?

We also have concerns that the height of the three-story building should be mitigated by placing some of the density in the roof forms and stepping the roof forms down at the edges. Does the Commission agree?

We welcome any additional comments.



Welk Resorts - Breckenridge
Site Plan Concept

May 28, 2012





Welk Resorts
Breckenridge

2+ story

**Character
Elevation
Concept**

April 19, 2012

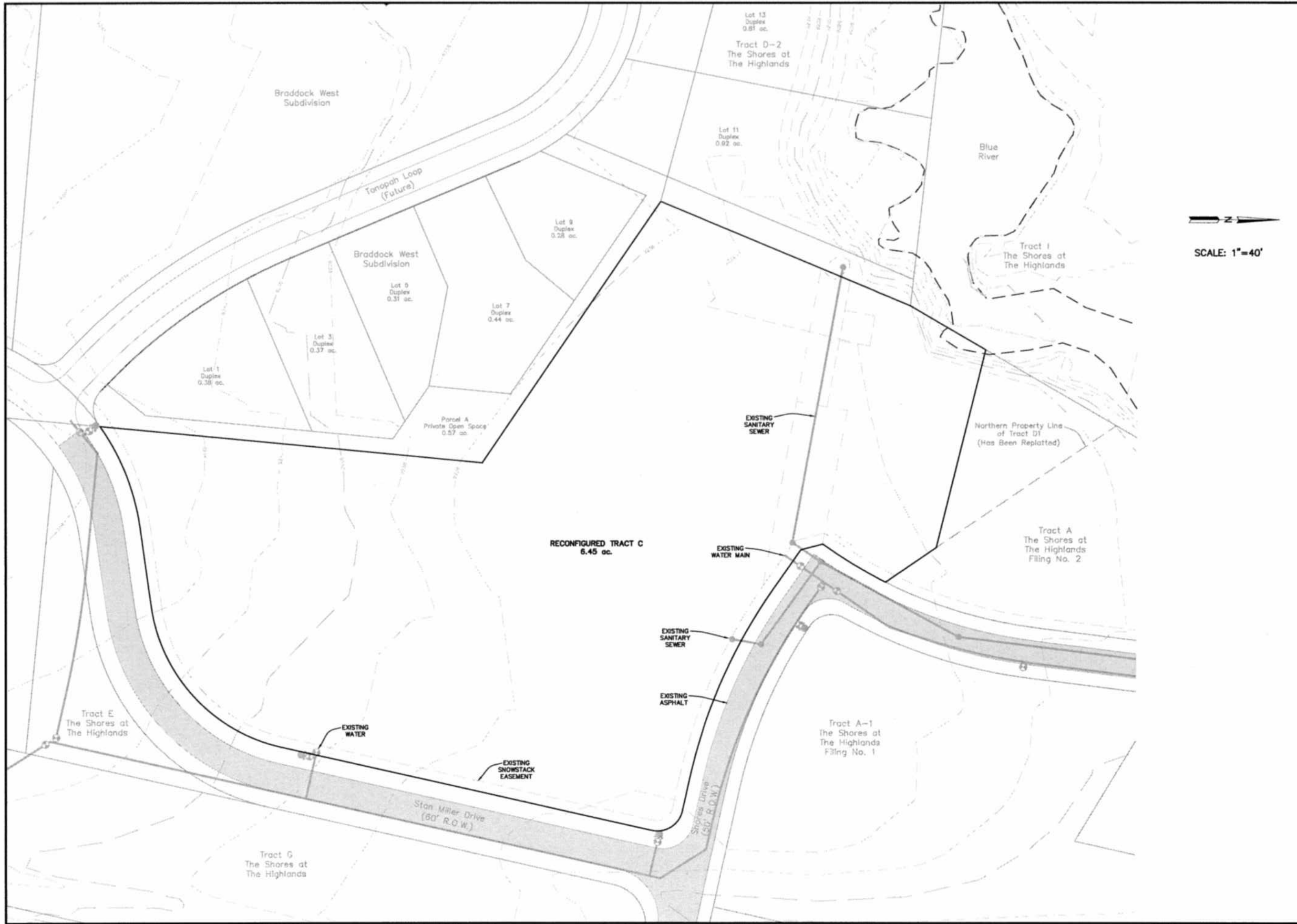


**THE
HULBERT
GROUP**
ARCHITECTURE
PLANNING
COMMUNICATION

Welk Resorts
Breckenridge

2+ story

**Character
Concept**
April 19, 2012



CURFMAN ENGINEERING
 CURFMAN ENGINEERING, INC.
 4509 118th DRIVE • LOVELAND, CO • 80537
 PHONE: 303-509-8423 • FAX: 303-501-9412
 ecurfman@eie.com

**RECONFIGURED TRACT C
 EXISTING CONDITIONS MAP**

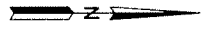
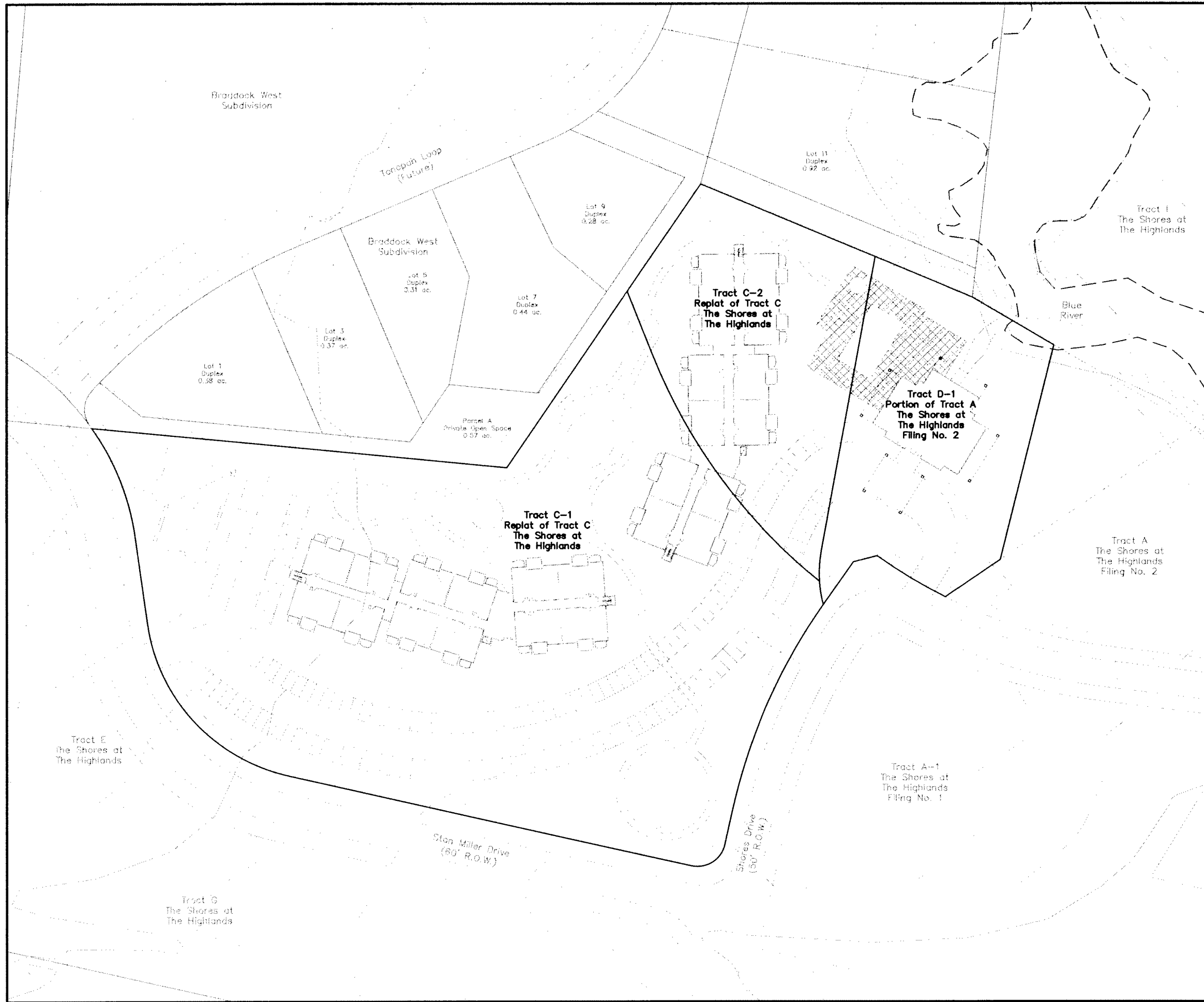
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NO.	REVISION DESCRIPTION	DATE	BY

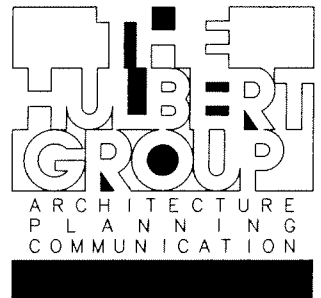
DATE: 05-24-2012
 DESIGNED: SC
 CHECKED: SC
 JOB NO.: 02010

**SHEET
 1**

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CURFMAN ENGINEERING
ENGINEERING, INC.
4809 LISA DRIVE • LOVELAND, CO • 80537
PHONE: 970-390-8418 • FAX: 970-390-0411
kyc@curfman.com

**WELK RESORTS
INITIAL CONCEPT PLAN**

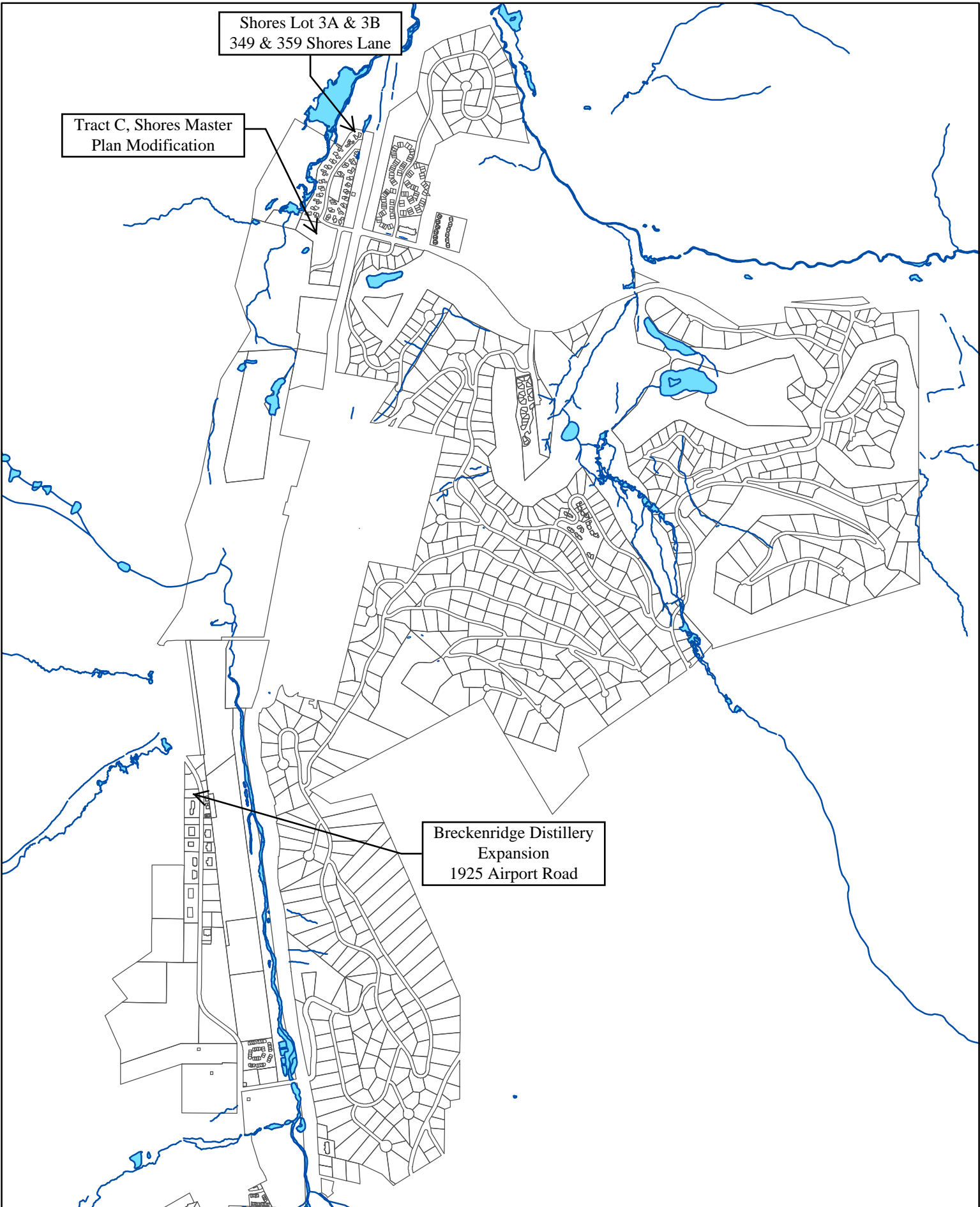
NO.	REVISION DESCRIPTION	DATE	BY

DATE: 05-24-2012
DESIGNED: KC
CHECKED: KC
JOB NO.: 02310

Shores Lot 3A & 3B
349 & 359 Shores Lane

Tract C, Shores Master
Plan Modification

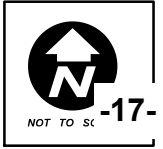
Breckenridge Distillery
Expansion
1925 Airport Road

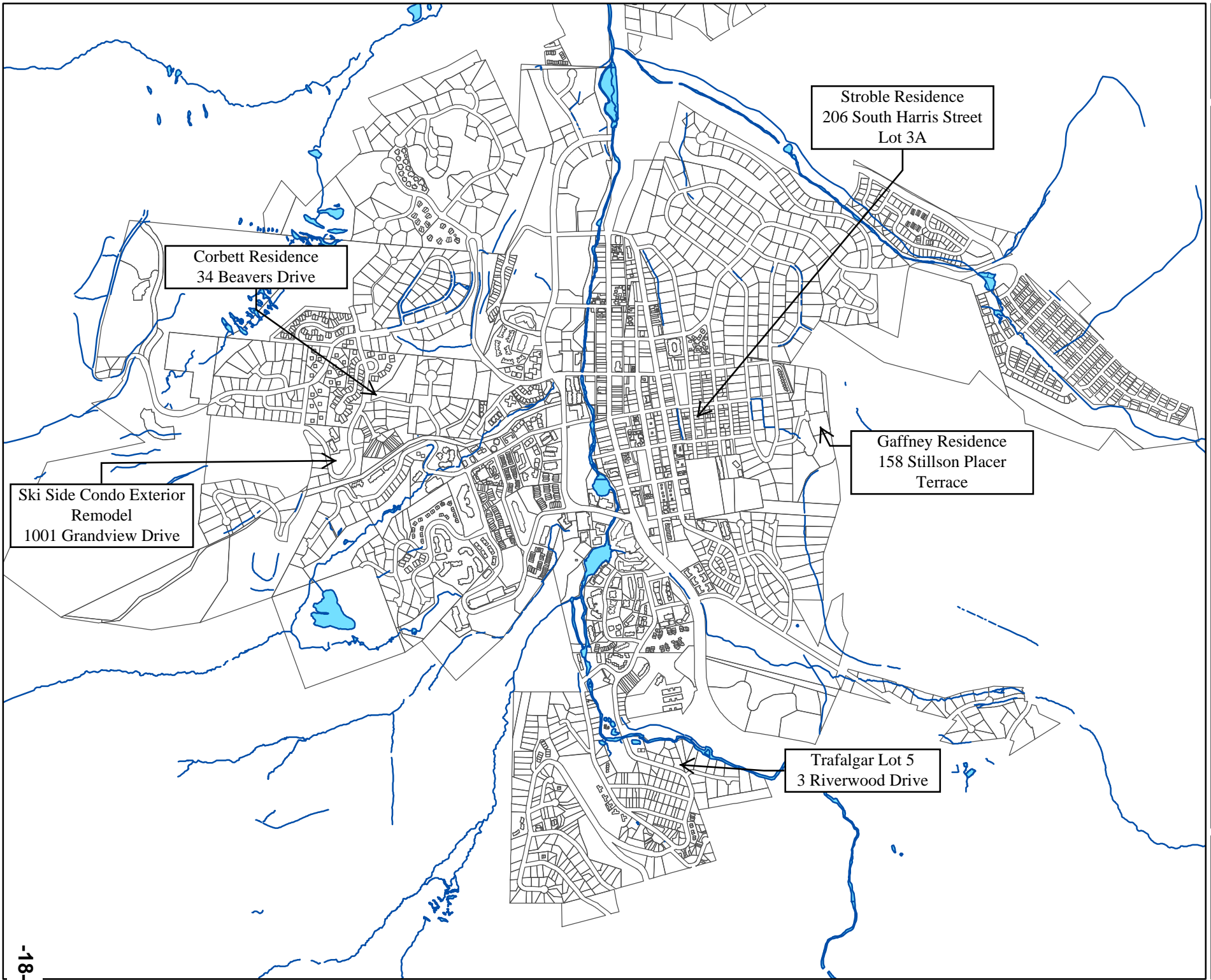


Breckenridge North

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

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 7:04 p.m.

ROLL CALL

Kate Christopher Dan Schroder Trip Butler
Gretchen Dudney Michael Rath Jim Lamb
Dave Pringle
Gary Gallagher, Town Council Liaison, was not in attendance.

APPROVAL OF MINUTES

With no changes, the May 1, 2012 Planning Commission meeting minutes were approved unanimously (7-0).

APPROVAL OF AGENDA

Mr. Neubecker announced that the Town Council report would not be heard this evening. With further no changes, the May 15, 2012 Planning Commission meeting agenda was approved unanimously (7-0).

CONSENT CALENDAR:

- 1) Secker Residence Addition (MGT) PC#2012034, 776 Highfield Trail

With no requests for call up, the Consent Calendar was approved as presented.

FINAL HEARINGS:

- 1) Giller Residence Restoration, Rehabilitation, Addition and Landmarking (MM) PC#2011054, 306 South Ridge Street

Mr. Mosher presented a proposal to restore the exterior of the historic house to an earlier period, landmark the historic house, add a full basement beneath the historic house, and demolish a newer historic addition to the house along with a non-historic shed addition at the back of the site. The property would be used as a residential duplex, with a two-car garage and two-car carport.

Changes since the last Final Hearing on January 17, 2012

1. The proposed vehicle lift has been eliminated from the plans and a car port is proposed in addition to the two-car garage.
2. As a result of the carport, density and mass numbers have adjusted slightly.
3. A draft HERS report by a registered design professional has been completed and will be available the night of the meeting.
4. The courtyard is being snow-melted.

This is the fifth review of this proposal. The applicant and agent have responded to all concerns and direction provided over the last meetings. At this time we have only one question: Does the Commission support assigning negative one (-1) point for heating the internal courtyard for the project? Staff welcomed any other comments from the Commission. Mr. Mosher noted that the draft HERS report was submitted and indicated a score less than 60 and the proposal could receive an additional point under Policy 33 as a result.

Staff recommended approval of the Giller Residence Restoration, Rehabilitation, Addition and Landmarking, PC#2011054 by supporting the presented Point Analysis. Staff recommended approval of the same with the presented Findings and Conditions.

Staff also suggested the Planning Commission recommend that the Town Council adopt an ordinance to Landmark the historic structure based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.

Mr. Giller, Applicant: With 3-point turns, parking is viable and it meets the Code's conditions; provides two spots for the front and for the rear. The rear spots are in the garage. I think the design is really sound. I'm grateful that we corrected the flaws from our meeting in January. Thanked the Commission for the creative input. Apologized for the previous car-lift proposal. Had not really researched it enough to know it really would not work. Changes were for the better. Have provided a HERS report prepared by Matt Wright of High Country Conservation for the positive points. Asked for any additional questions from the Commission.

Commissioner Questions / Comments:

Ms. Dudney: So there is no connection from one unit to the other? (Mr. Mosher: on the upper level, the deck over the carport connects. In addition, the units touch below grade under the carport outside)

Mr. Schroder: I am in support of snow melt point analysis for precedent, but I was wondering if there are any that are less than 300 feet. (Mr. Mosher: No, we have some that are much larger that warranted negative two (-2) points.) The difference between the points is small but the square footage is larger. (Mr. Mosher: It is a small enough that this area and points suggested didn't match with any past developments with proposed snow melt.)

Mr. Pringle: Is there any possibility that these will be divided and sold separately? (Mr. Mosher: This proposal is for a duplex, so yes they will be separate properties.) I don't know how we can look at it with a straight face and call it a duplex. It seems like they are single family homes separated by a wall. (Mr. Mosher: This meets the Code's definition of a duplex. The unit's density actually touches underground.) I wonder if we are going down a path we don't want to be on. It is basically two single family homes on one lot. I think we need to entertain some language changes for the future so this can't happen again. How does the space underground function? (Mr. Giller: It is part of Unit B. It will be a bedroom. There is a party wall between the two duplexes.)

Mr. Schroder: Railing between the carport; weren't we looking into a deck before? (Mr. Mosher: Yes, it is still a deck.)

Mr. Schroder opened the hearing to public comment.

Ms. Carrie Warner, Neighbor: Own and work in the building next door, directly south; just seeing the plans for the first-time today; so this density is ok with the Town? (Mr. Mosher: Yes, according to our Development Code, it is under allowed density and mass and slightly over the above ground density. Mr. Mosher then explained the concept of above ground density and how the house size relates to the lot size for 9 UPA.) We won't have roof shedding snow issues? (Mr. Schroder: The snow-melt in the plaza would aid this a great deal. Mr. Neubecker: There is a small section of roof shedding toward your property, and a slight pitch.) So how many feet is it from your house corner to my garage corner? (Mr. Mosher: Roughly 14-feet point to point, at an angle. There is a retaining wall on your property and this is more like four feet away.) What is the material of the roof nearest my property? (Mr. Neubecker: It is corrugated metal.)

There was no more public comment and the hearing was closed.

Commissioner Questions/Comments:

Mr. Schroder: I would support the point analysis as presented with the additional one (+1) point if the HERS rating comes through under 60.

Mr. Butler: See no problem with the point analysis.

Ms. Christopher: Ok with adding one (+1) point under the Energy Policy as suggested with the HERS rating.

- Mr. Rath: I think adding a point for the HERS rating is ok. Is it ok with the Town that if he sells this to an individual with a larger car that they might have to back this out on the street? (Mr. Mosher: Yes, backing out of a single family home of duplex is allowed by the Code.) What if someone had a pick-up truck? As long as the Town is fine with it, it doesn't bother me.
- Ms. Dudney: Fine here.
- Mr. Pringle: I guess the parking was always the big issue with me. I support the two positive points because it is screened from public view. I think it is going to be a pain but I think we should take a hard look at. We don't want to encourage a non-functional solution. It does meet our Code; I would strongly encourage the Town to enforce the no overnight parking along this street. Other than that I support the point analysis that you have given.
- Mr. Lamb: Support the point analysis. Heating the courtyard will work; support the three points for the 60 HERS rating and the negative one (-1) for the heating the driveway. We need to set a square footage threshold eventually. I like the project and I have learned a lot about historic renovation. This project has gone a long way and I am pleased with it going forward and I support the point analysis.

Mr. Pringle made a motion to change the point analysis for the Giller Residence, PC#2011054, 306 South Ridge Street, regarding Policy 33R from positive two (+2) points to positive three (+3) points. Mr. Lamb seconded, and the motion was carried unanimously (7-0).

Mr. Pringle made a motion to approve the amended point analysis for the Giller Residence, PC#2011054, 306 South Ridge Street, making the new point analysis a total of positive one (+1) point. Mr. Lamb seconded, and the motion was carried unanimously (7-0).

Mr. Pringle made a motion to recommend the Town Council adopt an ordinance to Landmark the historic structure of the Giller Residence, PC#2011054, 306 South Ridge Street, based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance. Mr. Lamb seconded, and the motion was carried unanimously (7-0).

Mr. Pringle made a motion to approve the Giller Residence, PC#2011054, 306 South Ridge Street, with the presented findings and conditions (Condition 22). Mr. Lamb seconded, and the motion was carried unanimously (7-0).

PRELIMINARY HEARINGS:

1) Radosevich Residence Remodel (MM) PC#2012032, 213.5 South Ridge Street

Mr. Mosher presented. The applicant is currently remodeling the interior of the building under a separate permit and is seeking approval for some exterior modifications. These modifications include:

1. Adding a full porch with upper level deck over the main entry on the west elevation of the non-historic portion of the house. This proposal encroaches into a platted snow storage easement.
2. Adding a door where a window is currently on the upper level of the non-historic portion of the house to access the proposed deck.
3. Adding four 'Solatubes' (instead of skylights) on the east-facing roof of the historic portion of the house.
4. Enlarging the existing historic openings of the windows (these existing windows are non-historic) on the west elevation of the historic portion of the house. New windows would then be added.
5. Adding a new window on the west elevation of the historic portion of the house.

At this preliminary hearing Staff has found the proposal to be failing Absolute Policy 5, Architectural Compatibility for not being in *substantial compliance with both the design standards contained in the*

"Handbook Of Design Standards" and all specific individual standards for the transition or character area within which the project is located. Specifically, Priority Policies 76 and 77.

In addition, negative points (range from -5 to -10) would be incurred under Relative Policy 5, Architectural Compatibility for “*action which is in conflict with this primary goal or the "Handbook Of Design Standards"*”. Specifically, Policies 23, 39, 56, 75, and 99. With this many conflicts, Staff is suggesting negative ten (-10) points. The house is contributing to the National Historic District and is currently listed as “supporting” as a result of the existing large addition to the north. If this addition were to be removed, the historic portion could be raised to a higher rating.

Suzanne Allen-Guerra, Allen-Guerra Design-Build (Architect-Agent): We made modifications to this house in 2001. (Presented pictures to the Commission.) This property has changed from residential to commercial and is now again into residential. We have been meeting with staff since January about the various proposals for this house. All of the changes we have presented to Staff. Windows are slightly less than six-feet; we would cut between 12-18” of existing historic log. What we are proposing is not modifying the windows themselves, as they aren’t historic, just the openings are historic. The Town needs to define what historic proportions are on windows rather than “vertically oriented double-hung”. We are trying to give it more of a historic look. I think the Code is lacking. We are trying to get more light into the south side. A full skylight would be a very costly choice with all of the fabric in the roof. That is why we ended up with the Solatubes instead. Open to looking at other options with the porch but the post will be a problem with snow-plowing.

Ms. Jan Radosevich, Applicant: I sat on Planning Commission in 1980’s; well aware of historic district and help establish it. I helped hire Rebecca Waugh. The Town has other projects where they have taken a stable and turned it into a house and removed fabric. This is a non-supporting building that is below-average. It is also on an alley. I look at the only dumpster in Town that isn’t covered. I am excited to be living in the Historic District downtown; I just want to make it a livable home. (Ms. Radosevich presented pictures of the current west facing view of her windows in the living room and from the non-historic portion of the house which has larger windows along with pictures of what the snow build up looks like outside.) I’m not increasing the entry deck, just building an upper level porch over it. I don’t feel like the support post will impede with snow storage. The Town has allowed changes to make spaces useable; (she presented examples of other changes within the historic district in Town). I am not changing the shape of my building, I am not adding density. Three buildings along the same alley have porches facing the alley.

Commissioner Questions / Comments:

Ms. Dudney: Regarding the skylight issue, I feel there is not a precedent for these bubble shapes. Do you have a picture? In your mind is it really black-and-white since the code says it must be flat? (Mr. Mosher: They are dome-like and will stand up about 12-inches.)

Ms. Christopher: Is the dome on the roof portion the only option? (Mr. Mosher: Some are flat but they aren’t very directional. 99% of what I have researched are domes. I think it is a noble thing to do to preserve fabric and it is a good solution, but the Policy states that they must be flat and flush.)

Mr. Pringle: What can we agree on? (Mr. Mosher: We have to match on code and precedent. I have tried to be thorough and cite the code specifically, so what is right would be the code.)

Mr. Schroder opened the hearing to public comment.

Mr. Lee Edwards: Ms. Radosevich makes a good point with encouraging people to live in Town. If those windows and the logs have already been cut out and compromised previously, I support taking a couple more logs out and putting them in on the bottom. The fabric has already been compromised; let’s make it livable for someone that wants to live there. That isn’t a huge change to historic fabric that has already been

compromised. I support an upper level deck back there too. I'm not sure about the snow storage with regards to the post; I feel that a column would be just fine inside the easement.

There was no more public comment and the hearing was closed.

Commissioner Questions/Comments:

Ms. Christopher: How far into the snow stack is the post? (Mr. Mosher: About 3.5 feet and the other one at about 3 feet.)

Mr. Pringle: What can we agree to do here? (Mr. Mosher: The best route we can take is base it on what the Development Code states. Staff couldn't find a hardship for any variance regarding the windows and relating to "livability".) Would you say that the windows on the west elevation on the barn are historic? (Mr. Mosher: The openings are historic, the windows are not. Whatever is remaining should be respected as historic fabric. Taking out more fabric at the top to enlarge the openings is prohibited by the code.)

Mr. Schroder: Having a hard time accepting the application because the Code. I understand your interest in light. From my interpretation of the Code, it is definitive and it would fail the project in my mind.

Mr. Lamb: From a Code basis, the upper level deck is a big no. The three examples Ms. Radosevich sighted are not historic buildings although they are in the District. This has a lot of problems in my eye and there is a lot to do in order to get it to be passing. I agree with staff's interpretation.

Ms. Dudney: You have this historic fabric hidden that doesn't contribute to the look of the town. People have to comply with this requirement with something that won't be seen. So the issue is that it is primary façade. (Mr. Schroder: Current code is law; we can't go backwards.) I think it is very important we have consistency with interpretation of the Code and the Code seems to be straightforward. Generally I agree but I am sorry that it is that case.

Ms. Christopher: Design-wise I have no problem with the deck or the look of it. If there is any way figuring out we could do a deck, I would be for that with an angled support inside the snow storage easement. There is nothing in the Code that I know of that addresses change of use. I am disappointed that there is no happy medium. It is a great design but it is nowhere even close to Code.

Mr. Pringle: The barn historically relates to the building off of Ridge Street. (Mr. Mosher, yes, it was built with that building.) This barn has subsequently been added onto. (Mr. Mosher: The property has also been subdivided.) Subdivision is just a line on paper. I am trying to figure out where we could go forward with this. If the barn was subordinate to the historic building on Ridge Street and now we are interpreting it as a primary façade. (Mr. Lamb: When you split the lot you change the use of the property and that is a repercussion of splitting that lot. You do end up with a different primary façade.) I am trying to look at the property in its historical context not as subdivided. There has been so much done to it that it barely resembles a barn anymore. (Mr. Mosher: Overall, the proposal seems more like like a 'want' instead of a 'need'. You can see the mountains in the current windows if you sit down in the living room. We have to think about preserving the historic fabric of the walls.)

Mr. Rath: This snow-storage stacking thing is ridiculous. I think that this is a place to start. It isn't good for the structure. If we can get people to change their mind about stacking snow in the alley that then it would give them some room for improvement. (Mr. Mosher: It is platted easement and the Street Department needs every bit of storage in this tight alley. We don't know what was created first, the addition or the easement.) From a practical standpoint, somebody approved something that isn't legitimate. (Mr. Neubecker: The Streets Department wants to have the legal right for the snow to continue to be there if need be. It is an existing platted easement and it is near a curve. We have talked to the Streets Department about it and it is very important to have that in that location.)

1. As proposed, enlarging the windows would result in failing Priority Policy 77 and would be incur negative points under Policies 23, 56, and 75. Staff cannot support the proposal to enlarge the windows. Did the Commission concur with Staff's interpretation of these Policies?
 - a. Mr. Schroder: Concur with Staff's presentation. Policy 77 is not met.
 - b. Mr. Lamb: Agree with Staff; would set bad precedent if we allowed this.
 - c. Mr. Pringle: Not happy about how it doesn't meet policy; confused on this whole deal; I don't even know if those windows were original; we are protecting something that isn't even original; I don't know that there is a solution out there without violating our policy.
 - d. Ms. Dudney: Concur with Staff.
 - e. Mr. Rath: Agree with Staff.
 - f. Ms. Christopher: Agree with Mr. Pringle; it doesn't meet the policy but I am disappointed that we can't find a solution. I want to help make this space happily livable to the applicant; the missing fabric, how come we can't replace it and put it back into the structure somewhere else?
 - g. Mr. Butler: Looking for a solution but I have to concur with Staff's interpretation with this policy.
2. Priority Policy 69 addresses the visual impacts of adding skylights, not the impacts to the historic fabric. Hence, Staff believes that the proposed "Solatubes" do not meet this Policy. Did the Commission concur?
 - a. Mr. Schroder: Solatubes do not meet priority policy of 69.
 - b. Mr. Lamb: No grey area of code; agree with Staff.
 - c. Mr. Pringle: Yes; agree with Staff.
 - d. Ms. Dudney: Yes; agree with Staff.
 - e. Mr. Rath: Yes.
 - f. Ms. Christopher: Yes.
 - g. Mr. Butler: Yes.
3. Priority Policy 76 specifically identifies avoiding adding new windows to contributing historic buildings. In this case, Staff believes the alley is the 'street' facing the primary façade. Staff believes this proposal fails Priority Policy 77. Did the Commission concur?
 - a. Mr. Schroder: Concur with Staff's interpretation; since alley is primary façade.
 - b. Mr. Lamb: Support Staff since alley is primary façade; adding new windows to historic fabric changes what the building is supposed to look like with the historic district; concerned about look it will bring to district.
 - c. Mr. Pringle: After all of the historic buildings we have made additions to, why can't we go somewhere with this one? I don't know why we can't go forward.
 - d. Ms. Dudney: I'd like to see an attempt to allow this; it seems that what is implied in policy would be taking away historic fabric but since we aren't taking anything away I don't see a problem with this; I am not certain.
 - e. Mr. Butler: Catch 22 with this one is that it is now the primary façade. I concur because it is still code.
 - f. Mr. Rath: Concur with Staff.
 - g. Ms. Christopher: Leaning toward Ms Dudney's view; if there isn't anything there why can't we put something there? It depends if there is actually fabric there or not.
4. Staff is suggesting negative ten (-10) points. Did the Commission concur?
 - a. Mr. Schroder: Do support Staff's conclusion that negative ten (-10) points will be warranted with being in conflict with the handbook.
 - b. Mr. Lamb: Concur with Mr. Schroder's comment.
 - c. Mr. Pringle: Compelled to concur.
 - d. Ms. Dudney: Concur with Staff.
 - e. Mr. Rath: Concur with Staff on negative ten (-10) points.
 - f. Ms. Christopher: Concur with Staff.

Mr. Butler: Concur with Staff.

2) Dabl House Shed and Solar Panels (MM) PC#2009036, 108 North French Street

Mr. Mosher presented a proposal to construct a new outbuilding, with full basement, at the rear of the lot. This building will function as an apartment. The required parking for the residence is located in the front yard off of French Street. An array of 12 photovoltaic solar panels is proposed on the main historic building and the non-historic building.

An application to place a shed and fence on this property was first reviewed by the Commission on September 2, 2003. Including the 2003 date, this application, with modifications, has been before the Planning Commission six times as a preliminary hearing. The most recent review was September 1, 2009.

At this review, the key issue for this proposal is the lapse between reviews by the Planning Commission and the Code changes that have been implemented since. At this time, the proposal is failing Absolute Policy 81 for the massing of the out building being larger than the historic structure. We anticipate changes being submitted for the next hearing to avoid this failure.

As presented, the proposal is failing Priority Policies 81, 86, 90, 95, and 115 of the Handbook of Design Standards. In addition, the proposal is not meeting Design Standards / Policies 9, 80, Character of historic development, Outbuildings, 91, and 92.

Mr. Edwards, Applicant: This is a very small building that we are talking about. The width of the building is 12' x 16'; it is a 'doll house'. It is using up the remaining density on the property. I want to get everything I am allowed on the property. Explained the width of the property and the narrowness of the house. Explained the initial submittal as a simple storage shed. Does the density matter on use? (Mr. Mosher, yes) (Mr. Edwards reviewed the layout of the project with the Commission.) Garage door is made to look like it was used as a barn; the building is pretty simple. On Priority Policy 81, there is no justification for that policy. It is not an accurate statement to say that every secondary structure is shorter. I want to see the justification for that. The Brown Hotel barn has metal on it. (Mr. Mosher: The Barn predates the hotel.) It has vertical windows that will work; given the use of this and the fact that other buildings have been proposed using half-lights I don't think that it is inappropriate. Would like to revisit the parking issue: originally asked Staff why we couldn't do a tandem parking spot on the Bank Property next door; how come I won't have a hardship for parking because I don't have an alley? Don't agree with the ordinance (Policy 81); I need to move forward with this project. Six years has been long enough.

Mr. Schroder opened the hearing to public comment. There was no public comment and the hearing was closed.

Commissioner Questions/Comments:

Mr. Pringle: Are we looking at only the outbuilding? Are the solar panels that are going on the existing building going to benefit the outbuilding? (Mr. Lee Edwards, Applicant: Yes, Xcel Energy will only allow one meter and it will be under one name for the entire property.) This is all one application then.

Ms. Christopher: When we went on a walking tour of outbuildings, did Ms. Sutterley's barn have wainscoting on it? (Mr. Lamb: No, it did not.)

However, Staff would like to provide the applicant with additional direction on the following:

1. Did the Commission find the metal wainscoting supports the Character of historic development in this Character Area? (Priority Policy 90.)
 - a. Mr. Lamb: Would like to see it go away but I am not too firm on that.
 - b. Mr. Pringle: Luke warm on this issue; compelled to follow policy.

- c. Ms. Dudney: Policy is vague and it doesn't specifically forbid metal wainscoting; if you can prove secondary structures have it I wouldn't have a problem.
- d. Mr. Rath: Agree with Ms. Dudney.
- e. Ms. Christopher: I feel like I have seen it around Town. If we can prove that we can use it, I am all for it. For the wainscoting but I don't like the entire wall of metal; that doesn't have any precedent in Town.
- f. Mr. Butler: I would get rid of it.
- g. Mr. Schroder: Policy 90 identifies that as inappropriate; doesn't pass in my book.
2. The drawings show that the outbuilding will have a gable dormer on the west elevation with a full porch below. The windows are large double hung and vertically orientated. The door is about 1/2 glass and not typically seen in outbuildings. Did the Commission find the form, detailing, and finishes are appropriate for an outbuilding?
 - a. Mr. Lamb: Don't think they are appropriate for an outbuilding; want to tone it down a little bit. Agree with Staff comment.
 - b. Mr. Pringle: Agree with Mr. Lamb; tone it down and comply with code.
 - c. Ms. Dudney: Agreed with Staff.
 - d. Mr. Rath: Agreed with Staff.
 - e. Ms. Christopher: Agreed with Staff.
 - f. Mr. Butler: Agreed with Staff.
 - g. Mr. Schroder: Agreed with Staff; tone it down.
3. Did the Commission believe the solar panels are set back enough and are compatible in color to the roof?
 - a. Mr. Lamb: I think it is set back enough; hard to say yes or no with no colors in front of me.
 - b. Mr. Pringle: Agree with Mr. Lamb.
 - c. Ms. Dudney: Not enough information; would like to see how visible it is and more color contrast.
 - d. Mr. Rath: Agree.
 - e. Ms. Christopher: I think the panels are set back enough; in my mind the colors don't matter.
 - f. Mr. Butler: I am looking forward to more information; don't have a problem with the solar panels.
 - g. Mr. Schroder: I feel they are setback enough that it does blend itself into the building; I think they will blend so I will support the solar panels.
4. Priority policy 81, 86: Does not meet Code according to Staff.
 - a. Mr. Lamb: It does not meet the policy. The issue is the height that really kills it. It is small but it towers above the Historic District, it looks more like a tower than a house to me. A little re-design would go a long way.
 - b. Mr. Pringle: The height is out of scale for the width and the depth of the structure. It does not meet these policies.
 - c. Ms. Dudney: I agree with the Staff.
 - d. Mr. Rath: It doesn't meet the height requirement.
 - e. Ms. Christopher: Agree with the Staff.
 - f. Mr. Butler: Agree with Staff.
 - g. Mr. Schroder: Current code of design standards is not larger outbuildings. I would not support the proposed outbuilding because it is exceeding the height of the initial building.
5. Priority Policy 115: Parking in Front Yard
 - a. Mr. Lamb: Hardship created by desire to create density. I think this project could figure out a way to not have parking in the front. I think that should be a last resort. It is functioning as it is so I see the hardship is created by the applicant.
 - b. Mr. Pringle: It doesn't comply with policy and applicant is creating hardship.
 - c. Ms. Dudney: No hardship. I hope you can solve this with the bank.
 - d. Mr. Rath: Agreed with Staff.
 - e. Ms. Christopher: Agreed with Staff.

- f. Mr. Butler: Agreed with Staff.
- g. Mr. Schroder: Priority policy says avoid parking in front yards. Should be a last resort. Does not meet priority policy 115.

OTHER MATTERS:

None

ADJOURNMENT:

The meeting was adjourned at 10:12 p.m.

Dan Schroder, Chair



Class C Development Review Check List

Project Name/PC#: Shores Duplex Lots 3A and B, 349 and 359 Shores Lane PC#2012038

Project Manager: Michael Mosher

Date of Report: May 29, 2012 For the June 5, 2012 Planning Commission Meeting

Applicant/Owner: Mesa Homes Development, John Niemi

Agent: Suzanne Allen-Guerra; Allen-Guerra Design Build

Proposed Use: Duplex Residential

Address: 349 and 359 Shores Lane

Legal Description: Tract A, Lots 3A and 3 B, Shores at the Highlands

Site Area: 280,962 SF ~6.45 acres

Land Use District (2A/2R): 6, Highlands at Breckenridge, Subject to the Shores at the Highlands Master Plan.

Existing Site Conditions: The site consists of dredge dock cobble. There is no vegetation on the property.

Lot 3A / 349 Shores Lane

Density (3A/3R):	Unlimited	Proposed: 2,425 sq. ft.
Mass (4R):	Unlimited	Proposed: 3,148 sq. ft.
F.A.R.:	1:89.25 FAR	Over entire site.
Areas:		
Main Level:	1,606 sq. ft.	
Upper Level:	819 sq. ft.	
Garage:	<u>723 sq. ft.</u>	
Total:	3,148 sq. ft.	
Bedrooms:	4 Bedrooms	
Bathrooms:	3.5 Bathrooms	

Lot 3B / 359 Shores Lane

Density (3A/3R):	Unlimited	Proposed: 2,574 sq. ft.
Mass (4R):	Unlimited	Proposed: 3,314 sq. ft.
F.A.R.:	1:84.78 FAR	Over entire site.
Areas:		
Main Level:	1,599 sq. ft.	
Upper Level:	975 sq. ft.	
Garage:	<u>740 sq. ft.</u>	
Total:	3,314 sq. ft.	
Bedrooms:	4 Bedrooms	
Bathrooms:	3.5 Bathrooms	

Totals

Total Density: 4,999.0 SF

Total Mass: 6,462.0 SF

Height (6A/6R): 30'-max per Mst Pln 28.50 feet overall

Lot Coverage/Open Space (21R):

Building / non-Permeable:	7,078 sq. ft.	2.52%
Hard Surface / non-Permeable:	4,693 sq. ft.	1.67%
Open Space / Permeable:	269,191 sq. ft.	95.81%

Parking (18A/18/R):

Required:	4 spaces	
Proposed:	4 spaces	Extra Space in Driveways

Snowstack (13A/13R):

Required:	1,173 sq. ft.	(25% of paved surfaces)
Proposed:	1,810 sq. ft.	(38.57% of paved surfaces)

Fireplaces (30A/30R): 4 EPA Phase II Rated Wood-burning
No gas burning fireplaces

Building/Disturbance Envelope? Footprint Lots

Separation between neighboring Buildings

Front:	N/A	No neighboring buildings
Side:	37 ft.	
Side:	N/A	No neighboring buildings
Rear:	N/A	No neighboring buildings

Architectural Compatibility (5/A & 5/R): The overall massing of the duplex has been broken up nicely and the roof forms are also broken up with multiple gables and shed elements. The two sides of the duplex are totally different in massing (not mirrored) and access to the garages are taken from the side or the rear of the building with the driveways being shared with the neighboring units. All proposed materials are to be natural with metal accents and the proposed colors are all earth tone. Staff has no concerns with the architecture.

Exterior Materials: Natural cedar siding, pre-weathered dull-gray zinc wainscot (less than 25% of each elevation); natural moss-rock wainscot. A material and color sample board will be available for review at the meeting.

Roof: Architectural grade asphaltic shingle roof

Garage Doors: Wood

Landscaping (22A/22R):

Planting Type	Quantity	Size
Colorado Spruce	18	5 at 8-10 feet tall, 3 at 12 feet tall, 3 at 14 feet tall
Aspen	47	All at 1.5" caliper to 2" caliper - 50% multi-stem
Shrubs and perennials	27	5 Gal.

Drainage (27A/27R): The site is relatively flat, and the existing grade is very permeable (Dredge tailings). Staff has no concerns.

Driveway Slope: 1.0 % Slope

Covenants: No restrictions

Point Analysis (Sec. 9-1-17-3): Staff has found that this application abides with all Absolute Policies in the Development Code and the Master Plan and has found that there are no negative or positive points incurred from any Relative Policies in the Development Code.

Staff Action: The Planning Department has approved the Shores at the Highlands Duplex Lots 3A & 3B (PC#2012038) with the attached Findings and Conditions.

Comments:
Additional Conditions of Approval:

TOWN OF BRECKENRIDGE

**Shores at the Highlands Duplex Lots 3A &3B
Lot 3A and 3B, Shores at the Highlands Subdivision
349 and 359 Shores Lane
PERMIT #2012038**

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 **May 29, 2012** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **June 5, 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 **December 12, 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. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.
6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. 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 30' at any location.
9. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
10. 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.
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.
12. 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.

PRIOR TO ISSUANCE OF BUILDING PERMIT

13. Applicant shall submit and obtain approval from the Town Engineer of final drainage, water quality grading, utility, and erosion control plans.
14. The public access to the lot shall have an all weather surface, drainage facilities, and all utilities installed acceptable to Town Engineer.
15. 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.

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 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.
18. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

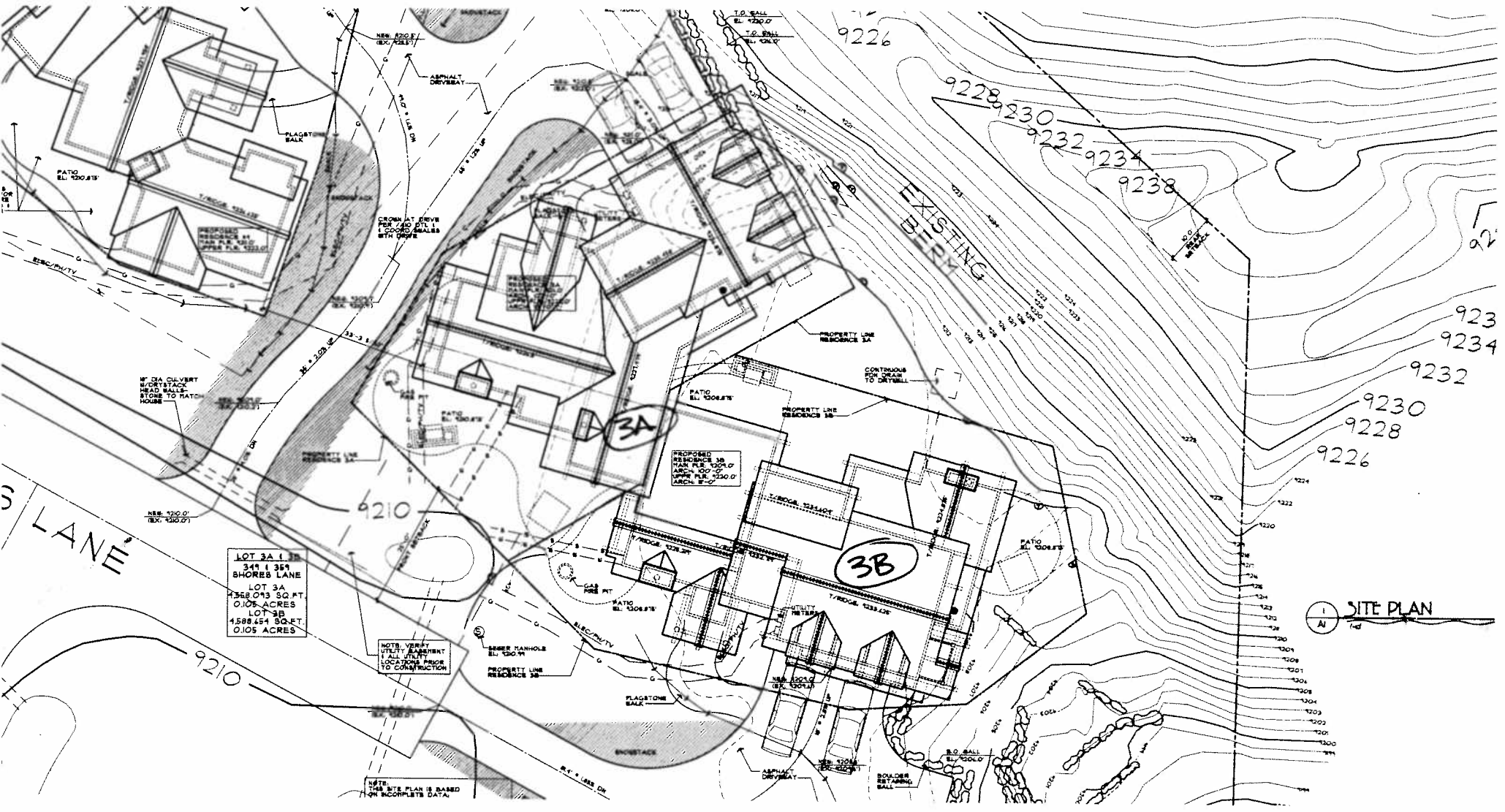
PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

19. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
20. Applicant shall submit and obtain approval of a re-subdivision of the Shores at the Highlands Subdivision.
21. Engineering Staff shall verify that the applicant has modified the existing gas laterals and services to the property such that they are adjusted to accommodate a roadside ditch depth of two (2) feet.
22. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
23. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
24. Applicant shall screen all utilities.
25. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
26. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
27. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not

issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.

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

(Initial Here)



SHORES LOT 3

THE SHORES AT THE HIGHLANDS - RESIDENCES EXTERIOR MATERIALS SCHEDULE OPTION #1

DATE: 27 APRIL 2012

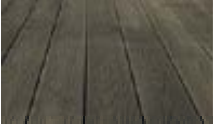







LABEL	ITEM	COLOR	DESCRIPTION
M1A	ROOF		FIRESTONE UNA-CLAD KYNAR 500 STEEL STANDING SEAM "CHAMPAGNE METALLIC"
M1B	ROOF		50 YEAR ASPHALT SHINGLES - ELK PRESTIQUE "BARKWOOD"
M2	FASCIA		RS 2X CEDAR PER DETAILS; STAIN W/ SUPERDECK "CAPE BLACKWOOD" 2320
M3	SOFFIT		RS 1X6 T&G CEDAR; STAIN W/ SUPERDECK "CAPE BLACKWOOD" 2320
M4	HORIZONTAL SIDING		2x PINE LAP SIDING W/ HEAVY WANE; STAIN W/ SUPERDECK "MAHOGANY" 2314
M5	VERTICAL SIDING		1X8 & 1X10 RS CEDAR BOARD & BOARD; STAIN W/ SUPERDECK "REDHEART" 2301
M6	METAL WAINSCOT		FIRESTONE UNA-CLAD KYNAR 500 STEEL STANDING SEAM "CHAMPAGNE METALLIC"
M7	DOORS/WINDOWS		PELLA WINDOW COMPANY - ARCHITECT SERIES "BROWN"
M8	DOOR/WINDOW TRIM		2x AND 3x RS CEDAR PER DETAILS; STAIN W/ SUPERDECK "CAPE BLACKWOOD" 2320

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO: FLASHING, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC... SHALL BE BRONZE COLOR.



THE SHORES AT THE HIGHLANDS - RESIDENCES EXTERIOR MATERIALS SCHEDULE OPTION #1

DATE: 27 APRIL 2012

LABEL	ITEM	COLOR	DESCRIPTION
M9	WOOD DECKS		EPOCH COMPOSITE DECKING PER PLANS: EVERGRAIN "WEATHERED WOOD"
M10	CHIMNEY CAP		4" TELLURIDE SANDSTONE CAP W/ CHISELED EDGE W/ APPROVED STONE SHROUD ASSEMBLY (RE: DETAILS)
M11	STONE VENEER		GALLEGOS CORPORATION - #6 TELLURIDE PARKITECTURE STAINED FACE - DRY STACKED
M12	CAP AT STONE VENEER		3" TELLURIDE SANDSTONE CAP W/CHISELED EDGE - APPROVED BY ARCHITECT
M13	EXPOSED POSTS/BEAMS		CEDAR & PINE LOGS/TIMBERS; STAIN W/SUPERDECK "MAHOGANY" 2314
M14	DECK RAILS		DF TIMBER/LOG DECK POSTS AND WROUGHT IRON RAILS & BALUSTERS PER DETAILS; STAIN W/ SUPERDECK "MAHOGANY" 2314
M15	GARAGE DOORS		CEDAR SIDED: STAIN W/ (1) SUPERDECK "REDHEART" 2307 & (2) TRIM ACCENT SUPERDECK "MAHOGANY" 2314 PER DETAIL
M16	FLASHING, GUTTERS & DOWNSPOUTS		ALL EXPOSED METAL FLASHING, VALLEYS, GUTTERS & DOWNSPOUTS TO BE A MEDIUM GRAY COLOR TO BE APPROVED BY ARCHITECT

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO: FLASHING, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC... SHALL BE BRONZE COLOR.





Class C Development Review Check List

Project Name/PC#:	Corbett Residence	PC#2012037
Project Manager:	Matt Thompson, AICP	
Date of Report:	May 30, 2012	For the 06/05/2012 Planning Commission Meeting
Applicant/Owner:	Mark Corbett	
Agent:	Annie Cordova	
Proposed Use:	Single family residence	
Address:	34 Beavers Drive	
Legal Description:	A Part Of The Sawmill Patch Placer, MS#2533	
Site Area:	39,859 sq. ft.	0.82 acres
Land Use District (2A/2R):	10: Residential	

Existing Site Conditions: The property slopes from the west towards the east at approximately 6% in the building footprint area. There are some large lodgepole pine, spruce and fir trees on the property primarily in the west and east portions with mainly willows in the middle of the property. There are delineated wetlands on this property, which have been identified on the survey. There is a perpetual utility easement and public right of way in the southwest corner of the property, where Beavers Drive crosses Sawmill Patch Placer.

Density (3A/3R):	Allowed: unlimited	Proposed: 4,737 sq. ft.
Mass (4R):	Subject to the Neighborhood Preservation Policy	Proposed: 5,596 sq. ft.
F.A.R.	1:7.10 FAR	

Areas:	
Lower Level:	
Main Level:	2,477 sq. ft.
Upper Level:	2,260 sq. ft.
Garage:	859 sq. ft.
Total:	5,596 sq. ft.

Bedrooms:	4
Bathrooms:	4.5
Height (6A/6R):	33 feet overall
(Max 35' for single family outside Historic District)	

Lot Coverage/Open Space (21R):		
	Building / non-Permeable: 3,510 sq. ft.	8.81%
	Hard Surface / non-Permeable: 2,740 sq. ft.	6.87%
	Open Space / Permeable: 33,609 sq. ft.	84.32%

Parking (18A/18R):	Required: 2 spaces
	Proposed: 2 spaces

Snowstack (13A/13R):	Required: 685 sq. ft.	(25% of paved surfaces)
	Proposed: 700 sq. ft.	(25.55% of paved surfaces)

Fireplaces (30A/30R):	2 gas burners
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Accessory Apartment: N/A

Building/Disturbance Envelope? N/A

Setbacks (9A/9R):

Front: 25 ft.
Side: 15 ft.
Side: 310 ft.
Rear: 15 ft.

Architectural Compatibility (5/A & 5/R): The proposed residence will be architecturally compatible with the neighborhood.

Exterior Materials: Vertical reclaimed antique pine barn siding (faded gray/brown in color), aluminum wood clad windows hemlock green, and a natural stone base.

Roof: Dimensional asphalt roofing shingles (brown) and standing seam metal roofing (green)

Garage Doors: Copper and wood with strap hinges

Landscaping (22A/22R):

Planting Type	Quantity	Size
Aspen	13	2" - 4" caliper
Spruce	3	12' - 16'
Mountain snowberry shrubs	10	5 gallon

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

Driveway Slope: 5 %

Covenants: None

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

Staff Action: Staff has approved the Corbett Residence, PC#2012037, located at 34 Beavers Drive, A Part Of The Sawmill Patch Placer, MS#2533, with the Standard Findings and Conditions.

Comments: There are delineated wetlands shown on the site plan. The proposed structure has 25' setbacks from delineated wetlands shown on the survey. This meets the requirements of the Town Code.

Policy 4 of the Development Code limits the amount of above ground square footage. The Maximum Above Ground Square Footage of any lot, tract or parcel of land without a platted building envelope located outside of the Conservation District that is not listed in the table in the policy shall be determined by the Director. The Director shall consider the applicable Maximum Above Ground Square Footage of adjacent subdivisions or geographic areas, and shall establish the Maximum Above Ground Square Footage so that it will be compatible with the character of the area in which the lot, tract or parcel is located. The average home size of the neighboring lots is 5,636 sq. ft., the Corbett Residence is proposed as 5,596 sq. ft. Staff finds that this home is compatible with the character of the neighborhood.

Additional Conditions of Approval:

TOWN OF BRECKENRIDGE

Corbett Residence
A Part Of The Sawmill Patch Placer, MS#2533
34 Beavers Drive
PC#2012037

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 **May 30, 2012**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **June 5, 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 **December 12, 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. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
10. 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

11. Applicant shall submit proof of ownership of the project site.
12. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. Applicant shall install construction and silt fencing in a manner acceptable to the Town Planning Department. The 25' wetland setback line must have silt fencing as well as construction fencing.

19. 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.
20. 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.

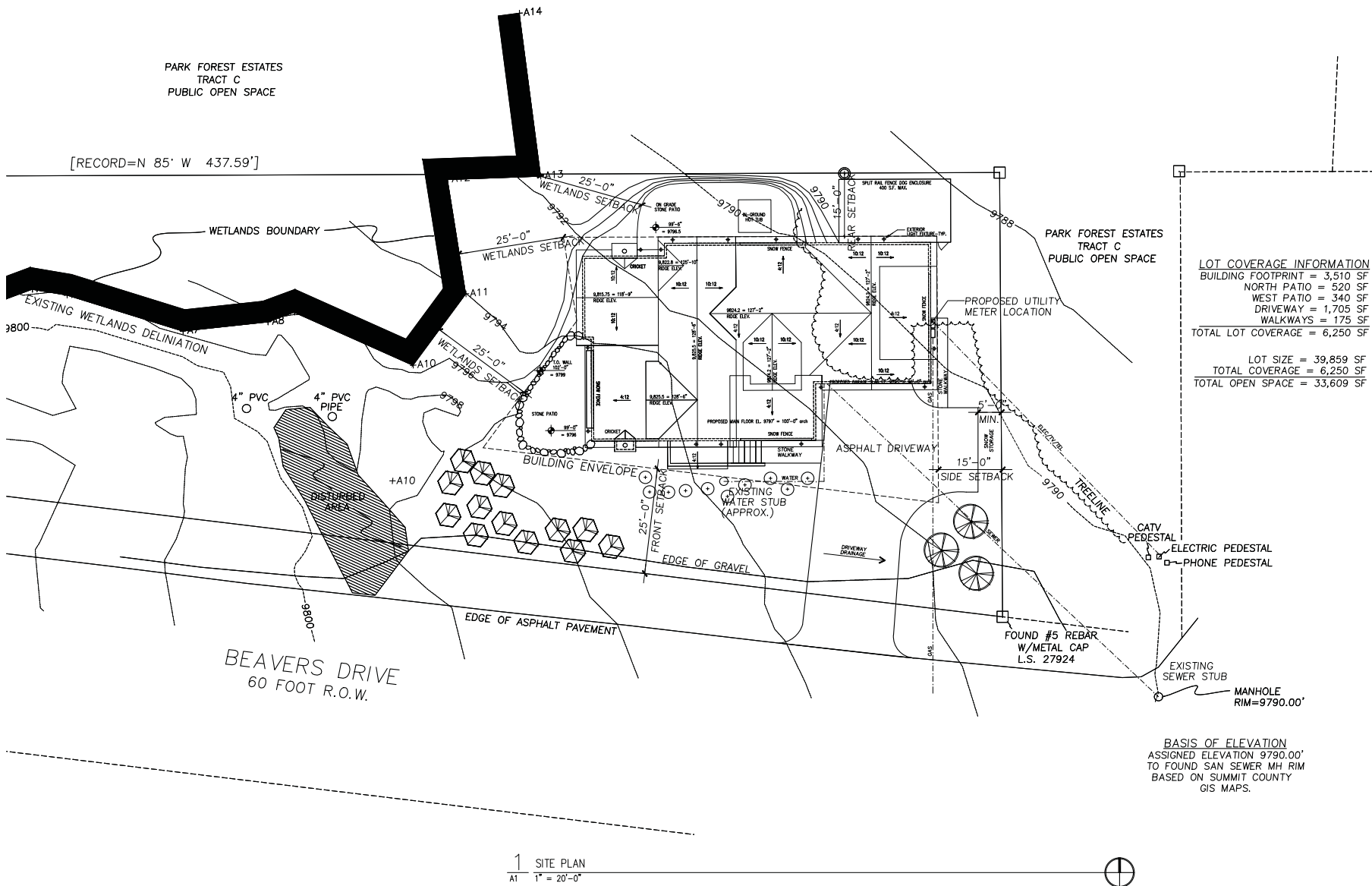
PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

21. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
22. 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.
23. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
24. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
25. 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.
26. Applicant shall screen all utilities.
27. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
28. 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.
29. 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.
30. 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.**

31. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
32. 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)



PARK FOREST ESTATES
TRACT C
PUBLIC OPEN SPACE

[RECORD=N 85' W 437.59']

WETLANDS BOUNDARY

EXISTING WETLANDS DELINEATION

BEAVERS DRIVE
60 FOOT R.O.W.

PARK FOREST ESTATES
TRACT C
PUBLIC OPEN SPACE

LOT COVERAGE INFORMATION
 BUILDING FOOTPRINT = 3,510 SF
 NORTH PATIO = 520 SF
 WEST PATIO = 340 SF
 DRIVEWAY = 1,705 SF
 WALKWAYS = 175 SF
TOTAL LOT COVERAGE = 6,250 SF

LOT SIZE = 39,859 SF
 TOTAL COVERAGE = 6,250 SF
 TOTAL OPEN SPACE = 33,609 SF

ANNIE CORDOVA
ARCHITECT

30 VIKING DR.
ENGLWOOD, CO 80113
PH (303) 688-2825
FAX (303) 789-1844

CORBETT RESIDENCE
34 BEAVERS DRIVE
BRECKENRIDGE, COLORADO

PROJ. NO.
DESIGNED: AC
DRAWN: AC
CHECKED:
DATE:
REVISIONS:

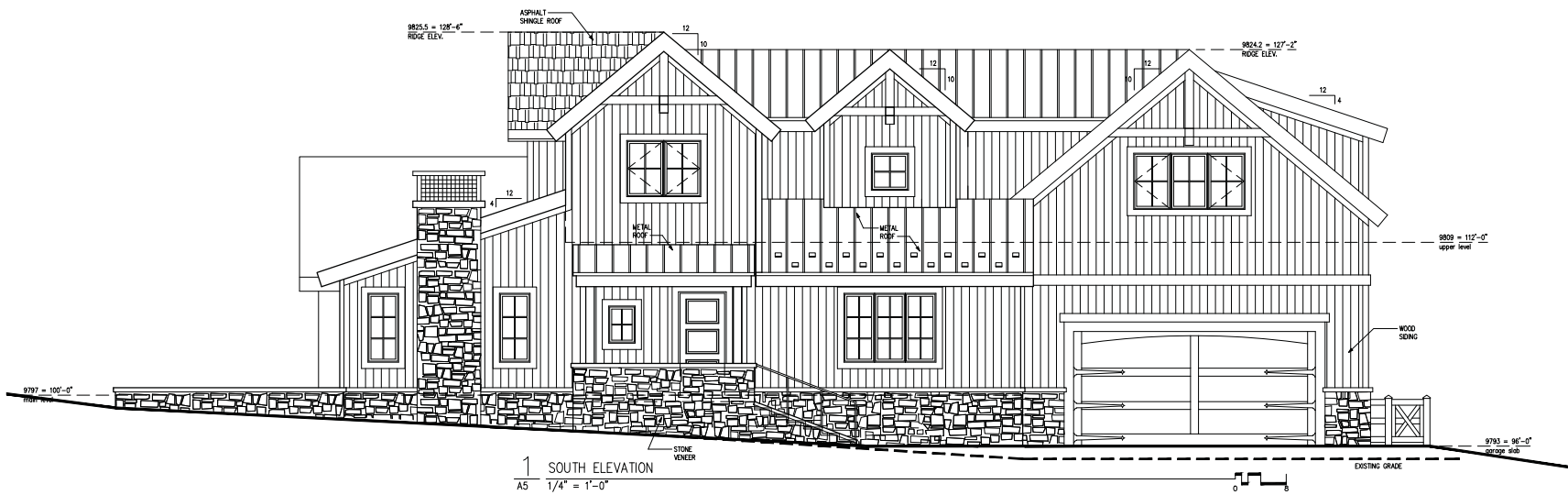
© 2012

SHEET TITLE:
SITE PLAN

SCALE: 1" = 20'-0"
SHEET NUMBER:
A1

1 SITE PLAN
A1 1" = 20'-0"

BASIS OF ELEVATION
 ASSIGNED ELEVATION 9790.00'
 TO FOUND SAN SEWER MH RIM
 BASED ON SUMMIT COUNTY
 GIS MAPS.



1 SOUTH ELEVATION
A5 1/4" = 1'-0"



2 EAST ELEVATION
A5 1/4" = 1'-0"

BUILDING ELEVATIONS

ANNIE CORDOVA
ARCHITECT

30 VIKING DR.
ENGLEWOOD, CO 80113
PH (303) 588-2825
FAX (303) 788-1844

CORBETT RESIDENCE
34 BEAVERS DR.
BRECKENRIDGE, COLORADO

PROJ. NO.
DESIGNED: AC
DRAWN:
CHECKED:
DATE: 5/12/12
REVISIONS:

© 2012

SHEET TITLE:
BUILDING
ELEVATIONS

SCALE: 1/4" = 1'-0"
SHEET NUMBER:
A5

**ANNIE CORDOVA
ARCHITECT**

30 VIKING DR.
ENGLEWOOD, CO 80113
PH (303) 588-2825
FAX (303) 788-1844

CORBETT RESIDENCE
34 BEAVERS DRIVE
BRECKENRIDGE, COLORADO

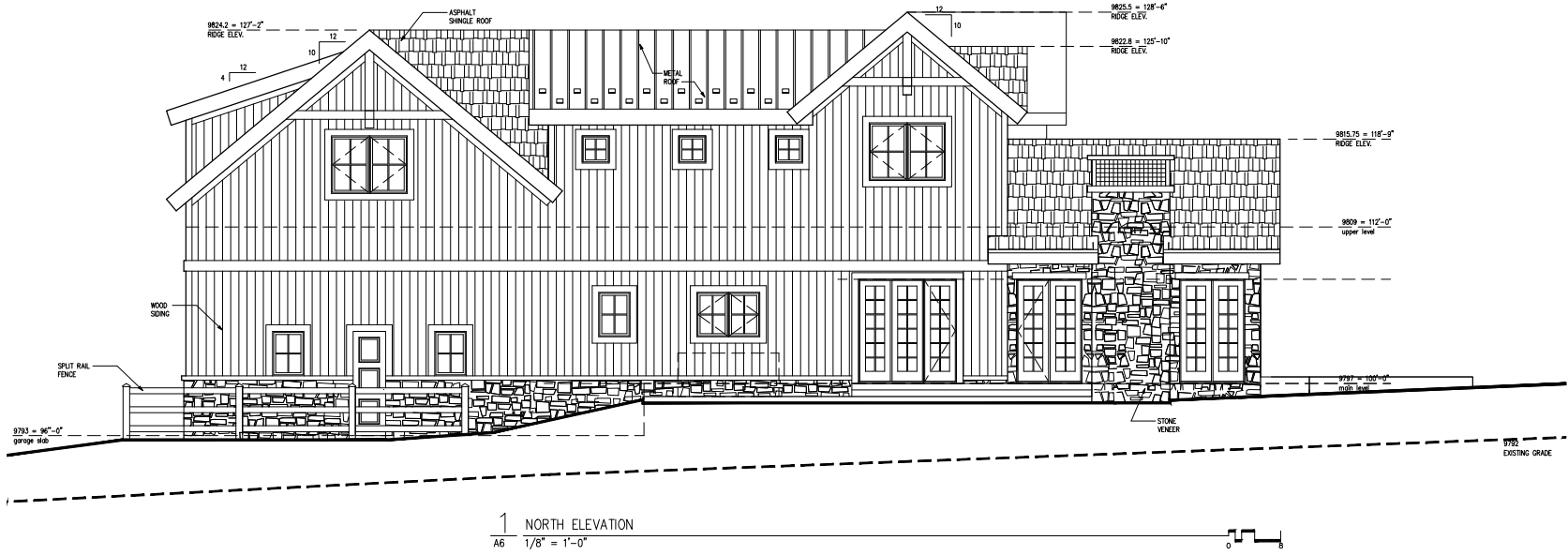
PROJ. NO.
DESIGNED: AC
DRAWN:
CHECKED:
DATE: 5/12/12
REVISIONS:

© 2012

SHEET TITLE:
BUILDING
ELEVATIONS

SCALE: 1/8" = 1'-0"
SHEET NUMBER:

A6



5/10/12



COMMUNITY DEVELOPMENT
Class C Development Review Check List

Project Name/PC#:	Lot 5 Trafalgar	PC#2012036
Project Manager:	Matt Thompson, AICP	
Date of Report:	May 30, 2012	For the 06/05/2012 Planning Commission Meeting
Applicant/Owner:	Peter Zanca/Gerard Cimino Living Trust	
Agent:	Peter Zanca	
Proposed Use:	Single family residence	
Address:	3 Riverwood Drive	
Legal Description:	Lot 5, Trafalgar Subdivision	
Site Area:	15,440 sq. ft.	0.35 acres
Land Use District (2A/2R):	30-1: Single family residential	
Existing Site Conditions:	The lot slopes at approximately 11% from the front of the lot towards the rear portion of the property. Along the northern property line is Trafalgar Drive which is a platted utility, drainage, and public access easement. The site is heavily covered in lodgepole pine trees.	
Density (3A/3R):	Allowed: unlimited	Proposed: 3,827 sq. ft.
Mass (4R):	Allowed: unlimited	Proposed: 4,460 sq. ft.
F.A.R.	1:3.46 FAR	
Areas:		
Lower Level:	1,467 sq. ft.	
Main Level:	1,906 sq. ft.	
Upper Level:	454 sq. ft.	
Garage:	633 sq. ft.	
Total:	4,460 sq. ft.	
Bedrooms:	4	
Bathrooms:	3.5	
Height (6A/6R):	31 feet overall	
(Max 35' for single family outside Historic District)		
Lot Coverage/Open Space (21R):		
	Building / non-Permeable: 3,299 sq. ft.	21.37%
	Hard Surface / non-Permeable: 1,012 sq. ft.	6.55%
	Open Space / Permeable: 11,129 sq. ft.	72.08%
Parking (18A/18R):		
	Required: 2 spaces	
	Proposed: 2 spaces	
Snowstack (13A/13R):		
	Required: 253 sq. ft.	(25% of paved surfaces)
	Proposed: 300 sq. ft.	(29.64% of paved surfaces)
Fireplaces (30A/30R):	two direct vent gas	
Accessory Apartment:	N/A	
Building/Disturbance Envelope?	Building envelope	

Setbacks (9A/9R):

Front: within the building envelope
Side: within the building envelope
Side: within the building envelope
Rear: within the building envelope

Architectural Compatibility (5/A & 5/R):

The proposed residence will be architecturally compatible with the neighborhood.

Exterior Materials:

1x8 horizontal cedar siding, 2x8 head trim, 2x6 sill trim with 2x4 jam trim at windows and doors, and a natural stone veneer with large stones at base.

Roof:

Brownish composite asphalt shingles

Garage Doors:

2x6 trim with 1x6 vertical v-groove tongue and groove inlay with windows.

Landscaping (22A/22R):

Planting Type	Quantity	Size
Colorado spruce	3	(2) 6', (1) 10'
Aspen	7	2" minimum caliper
Potentilla	10	5 gallon
Buffalo Juniper	10	5 gallon

Drainage (27A/27R):

Positive away from residence

Driveway Slope:

1 %

Covenants:

N/A

Point Analysis (Sec. 9-1-17-3):

Staff conducted an informal point analysis and found no reason to warrant positive or negative points for this application. The proposal meets all Absolute and Relative policies of the Development Code.

Staff Action:

Staff has approved Lot 5 Trafalgar Subdivision, PC#2012036, located at 3 Riverwood Drive, with the standard Findings and Conditions.

Comments:

Additional Conditions of Approval:

TOWN OF BRECKENRIDGE

Lot 5 Trafalgar Subdivision
3 Riverwood Drive
PC#2012036

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 **May 30, 2012**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **June 5, 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 **December 12, 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. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.

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

PRIOR TO ISSUANCE OF BUILDING PERMIT

13. Applicant shall submit proof of ownership of the project site.
14. Applicant shall provide copy of two access easements. First easement allows for access across Lot 10 Riverwood Subdivision, and the second allows access across Lot 12 Riverwood Subdivision to access Lot 5, Trafalgar Subdivision.
15. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.

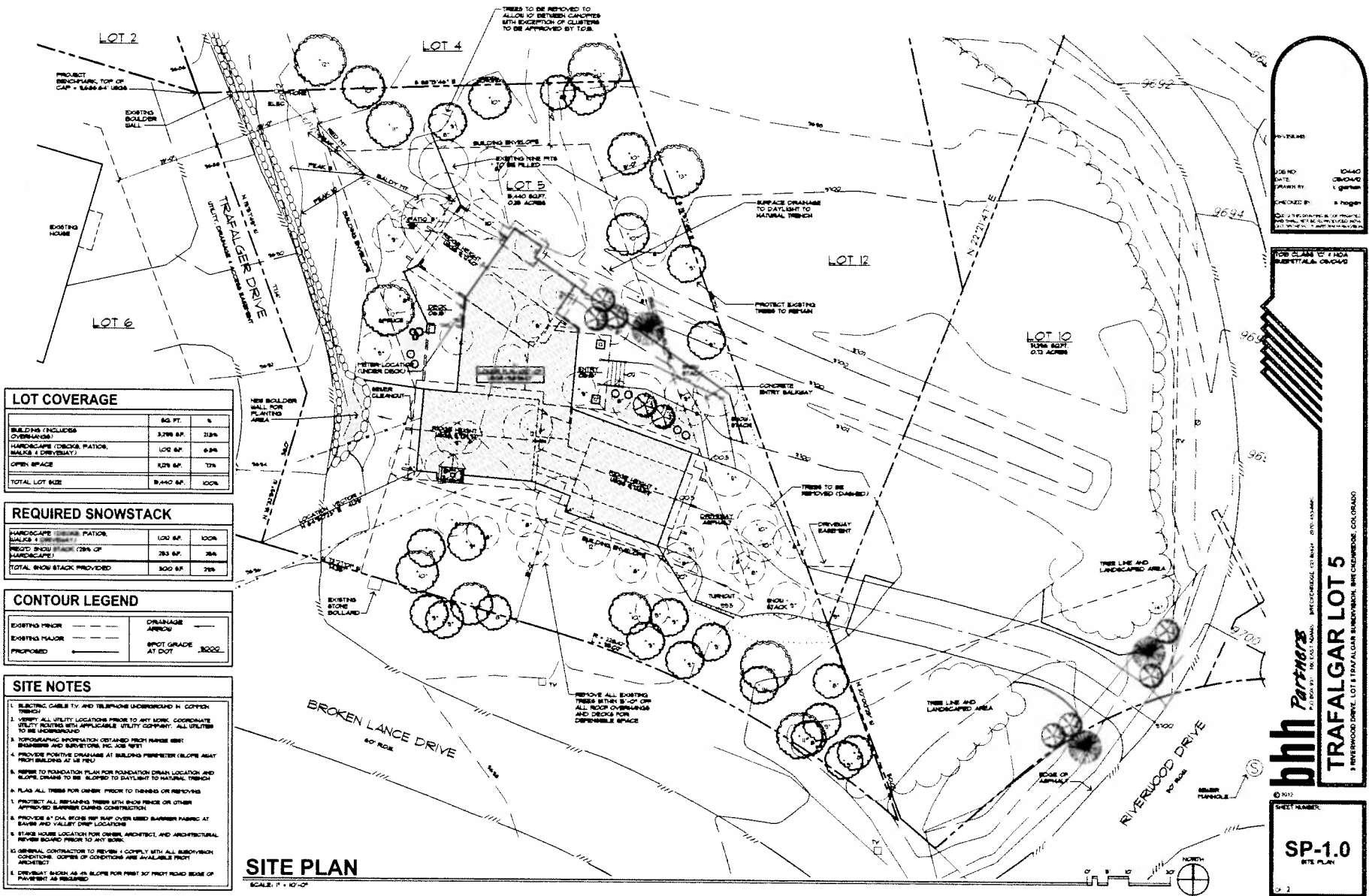
21. Applicant shall install construction fencing in a manner acceptable to the Town Planning Department.
22. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
23. 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

24. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
25. 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.
26. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
27. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
28. 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.
29. Applicant shall screen all utilities.
30. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
31. 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.
32. 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.

33. 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.**
34. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
35. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. *Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.*

(Initial Here)



LOT COVERAGE

	SQ. FT.	%
BUILDINGS (INCLUDES OVERHANGS)	3,798 SF	21.9%
HARDSCAPE (DECKS, PATIOS, WALKS & DRIVEWAYS)	1,028 SF	6.3%
OPEN SPACE	13,276 SF	71.7%
TOTAL LOT SIZE	17,102 SF	100%

REQUIRED SNOWSTACK

HARDSCAPE (DECKS, PATIOS, WALKS & DRIVEWAYS)	1,028 SF	100%
REQUIRED SNOW STACK (75% OF HARDSCAPE)	771 SF	75%
TOTAL SNOW STACK PROVIDED	1,028 SF	100%

CONTOUR LEGEND

EXISTING MAJOR	---	DRAINAGE CHANNEL	---
EXISTING MINOR	---	PROPOSED	---
PROPOSED	---	SPOT GRADE AT DOT	---

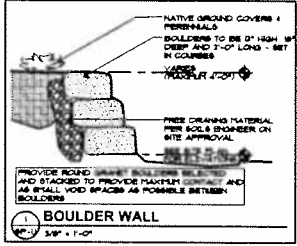
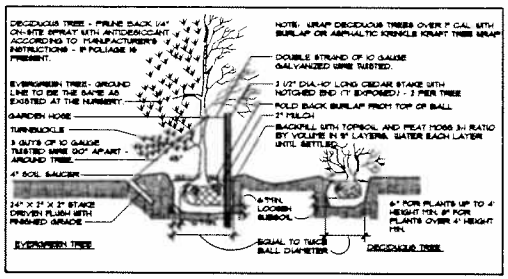
- SITE NOTES**
- ELECTRIC CABLE TV AND TELEPHONE UNDERGROUND IN GUTTER TRENCH
 - VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY NOTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND
 - TOPOGRAPHIC INFORMATION OBTAINED FROM NADAR 3000, 3000 AND SURVEYORS, INC. JOB 1017
 - 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 OR NATURAL TRENCH
 - FLAG ALL TREES FOR CENSUS PRIOR TO TREESING OR REMOVING
 - PROTECT ALL REMAINING TREES WITH BUCK FENCE OR OTHER APPROVED BARRIER DURING CONSTRUCTION
 - PROVIDE 4" DIA. BUCKS WITH RAMP OVER BUCK BARRIER FABRIC AT BAYNE AND VALLEY DRIVE LOCATIONS
 - SET ASH HOSE LOCATION FOR OWNER, ARCHITECT, AND ARCHITECTURAL REVIEW BOARD PRIOR TO ANY WORK
 - ORIGINAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT
 - DRIVEWAY BUCKS AS IN SLOPE FOR FIRST 30' FROM ROAD EDGE OF DRIVEWAY AS REQUIRED

SITE PLAN
SCALE: 1" = 10'-0"

PROJECT: TRAFALGAR LOT 5
JOB NO: 10440
DATE: 08/04/09
DRAWN BY: G. GARDNER
CHECKED BY: J. HENNING
DATE: 08/04/09

TRAFFALGAR LOT 5
1 RIVERWOOD DRIVE, LOT 5 TRAFALGAR SUBDIVISION, WEST CHESTER, COLORADO

SP-1.0
SHEET NUMBER



DEFENSIBLE SPACE NOTES

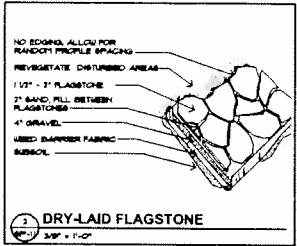
THIS PLAN TO SATISFY THE FIRE DEPARTMENT REQUIREMENTS FOR DEFENSIBLE SPACE DEVELOPMENT AND FIREWORK DEVELOPMENT AND FIREWORK DEVELOPMENT CODE STANDARDS FOR DEFENSIBLE SPACE.

1. ZONE A - ALL TREES TO BE REMOVED WITH EXCEPTIONS LISTED BELOW. TREES TO BE APPROVED BY TDB. ONLY HEALTHY TREES TO BE APPROVED. TREES TO BE REMOVED SHALL BE REMOVED TO A MINIMUM OF 10 FEET FROM THE HOUSE FRONT YIELDING TO BE ACCESSED TO SCREEN THE HOUSE FROM BELLOWS AND TO BE REMOVED TO A MINIMUM OF 10 FEET FROM THE HOUSE FRONT YIELDING TO BE PRESERVED.

2. ZONE B - ALL TREES TO BE REMOVED TO ALLOW 10 FEET DEFENSIBLE SPACE WITH EXCEPTIONS LISTED BELOW. TREES TO BE APPROVED BY TDB. ONLY HEALTHY TREES TO BE PRESERVED.

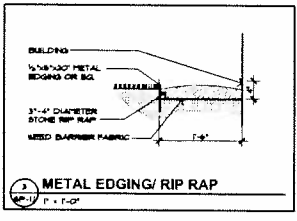
NOTE: ALL LANDSCAPING HAS BEEN ACCORD TO PROVIDE ADDITIONAL DEFENSIBLE SPACE. THE REQUIREMENTS AND FIREWORKS LOSS OF SCREENING DUE TO DEFENSIBLE SPACE CHANGES.

NOTE: NO BIRCH, HILL TREES EXIST ON SITE. ALL HAVE BEEN REMOVED OR WERE NOT PRESENT ON SITE.



LANDSCAPE NOTES

- PROVIDE 7" OF 3/8" METAL RIPP RAP AND 6" OF 1/2" TOPSOIL. PROVIDE 1" OF 1/2" TOPSOIL AND 6" OF 1/2" TOPSOIL. PROVIDE 1" OF 1/2" TOPSOIL AND 6" OF 1/2" TOPSOIL.
- REMOVE ALL EXISTING TREES WITHIN 8'-0" OF ALL ROOF OVERHANGS AND 10'-0" FROM EXISTING DEEP DRAINAGE AND ROOT STRUCTURE. RELOCATE EXISTING TREES WITHIN 10'-0" OF ALL ROOF OVERHANGS AND 10'-0" FROM EXISTING DEEP DRAINAGE AND ROOT STRUCTURE. RELOCATE EXISTING TREES WITHIN 10'-0" OF ALL ROOF OVERHANGS AND 10'-0" FROM EXISTING DEEP DRAINAGE AND ROOT STRUCTURE.
- GENERAL CONTRACTOR SHALL PROVIDE PORTALS DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
- PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL EXISTING PAINT, CONCRETE, STUMP, SLASH, ETC. FROM LANDSCAPE AREA.
- LOCATE ALL PLANTING TO AVOID EXISTING DRIVE DRIVE AREA FRONT ABOVE. LOCATE ALL NEW TREES 8'-0" FROM ALL ROOF OVERHANGS AND 10'-0" FROM EXISTING DEEP DRAINAGE AND ROOT STRUCTURE.
- IRIGLES ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
- ALL NEW LANDSCAPING TO BE IRRIGATED WITH DIRT IRRIGATION SYSTEM. PROVIDE SUBMITTAL.
- ALL NEW PLANTING SHOULD BE HIGH ALTITUDE GRASS AND OR COLLECTED TO INSURE BETTER SURVIVAL.
- MANUAL SOIL GROUPINGS OF TREES BY VARYING HEIGHT / LOCATION WHEREVER POSSIBLE.
- SCREEN ALL UTILITY INFRASTRUCTURE WITH LANDSCAPE MATERIAL.
- PROVIDE 2" TO 4" DIAMETER STONE RIPP RAP OVER USED BARRIER FABRIC AT BUILDING DRAIN LINES. LOCATE SOAMS AND PROVIDE LANDSCAPE DETAILS AT REPAIR TO TOPICAL ANCHURE.
- INITIAL 4" BARRIER. ALL PLANTING WITH SOIL FOR HOLDINGS ORGANIC SOIL. APPROVED PER SPECIFICATIONS AND LANDSCAPE DETAILS.
- ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STABILIZER AND SOLUBLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
- PROVIDE 2" OF 3/8" BROWN BARK MULCH AT ALL 6" DBL AND TREE MILLS.
- LANDSCAPE BOULDERS OF 3" OR LARGER SHALL BE RETAINED ON SITE FOR USE IN LANDSCAPE WORK. BURY DECORATIVE BOULDERS ONE-HALF OF DIAMETER.
- ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.



PLANTING LIST

KEY	LOCATION	BOTANICAL	NO.	SIZE
1	EXISTING TREES			
2	PLANTING			
3	TREES TO BE REMOVED			
4	IRIGLES			
5	PROPOSED TREES TO BE ADDED			
6	COLORADO SPRUCE	12" x 12" GAL	10	12" x 12" GAL
7	MAPLE	12" x 12" GAL	10	12" x 12" GAL
8	POTENTIALIA	12" x 12" GAL	10	12" x 12" GAL
9	BUFFALO JUMPER	12" x 12" GAL	10	12" x 12" GAL
10	YEW	12" x 12" GAL	10	12" x 12" GAL
11	COCCONUTER	12" x 12" GAL	10	12" x 12" GAL
12	YEW	12" x 12" GAL	10	12" x 12" GAL
13	NATIVE GRASS			
14	SOIL PERENNIALS			

REVEGETATION NOTES

REVEGETATE ALL DISTURBED AREAS ON THE SITE WITH:

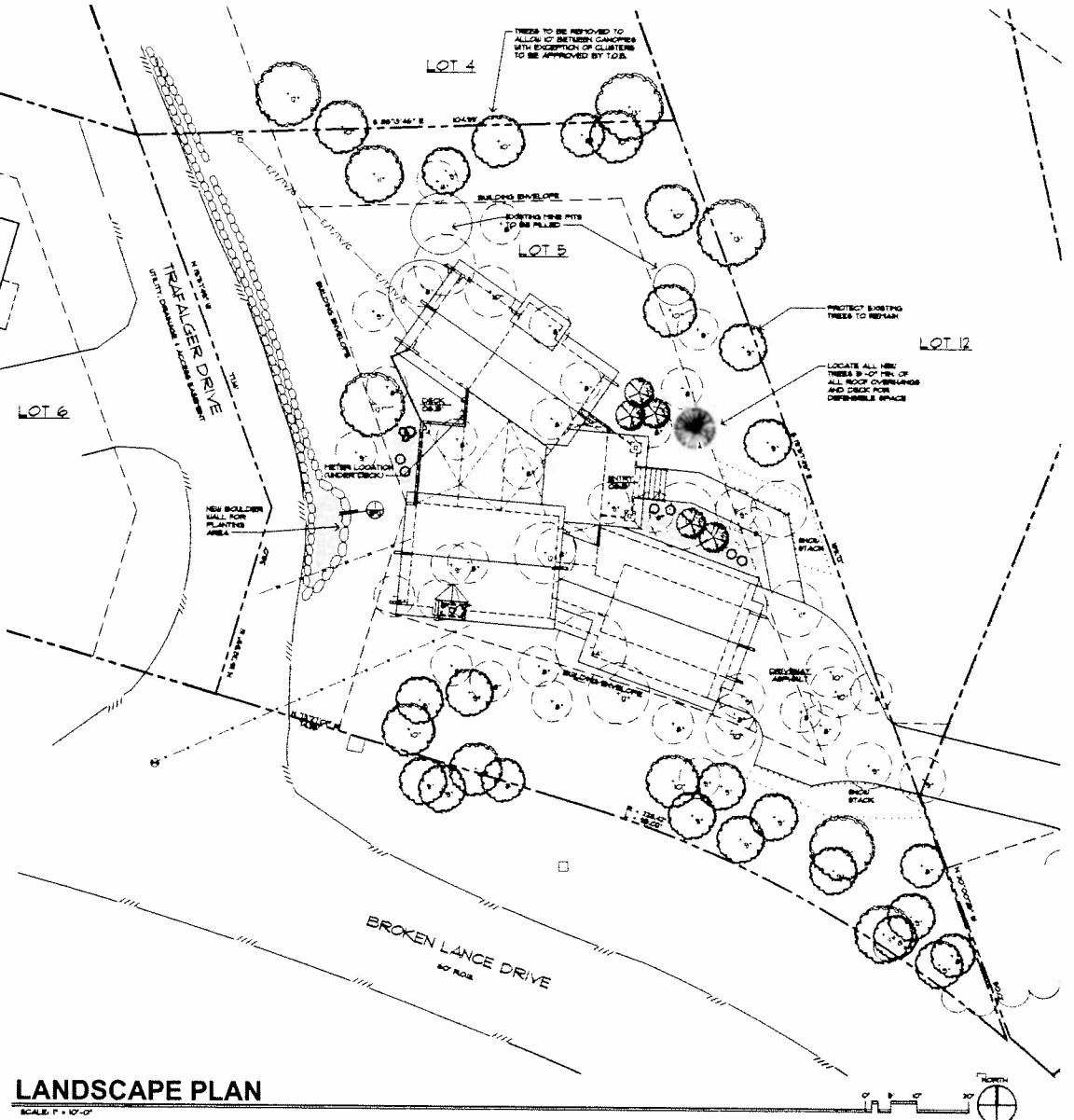
SHORT DRY GRASS MIX #2 LB/1000 SQ YD

HAIRY BLUEGRASS 50%
 CRISPER RED PINEAPPLE 30%
 CANADA BLUEGRASS 10%
 CANTON BLUEGRASS 10%

MOUNTAIN MAGIC BULDOZER MIX #1 LB/1000 SQ YD

BARRY'S SWEET 50%
 CALIFORNIA POPPY 20%
 BLUE FLAX 10%
 MALLFLOWER 10%
 PENITENT ROCKY MOUNTAIN 10%
 MILD THYME 10%

SCLOPS OVER 8" SHALL BE HAY TACKLED OR NETTED.



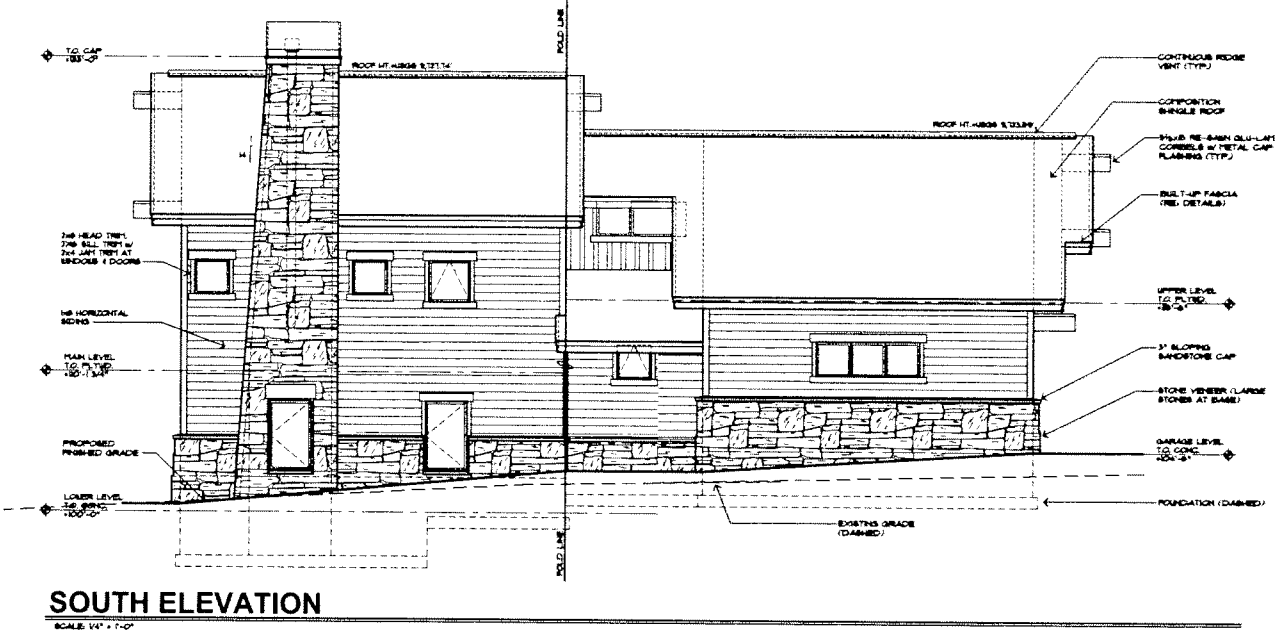
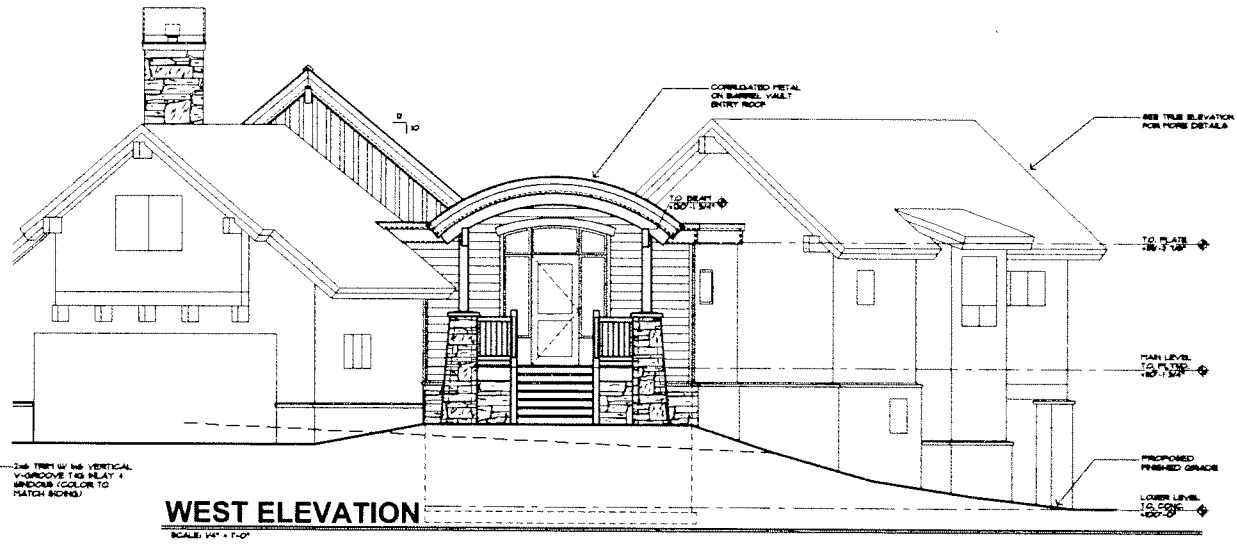
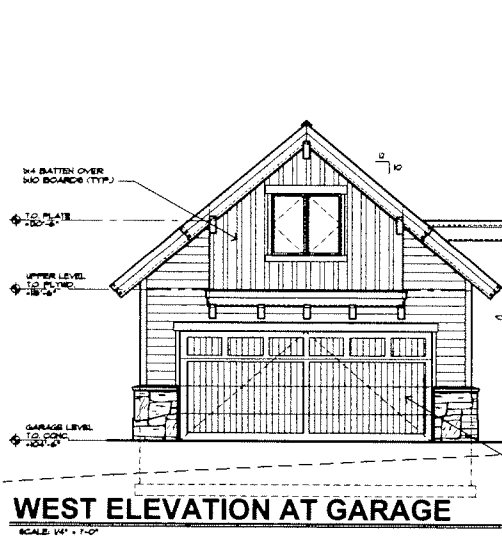
bhh Partners
 LANDSCAPE ARCHITECT

TRAFFALGAR LOT 5
 1 WOODLAND DRIVE, LOT 1 TRAFALGAR SUBDIVISION, BRECKENRIDGE, COLORADO

DATE: 10/11/2023
 SHEET NUMBER: SP-1.1

SP-1.1
 LANDSCAPE PLAN

LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"



REVISIONS

JOB NO. 0440
 DATE 08/04/07
 DRAWN BY T. Garner
 CHECKED BY A. Hagan

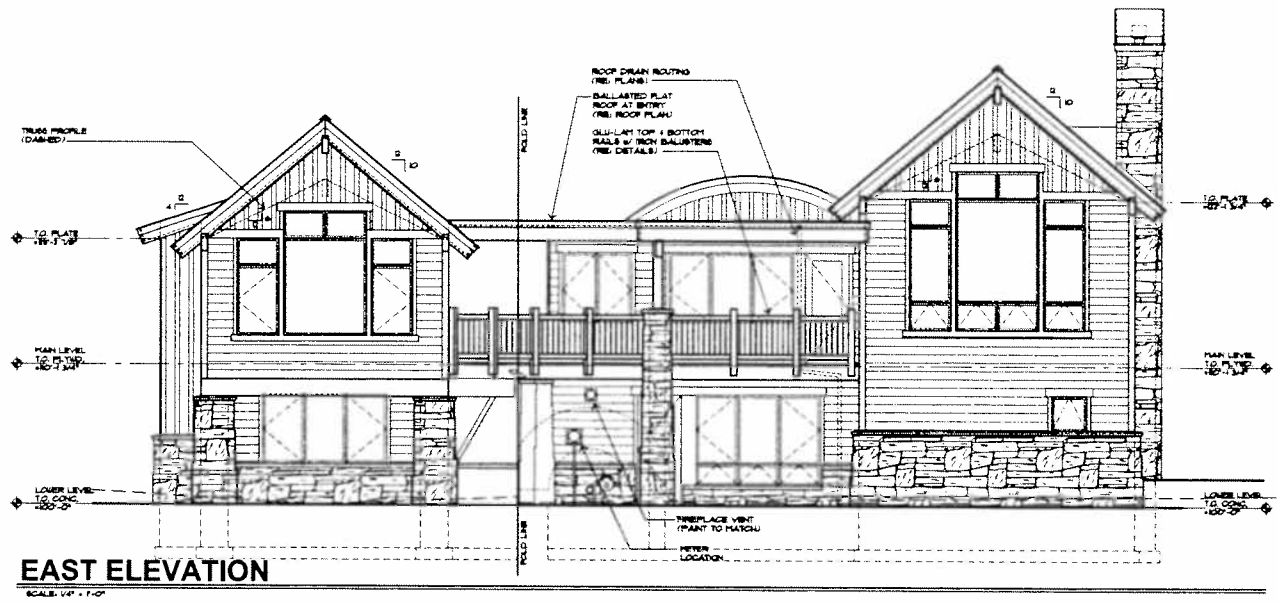
ALL DIMENSIONS UNLESS NOTED OTHERWISE SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.



© 2007 bnh Partners
 1100 N. 10TH ST., SUITE 100, DENVER, CO 80202
 PHONE: 303.733.1100 FAX: 303.733.1101

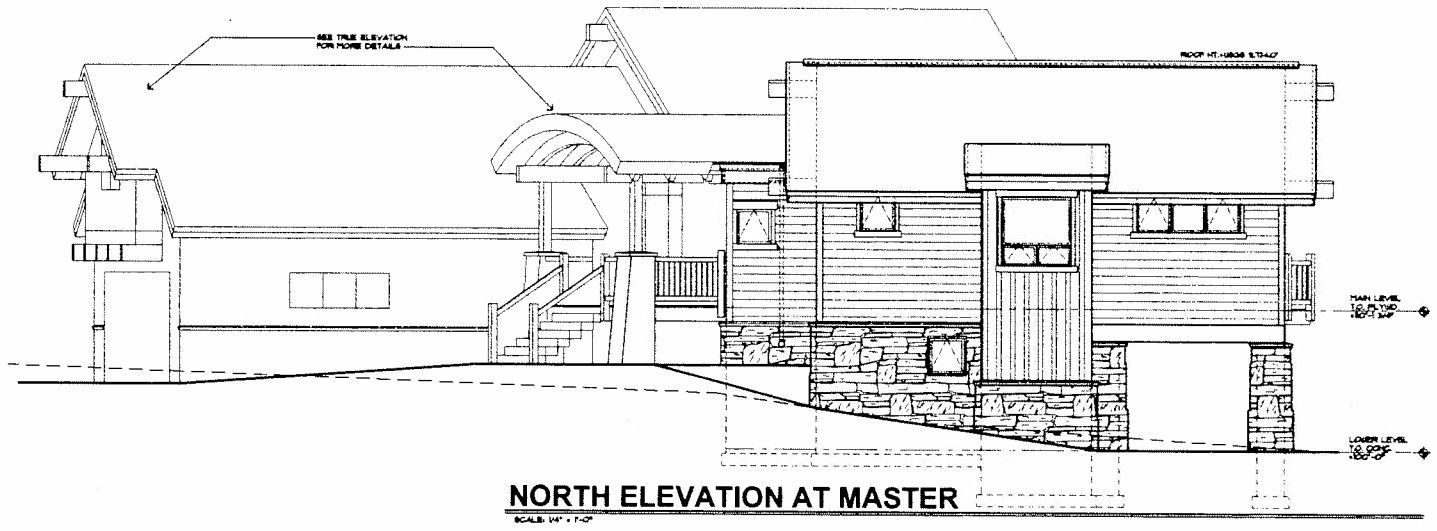
TRAFALGAR LOT 5
 1 RIVINGTON DRIVE LOT 5 TRAFALGAR SUBDIVISION, BRECKENRIDGE, COLORADO

A-2.0
 BUILDING ELEVATIONS



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

SEE SHEET A-2.0 FOR TYPICAL NOTES AND MATERIALS



NORTH ELEVATION AT MASTER
SCALE: 1/4" = 1'-0"

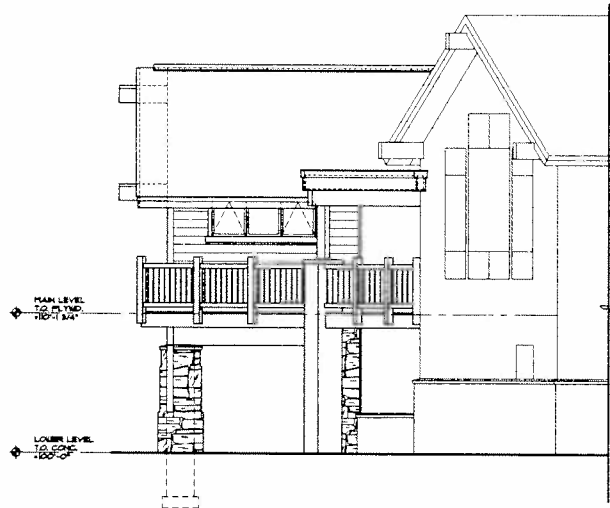
REVISIONS

NO. 03	DATE	BY	REASON
01	08/20/20	J. GARDNER	ISSUED
02			
03			



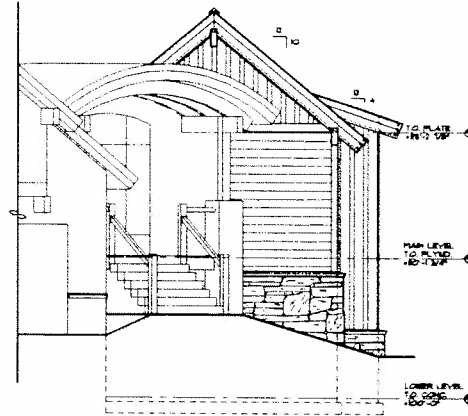
bhh Partners
ARCHITECTS
1000 14TH AVENUE, SUITE 1000
DENVER, CO 80202
TRAFALGAR LOT 5
3 BEDROOM ONE-LEVEL TRAFALGAR SUBDIVISION, BRECKENRIDGE, COLORADO

© 2020
A-2.1
BUILDING ELEVATIONS
02-1



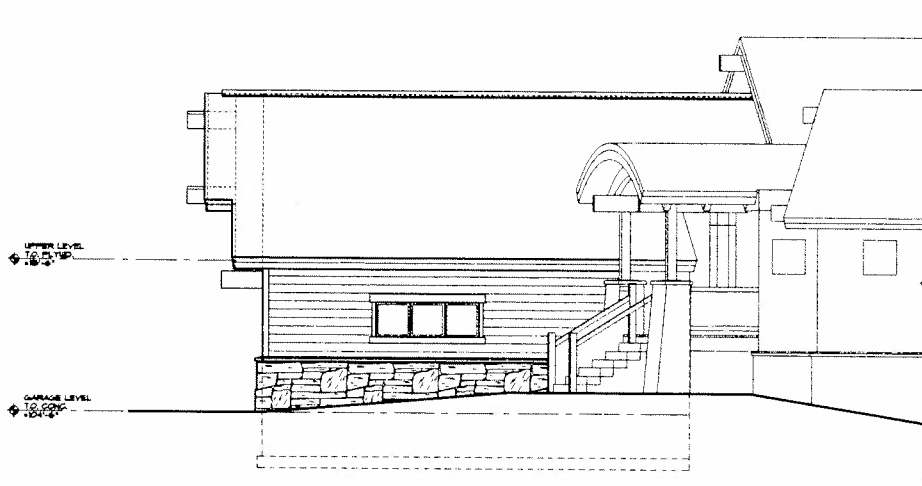
SOUTH ELEVATION AT MASTER

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



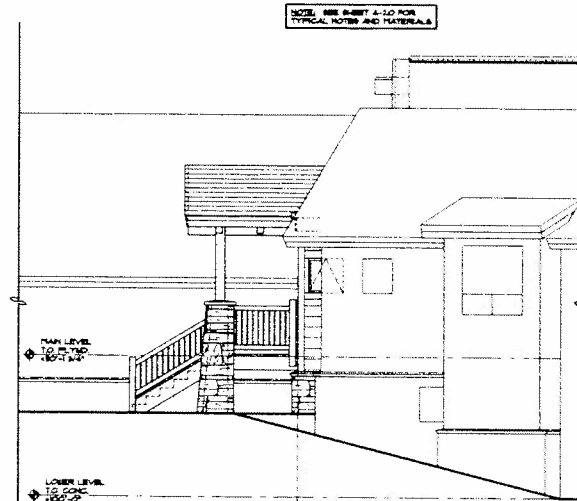
WEST ELEVATION AT MASTER

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



NORTH ELEVATION AT GARAGE

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



NORTH ELEVATION AT ENTRY

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

ALL WORK
 JOB NO. 10440
 DATE: 08/04/03
 DRAWN BY: J. GARDNER
 CHECKED BY: A. HOGAN
 OF AN APPROVED CONTRACTOR
 SHALL BE THE RESPONSIBILITY OF THE
 CONTRACTOR. THE ARCHITECT ASSURES
 THAT THE WORK IS IN ACCORDANCE WITH
 THE CONTRACT DOCUMENTS.

FOR CLARITY & MORE
 INFORMATION, CONTACT
 THE ARCHITECT.

NOTE: SEE SHEET A-2.1 FOR TYPICAL NOTES AND MATERIALS

bhh Partners
 bhh PARTNERS ARCHITECTS, INC.
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
TRAFALGAR LOT 5
 3 PINEWOOD DRIVE, LOT 5 TRAFALGAR SUBDIVISION, BIRCH CREEK, CO, USA000
 © 2003
 A-2.2
 BUILDING
 ELEVATIONS
 02.1



COMMUNITY DEVELOPMENT
Class C Development Review Check List

Project Name/PC#:	Gaffney Residence	PC#2012040
Project Manager:	Matt Thompson, AICP	
Date of Report:	May 25, 2012	For the 06/05/2012 Planning Commission Meeting
Applicant/Owner:	Shawn and Caryn Gaffney	
Agent:	Michael Shult (Architect)	
Proposed Use:	Single family residence	
Address:	158 Stillson Placer Terrace	
Legal Description:	Lot 1, Gold Flake Subdivision, Filing # 3	
Site Area:	67,090 sq. ft.	1.54 acres
Land Use District (2A/2R):	1: Density assigned per Gold Flake Subdivision, Filing # 3	
Existing Site Conditions:	The property slopes steeply at approximately 36% within the disturbance envelope. The property is heavily covered in small lodgepole pine trees. There is a public trail easement along the eastern property line. There is also a 20' access, utility and drainage easement along the western property line. Also, there is a 10' x 30' utility and drainage easement in the southwest corner of the property.	
Density (3A/3R):	Allowed: 7,500 sq. ft.	Proposed: 5,924 sq. ft.
Mass (4R):	Allowed: 7,500 sq. ft.	Proposed: 6,791 sq. ft.
F.A.R.	1:9.80 FAR	
Areas:		
Lower Level:	2,629 sq. ft.	
Main Level:	2,409 sq. ft.	
Upper Level:	886 sq. ft.	
Garage:	867 sq. ft.	
Total:	6,791 sq. ft.	
Bedrooms:	5	
Bathrooms:	6.5	
Height (6A/6R):	30 feet overall	
(Max 35' for single family outside Historic District)		
Lot Coverage/Open Space (21R):		
	Building / non-Permeable: 3,890 sq. ft.	5.80%
	Hard Surface / non-Permeable: 3,883 sq. ft.	5.79%
	Open Space / Permeable: 59,317 sq. ft.	88.41%
Parking (18A/18/R):		
	Required: 2 spaces	
	Proposed: 2 spaces	
Snowstack (13A/13R):		
	Required: 970 sq. ft.	(25% of paved surfaces)
	Proposed: 1,000 sq. ft.	(25.75% of paved surfaces)
Fireplaces (30A/30R):	3 gas	
Accessory Apartment:	N/A	
Building/Disturbance Envelope?	Disturbance envelope	

Setbacks (9A/9R):

Front: within the disturbance envelope
Side: within the disturbance envelope
Side: within the disturbance envelope
Rear: within the disturbance envelope

Architectural Compatibility (5/A & 5/R):
Exterior Materials:

The proposed residence will be architecturally compatible with the neighborhood.
The primary siding material is natural field stone random square cut and dry stacked, secondary siding material cedar board on batten, 2x6 fascia board over exposed rafter, 3x12 exposed rafter tails rough cut, and the window trim will be 2x10 head and a 2x3 sill.

Roof:

Primary siding 40-year composition shingle, metal rusted steel

Garage Doors:

Cedar sided garage doors with insulated windows

Landscaping (22A/22R):

Planting Type	Quantity	Size
Spruce	8	(4) 6' - 7', (4) 8' - 10'
Aspen	28	(12) 1.5"-2", (16) 2.5" - 3" caliper

Drainage (27A/27R):

Positive away from residence

Driveway Slope:

8 %

Covenants:

Point Analysis (Sec. 9-1-17-3):

Staff conducted an informal point analysis and found no reason to warrant positive or negative points for this application. The proposal meets all Absolute and Relative policies of the Development Code.

Staff Action:

Staff has approved the Gaffney Residence, PC#2012040, located at 158 Stillson Placer Terrace, Lot 1 Gold Flake Subdivision #3, with the Standard Findings and Conditions.

Comments:

Additional Conditions of Approval:

TOWN OF BRECKENRIDGE

**Gaffney Residence
Lot 1, Gold Flake #3
158 Stillson Placer Terrace
PC#2012040**

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 **May 25, 2012**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **June 5, 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 **December 12, 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. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
7. 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 platted 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.

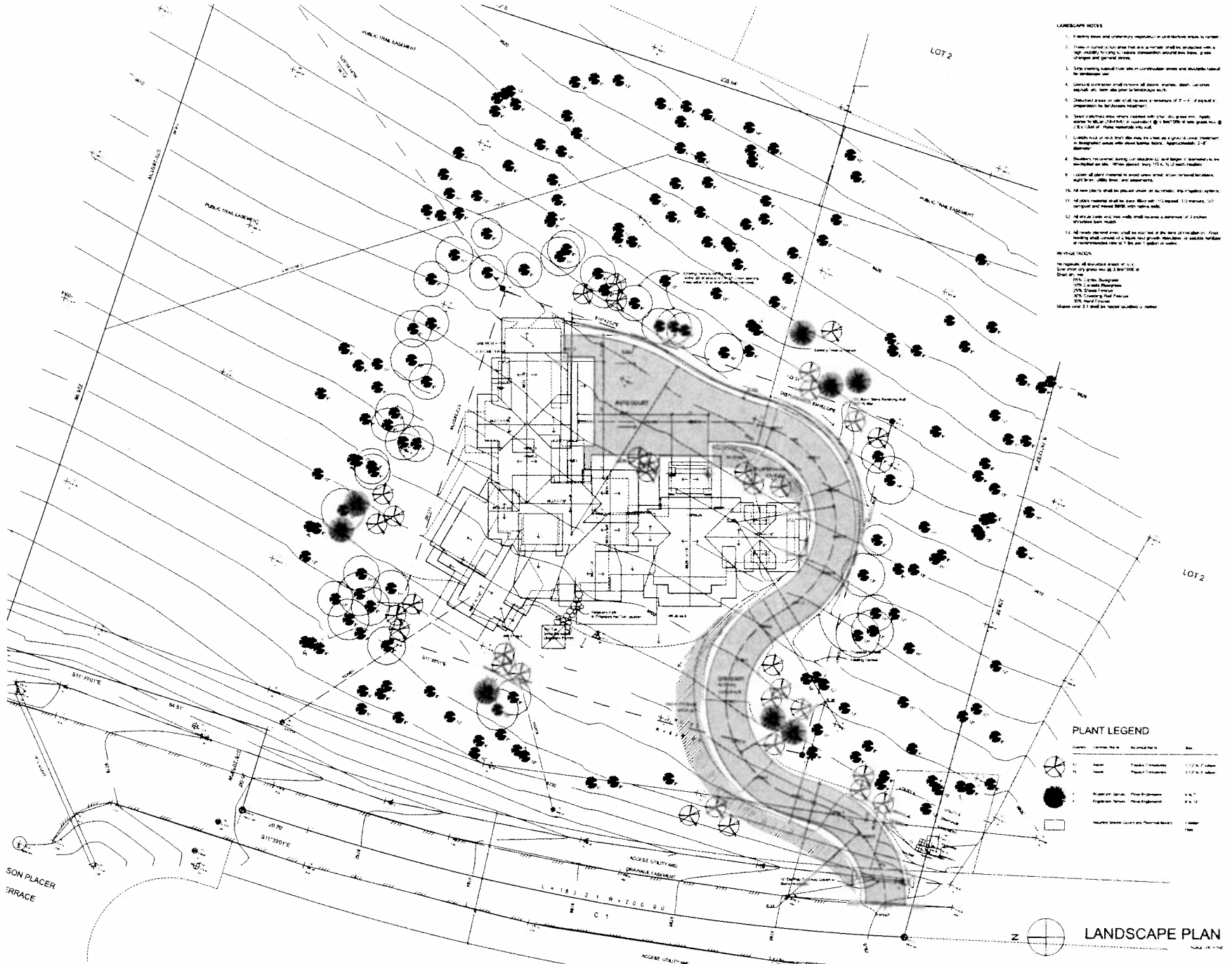
PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

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 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.
27. Applicant shall screen all utilities.
28. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
29. 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.
30. 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.
31. 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.**

32. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
33. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

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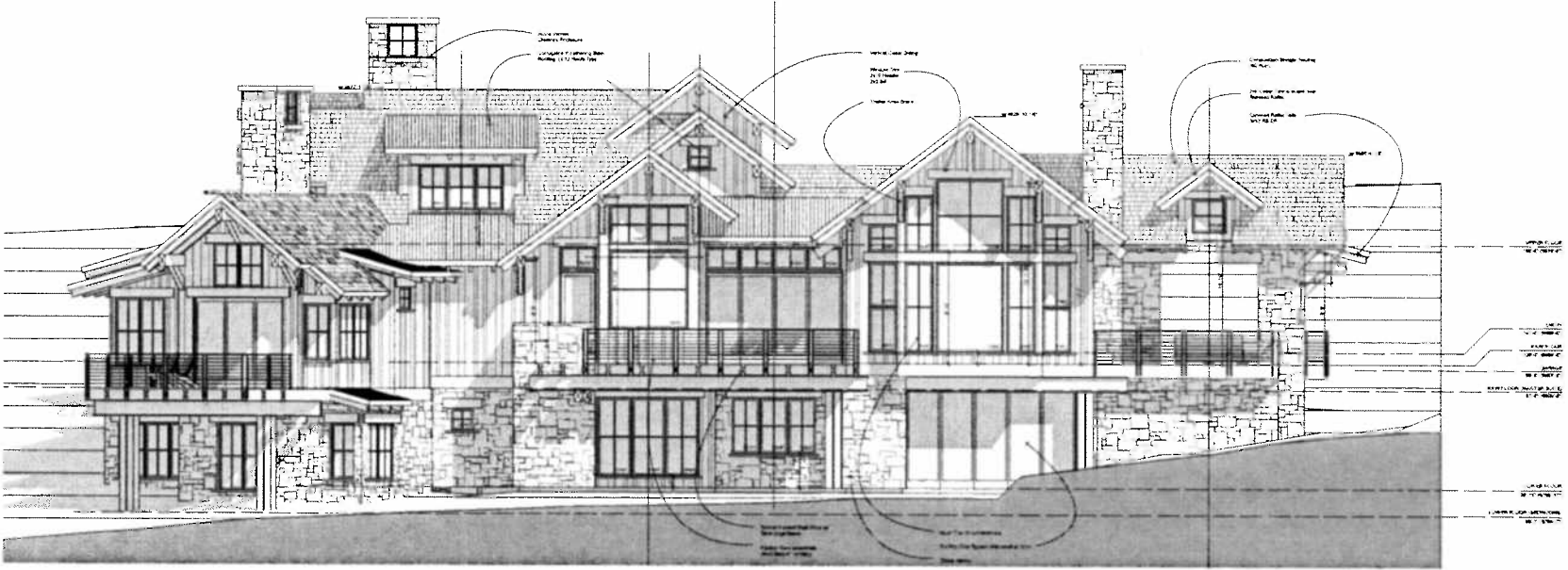


- LANDSCAPE NOTES**
1. Existing trees and vegetation important to landscape shall be retained.
 2. Trees in yards or lot areas that are a hazard shall be replaced with a tree of equal or greater size and species. A tree hazard assessment shall be performed by a qualified arborist or arborist-in-training.
 3. Site existing trees that are in poor health shall be removed and replaced with a tree of equal or greater size and species.
 4. Existing trees that are in poor health shall be removed and replaced with a tree of equal or greater size and species.
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 20. Existing trees that are in poor health shall be removed and replaced with a tree of equal or greater size and species.

PLANT LEGEND

Symbol	Plant Name	Quantity	Notes
(Circle with cross)	Plant Name	Quantity	Notes
(Circle with dot)	Plant Name	Quantity	Notes
(Triangle)	Plant Name	Quantity	Notes
(Square)	Plant Name	Quantity	Notes

LANDSCAPE PLAN



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

GAFFNEY RESIDENCE
148 MILLBURN AVENUE, LIBERTY
MICHIGAN 49435



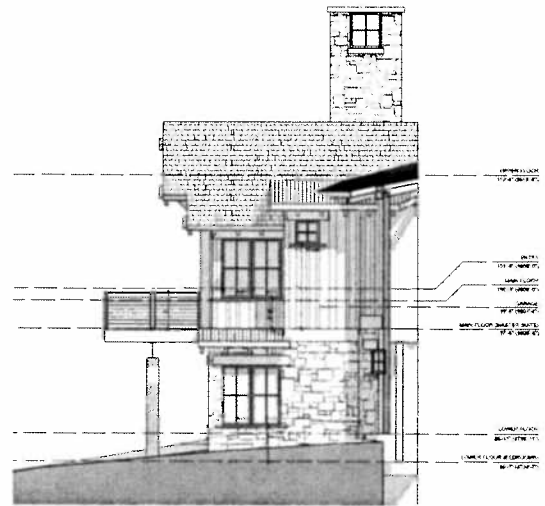
EAST ELEVATION
SCALE: 1/8" = 1'-0"



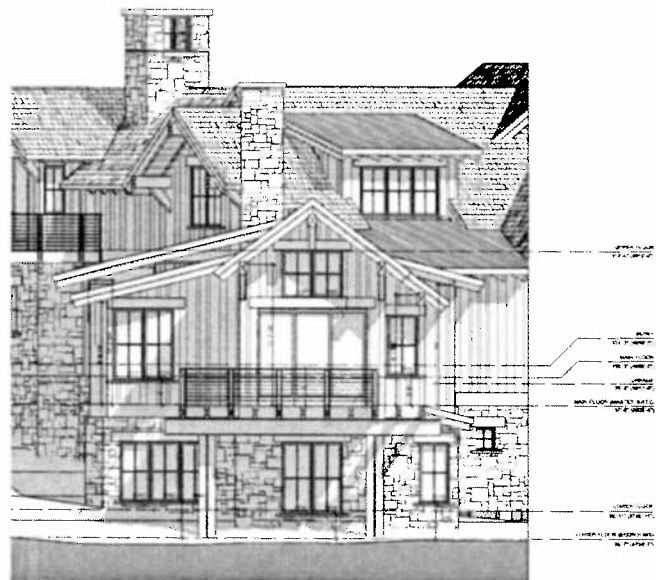
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

GAFFNEY RESIDENCE
11111 11111 11111
11111 11111 11111

A3.2



SOUTH ELEVATION
MASTER SUITE



WEST ELEVATION
MASTER SUITE



NORTH ELEVATION
MASTER SUITE

Planning Commission Staff Report

Subject: Ski Side Condo Exterior Remodel (*Continuance* Class C-Minor Hearing; PC#2012022)-Continued from April 17, 2012

Proposal: An exterior remodel of the three connected residential buildings, hot tub building and dumpster enclosure. The proposal includes; New fiber cement siding and trim on the residential and hot tub building; Natural wood post and beam timbers at decking; Corrugated metal siding at base and metal handrails and railings. Upgrades to the insulation and heating system will also be included (windows replaced 10 years ago). A material and color sample board will be available for review at the meeting.

Date: May 29, 2012 (For meeting of June 5, 2012)

Project Manager: Julia Puester, AICP

Applicant/Owner: Michelle Tonti/ECT, Inc.

Agent: Darci Hughes, Riverbend Architecture & Planning

Address: 1001 Grandview Drive

Legal Description: Parcel 3, Grandview at Breckenridge

Site Area: 1.32 acres (57,500 sq. ft.)

Land Use District: LUD 1: 1 unit per 10 acres (special review) and LUD 10: 2 units per acre (single family, up to 8 plex)

Site Conditions: This site sits on the corner of the Grandview Drive public right of way. There are existing mature lodge pole and aspen trees around the buildings. The paved parking lot is on the east side of the buildings.

Adjacent Uses: North: Multi-family residential
South: Public open space, Four O’Clock Run Road
West: Grandview Drive, Public open space
East: Single family residential (Ski Home Subdivision)

Density: No changes

Mass: No changes

Height: No changes

Parking: No changes

Snowstack: No changes

Since Planning Commission meeting April 17, 2012

This application was continued by the Planning Commission at the April 17th meeting at the request of the applicant after the Planning Commission preliminarily suggested that negative three (-3) points could be assessed against the application under Policy 5R Architectural Compatibility. The applicant expressed a desire to wait for the HERS index to be completed to determine if it would be possible to gain positive points under Policy 33R *Energy Conservation*. Unfortunately, the applicant was unable to acquire a HERS index due to changing improvements (hybrid water heaters may not meet building code with gas ventilation requirements). The applicant has now requested to proceed with the development permit application as presented.

Item History

The Ski Side Condo building is an existing structure built in 1981. The building is owned by one company, ECT, Inc. and is a long term rental property for full time residents. The Town Council approved the addition of an 11.2 kilowatt solar photovoltaic system on the east facing roof on June 9, 2009.

The property owner is interested in upgrading the appearance of the property as well as improving the energy efficiency of the units. The windows were replaced about 10 years ago in addition to the solar panel installment in 2009. With this remodel, the applicant also plans on blowing in additional insulation to the exterior walls and attic.

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... (Ord. 14, Series 2011)

As proposed, all of the siding and trim boards are to be made of fiber cement material on the residential and hot tub buildings. The base of the residential buildings will be corrugated metal, the base of the hot tub building and retaining walls which are currently concrete will have a micro finish (material board available at the meeting). The deck railings will be black powder coated metal. The only natural material on the residential buildings consist of timber posts at the deck ends. The hot tub building will have timber posts on the deck and wood trim on the corners of the building. The dumpster enclosure is proposed to remain as wood siding (existing) and be painted to match the proposed colors.

Staff recognizes that this is a large building and we are encouraged to see the owner make upgrades both aesthetically and with regard to energy conservation. However, based on precedents, staff does not believe that the amount of natural material proposed (the deck post and beams on residential buildings and the deck posts and corner trim on the hot tub building), meet the intent of Policy 5R above for accents on each elevation. Since the language was effective April 27, 2011 to permit fiber cement siding without negative points, there has not been an application which utilizes such a small amount of natural materials per elevation. This is a relative policy with minimal natural materials proposed, and staff believes that this application warrants negative three (-3) points based on the proposal and past precedent cases stated below.

Staff has reviewed these past precedent cases based on Development Code Section 9-1-17-6 (c) *“The director shall maintain a file of applications and decisions. If a proposed development is in substantially the same factual situation in relation to a policy as a previous development and implements the policy in substantially the same manner and degree as the previous development, there is a rebuttable presumption that it will be treated the same as the previous development.” (Ord. 19, Series 1988)*

Past Precedent Cases (since Policy 5/R modification):

1. Timbernest Condo Exterior Remodel, 760 Columbine Rd. (0 points)
Building with new fiber cement board (HardiPlank, 8” reveal) siding, new fiber cement trim, natural wood deck beams and posts, and natural stone added to three chimneys with the remainder of the chimneys to remain as natural wood.
2. Sunrise Ridge Townhomes, 436 White Cloud Drive (0 points)
Remodel includes fiber cementitious siding on the buildings, a natural stone base on three elevations (removal of synthetic stone), existing cedar siding on dormers to remain, natural wood at top and bottom rails and newel posts, existing wood entry doors to remain, existing timber beams and posts to remain at middle unit entries, existing wood ceilings to remain at all unit decks and entry porches, natural wood chimney caps, and natural wood half circles on south and north elevations.
3. Skipper and Sutter Exterior Duplex Exterior Remodel, 895 Four O’Clock Rd. (0 points)
Remodel includes the installation of new shake cedar siding, and horizontal wood siding, natural timbers and trim, natural stone base accents, four new metal clad windows, light fixtures, decking & railings, metal siding accent on the chimney and a portion of metal roof, garage door and new stain. After development permit approval, this application received a Class D permit to modify the shake cedar siding, and horizontal wood siding to cementitious shake and horizontal siding.
4. Ski and Racket Club Exterior Remodel, 9339 Highway 9 (0 points)
New wood trim, beams, and handrails. New natural stone wainscot at the elevator shaft, two stairwells, as well as stone at the column bases. New horizontal fiber cementitious siding, corrugated metal siding accents, metal parapet.
5. Tannenbaum by the River II Exterior Remodel (0 points)
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/glulam members.

The proposed colors are all brown/tan earth tones. No change is proposed to the asphaltic shingle roof with existing solar panels.

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

Placement of Structures (9/A & 9/R): There is no proposed change to the location of structures or parking.

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

Point Analysis (Section: 9-1-17-3): As presented staff has assigned negative three points (-3) under Policy 5R for the lack of natural materials on the buildings. No positive points are proposed. Should the applicant like to propose positive points, staff would recommend pursuing positive points with landscape improvements between Grandview Drive and the parking lot for screening under Policy 22R *Landscaping*. As proposed, the project fails a point analysis with negative three (-3) points. The Planning Commission upheld staff's recommendation of negative three (-3) points under Policy 5R at the April 17th meeting.

Staff Decision

The Planning Department has denied the Ski Side Condo Exterior Remodel, PC#2012022 with the attached Findings.

Final Hearing Impact Analysis				
Project:	Ski Side Condo Exterior Remodel	Positive	Points	0
PC#	2012023			
Date:	06/05/2012	Negative	Points	- 3
Staff:	Julia Puester, AICP			
		Total	Allocation:	- 3
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
		3x(-2/+2)	- 3	There is a lack of sufficient natural materials on the building elevations, being proposed only for the deck posts and beams, and corner trim on the hot tub building.
5/R	Architectural Compatibility - Aesthetics			
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x (-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		

18/R	Parking - Downtown Service Area	2x(-2+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2+2)		
21/R	Open Space - Private Open Space	3x(-2+2)		
21/R	Open Space - Public Open Space	3x(0+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1+3)		
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10+10)		
24/R	Social Community - Community Need	3x(0+2)		
24/R	Social Community - Social Services	4x(-2+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0+2)		
24/R	Social Community - Historic Preservation	3x(0+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2+2)		
37/R	Blue River	2x(0+2)		
37/R	Cucumber Gulch/Setbacks	2x(0+2)		
37/R	Cucumber Gulch/Impervious Surfaces	1x(0-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		

TOWN OF BRECKENRIDGE

**Ski Side Condo Exterior Remodel
Parcel 3, Grandview at Breckenridge
1001 Grandview Drive
PC#2012022**

DECISION

1. This application (“**Application**”) was submitted by Michele Tonti/ECT, Inc. (the “**Applicant**”). The Applicant seeks a Class C minor Development Permit to perform an exterior remodel of three connected residential buildings, the hot tub building, and the dumpster enclosure at the Ski Side Condominiums, all as more specifically described in the Application and supporting documentation. The real property upon which the proposed improvements are to be constructed is hereafter referred to as the “Property.”

2. The Planning Commission has jurisdiction over the Application pursuant to the Town of Breckenridge Development Code and the power and authority granted to the Planning Commission by the Town of Breckenridge Charter and the Breckenridge Town Code.

3. The final hearing on the Application (“**Hearing**”) was held on June 5, 2012.

4. At the Hearing the Applicant, through its representatives, appeared and gave testimony and presented evidence in support of the Application. At the Hearing other interested parties were given the opportunity to appear and gave testimony concerning the Application. Such testimony and evidence is contained in the record of the proceedings pertaining to the Application.

5. All of the members of the Planning Commission are familiar with the property that is the subject of the Application.

6. All members of the Planning Commission have carefully considered all of the evidence submitted pertaining to the Application, both oral and written, and the applicable requirements of the Development Code.

7. To the extent that any legally irrelevant evidence was presented at the Hearing such evidence has been ignored by the Planning Commission in making its decision on the Application.

8. Pursuant to Section 9-1-17-6 of the Development Code, the Applicant has the burden to prove that the Application complies with all applicable provisions of the Development Code, including implementing all relevant policies, by a preponderance of the evidence.

9. An “absolute policy” is defined in Section 9-1-5 of the Development Code as “a policy which, unless irrelevant to the development, must be implemented for a (development) permit to be issued. The policies are described in Section 9-1-19 of this Chapter.” More simply stated, in order to be approved an application for a development permit must comply with all applicable absolute policies set forth in the Development Code.

10. A “relative policy” is defined in Section 9-1-5 of the Development Code as “a policy which need not be implemented by a development, but for which positive, negative, or zero points are allocated based on the features of the proposed development.” This means that a development permit application need not score zero or higher on each individual relative policy, so long as the total points awarded (or assessed) under all relevant relative policies total zero or higher.

11. The Town’s land use system as reflected in the Development Code measures the impacts of a proposed development against both “absolute” development policies and “relative” development policies.

12. Section 9-1-17-3 of the Development Code provides as follows:

9-1-17-3: ASSIGNMENT OF MULTIPLIERS:

All policies are applied to all developments: Classes A, B, C, and D, unless otherwise expressly provided in a particular policy. Relative policies are assigned points, and unless provided differently in a particular policy, a negative score indicates that the policy is implemented but the proposed development will have a negative impact on the community on the basis of that particular policy. A score of zero indicates either that the particular policy is irrelevant to the proposed development or that a negative impact on the basis of that particular policy is completely mitigated. A positive score indicates that the proposed development implements a policy in such a way that there will be a positive impact on the community (i.e., the community will benefit) on the basis of that particular policy.

A point analysis shall be conducted for all policies relevant to an application, and shall be completed prior to the final hearing on the application.

Unless otherwise expressly provided in a particular policy, each relative policy is assigned points for the applicant's performance, as follows:

- + 2 (or greater) - Awarded for providing a significant public benefit with no substantial public detriment, or for an excellent job of implementation. The more the public

benefit without substantial public detriment, or the better the job of implementation, the more the award of positive points.

- + 1 - Awarded for providing some public benefits, mitigating a minor public detriment, or for doing a good job of implementation.
- 0 - Awarded if the policy is irrelevant, if there is no public benefit and no public detriment from the project, if there is a public detriment which has been fully mitigated, or for an adequate job of implementation.
- 1 - Assessed for an inadequate job of implementation, or for producing some public detriment.
- 2/-3 (or greater) - Assessed for substantially no effort at implementation or for an unmitigated significant public detriment. The less the effort at implementation, or the greater the degree of unmitigated significant public detriment, the greater the assessment of negative points.

Where a different range of points or standards for the award of positive points or the assessment of negative points are provided in a particular policy, such range of points or standards for the award or assessment of points shall apply.

13. Section 9-1-17-3 of the Development Code provides as follows:

9-1-17-4: ASSIGNMENT OF MULTIPLIERS:

Multipliers established by the Town Council are used to determine the relative importance of the policy vis-à-vis the other policies. The meaning of each multiplier is as follows:

- x1 - Indicates a policy of minimal importance.
- x2 - Indicates a policy of moderate importance.
- x3 - Indicates a policy of average importance.
- x4 - Indicates a policy of relatively significant community importance.
- x5 - Indicates a policy of significant community importance.

14. The “point analysis” required to be conducted by Section 9-1-17-3 of the Development Code is the Planning Commission’s final determination of whether an application implements all applicable “absolute policies” of the Development Code, and is also the final allocation of positive or negative “points” reflecting the extent to which the application complies or does not comply with the relevant “relative policies” of the Development Code.

15. Prior to the Hearing the Department of Community Development prepared a proposed point analysis on the Application in accordance with Sections 9-1-17-3 of the Development Code. The proposed point analysis reflects the Department’s best professional judgment of the manner and degree to which the Application implements all of the relevant “Relative Policies” of the Development Code, as well as the Department’s best professional judgment as to whether the Application complies with all of the relevant “Absolute Policies” of the Development Code.

16. Policy 5 (Relative) of the Development Code, entitled “Architectural Compatibility”, provides in pertinent part as follows:

9-1-19-5R: POLICY 5 (RELATIVE) ARCHITECTURAL COMPATIBILITY:

The town hereby finds that excessive similarity, dissimilarity, or poor quality design of any building adversely affects the desirability of the immediate area and the community as a whole, and by so doing impairs the benefits of existing property owners, the stability and value of real property, produces degeneration of property with attendant deterioration of conditions affecting health, safety, and general welfare of the community, and destroys a proper relationship between the taxable value of real property and the cost of municipal services provided therefor. Features of design include, but are not limited to, size, shape, scale, proportions, solid to void ratios, texture, pattern and color of materials, and architectural elements and details.

- 3 x (-2/+2) A. General Architectural And Aesthetic Compatibility: All proposed new developments, alterations, or additions are strongly encouraged to be architecturally compatible with the general design criteria specified in the land use guidelines. It is strongly encouraged that cut and fill slopes be kept to a minimum, and that the site, when viewed from adjacent properties, be integrated into its natural surroundings as much as possible. In addition, excessive similarity or dissimilarity to other structures existing, or for which a permit has been issued, or to any other structure included in the same permit application, facing upon the same or intersecting streets within the same or

adjacent land use districts is discouraged. This section only applies to areas outside of the historic district. (Ord. 19, Series 1995)

Exterior building materials and colors should not unduly contrast with the site's background. The use of natural materials, such as logs, timbers, wood siding and stone, are strongly encouraged because they weather well and reflect the area's indigenous architecture. Brick is an acceptable building material on smaller building elements, provided an earth tone color is selected. Stucco is an acceptable building material so long as an earth tone color is selected, but its use is discouraged and negative points shall be assessed if the application exceeds twenty five percent (25%) on any elevation as measured from the bottom of the fascia board to finished grade. Such measurement shall include column elements, windows and chimneys, but shall not include decks and railing elements. **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.** Roof materials should be nonreflective and blend into the site's backdrop as much as possible. Inappropriate exterior building materials include, but are not limited to, untextured exposed concrete, untextured or unfinished unit masonry, highly reflective glass, reflective metal roof, and unpainted aluminum window frames. This section applies only to areas outside of the historic district, but does not apply to the Cucumber Gulch overlay protection district (see section 9-1-19-5A, "Policy 5 (Absolute) Architectural Compatibility", subsection D, of this chapter).

(emphasis added)

17. The formula "3x(-2/+2)" next to Subsection A of Policy 5/R means that the range of possible points that can be awarded or assessed under Subsection A ranges from -6 points (3 [the multiplier] times -2 [from the range of possible points] = -6) to +6 points (3 [the multiplier] times +2 [from the range of possible points] = +6 points = +6), depending upon the Planning Commission's assessment of the manner in which the Application implements Subsection A of Policy 5/R.

18. The Town's "Historic District" is defined in Section 9-1-5 of the Development Code. The Property is located outside of the Town's historic district

19. The proposed final point analysis for the Application reflects that the Application implements or has no effect on all relevant absolute polices.

20. The proposed final point analysis for the Application reflects a total score of -3 points, with all of the negative points being assessed under Subsection A of Policy 5/R because of the Application's excessive use of fiber cement siding, and the lack of a significant amount of natural materials. The Commission is also aware of the applicable Town precedent with respect to the implementation of this policy as described in the Department's Hearing memo. The -3 points are calculated as follows: 3 (the multiplier) x -1 (from the range of allowed points) = -3 points. As explained in Section 9-1-17-3, this means that with respect to Policy 5/R the Application does an inadequate job of implementation, or that the Application would produce some public detriment. The Planning staff's rationale for assessing such points is set forth in the record of the Hearing, and is adopted by the Planning Commission.

21. The Department's analysis of the Application's compliance with the relevant absolute policies, as well as its relative point assignments for each of the applicable relative policies of the Development Code, as set forth in the proposed point analysis are correct.

22. The Department's proposed point analysis for the Application is approved and adopted as the final point analysis for the Application.

23. The approved final point analysis reflects that the Application implements or has no effect on all relevant absolute polices.

24. However, the approved final point analysis reflects a net assessment of -3 points under the relevant relative policies.

25. Because the approved point analysis results in an assessment of net negative points under the applicable relative policies, the Planning Commission finds and determines that the Applicant has not met its burden of proof with respect to the Application.

26. Section 9-1-18-3(C)(2)(a)(1) of the Development Code provides, in pertinent part, as follows:

If the proposed development implements or has no effect on all relevant absolute policies and is allocated zero or a net positive number of points for the relative policies, the Planning Commission shall approve the proposed development.

...

If the proposed development does not implement all affected absolute policies (subject to variance), or **if it is allocated a net negative number of points for the relative policies, . . . the Planning Commission shall deny the permit.**

(emphasis added)

27. Under Section 9-1-18-3(C)(2)(a)(1) of the Development Code, if an application is allocated a net negative number of points for the relative policies the Planning Commission is required to deny the Application.

Accordingly, the Application submitted by Michele Tonti/ECT, Inc. for a Class C minor Development Permit to perform an exterior remodel of three connected residential buildings, the hot tub building, and the dumpster enclosure at the Ski Side Condominiums, all as more specifically described in the Application and supporting documentation, is DENIED.

ADOPTED this 5th day of June, 2012.

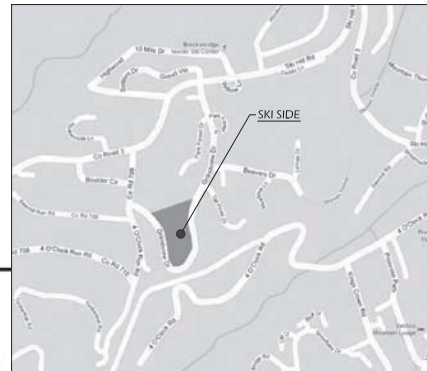
TOWN OF BRECKENRIDGE PLANNING
COMMISSION

By: _____
Chair

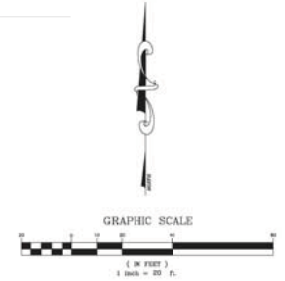
ATTEST:

Secretary

A TOPOGRAPHIC MAP OF
PARCEL NO. 3, A REPLAT OF TRACT "A" OF GRANDVIEW AT BRECKENRIDGE
 SUMMIT COUNTY, COLORADO



2 VICINITY MAP
 NTS



- NOTES:**
- ALL DISTURBED AREAS TO BE REVEGETATED WITH SUMMIT COUNTY NATIVE GRASS SEED MIX.
 - NO CHANGES ARE PROPOSED TO THE LANDSCAPE OTHER THAN REVEGETATION.
 - ALL EXISTING TREES THAT ARE TO REMAIN SHALL HAVE PROTECTIVE FENCING INSTALLED AND MAINTAINED AT A MINIMUM OF 2-FEET BEYOND THE DRIP LINE FOR THE DURATION OF CONSTRUCTION.
 - NO CHANGES TO THE SITE ARE PROPOSED OTHER THAN PATCH AND REPAIR OF EXISTING CONCRETE WALKWAYS AND PATIOS AS REQ'D.
 - NO CHANGES ARE PROPOSED TO THE PARKING LOT OR NUMBER OF PARKING SPACES.
 - NO CHANGES ARE PROPOSED TO THE UTILITY CONNECTIONS.

SURVEYOR'S CERTIFICATE
 I, ELIZABETH K. SCHMIDT, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS PREPARED BY ME AND UNDER MY SUPERVISION AND THAT THIS MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
 DATED THIS _____ DAY OF _____ 2010.
 SIGNATURE: ELIZABETH K. SCHMIDT
 COLORADO P.L.S. NUMBER 37047

- LEGEND**
- FENCE (REBAR AND RED CAP (P.L.S. NO. 9836))
 - SPOT ELEVATION
 - PINE OR SPRUCE TREE
 - ASPEN TREE

Sheet 002	Sheet 100010001	Project 1007
Date 12/22/10	Scale 1" = 10'	Sheet 1 of 1

SCHMIDT
 LAND SURVEYING, INC.
 P.O. Box 5761
 FRISCO, CO 80443 970-400-8863

- GENERAL NOTES**
1. DATE OF SURVEY: DECEMBER, 2010.
 2. CONTOUR INTERVAL: 2-FEET
 3. PROJECT BENCHMARK: HELD ELEVATION OF 8,986 FEET AT RANDOM SURVEY CONTROL POINT "CA 6890" LOCATED ON WEST SIDE OF PROPERTY IN GRANDVIEW DRIVE. (SEE DRAWING). ELEVATION TAKEN FROM INTERPOLATED SPOT OF SURVEY COUNTY GIS CONTROLS. THIS ELEVATION IS HELD TO THIS PROJECT ONLY AND SHOULD NOT BE TRANSFERRED.
 4. BACKSIGHTS: A MINIMUM OF 2 BETWEEN THE PIN & CAP POINTS FOUND ALONG THE RIGHT-OF-WAY OF GRANDVIEW DRIVE.
 5. TIES TO THREE FEET OF BOUND ON LOT ON DATE OF SURVEY. OTHER FEATURES MAY EXIST THAT WERE NOT VISIBLE NOR BOUND HEREON.
 6. SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD.
 7. PARCEL NUMBER 1 & A REPLAT OF TRACT "A" OF GRANDVIEW AT BRECKENRIDGE IS SUBJECT TO THE NOTES, CONDITIONS AND EASEMENTS AS SHOWN ON THE PLAT RECORDED KNOWLEDGE 6, FILE # 100010001 IN THE SUMMIT COUNTY CLERK AND RECORDER'S OFFICE.

BY ORDERING TO COLORADO LAW YOU HEREBY CONSENT ANY LEGAL ACTION ARISING FROM ANY DEFECT IN THIS SURVEY TO BE BROUGHT ONLY IN THE COUNTY AND STATE OF COLORADO. IF NO COUNTY, STATE OR ACTION ARE SPECIFIED IN THIS SURVEY, THE COUNTY AND STATE OF COLORADO SHALL APPLY. THIS SURVEY WAS COMPLETED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

Ski Side Exterior Remodel
 1001 Grandview Drive
 Breckenridge, Colorado

Revisions:

Issue Date:
 April 2, 2012
 May 7, 2011

Title:
 Site Plan and Survey

Sheet:
A1.1
 Project No:
 21008

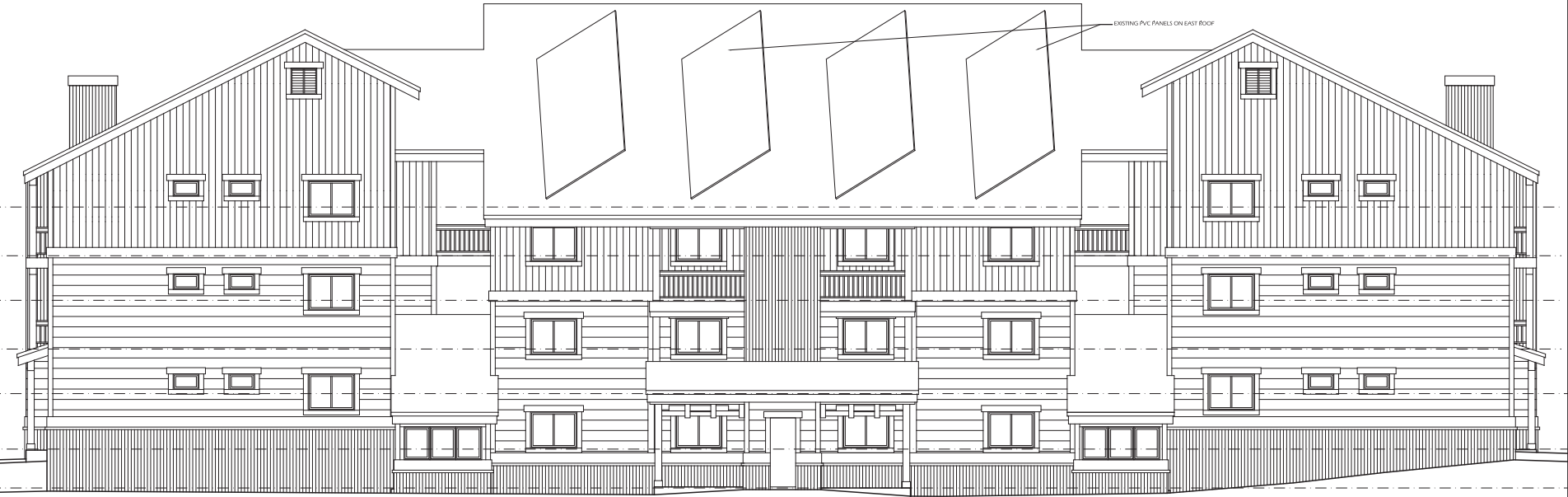
Revisions:

No.	Description

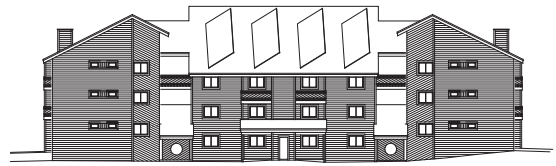
Issue Date:
 April 2, 2011
 March 21, 2011
 May 7, 2011
 April 27, 2011
 March 29, 2011

Title:
Building Elevations

Sheet
A.3.1
 Project No:
 21008



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



2X EXISTING EAST ELEVATION
 1/16"=1'-0"



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



EXISTING SOUTH ELEVATION
 1/16"=1'-0"

Revisions:

No.	Description

Issue Date:

April 2, 2012
March 21, 2012
May 7, 2011
April 27, 2011
March 29, 2011

Title:

Building Elevations

Sheet:

A3.2

Project No:

21008



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



2X EXISTING WEST ELEVATION
 1/16"=1'-0"

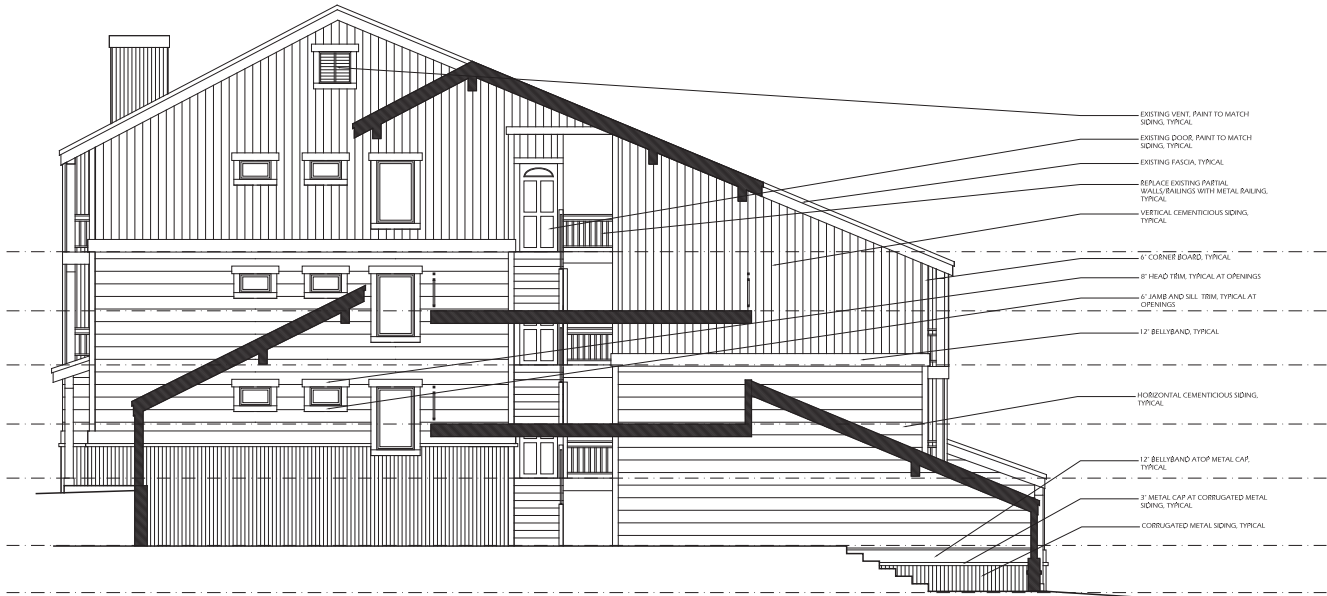


- 12" TBM, TYPICAL AT TOP OF CHIMNEYS
- CORRUGATED METAL SIDING, TYPICAL ALL CHIMNEYS
- EXISTING ASPHALT SHINGLES, TYPICAL AT ALL ROOFS
- EXISTING FASCIA, TYPICAL
- 6" JAMB AND SILL TBM, TYPICAL AT CORNERS
- VERTICAL CEMENTITIOUS SIDING, TYPICAL
- HORIZONTAL CEMENTITIOUS SIDING, TYPICAL
- 6" CORNER BOARD, TYPICAL
- 12" BELLBAND, TYPICAL
- TRIMER FISH AND BEAM, TYPICAL AT DECKS
- METAL RAILINGS, TYPICAL
- CORRUGATED METAL SIDING, TYPICAL
- ASPHALT SHINGLES AND FASCIA TO MATCH EXISTING ROOF, TYPICAL AT ALL ADDED ROOFS
- EXISTING DOORS, TYPICAL
- EXISTING WINDOWS, TYPICAL
- 12" BELLBAND AT OP METAL CAP, TYPICAL
- 7" METAL CAP AT CORRUGATED METAL SIDING, TYPICAL
- REFINISH EXISTING RETAINING WALLS WITH MICRO TOPPING, TYPICAL

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



EXISTING NORTH ELEVATION
 1/16"=1'-0"



2 SOUTH ELEVATION FROM SOUTH CORRIDOR (NORTH ELEV FROM NORTH CORRIDOR SIMILAR)
1/8"=1'-0"



1 SOUTH ELEVATION FROM NORTH CORRIDOR (NORTH ELEVATION FROM SOUTH CORRIDOR SIMILAR)
1/8"=1'-0"

Revisions:

Issue Date:
April 2, 2012

Title:
Building Elevations

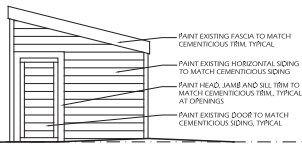
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A3.3
Project No:
21008

Revisions:

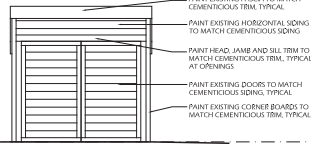
Issue Date:
 April 2, 2012
 March 21, 2012

Title:
Hot Tub Building & Dumpster Enclosure Elevations

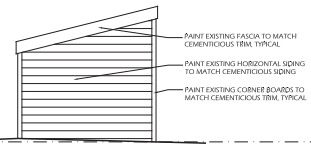
Sheet
A3.5
 Project No:
21008



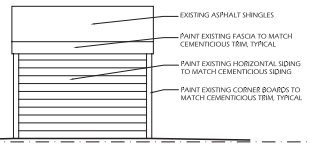
8 WEST ELEVATION - DUMPSTER ENLCOSURE
 1/4"=1'-0"



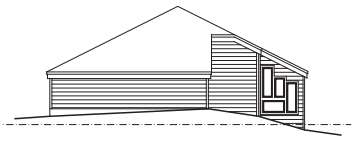
7 NORTH ELEVATION - DUMPSTER ENLCOSURE
 1/4"=1'-0"



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



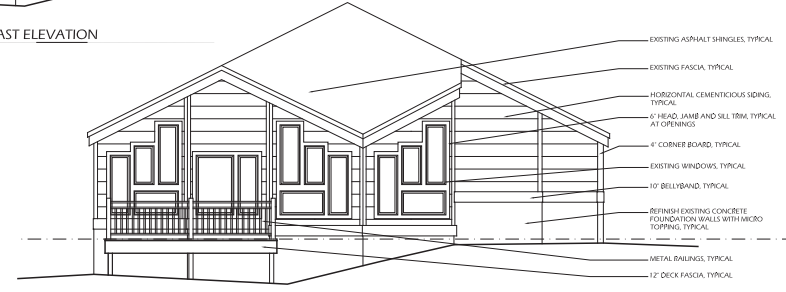
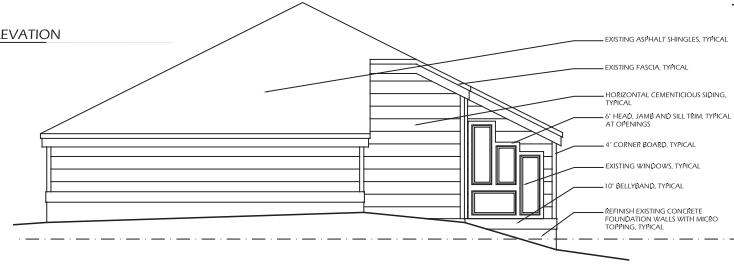
3 SOUTH ELEVATION - DUMPSTER ENLCOSURE
 1/4"=1'-0"



6X EXISTING WEST ELEVATION
 1/8"=1'-0"



2X EXISTING EAST ELEVATION
 1/8"=1'-0"



6 WEST ELEVATION - HOT TUB BUILDING
 1/4"=1'-0"

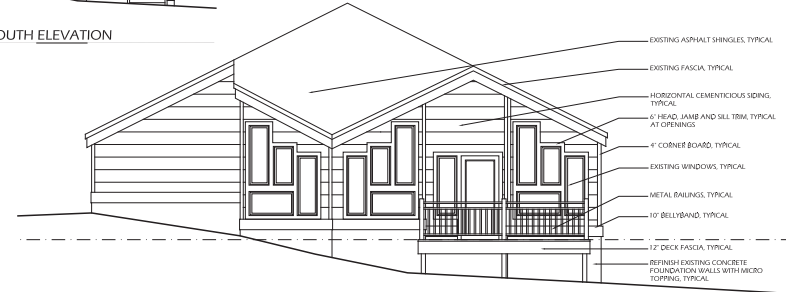
2 EAST ELEVATION - HOT TUB BUILDING
 1/4"=1'-0"



5X EXISTING NORTH ELEVATION
 1/8"=1'-0"



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



5 NORTH ELEVATION - HOT TUB BUILDING
 1/4"=1'-0"

1 SOUTH ELEVATION - HOT TUB BUILDING
 1/4"=1'-0"



1 SOUTH ELEVATION ILLUSTRATING COLOR PALETTE

Ski Side Exterior Remodel
 1001 Grandview Drive
 Breckenridge, Colorado

Revisions

No.	Description

Issue Date:
 April 2, 2012

Title:
**Color
 Elevation**

Sheet:
A3.6
 Project No:
 21008

Planning Commission Staff Report

Subject: Stroble Residence Restoration, Rehabilitation, Addition and Landmarking
(Class B Final Hearing; PC#2011060)

Proposal: To move and restore the exterior of the historic house to an earlier period, remove the non-historic upper level addition, replace and add to the non-historic addition at the back, landmark and add a full basement beneath the historic house.

Date: May 29, 2012 (For meeting of June 5, 2012)

Project Manager: Michael Mosher, Planner III

Applicants/Owners: Garth and Judy Stroble

Agent: Janet Sutterley, Architect

Address: 206 South Harris Street

Legal Description: Lot 3A, Block 6, Yingling and Mickles, a resubdivision of Lot 3, Block 6, Yingling and Mickles.

Site Area: 0.072 acres (3,124 sq. ft.)

Land Use District: 17, Residential at 11 Units per Acre (UPA), Single Family or Duplex

Historic District: 1 - East Side Residential - up to 10 UPA above ground (w/ negative points)

Site Conditions: The site is relatively flat sloping slightly to the west 1-foot. A 10-foot snow stack easement lies along the west property line abutting the South Harris Street ROW.) The front of the property has a 20-foot X 30-foot parking easement which is essentially all graveled parking area. The neighboring house to the south encroaches onto this property by 1.62 feet.

Adjacent Uses: Residential

Total Density:

Allowed under LUGs:	1,262 sq. ft.
Existing density:	1,882 sq. ft.
Proposed density:	1,684 sq. ft. (reduce existing by 198 sq. ft.)

Above Ground Density:

Suggested at 9 UPA:	1,033 sq. ft.
Existing:	1,882 sq. ft.
Proposed:	1,282 sq. ft. (reduce existing by 600 sq. ft.)

Mass:

Allowed under LUGs:	1,514 sq. ft.
Existing mass:	1,882 sq. ft.
Proposed mass:	1,332 sq. ft.

F.A.R. 1:1.9

Total:

Lower Level:	1,054 sq. ft.
Main Level:	1,282 sq. ft.

	Total	2,336 sq. ft.
Height:	Recommended:	23 ft. (mean) up to 26 ft. w/ negative points)
	Existing:	21 ft. (mean) 24 ft. (overall)
	Proposed:	14.5 ft. (mean); 18.5 ft. (overall)
Parking:	Required:	2 spaces
	Proposed:	2 spaces
Snowstack:	Required	
	Non-melted area 90 SF:	23 sq. ft.
	Proposed:	36 sq. ft.
	(231 SF of driveway will be snow melted)	
Setbacks:	<u>Existing:</u>	
	Front:	20 ft.
	Sides:	1.3 ft. and 11.5 ft.
	Rear:	3 ft.
	<u>Proposed:</u>	
	Front:	16.6 ft.
	Sides:	1.3 ft. and 5 ft.
	Rear:	3 ft.

Item History

This circa 1896 house was likely built for Charles J. and Sophia Wahlstrom after their marriage on May 29, 1895. They had two sons, Avid and Emil. Later, the Wahlstroms moved their family to the Lower Blue valley to develop the beautiful Columbine Ranch. T. B. Thompson purchased this property and its improvements from the couple on May 14, 1901. On June 22nd of that same year, Thompson sold it to David Green. After six years, Green conveyed it to a local miner, Frank Albee. Another miner, W. H. Oakley, purchased the property from Albee in 1913. In 1934, H. W. McDonald acquired the property through a liens tax sale. McDonald, who was by then retired, passed away in 1947. More recent owners include Albert L. and M. Karen Fox, Bill and Susanna G. Abernathy, Roger and Catherine Richmond, Charles R. Hyson, James W. Holthaus, and Garth and Judy Stroble.

Recent architectural history per the property file:

Abernathy - Additions 1973 -

- Interior remodel and upstairs addition to existing living area
- Added the two large dormers to west elevation and the pop-up roof over the historic ridge and towards the east.
- Moved historic front door to north wall beneath porch
- Historic windows on the south elevation removed and covered
- Historic window on the north elevation removed and replaced with smaller, non-historic window
- Added storage area off east side of house

Richmond - Addition 1978 -

- 37' X 20' Two-story addition to the east side of house

Holthaus- Construction and Subdivision - June 1982

- Subdivided lot and built a separate 1,421 sq. ft. house on vacant east side (after removing historic sheds)
- From the 1982 Staff report:
 - *Applicant has to deed restrict the upstairs unit of the original house on the W-1/2 of the lot in order to meet the density requirements of the lot as a duplex. An alternative to this deed restriction would be to turn the original house back into a single family dwelling.*
- The overall allowed density of both houses was calculated as a “duplex” on one lot.
- The property was subdivided into two separate lots on July 26, 1982.
- An Employee Housing restriction was placed on the upstairs unit on Jan 31, 1983 Rec#251503.

Staff notes that as a result of this subdivision, the overall density, the above ground density and the rear yard setback for this house became non-compliant with the current Development Code.

Stroble - Modifications 1993

- Build rear stairs and extend front porch
- A variance was created for the placement of the stairs in the rear and south yard setbacks.

The Breckenridge Heritage Alliance has indicated that this house was once identical in form to the houses at 208 South Harris Street (next door to the south) and 106 North Harris Street.

As it stands today and with the current Development Code, the existing house on the subdivided lot is 620 feet over density, 735 feet over aboveground density and 368 feet over mass. Also, it does not meet the absolute setbacks on the north side and rear of the property. These conditions are considered existing legal non-conforming.

Changes since the November 15, 2011 Preliminary Hearing

- The accessory apartment/employee housing unit has been removed from the property. A special Condition of Approval has been added addressing this.
- Only two parking spaces are required as a result.
- Landmarking criteria have been identified and the proposal meets enough to be locally landmarked.

Staff Comments

Non-conforming Structures:

From the Town Code: “*NONCONFORMING STRUCTURE: A structure which was lawful when constructed, but which does not comply with the absolute policies of this chapter. (Ord. 41, Series 2002)*”

Also: “*9-1-12: NONCONFORMING STRUCTURE:*

F. No nonconforming structure shall be structurally altered or expanded in any way that would increase the degree or area of nonconformance.”

“...An existing nonconforming structure shall not be required to be brought into compliance with the absolute policies of this chapter in connection with an addition to or alteration of such structure.”

The submitted drawings indicate a reduction of the overall density, mass and the above ground density. The rear setback is being maintained at 3-feet.

Density/Intensity (3/A & 3/R)/Mass (4/R): As mentioned above the drawings show that the overall density and aboveground density are being reduced by 198 square feet and 600 square feet respectively, but the totals will still be nonconforming. Some of the square footage that occurred in the non-historic upper-floor addition (being removed) would be reduced and brought to the main level behind the historic footprint. The overall mass would be brought into conformance with the Code.

Architectural Compatibility (5/A & 5/R): Reviewing against the “*Handbook of Design Standards for the Historic and Conservation Districts*” and the “*Design Standards for the Historic District Character Area #1: East Side Residential*”:

Historic Home:

The historic house still retains much of the original fabric despite the series of non-compliant additions over time. Like similar historic homes in the area, Staff believes this home went through three additions. The original historic house may have been the north simple rectangle with a gable-roof form perpendicular to the street. Later the south gable portion was added perpendicular to the original house. Lastly the shed portion (date unknown), filling in the “T” in the back yard was added. This was the condition of the house when the 1973 “Abernathy Addition” was created.

All of the existing non-historic additions (upper and lower) are proposed to be removed. The new addition would be placed in similar locations of the existing non-historic additions on the lower level. A new cut shingle roof is proposed that would restore the original roof ridgelines.

West (front) Façade:

The applicants intend to bring the west façade back to historic accuracy based on the existing historic openings and the architecture of other similar historic houses in the area. The front door would be relocated to its original location on the west elevation. All window openings will be repaired or recreated with new wood windows to match.

North Façade:

The drawings indicate that the historic window openings would be restored (the non-historic fixed horizontal window would be removed). A new smaller double hung window is proposed between the historic windows in the kitchen where an existing non-historic exhaust vent is located to reduce the loss of fabric.

South Façade:

The historic window openings would be replaced with a pair of double hung windows. The upper floor would be removed and the roof line restored.

East Façade - New addition:

This is the elevation with multiple newer additions. Some of the original historic fabric is still inside the additions (to be determined as the additions are removed) and the proposed plans indicate that existing openings in the fabric are to be preserve as best as possible.

As shown on the plans, the massing of the new addition on this elevation has been nicely broken up into smaller forms with simple gable forms and vertically orientated double-hung windows. The siding materials meet the design guidelines of the Handbook of Design Standards. The historic house will be painted with the existing lap siding - see color board - siding #3 “Pineneedle”. The shed with vertical shiplap siding will be stained brown. The addition that has 4 1/2 lap siding and vertical shiplap siding will be stained in a contrasting color to the house “Kingsport” (the darker beige).

Relocation of Historic Buildings:

The applicant proposes to move the historic house 2.43-feet towards the west property line to accommodate the new additions to the back. Chapter 6.0 of the *Handbook of Design Standards for the Historic and Conservation Districts* discusses the relocation of historic buildings. Much of the context of the design standards and policies in this chapter are related to relocating a building off-site. Some address moving a building on-site, as in this case.

Per this chapter: *Because moving buildings is a part of the history of Breckenridge, in some rare cases, a historic building may be considered for relocation to an appropriate setting when certain conditions merit doing so. This approach will be approved only if all the standards that follow are met unconditionally.*

Staff has identified the standards from this section that are of concern. Staff reminds the Commission that Priority Policies act as absolute policies and must be met unconditionally, while Design Standards are relative policies and can be assessed negative points.

Priority 103. *All other alternatives to relocation must be reasonably considered prior to consideration of relocating the building.*

Options that should be considered prior to relocation to another site are:

- *Restoring the building at its present site.*
- *Relocating the building within its original site.*
- *Stabilizing the building from deterioration and retaining it at its present site for future use.*
- *Incorporating the building into a new development on the existing site.*

104. Relocation must be merited because of site conditions.

- *If the building is threatened in its present setting because of hazardous conditions, then the potential to preserve the building may be enhanced by relocating it.*
- *If the building will continue to deteriorate through neglect, or if it is particularly susceptible to vandalism, relocation may be desirable.*
- *If the historic context of the building has been so radically altered that the present setting does not appropriately convey its history, then relocation may be considered when it would enhance the ability to interpret the historic character of the building and the district.*
- **It is not the intent of the Town to allow relocation of historic structures simply to facilitate new construction on the original site.** (Highlight added.)

The building will be moved within its original site as stated in Priority Policy 103. However, the relocation does not meet Design Standard 104, “Relocation must be merited because of site conditions”, as the building is being moved “*simply to facilitate new construction on the original site*”. Thus, since this is a Design Standard and not a Priority Policy negative five (-5) points are being incurred. All other Priority Policies are being met with the proposal.

Priority Policy 80A: *Use connectors to link smaller modules and for new additions to historic structures. And, “When adding onto a historic building, a connector should be used when the addition would be greater than 50% of the floor area of the historic structure or when the ridge height of the roof of the addition would be higher than that of the historic building.”*

The module size in this Character Area is 1,500 square feet. The overall main level area of this proposal is 1,411 square feet. The ridge height of the addition is 2-feet lower than the historic house and behind the primary façade.

The proposed addition is 401 square feet while the historic house is 1,054 square feet. This equates to the addition being 38% of the floor area of the historic house. Thus, staff finds that a connector is not required.

The plans show that the addition is being placed at the back of the house where much of the existing fabric has already been compromised. In an effort to distinguish the addition from the historic house the applicant proposes the following:

- There is a plane, siding, and color change as the shed (see south elevation) is attached.
- There is an 18-inch step in the corner, siding, and color change as the addition (see north elevation) is attached.
- All of the roof elements are lower than those on the historic house.

The submitted drawings show that much of the fabric of the interior walls that were once exterior walls of the historic house is being preserved. Staff reviewed the possibility of adding a covenant to the property to protect these interior walls and found that policing this would be very troublesome and hard to track. Hence we are not suggesting and covenant with this application. Staff felt, that as the plans are laid out, the only real danger in fabric loss would in the case of another major remodel to the house. There would be planning staff review at that time too.

Placement of Structures (9/A & 9/R): As the building sits today two of the four setbacks (the front and south) have been met. The rear and north side yard setbacks are not met.

The original house was built in 1895 with a 1.3-foot north setback. The 3-foot rear setback is a result of the 1982 subdivision of the lot.

The plans show that the house is being moved west 2.43-feet maintaining the north 1.3-foot setback. After relocation, the house would be aligned with the neighboring historic homes (Priority Policy 89 of the Handbook of Design Standards - “*Maintain the established historic set-back dimensions in new construction*”) maintaining the established historic setback dimension. As a result, the front yard setback will be reduced from 20-feet to 17-feet. The relative setback for a front yard is 15-feet. Staff has no concerns with the front setback.

With the new addition at the back yard, the 3-foot rear setback will be maintained. The south side yard setback is proposed at 3-feet (absolute) when 5-feet is recommended (relative). As a result, negative three (-3) points are being incurred for not meeting the relative setback.

Snow Removal and Storage (13/R): The applicant is providing snow stacking for a portion of the driveway and providing snow-melting for the portion of the driveway next to the neighboring historic house.

C. Excessive Energy Usage: Developments with excessive energy components are discouraged. However, if the planning commission determines that any of the following design features are required for the health, safety and welfare of the general public, then no negative points shall be assessed. To encourage energy conservation, the following point schedule shall be utilized to evaluate how well a proposal meets this policy:

<i>Point Range</i>	<i>Design Feature</i>
<i>1x(-3/0)</i>	<i>Heated driveway, sidewalk, plaza, etc.</i>

The existing house is about 12-feet away from the south property line. The neighboring house (historic), to the south, is over the property line by about 1.5-feet. Also, the roof of the neighboring house sheds snow onto the applicant's property in this area. As a result, the plans are showing that only this portion of the driveway (between the applicant's house and the neighbor's house) would be snow-melted.

Though this is not a public space, Staff identified this as a hardship as, regardless of any other site improvements, there will be additional snow shedding from the roof of the neighboring house onto the driveway. The driveway is also shaded by the neighboring house inhibiting natural melting from the sun. At the last hearing we heard the majority of Commissioners support not awarding negative points under this condition for the Relative Policy.

The Town has a 10-foot wide snow stack easement across the width of the front yard. The agent and staff have met with the Streets Department and obtained approval for the parking plan as proposed, showing a portion of one parking space encroaching into the snow stacking easement. Additionally, the low landscape edge wall and fence were approved inside this easement by the Streets Department. As the easement is located on the applicant's property, there is no requirement for an encroachment license agreement. Staff has no concerns.

Parking (18/A & 18/R): Today, the entire front yard of the property is graveled and is used for parking vehicles with an easement. With this proposal, the 20-foot X 30-foot parking easement would be abandoned and a landscaped front yard and driveway with parking for two cars is proposed along the south side of the property.

Similar to other approved driveways in the Historic District the driveway will have paver strips in the front changing to stamped/colored concrete at the back.

Landscaping (22/A and 22/): The drawing show that the landscaping will include:

- (3) 1-1/2" caliper Balm of Gilead (Cottonwoods)
- (2) 5- gallon shrubs

As encouraged in the Handbook of Design Standards, a classic 3-foot tall wrought iron fence is proposed to help define the front yard.

Social Community / Employee Housing (24/A &24/R): As part of the Holthaus construction and Subdivision in June 1982, this property was required to have an employee housing unit. The exiting unit in the upper level is 658 square feet. Town Staff and the Town Attorney have been in discussion with the applicant's attorney regarding the housing unit and have agreed to resolve where the unit is to be located at a future date. Thus, this has been removed from the proposal and a special Condition of Approval has been added:

"Prior to issuance of a building permit: Applicant shall obtain approval from the Town of a release of the covenant for the Restrictive Covenant recorded January 31, 1983 at Reception No. 251503 of the records of the Clerk and Recorder of Summit County, Colorado. The release of the covenant shall be in a form acceptable to the Town Attorney. The release covenant shall be recorded with the Summit County Clerk and recorder. No building permit will be issued for the work authorized by this Development Permit until the Restrictive Covenant is released by the Town."

Social Community (24/R): Per this section of the Code:

E. Historic Preservation and Restoration: The preservation and restoration of historic structures, town designated landmark, federally designated landmark, landmark sites, or cultural landscape districts within the town is a priority. Additional on site preservation and restoration efforts beyond the requirements of the historic district guidelines for historic structures and sites as defined in chapter 11 of this title are strongly encouraged.

+9 *On site historic preservation/restoration effort of above average public benefit.*

Examples: Restoration/preservation efforts for windows, doors, roofs, siding, foundation, architectural details, substantial permanent electrical, plumbing, and/or mechanical system upgrades, structural stabilization, or restoration of secondary structures, which fall short of bringing the historic structure or site back to its appearance at a particular moment in time within the town's period of significance by reproducing a pure style.

+12 *On site historic preservation/restoration effort with a significant public benefit.*

Example: Restoration/preservation efforts which bring a historic structure or site back to its appearance at a particular moment in time within the town's period of significance by reproducing a pure style and respecting the historic context of the site that fall short of a pristine restoration.

The plans show that the historic house is being restored and stabilized to its historic appearance on three elevations. The historic window openings will be restored, the siding will be cleaned, repaired and repainted, the south most walls will be restored with the original openings. A wood cut shingle roof is proposed. The house currently has no foundation, so a full basement is proposed. The interior will be upgraded with new plumbing, electrical and mechanical systems.

Since the house is being moved, and based on past precedent, Staff believes that the *historic context of the site* has been altered and positive nine (+9) points can be awarded for the restoration and renovation efforts. Does the Commission agree?

Landmarking: The applicant is seeking to locally landmark the historic structure and take advantage of the 'free' basement density beneath the historic footprint as part of the planned total density. A "landmark" is defined by the ordinance as follows:

A designated individual building, structure, object or an integrated group of buildings, structures or objects having a special historical or architectural value. Unless otherwise indicated in this [ordinance], the term "landmark" shall include both federally-designated landmarks and Town-designated landmarks.

The ordinance contains specific criteria that are to be used to determine whether a proposed landmark has the required special historical or architectural value. To be designated as a landmark, the property must: (1) meet a minimum age requirement; (2) have something special about either its architecture, social significance, or its geographical/environmental importance as defined in the ordinance; and (3) be evaluated for its "physical integrity" against specific standards described in the ordinance.

Staff has included a chart below as a tool. To be designated as a landmark the property must: (1) satisfy the **sole** requirement of Column A; (2) satisfy **at least one** of the requirements of Column B; and (3) also satisfy **at least one** of the requirements of Column C. Approved selections are in **BOLD**.

COLUMN "A"	COLUMN "B"	COLUMN "C"
<p>The property must be at least 50 years old.</p>	<p>The proposed landmark must meet at least ONE of the following 13 criteria:</p> <p style="text-align: center;">ARCHITECTURAL IMPORTANCE</p> <ol style="list-style-type: none"> 1. The property exemplifies specific elements of architectural style or period. 2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally. 3. The property demonstrates superior craftsmanship or high artistic value 4. The property represents an innovation in construction, materials or design. 5. The property is of a style particularly associated with the Breckenridge area. 6. The property represents a built environment of a group of people in an era of history. 7. The property includes a pattern or grouping of elements representing at least one of the above criteria. 8. The property is a significant historic remodel. <p style="text-align: center;">SOCIAL IMPORTANCE</p> <ol style="list-style-type: none"> 9. The property is a site of an historic event that had an effect upon society. 10. The property exemplifies cultural, political, economic or social heritage of the community. 11. The property is associated with a notable person or the work of a notable person. <p style="text-align: center;">GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE</p> <ol style="list-style-type: none"> 12. The property enhances sense of identity of the community. 13. The property is an established and familiar natural setting or visual feature of the community 	<p>The proposed landmark must meet at least ONE of the following 4 criteria:</p> <ol style="list-style-type: none"> 1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. 2. The property retains original design features, materials and/or character. 3. The structure is on its original location or is in the same historic context after having been moved. 4. The structure has been accurately reconstructed or restored based on documentation.

Staff believes that the above criteria have been met with this application and the house can be recommended for local landmarking. Does the Commission concur?

Assignment of Points 9-1-17- 3: At this final review we are recommending negative eight (-8) points.

- Policy 5/R (-5 points) for relocating the building to accommodate development.
- Policy 9/R (-3 points) for not meeting one suggested building setback.

A total of positive nine (+9) point is recommended;

- Policy 24/R (+9 points) for the restoration/rehabilitation efforts.

This results in a passing score of positive one (1) point.

Staff Recommendation

Staff believes that the restoration of this historic house is a good public benefit for the community. We understand some of the hardships the property has incurred from past additions and the non-compliant subdivision of the historic lot.

The applicant and agent have responded to all concerns and direction provided over the last meeting. At this time we have the following questions:

1. Does the Commission support awarding positive nine (+9) points for the restoration efforts?
2. Does the Commission support the listed criteria for locally landmarking the historic structure?

Staff recommends approval of the Stroble Residence Restoration, Rehabilitation, Addition and Landmarking, PC#2011060 by supporting the attached Point Analysis. We recommend approval of the same with the attached Findings and Conditions.

We also suggest the Planning Commission recommend that the Town Council adopt an ordinance to Landmark the historic structure based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.

We welcome any additional comments.

Minutes from the November 15, 2011 Preliminary Hearing

1. Stroble Residence (MM) PC#2011060; 206 South Harris (Lot 3A)

Mr. Mosher presented a proposal to move and restore the exterior of the historic house to an earlier period, remove the non-historic upper level addition, replace and add to the non-historic addition at the back, landmark the property and add a full basement beneath the historic house. An accessory unit is proposed in a portion of the new basement. Rebecca Waugh, Town Historian, has stated that this house was once identical to the houses at 208 South Harris Street (next door to the south) and the Wedding House at 106 North Harris Street. As it stands today with the current Code, the existing house on the subdivided lot is 620 feet over density, 735 feet over aboveground density and 368 feet over mass. It does not meet the setbacks on the sides and rear of the property. These conditions are legal non-conforming. The applicant proposes improvements to the property which will restore much of the historic character while reducing the degree of non-conformity.

Staff believes that the restoration of this historic house is a good public benefit for the community. However, there are several concerns that would improve the benefits of this proposal.

The Code allows the moving of historic structures in some cases with negative points. It does not allow placing the parking requirements off-site and onto public streets. Since the addition to the historic house is less than 50% of the floor area, a connector is not required and none is proposed. Staff is asking the applicant to preserve the interior walls that are the original historic exterior walls of the house to maintain the rating and contributing qualities to the historic district.

Staff had the following questions for the Commission:

1. Does the Commission support moving the historic building 2.43-feet to the west with negative points being assigned?
2. Does the Commission support requiring the preservation of interior historic fabric if no connector link is used?
3. Does the Commission believe proposed snow-melt portion of the driveway is warranted without negative points because of the existing site conditions and neighboring property impacts?

Staff welcomed any additional comments.

Ms. Janet Sutterley, Architect for Applicants: This house has changed hands quite often. The Applicants wanted to come up with a restoration and renovation plan; the house is beyond "Band-Aids". What we looked at was the possibility of restoring the home to what it was historically on the west, north, and south sides, plus Landmarking the property and getting a basement under the home. Two options are for the applicants to either to restore it themselves or to obtain plan approval and then sell it. The existing parking on the front allows for 3 cars and the owner is anxious to get rid of the employee deed restriction on the accessory unit in the house. He is willing to obtain something off-site for proper replacement. He would like a 'trade-off' from the Town for the kind of monumental project this is; there will be no above ground impact. As you can see this does not present any parking problem, we could fit another parking spot in the front yard. But, the biggest problem is having parking in the front yard and seeking landmarking. We would like the Commission to support an off-site parking pass for the applicants. If parked in the front yard, the car would nearly touch the house to fit. There are already cars parked all over the place on Harris Street anyway. We want to do a good job on the site work and the structure. We would like to have a decent window-well off the back yard so it's not dark in the basement. Nobody ever considered what could happen on a half-lot when considering requiring connector links. I think it is an issue coming up on other projects; I want people to know how difficult it

really is. There needs to be a little give and take on the backsides of the houses so things do work. I would like to see this addressed in the top-ten code changes soon.

Commissioner Questions / Comments:

- Ms. Dudney: I do not have a problem with the snowmelt for the small portion of this driveway. Not in favor of parking offsite. Not in favor of Landmarking the building if you are parking in front, which leaves you only two parking spaces for the single family home.
- Mr. Lamb: Parking is one issue; the serious issue I have is the accessory unit. The big mistake was made in the 80's dividing these lots and I would like to do whatever we can do to remedy them at this point. I question what this half-lot in this neighborhood can handle with the proposed parking and density. What is going to be two units on a half-lot; I don't know where you are going to put the parking if you are trying to restore the front. Two parking spots shown on the plans works just barely, three absolutely doesn't work. I am fine with Landmarking it and the underground density but how many cars are really going to be there? That is a huge concern of mine. Parking could work on the right side with snow melt but again, the accessory apartment really concerns me. I would be unwilling to allow an accessory unit to have those two parking spots.
- Mr. Butler: Support the ice melt with no assignment of points.
- Ms. Christopher: Yes, believe this situation warrants a hardship for that (snow melting). I do not support an accessory unit if there isn't parking for it.
- Mr. Rath: The snow melt is warranted. Anything we can do to help the parking situation and remove the cars from the front of the house. I'd like to see us work with the homeowner to see this project become less unappealing.
- Mr. Schroder: Do I think it is for free? (Regarding negative points for snow melt). I don't think so. I would love to see a creative solution and then we can get back to you.
- Mr. Lamb: We have at least three units on that property and at least two exist, how does that work? (Mr. Mosher: The front lot and the back lot were counted as a duplex when the back house was built.) (Mr. Neubecker: The accessory unit is not counted as a separate "unit". It is one SFE.) They have limitations on sizes, etc. but they have a separate door? (Mr. Mosher: Yes.)
- Ms. Dudney: So, you can buy a different place to move that employee deed restriction? And does staff review to make sure that it is comparable? (Mr. Neubecker: Yes, we do. Sometimes we have them make upgrades with new appliances, carpet, etc.) (Mr. Mosher: The plan is to take the employee unit off the property; the owner works with Town Staff to ensure the replacement unit is comparable to the original.)
- Mr. Pringle: When you take a deed restriction of an existing unit and place it on another one, does it link it with a mortgage? What happens if someone loses the house? Do we lose the restriction? (Mr. Grosshuesch: The Town policy, prior to the recession, was that the next lender would have to subordinate their interest to our covenant; we have had varying responses from FHA and Freddy Mac/Fanny Mae on whether they would accept those or not. I can't sit here and tell you clearly what the policy is anymore. Our first choice is to have them subordinate but there are specific circumstances that we can't control anymore. I don't have a black and white answer.) As a general policy, why would we accept a deed restriction that is not in first place on the loan? (Mr. Grosshuesch: Tim (Town Attorney) has devised some ways to address this. I can't explain in detail.) Are those window wells larger than what is necessary to adapt to the fire code? (Ms. Sutterley: I would like to allow at least four feet for that. I think it makes it not so much of a cramped window well.)
- Ms. Christopher: How large would the window well be if you didn't move the house? (Ms. Sutterley: We wouldn't meet code with that.)

Mr. Schroder: How would parking meet conform to make it work? Since two cars push one space over the edge of the Town's snow stacking easement. (Ms. Sutterley: If we move the house back a little bit we could park in the front yard; right now they have an easement to have 3 cars parked perpendicular to the street. The problem is it would be parking in front of a historic structure; the two new spots are completely on the site.) Would positive points be allowed for historic renovation and have cars parked in front yard? Or does having cars parked in front negate that opportunity?

Ms. Dudney: Are you saying that two cars could be parked in the driveway without permission from anybody? (Mr. Mosher: To park in the snow stacking easement an encroachment license agreement is needed from the Town.) Mr. Mosher, can you clarify your question for number two? Is there a legal connection between interior fabric and not providing a connector link? (Mr. Neubecker: Cited a couple of examples where the Town obtained a condition of approval to preserve the interior fabric.) (Mr. Mosher: Cited the Father Dyer Church, where historic exterior wall was removed. It now has less than 75% of the original fabric left due to the additions put on over time and the removal of the once exterior walls during remodels. Is no longer contributing as a building, just socially relevant.)

Mr. Pringle: How are you going to be able to ensure that the interior fabric won't go away? (Mr. Mosher: A Covenant and Condition of Approval.)

Mr. Schroder opened the hearing to public comment.

Mr. Bob Randall, owner of the house just to the North: I wanted to find out about how far the new addition will be away from the north property line. (Ms. Sutterley: It will be more in compliance than it is right now by about two feet.) The addition will go back and the historic house will remain? The shed area will be removed or remodeled? (Ms. Sutterley: The non-historic shed will be removed.)

There were no more public comments and the hearing was closed.

Commissioner Final Comments:

4. Did the Commission support moving the historic building 2.43-feet to the west with negative points being assigned?

Mr. Pringle: Is this necessary to have the accessory unit? I am wondering whether or not we can take a look at what his real outcome is. Three parking spots on the property drives the point that we should not be going forward with this proposal. Agree with moving the building forward, only the amount necessary for legal requirements.

Ms. Dudney: I support moving the building to the west.

Mr. Lamb: Yes.

Mr. Butler: Support moving the historic building, no problem to give the distance for a nice window well.

Ms. Christopher: Anything would be better than what it is; YES, but again, just as much as necessary.

Mr. Rath: If we can improve this property with the current owner, we can do the Town a favor. This limits us to two parking spots. I am not against finding ways to solve this. From an economic perspective I'm not sure how advantageous an accessory unit would be. In order to landmark it, you have to get the cars out of the front yard and restore the house and remove the dormers. No objection to moving the building.

Mr. Schroder: Question 1 and 3 kind of are related together. I don't support moving the house forward and losing the parking. The question that goes back is for no negative points; I don't support doing one and then giving the other. Parking needs to be worked out. I would support lining it up and making it more historic.

5. *Did the Commission support requiring the preservation of interior historic fabric since no connector link is required?*

Mr. Pringle: No, I would rather see us work with not putting in a link rather than making some requirement that something exists in the future. I would rather go a more upfront way and see how that works.

Ms. Dudney: In terms on restoring the interior fabric, if this goes forward, there is going to be money spent and it will look neat. It will be a selling point of the house, so as long as it's approved by the staff upfront as to how the preservation is done. I will not be in favor of any Covenant or Condition for that. If it is done well then people won't look to change it in the future. I do support, in order to landmark the building.

Mr. Lamb: Yes.

Mr. Butler: Support preserving the interior fabric.

Ms. Christopher: A little on the fence for number two. I agree with Mr. Pringle that a connector link would be ideal; if there are additions as proposed, then something needed to protect that fabric from being lost.

Mr. Rath: We need to provide an opportunity to preserve interior fabric.

Mr. Schroder: Agree to what Staff suggested; there needs to be a Condition stating to preserve the interior fabric.

6. *Did the Commission believe proposed snow-melt portion of the driveway is warranted without negative points because of the existing site conditions and neighboring property impacts?*

Mr. Pringle: Agree that it will be a good idea and support it with the fewest of negative points possible. I think the home has to be a home that is usable for today's needs and conditions. If we can make it as energy conservative as possible that would be great. We need to look at how we balance those issues out. In support of looking into rewriting Policy 80/A.

Ms. Sutterley: Gave a clarification of the exterior walls becoming interior. (Mr. Rath: I see no reason not to make some statement about how this house should be preserved in its perpetuity. This house is a mess now.) (Mr. Pringle: What we do is not cast in concrete.) The one other thing is, if the owner agrees to drop the accessory unit then it is a single family home with two parking spaces and no deed restrictions that will need to be moved somewhere. The deed restriction is being physically removed from the property. (Mr. Neubecker: I disagree. Staff will look into this.)

Final Hearing Impact Analysis				
Project:	Stroble Residence	Positive Points	+9	
PC#:	2011060			
Date:	05/29/2012	Negative Points	- 8	
Staff:	Michael Mosher			
		Total Allocation:	+1	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		Complies with Uses in LUD
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		Legal non-conforming as a result of past additions and past re-subdivision of historic lot
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)	- 5	The historic house is being moved to accommodate development.
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		Existing nonconforming density to be reduced.
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		Proposed: 14.5 ft. (mean); 18.5 ft. (overall)
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		Existing legal nonconforming setbacks to be maintained.
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)	- 3	South side yard setback at 3-feet.
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		Adequate snow melt in addition to heated portion of driveway affected by neighboring historic house.
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		Two on-site parking spaces provided.
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		

24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15	+9	The plans show that the historic house is being restored and stabilized to its historic appearance on three elevations. The historic window openings will be restored, the siding will be cleaned, repaired and re-painted, the south most walls will be restored with the original openings. A wood cut shingle roof is proposed. The house currently has no foundation, so a full basement is proposed. The interior will be upgraded with new plumbing, electrical and mechanical systems. Since the house is being moved, and based on past precedent, Staff believes that the historic context of the site has been altered and positive nine (+9) points can be awarded for the restoration and renovation efforts.
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		

TOWN OF BRECKENRIDGE

Stroble Residence Restoration, Rehabilitation, Addition and Landmarking
206 South Harris Street
Lot 3A, Block 6, Yingling and Mickles, a resubdivision of Lot 3, Block 6, Yingling and Mickles
PERMIT #2011060

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 **May 29, 2012** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **June 5, 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.
7. The Planning Commission recommends that the Town Council adopt an ordinance to Landmark the historic structure based on proposed restoration efforts and the fulfillment of criteria for architectural significance as stated in Section 9-11-4 of the Landmarking Ordinance.

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 **June 12, 2015**, 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 notify the Town of Breckenridge Community Development Department (970-453-3160) prior to the removal of any building materials from the historic building. Applicant shall allow the Community Development Department to inspect the materials proposed for removal to determine if such removal will negatively impact the historic integrity of the property. The Applicant understands that unauthorized removal of historic materials may compromise the historic integrity of the property, which may jeopardize the status of the property as a local landmark and/or its historic rating, and thereby the allowed basement density. Any such action could result in the revocation and withdrawal of this permit.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. 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

10. Applicant shall submit proof of ownership of the project site.
11. **Prior to issuance of a building permit: Applicant shall obtain approval from the Town of a release of the covenant for the Restrictive Covenant recorded January 31, 1983 at Reception No. 251503 of the records of the Clerk and Recorder of Summit County, Colorado. The release of the covenant shall be in a form acceptable to the Town Attorney. The release covenant shall be recorded with the Summit County Clerk and recorder. No building permit will be issued for the work authorized by this Development Permit until the Restrictive Covenant is released by the Town.**
12. The Applicant shall obtain approval of an ordinance from the Breckenridge Town Council for local landmark status for the property. If local landmark status is not granted by the Town Council, then the density in the basement of the Stroble Residence shall count toward the total density on the property, and revisions to the approved plans, final point analysis and this development permit may be required. The Applicant may be required to appear before the Breckenridge Planning Commission to process an amendment to the approved plans.
13. An Improvement Location Certificate (ILC) from a Colorado registered surveyor showing the top of the existing historic buildings' ridge heights shall be submitted to the Town. An ILC showing the top of the existing buildings' ridge heights must also be submitted to the Town after construction activities, prior to the certificate of occupancy. The building is not allowed to increase in height due to the construction activities, other than what the Town has approved.
14. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
15. Applicant shall contact the Town of Breckenridge and schedule a preconstruction meeting between the Applicant, Applicant's architect, Applicant's contractor and the Town's project Manager, and the Chief Building Official to discuss the methods, process and timeline for restoration efforts to the historic building(s).

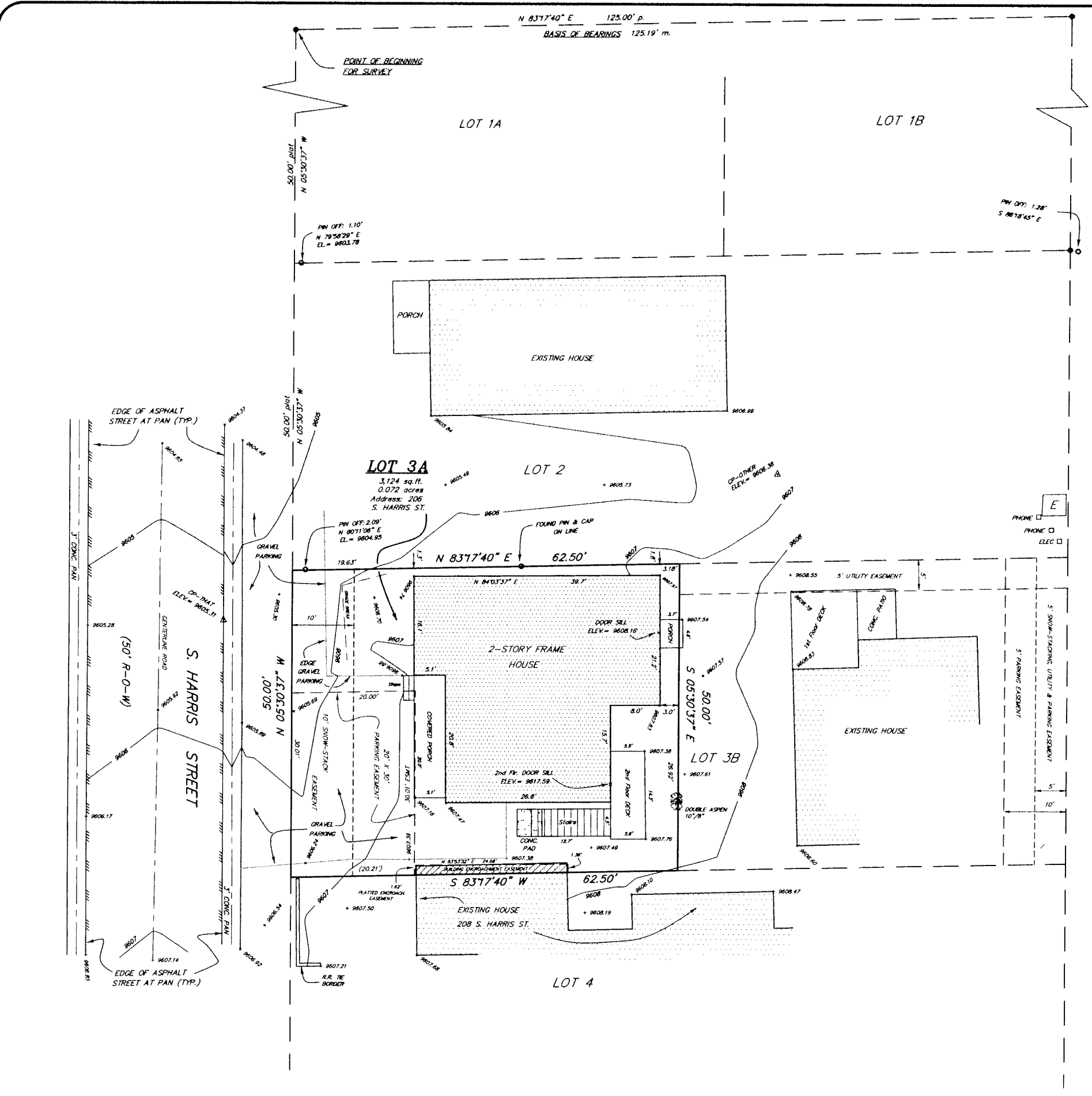
16. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction 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.
17. 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.
18. 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.
19. 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 snow melt system plan for the property.
20. 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.
21. 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

22. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
23. 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. Removal of mature specimen trees may violate a Priority Policy and may cause this project to fail a Point Analysis, and may prevent issuance of a Certificate of Occupancy.
24. 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.
25. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
26. 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.
27. Applicant shall screen all utilities.
28. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

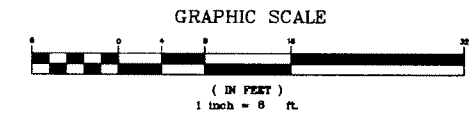
29. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent 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.
30. 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.
31. 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.**
32. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
33. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

(Initial Here)



A TOPOGRAPHIC MAP OF
LOT 3A
YINGLING & MICKLES ADDITION
A RESUBDIVISION OF LOT 3
BLOCK 6
 ACCORDING TO THE PLAT RECORDED 07/26/1982 AT REC. NO. 242516
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

ALLEY
(20' R-O-W)



ELEVATIONS BASED ON U.S.G.S. SEA LEVEL DATUM (1929)
 DATE OF TOPO. FIELD SURVEY: 07/21/11
 CONTOUR INTERVAL = ONE FOOT

- LEGEND**
- FOUND No. 4 REBAR & RED PLASTIC CAP (PLS 9939/MCGINNIS)
 - FOUND No. 4 REBAR & YELLOW PLASTIC CAP (PLS 10847/BACKLUND)
 - UTILITY PEDESTAL
 - /△ RANDOM SURVEY CONTROL POINT
 - ⊞ TRANSFORMER
 - 69.2' x SPOT ELEVATION
 - m MEASURED COURSE
 - P PLATTED COURSE
 - ♁ ASPEN TREE WITH TRUNK DIAMETER

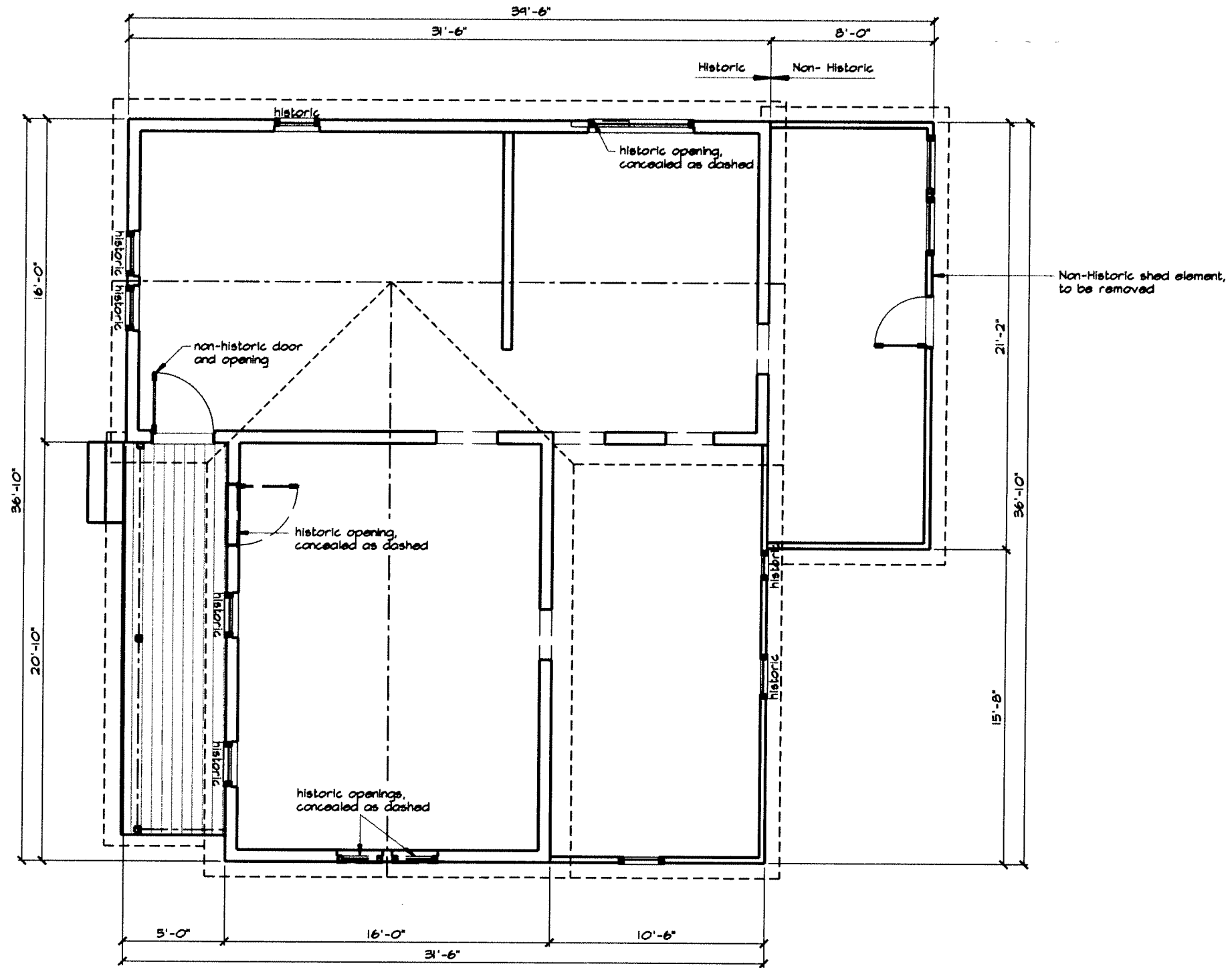
NOTES:


1. VIEWS WERE NOT POSSIBLE DUE TO TREE COVER AND BUILDINGS.
2. EVIDENCE OF UTILITY SERVICES (WATER & SEWER) WAS NOT VISIBLE AT TIME OF SURVEY.



Drawn TCB	Dwg 20769TP.DWG	Project 20769
Checked TCB	Date 07/27/2011	Sheet 1 of 1
R-A-N-C-E-W-E-S-T ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

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



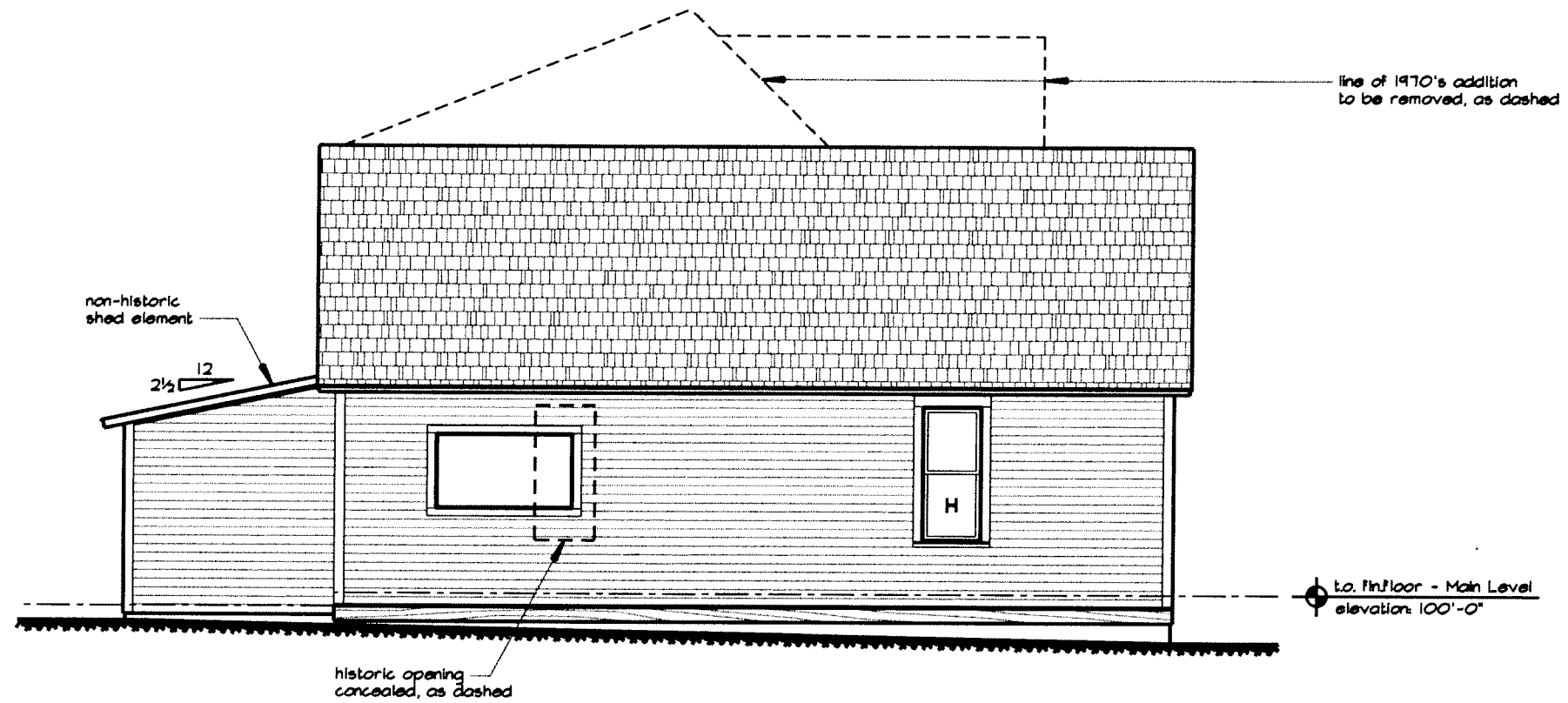

Main Level Floor Plan
 Scale: 1/8" = 1'-0"

STROBLE RESIDENCE

Historic Conditions

206 South Harris Street
 Breckenridge, Colorado

Date: 08.10.2011

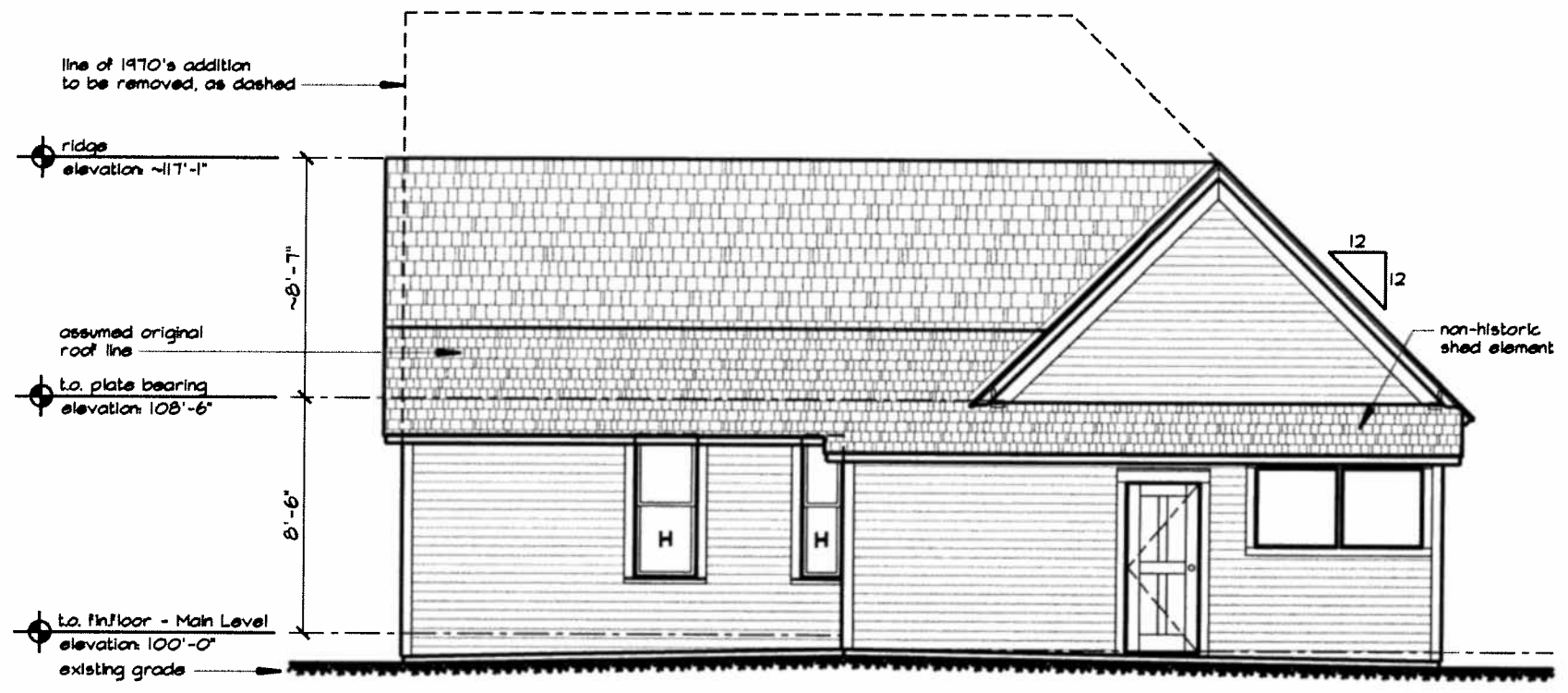


North Elevation
 Scale: 1/8" = 1'-0"

STROBLE RESIDENCE

Historic Conditions
 206 South Harris Street
 Breckenridge, Colorado

Date: 08.10.2011



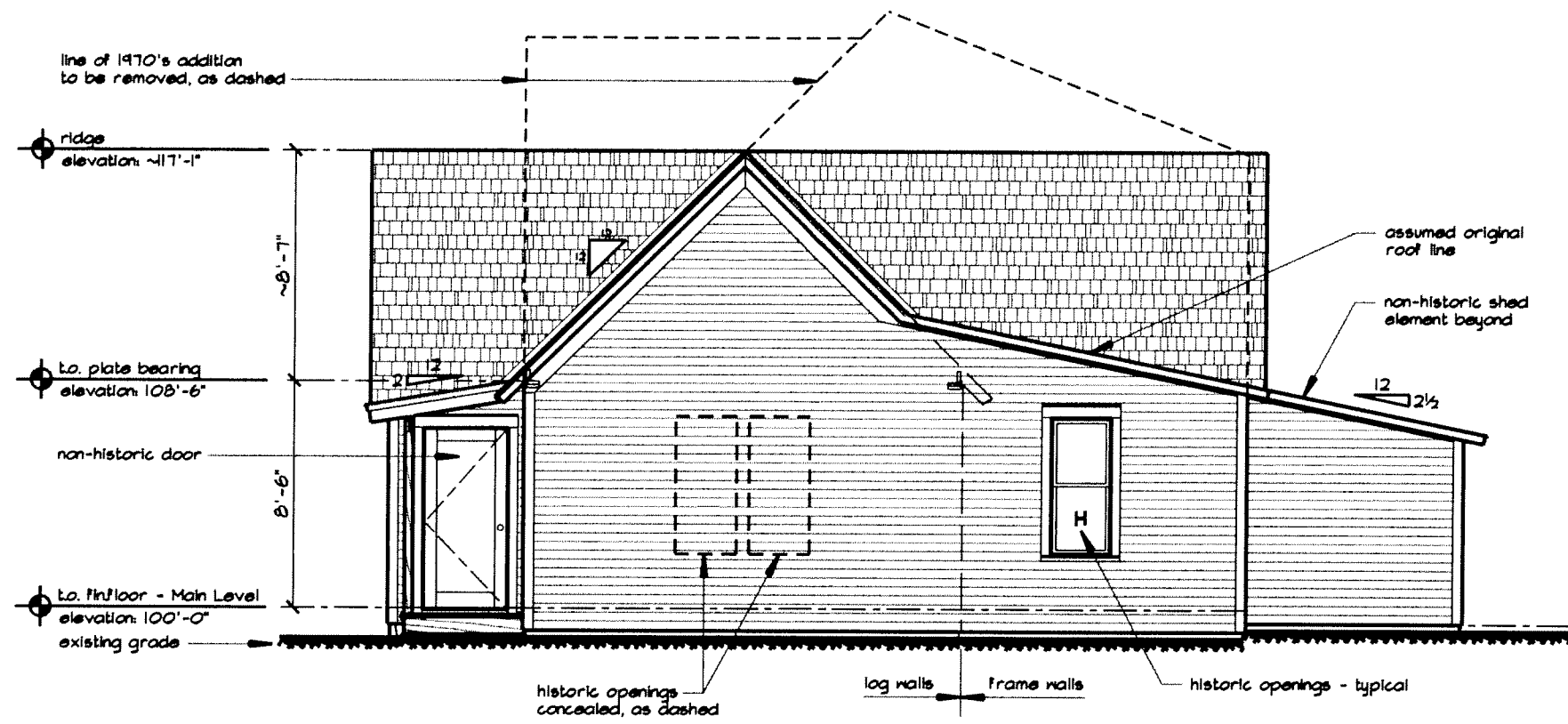
East Elevation
 Scale: 1/8" = 1'-0"

STROBLE RESIDENCE

Historic Conditions

206 South Harris Street
 Breckenridge, Colorado

Date: 08.10.2011



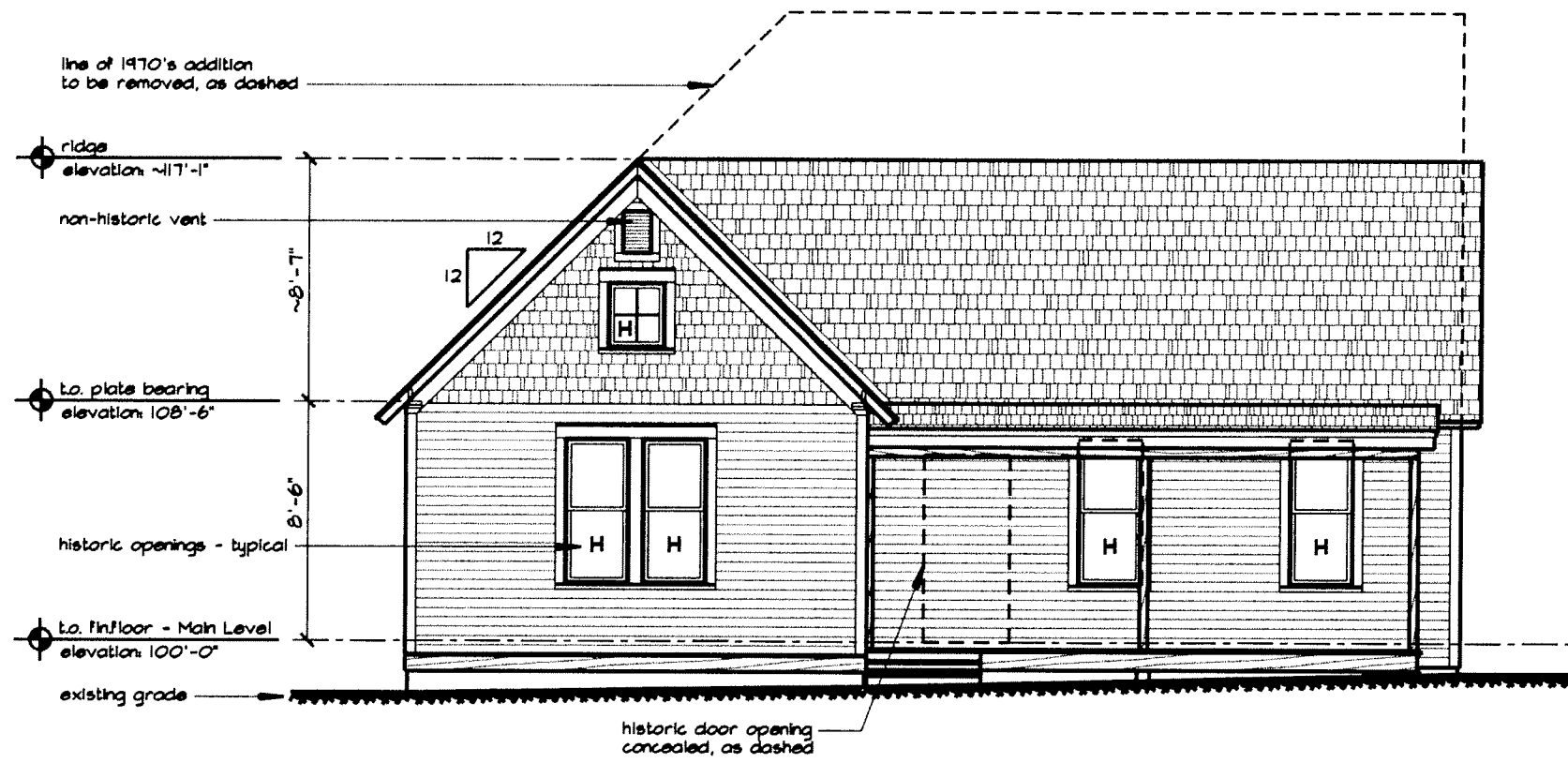
South Elevation
 Scale: 1/8" = 1'-0"

STROBLE RESIDENCE

Historic Conditions

206 South Harris Street
 Breckenridge, Colorado

Date: 08.10.2011



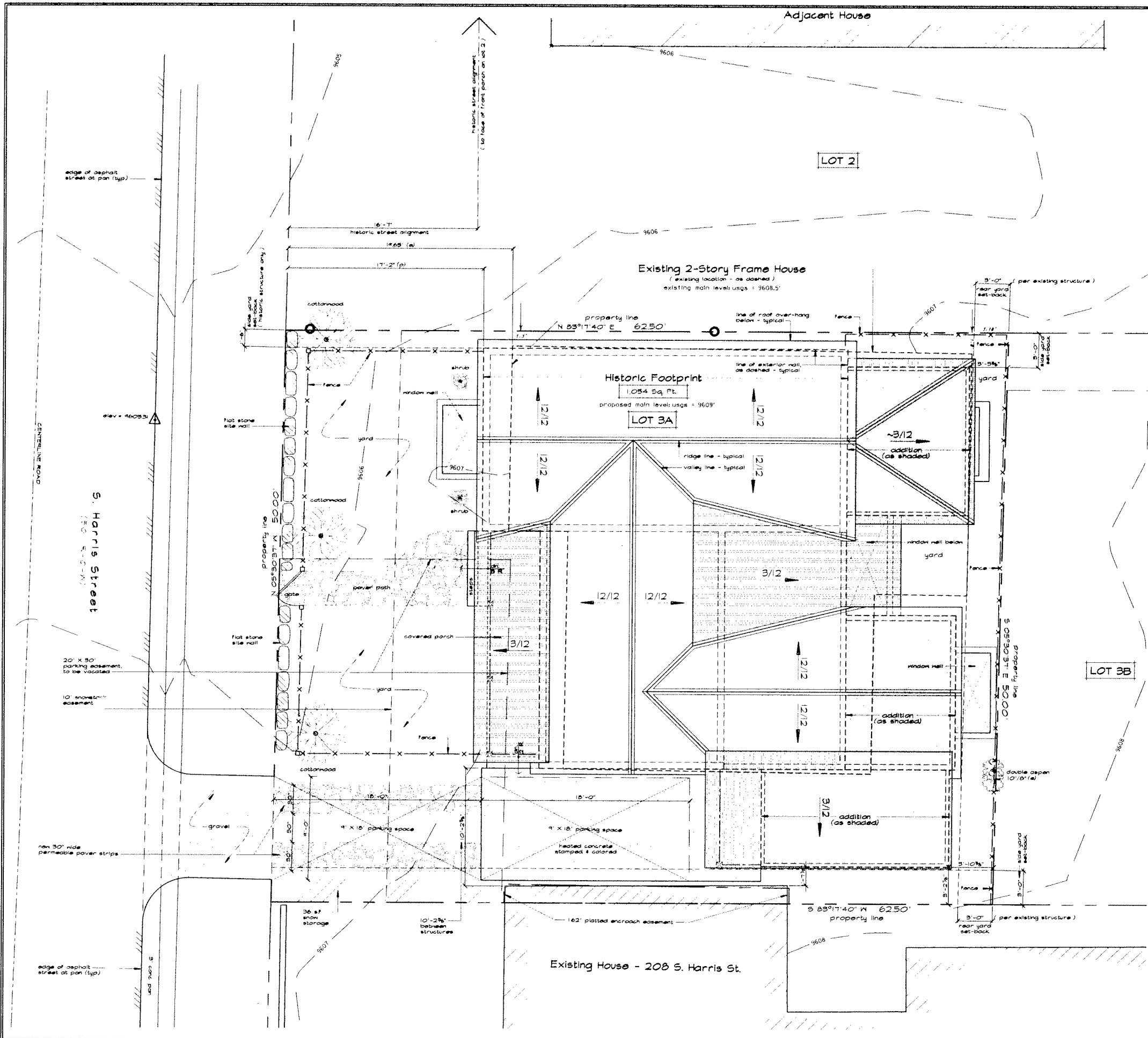
West Elevation
 Scale: 1/8" = 1'-0"

STROBLE RESIDENCE

Historic Conditions

206 South Harris Street
 Breckenridge, Colorado

Date: 08.10.2011



NOTE: NO HISTORIC MATERIALS ARE TO BE REMOVED FROM THIS SITE WITHOUT THE WRITTEN CONSENT OF THE TOWN OF BRECKENRIDGE

Site Calculations	
Building Footprint:	1,450 Sq. Ft.
Front Deck:	105 Sq. Ft.
Driveway: (heated)	231 Sq. Ft.
Driveway paving strips:	40 Sq. Ft.
Total Lot Coverage: (60%)	1,824 Sq. Ft.
Lot Size:	3,124 Sq. Ft.
Permeable / Open Space: (40%)	1,240 Sq. Ft.
Snow stack provided:	36 Sq. Ft.
Required: 40 hard surface Sq. Ft. X 25%	23 Sq. Ft.

Stroble Residence
 Lot 3A, Block 6, Y&M Addition
 Address: 206 South Harris Street
 Lot = 3,124 Sq. Ft. / 0.072 Acres
 LOWER LEVEL: USGS. 9599' = ARCH. 90'-0"
 MAIN LEVEL: USGS. 9609' = ARCH. 100'-0"

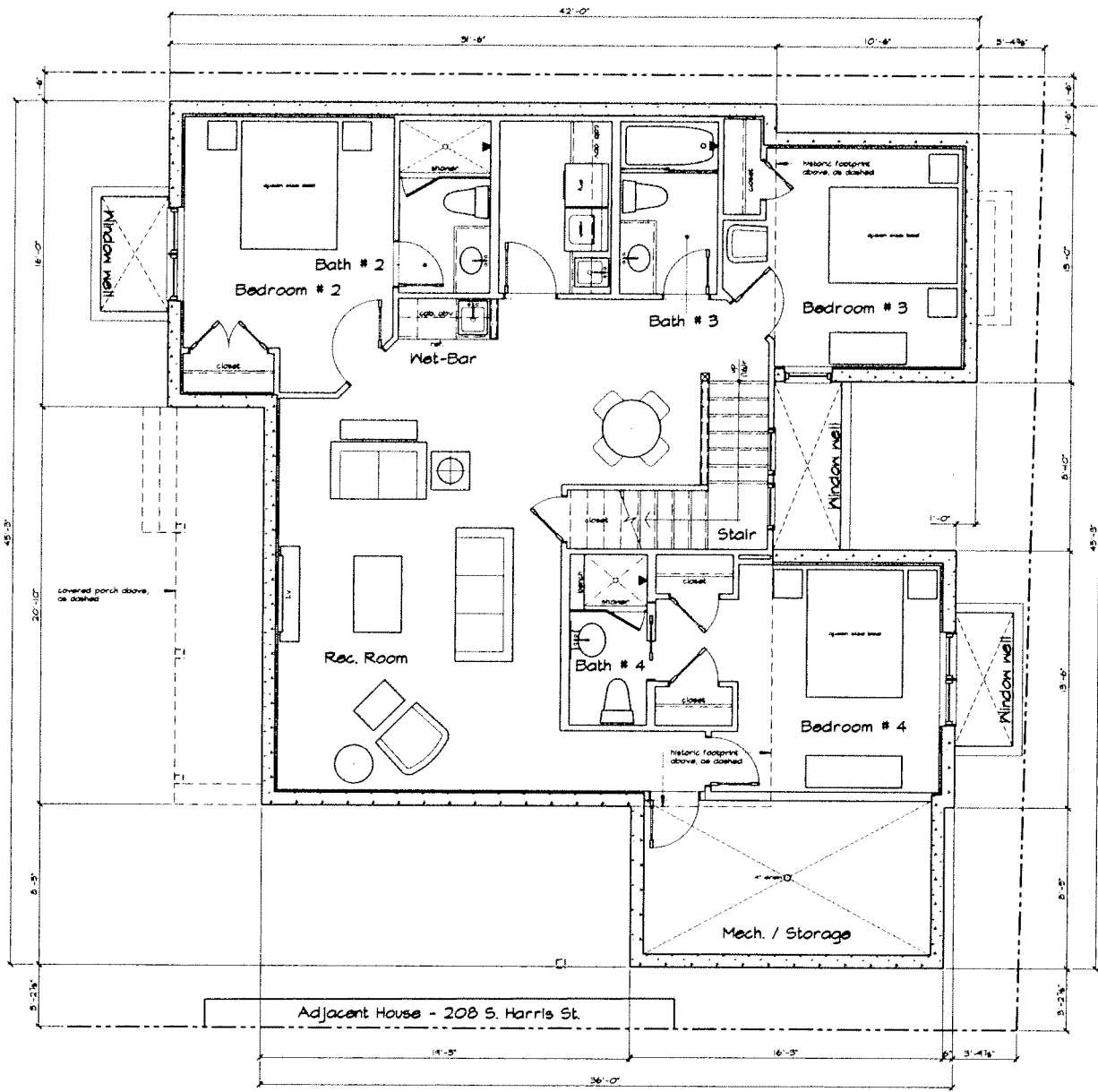
Site Plan, Roof Plan, Landscape Plan
 Scale 1/4" = 1'-0"

STROBLE RESIDENCE
 Restoration / Addition
 206 South Harris Street
 Breckenridge, Colorado

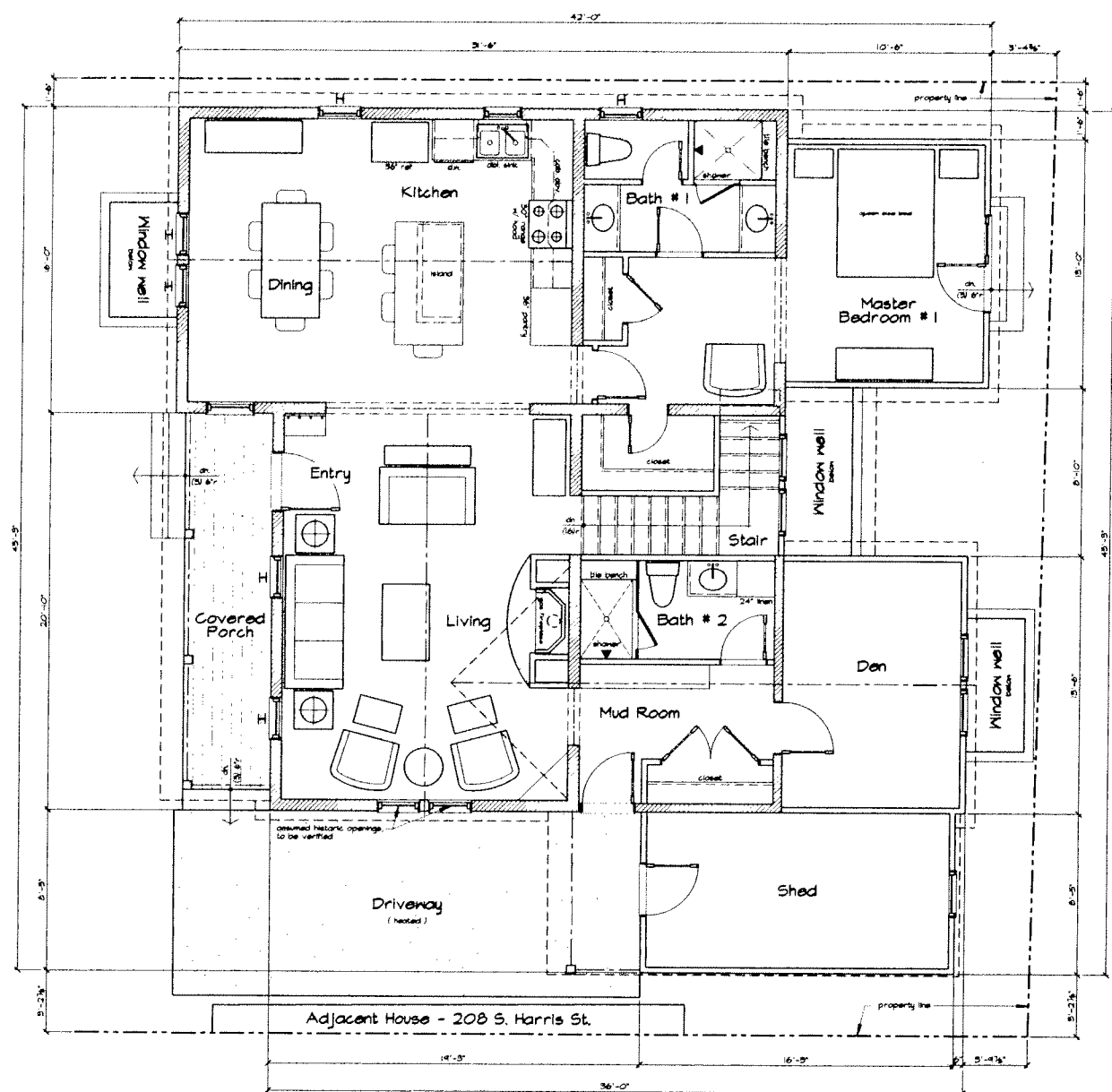
Site Plan,
 Roof Plan,
 Landscape Plan
 Scale 1/4" = 1'-0"
 Date 12-08-2011

J.L. Butterley, Architect, P.C.
 architectural consultation
 P.O. Box 3836 • Breckenridge, Colorado 80424 • 970-453-3716
 Leonard R. Cassland, Inc.
 computer aided design services
 P.O. Box 2853 • Silverthorne, Colorado 80488 • 970-282-4443

A-1



2
 A-2
Lower Level Floor Plan
 Scale: 1/8" = 1'-0"
 Historic footprint gross sq. ft. = 1,054
 Rear additions = 264
 Mech. / Storage = 137



1
 A-2
Main Level Floor Plan
 Scale: 1/8" = 1'-0"
 Existing historic gross sq. ft. = 1,054
 Minus stair = -44
 Total Existing historic = 1,010
 Rear additions, Master & Den = 264
 Total Main Level Sq. Ft. = 1,274
 Shed (mass) = 137

STROBLE RESIDENCE
 Restoration / Addition
 206 South Harris Street
 Breckenridge, Colorado

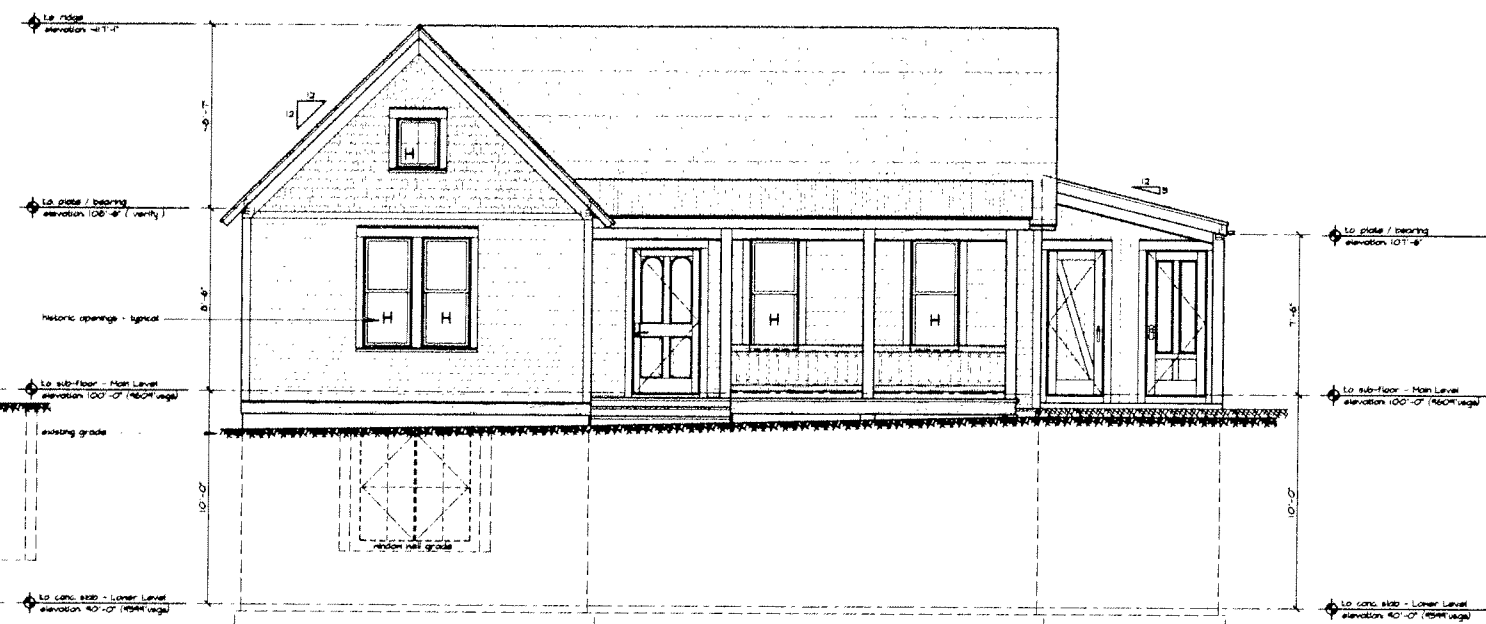
Floor Plans
 Lower Level
 Main Level
 Scale: 1/8" = 1'-0"
 Date: 12-06-2011

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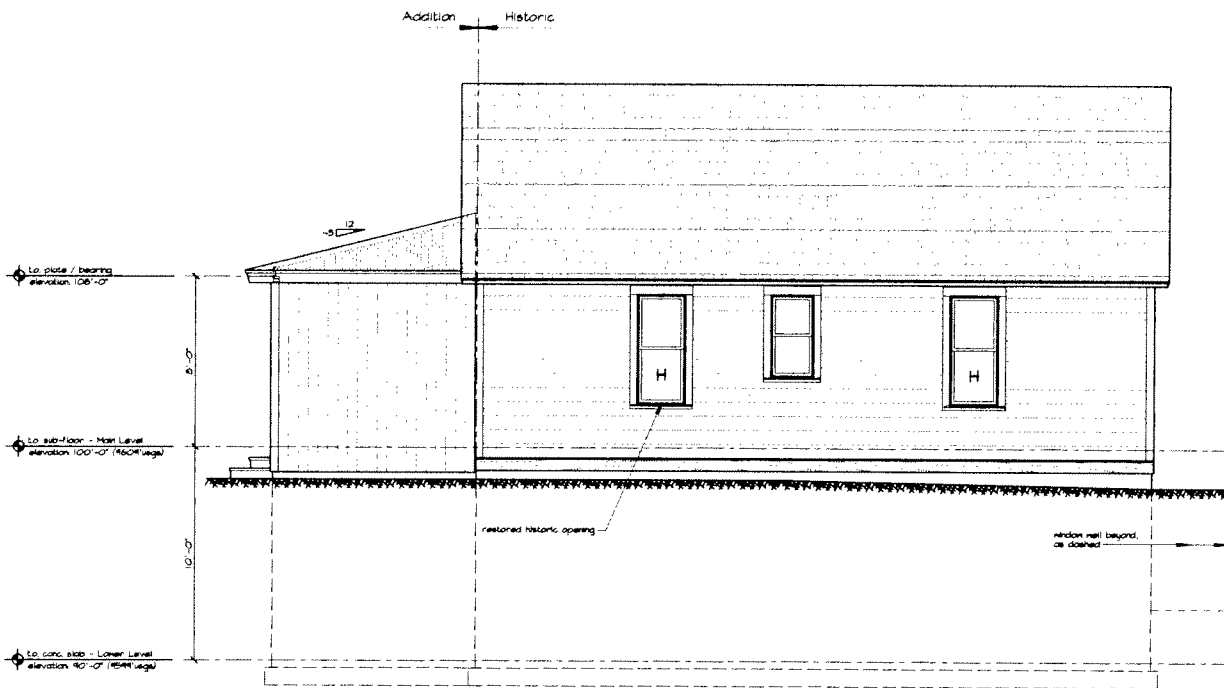
A-2



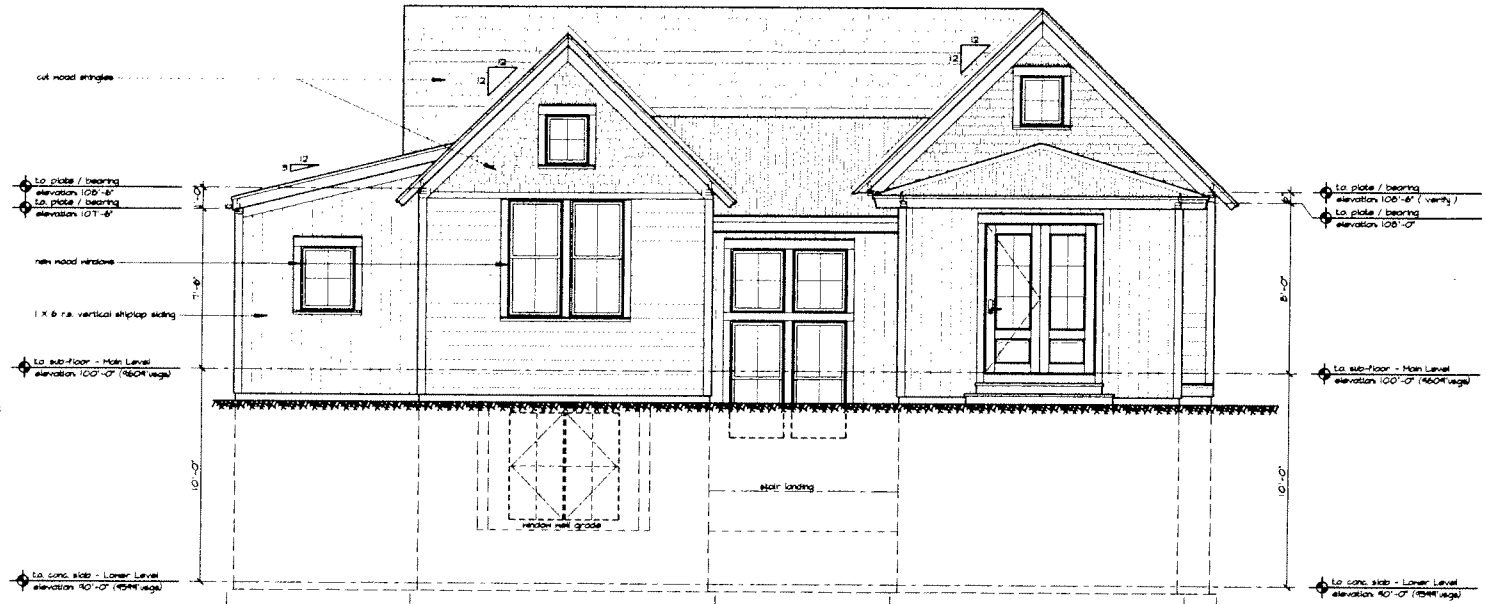
South Elevation
Scale: 1/4" = 1'-0"



West Elevation
Scale: 1/4" = 1'-0"



North Elevation
Scale: 1/4" = 1'-0"



East Elevation
Scale: 1/4" = 1'-0"

STROBLE RESIDENCE
Restoration / Addition
206 South Harris Street
Breckenridge, Colorado

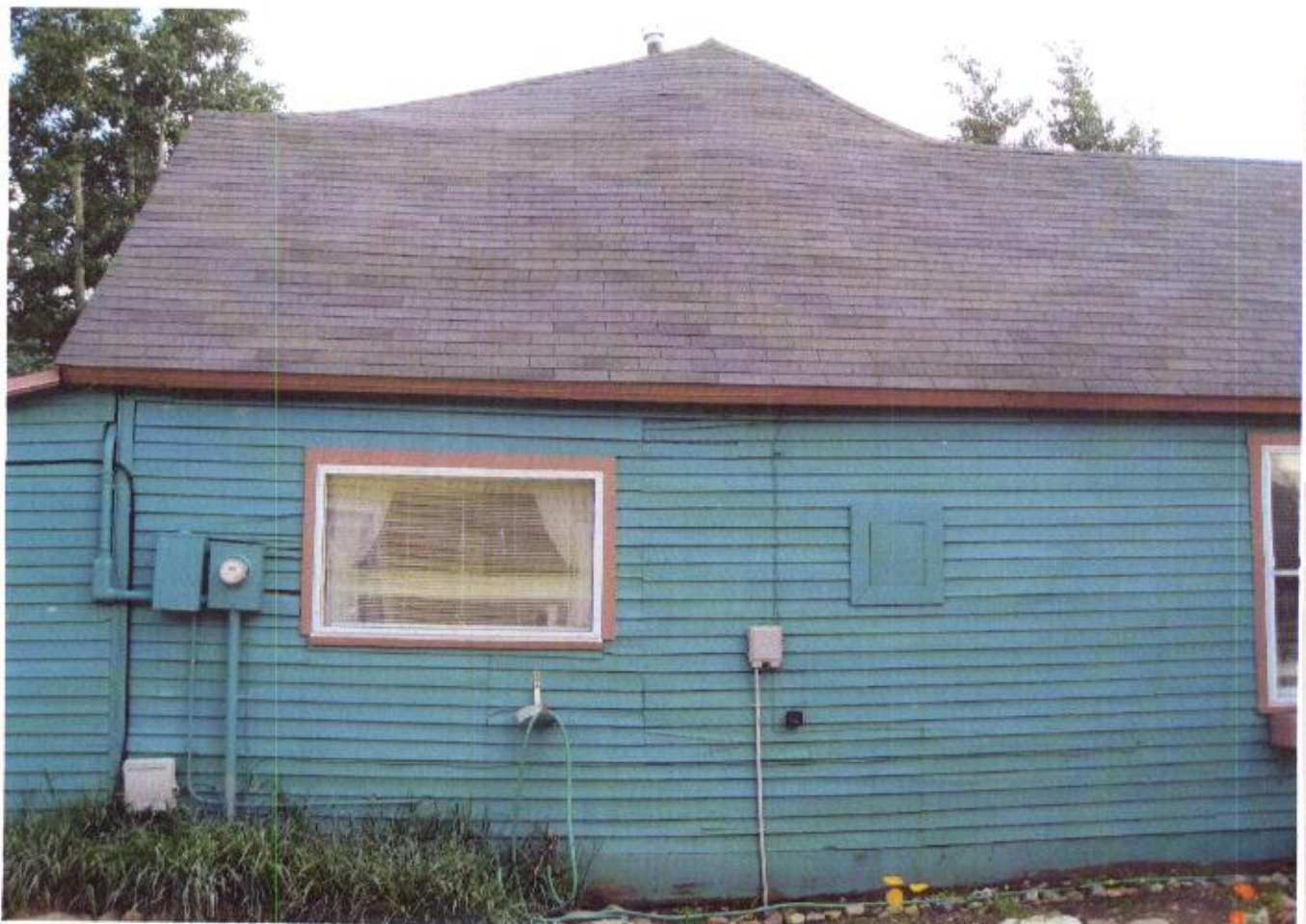
Exterior Elevations
Scale: 1/4" = 1'-0"
Date: 12-08-2011

J.L. Butterley, Architect, P.C.
architectural consultation
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Leonard R. Cavaland, Inc.
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A-3







Staff Report

Subject: Breckenridge Distillery Expansion (Class A, Preliminary Hearing; PC#2012039)

Proposal: Build a 2,703 sq. ft. addition to the existing 3,896 distillery building. The expansion is needed for additional storage and daily operations. Three new corn, rye, and barley silos are also proposed for the addition. The new silos would allow for more storage, which would reduce the number of deliveries to the business. The addition will match the colors and materials of the existing structure.

Date: May 14, 2012 (For the Planning Commission meeting of June 5, 2012)

Project Manager: Matt Thompson, AICP

Applicant/Owner: Breckenridge Distillery/Bryan Nolt

Address: 1925 Airport Road

Legal Description: Lot 1C, Block 9, Breckenridge Airport

Site Area: 2.13 acres (92,662 sq. ft.)

Land Use District: 31: Commercial and Industrial, 1:4 Floor Area Ratio (FAR)

Historic District: N/A

Site Conditions: Most of the property is relatively flat, sloping downhill to the north at 6%, however the southwest corner of the property begins to slope steeply uphill. There is an existing 3,896 sq. ft. distillery building on the property. There is an existing 30-foot drainage easement and a 10' snowstack easement along the eastern property line. There is a 15' power line easement along the western property line. There is a 15' driveway easement along the southern property line. A lot line vacation between lot 1C and lot 1B1 is being processed, which will create one larger lot. There are two existing green houses on the property, which total 1,394 sq. ft. There is a heavily landscaped berm, which buffers the property quite well from the east.

Adjacent Uses: North: Landscaping storage
South: Skypark Business Center Condo
West: White River National Forest
East: Rock Pile Ranch Condo

Density: Per Density Agreement: 14,690 sq. ft.
Total density: 8,012 sq. ft. (Total all structures)
Proposed new density: 2,703 sq. ft.

F.A.R.: 1:11.5

Total: Existing Distillery Building
Main Level: 3,000 sq. ft.

	Upper Level:	915 sq. ft.
	Total	3,915 sq. ft.
Total:	Existing (Greenhouses):	1,394 sq. ft.
	Proposed expansion:	2,703 sq. ft.
	Total sq. ft. of existing and proposed:	8,012 sq. ft.
Height:	Recommended:	35'
	Proposed:	35'
Lot Coverage:	Building / non-Permeable:	7,097 sq. ft. (13% of site)
	Hard Surface / non-Permeable:	11,176 sq. ft. (8% of site)
	Open Space / Permeable Area:	73,389 sq. ft. (79% of site)
Parking:	Required:	16 spaces
	Proposed:	16 spaces
Snowstack:	Required:	2,794 sq. ft. (25%)
	Proposed:	5,289 sq. ft. (47%)
Setbacks:	Front:	62 ft.
	Sides:	287 ft. (Combined)
	Rear:	23 ft.

Item History

The original owner, Josh Child, in the year 2000 constructed a 3,000 square foot one story building on Lot 1, Block 9, Breckenridge Airport Subdivision. The building served as Summit Landscaping headquarters, and housed six offices and a shop area. In February of 2010 Breckenridge Distillery opened for business in this location.

There have been many density transfers in the past related to this property. The most recent density apportionment agreement recorded June 22, 2010 (Reception #941319) calls out 14,690 sq. ft. for the new larger single lot (10,640 sq. ft. for Lot 1B1 and 4,050 for Lot 1). After the lot line vacation these will be one lot.

Staff Comments

Land Use (Policies 2/A & 2/R): The property is located in the Airport Subdivision of Land Use District 31, which calls for Commercial and Industrial uses. The distillery is clearly a commercial use and, hence is allowed.

Density/Intensity (3/A & 3/R)/Mass (4/R): The density apportionment agreement allows for a total of 14,690 sq. ft. of total density for this property. The proposed area of all structures on the property is 8,012; hence well below the total allowable density.

Architectural Compatibility (5/A & 5/R): The building addition is designed with board and batten cedar siding, rough sawn cedar trim, timber columns, and brackets, a raised panel metal garage door, and a standing seam metal roof to match the existing structure. The silos will be painted to match the color of the building. The proposed addition will be architecturally compatible with the land use district and the neighborhood. Staff has no concerns with the proposed architecture.

Building Height (6/A & 6/R): The addition is proposed at 35' tall with a 10' tall cupola to allow light into the addition and a louvered fan for exhaust. Per the Development Code definition of Building Height Measurement: *D. Exceptions: Building height measurement shall not include: "For Nonresidential Structures And Multi-Family Structures: Elevator shaft extensions, chimneys, and focal elements such as church steeples, spires, clock towers or similar structures that have no density or mass (in no instance shall any of these structures extend over 10 feet above the specified maximum height limit), or the first five feet (5') of height within the first floor common area lobbies in multi-family structures."* Land Use District 31 allows for structures to be 35' in height. Since the definition of building height measurement exempts this type of element up to 10' above the specified maximum height limit, the proposed height is allowed.

Site and Environmental Design (7/R): The lower level of the proposed addition will be well screened by the existing distillery building as it is placed in the rear of the existing building. However, the addition height of 35' (45' with copula) is significantly taller than the existing distillery building that is 27' in height. The applicant is minimizing site surface disturbance by placing the addition in an area that has been previously disturbed as a dirt driveway behind the existing facility. The proposed site of the addition allows for privacy for the distillery and buffering to the neighboring properties as well. The property is has two three foot high berms along Airport Road and is well landscaped with existing and proposed trees and shrubs.

There are two retaining walls proposed, one for the addition and one to allow for two new parking spaces. These retaining walls will be made of large boulders; this Policy encourages retaining wall systems to be made of rock or timbers.

Driveways and site circulation systems are encouraged to work efficiently with the existing topography. The main entrance driveway into the distillery is already paved. The dirt driveway that comes in from the north will be paved as part of this proposal. The newly paved driveway from the north will allow for grain to be delivered to the silos. Staff is comfortable with the design and location of this driveway.

Placement Of Structures (9/A & 9/R): The addition will be placed 22' off the rear property line, 62' from the southern property line, approximately 235' from the northern property line, and setback 137' from the front property line. The proposed addition is clearly within the allowed setbacks. Staff has no concern the placement of the structures.

Snow Removal And Storage (13/R): The 11,176 sq. ft. of paved driveway area requires at least 2,794 sq. ft. of snow storage. The applicant has proposed 5,289 sq. ft. of snow storage. Staff has no concerns with the proposed snow removal and storage.

Access / Circulation (16/A & 16/R; 17/A & 17/R): The site is accessed from two driveways from Airport Road. The existing access and circulation appears to be working well. Staff has had no complaints from the neighboring property to the south, which shares a 30' driveway easement with the distillery. The dirt driveway access from the north will continue to work well after it has been paved.

The paved driveway will be a benefit during muddy times of the year and for snow removal. Staff has no concerns with the access and circulation of this proposed project.

Parking (18/A & 18/R): 16 parking spaces would be required for the proposed development. There are nine parking spaces existing on the southern paved portion of the site. Seven new parking spaces are proposed for a total of 16 spaces, which meets the requirements of the parking ordinance. Staff has no concerns with the proposed parking.

Landscaping (22/A & 22/R): The plans indicate that approximately 79% of the property will remain as open space and has been improved with significant landscaping. Two, three foot high heavily landscaped berms were constructed along Airport Road when the existing building was constructed. The existing landscaping and greenhouses will screen the addition quite well. Also, the applicant is proposing eight (8) new trees which will further screen the addition and silos. The landscaping business will continue to operate at this property with an agreement between the distillery and Summit Landscaping. This property is one of the most heavily landscaped commercial properties in Town. Staff has no concerns with the existing and proposed landscaping.

Social Community / Employee Housing (24/A & 24/R): The development application for the addition is only for 2,703 sq. ft. Hence, they do not exceed the 5,000 sq. ft. threshold requiring employee housing. No employee housing is proposed. Staff has no concerns with this policy.

Drainage (27/A & 27/R): Positive drainage is proposed for the addition. The Engineering Department is interested in looking into the size of the culvert under the dirt driveway that comes in from the north. There was some flooding in this area last year. The Engineering Department may ask the applicant to increase the size of the culvert. We will report back to the Commission on this issue at the Final Hearing.

Point Analysis (Section: 9-1-17-3): Staff found no reason to warrant positive or negative points for this application. The proposal meets all Absolute and Relative Policies of the Development Code.

Staff Recommendation

The Planning Department believes this proposal is headed in the right direction. Staff has the following questions for the Planning Commission:

1. Does the Commission agree that the 10' tall cupola is exempt from the height measurement?
2. Does the Commission agree that the addition and silos are well-screened from public view?

O'BRYAN PARTNERSHIP, INC.
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 Fax: 207.773.2308
 www.obryan.com

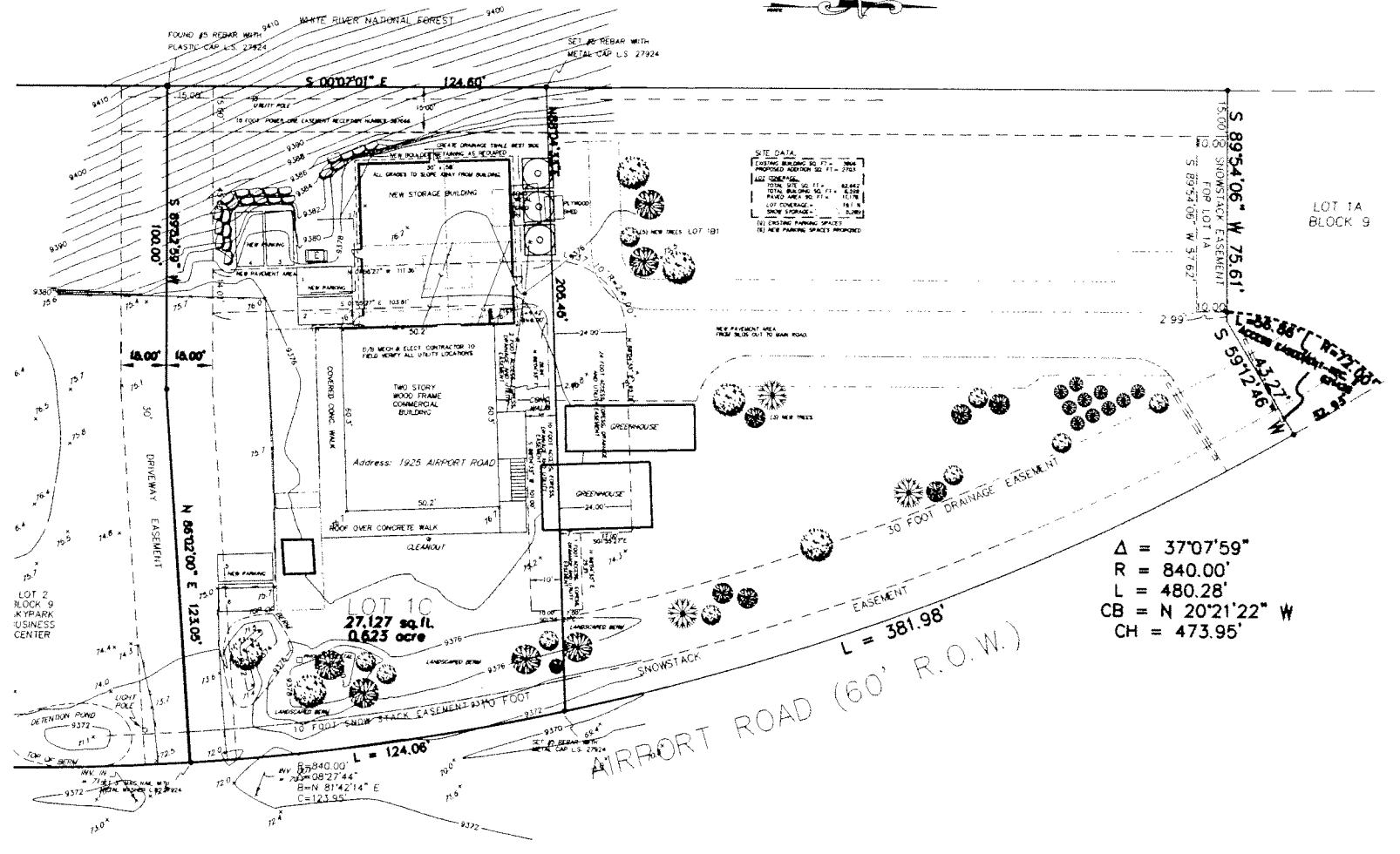
BRECKENRIDGE DISTILLERY

AIRPORT ROAD
 BRECKENRIDGE, CO 80424

Revisions:
 REVIEW 3-19-2012
 PLANNING SHEET 4-9-2012

Date: 03/15/12
 Project No: 2483.000
 Drawn by: CF
 Checked by: XXX

A1.1
 SITE PLAN



$\Delta = 37^{\circ}07'59''$
 $R = 840.00'$
 $L = 480.28'$
 $CB = N 20^{\circ}21'22'' W$
 $CH = 473.95'$

AIRPORT ROAD (60' R.O.W.)
 $L = 381.98'$

1 SITE PLAN
 AU 1/16" = 1'-0"

O'BRYAN PARTNERSHIP, INC.
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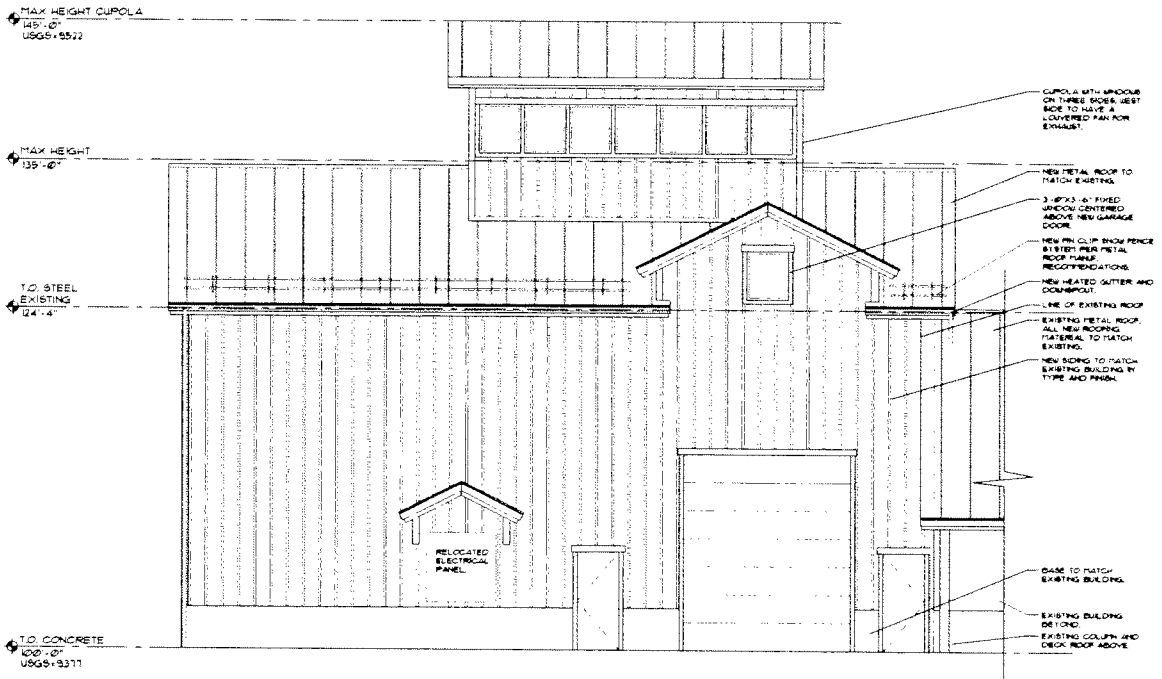
BRECKENRIDGE DISTILLERY

AIRPORT ROAD
BRECKENRIDGE, CO 80424

Revisions:
REVIEW 3-18-2012
PLANNING SHEET 4-9-2012

Date: 03/22/12
Project No: 2482.dwg
Drawn by: DF
Checked by: xxx

A3.0
SOUTH ELEVATION



1 SOUTH ELEVATION
A3.0 1/4" = 1'-0"

**O'BRYAN
PARTNERSHIP, INC.**
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BRECKENRIDGE DISTILLERY
AIRPORT ROAD
BRECKENRIDGE, CO 80424

Revisions:
REVIEW 3-9-2012
PLAN-NUM 5-2011
4-9-2012

Date: 03-19-2012

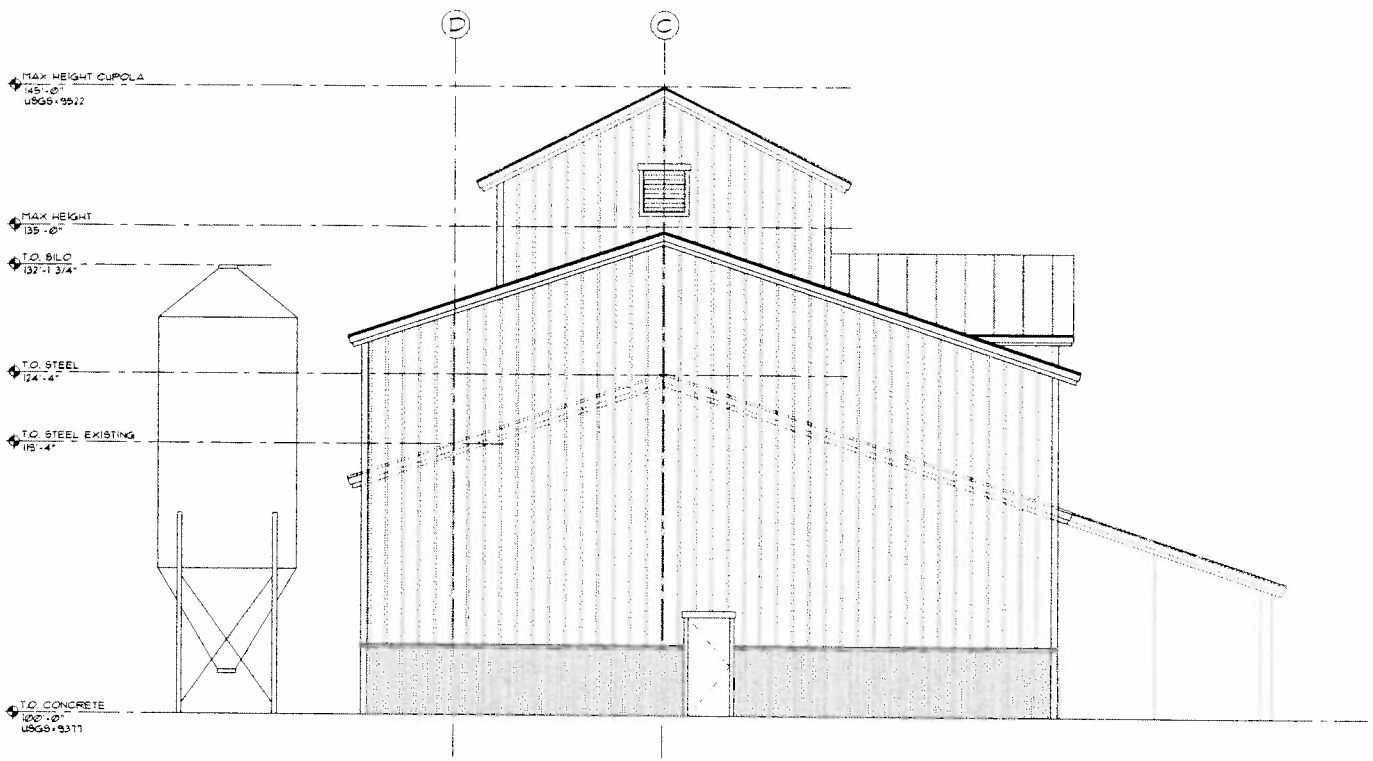
Project No: 2450-000

Drawn by: OF

Checked by: xxx

A3.1

WEST ELEVATION



1 WEST ELEVATION
A3.1 1/4" = 1'-0"

OBRYAN PARTNERSHIP, INC.
ARCHITECTS - A.I.A.

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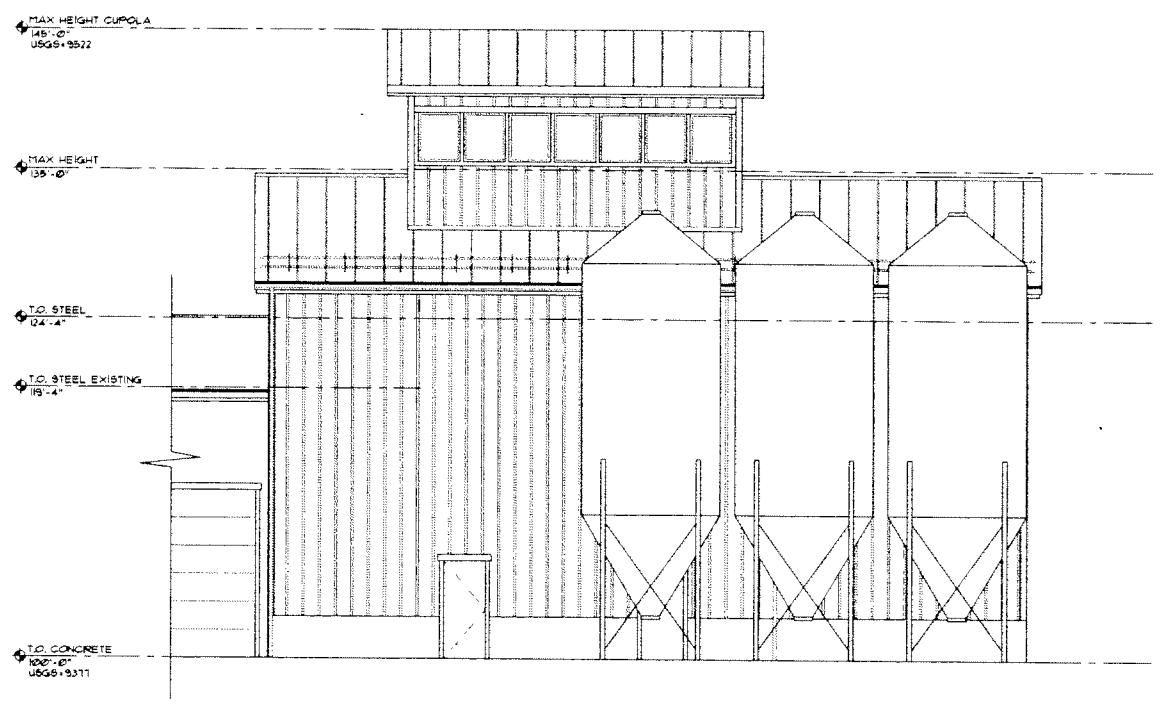
BRECKENRICK STILLERY

AIRPORT ROAD
BRECKENRIDGE, CO 80424

Revisions:
REVIEW 3-15-2012
PLANNING SUBMIT
4-9-2012

Date: 03.15.2012
Project No: 2452.dwg
Drawn by: DF
Checked by: KXX

A3.2
NORTH ELEVATION



1 NORTH ELEVATION
A3.2 1/4" = 1'-0"

O'BRYAN PARTNERSHIP, INC.
ARCHITECTS - AIA

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BRECKENRIDGE DISTILLERY
AIRPORT ROAD
BRECKENRIDGE, CO 80424

Revisions:
REVIEW 3-18-2010
PLANNING 5-20-11
4-9-2010

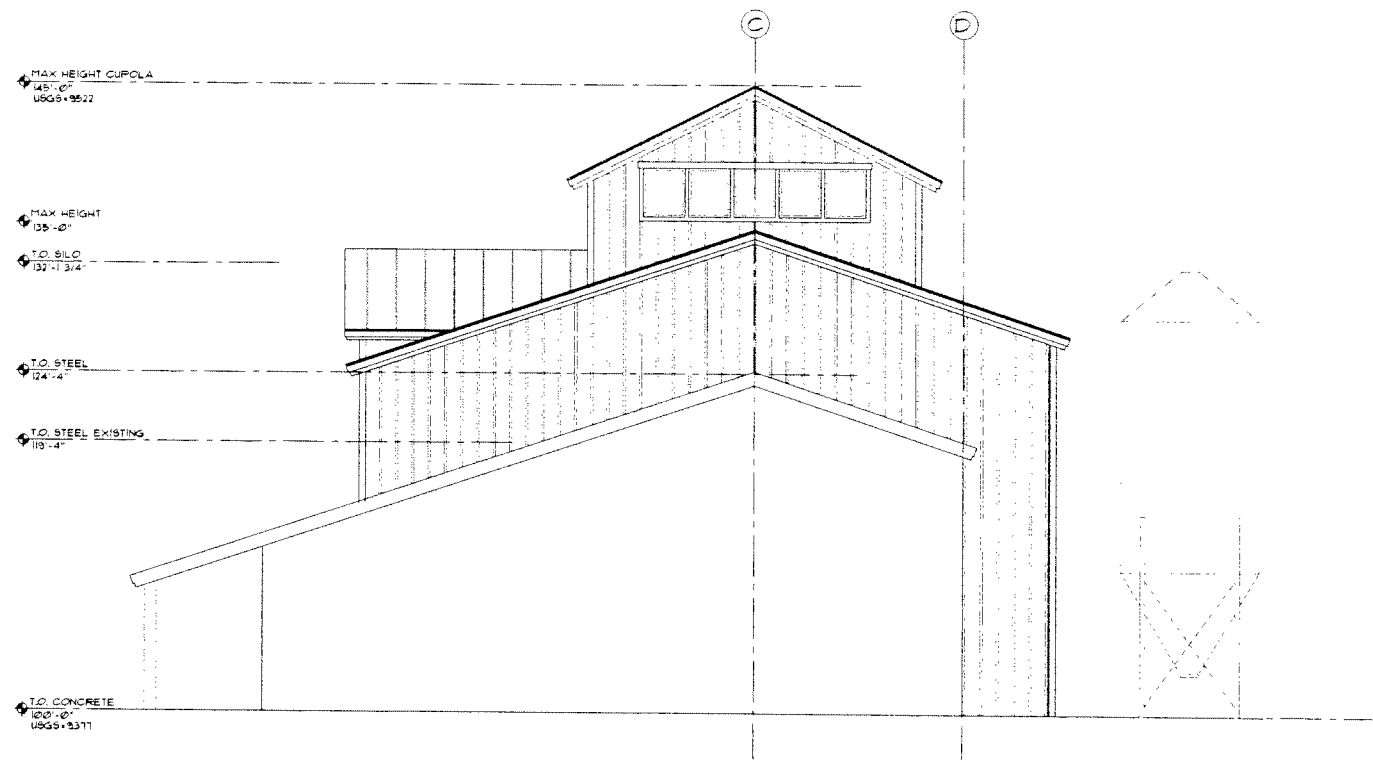
Date: 03-19-2010

Project No: 2452.000

Drawn by: DF

Checked by: xxx

A3.3
EAST ELEVATION



1 EAST ELEVATION
A3.3 1/4" = 1'-0"