



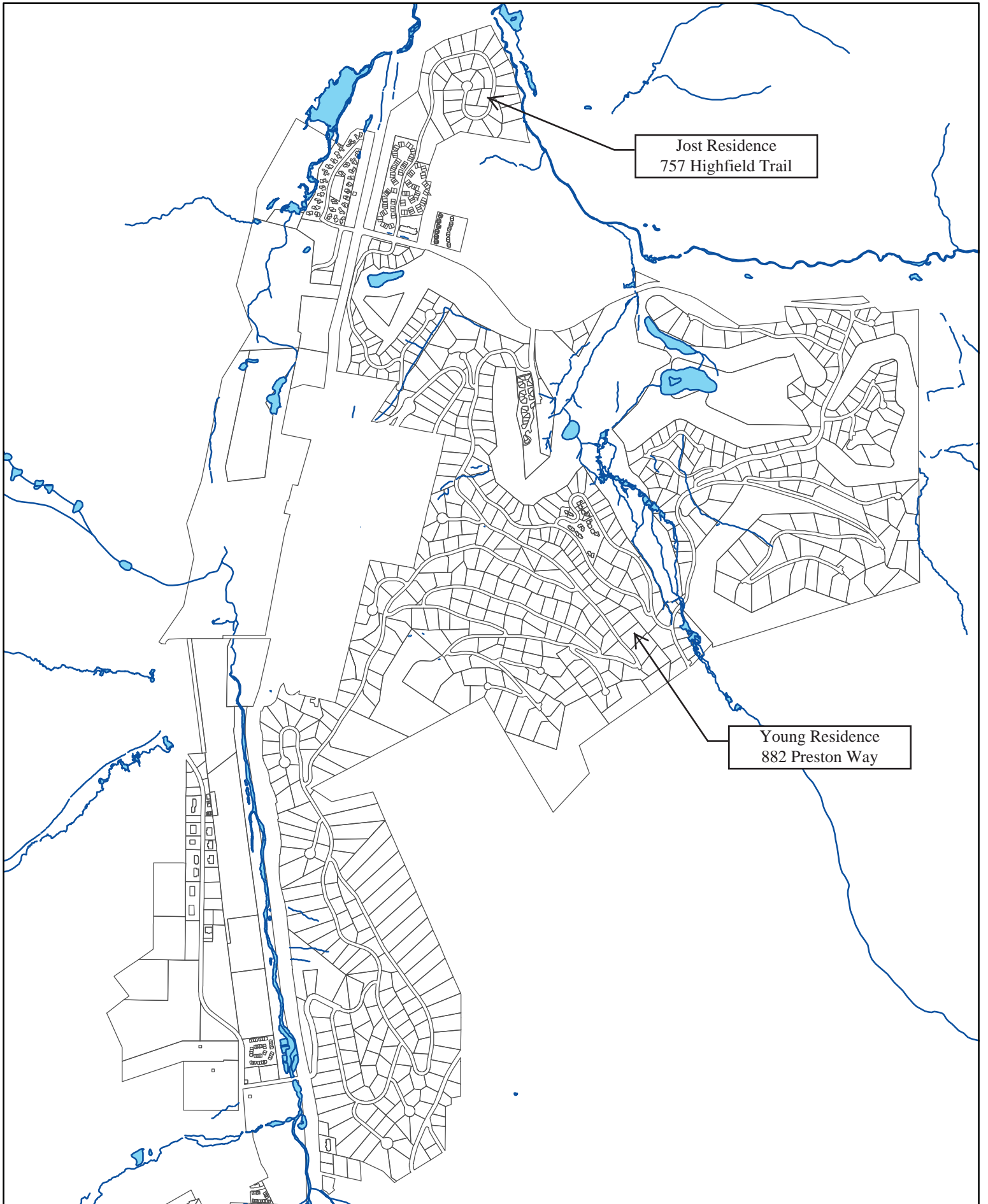
PLANNING COMMISSION AGENDA

Tuesday, November 20, 2012
Breckenridge Council Chambers
150 Ski Hill Road

7:00pm	<i>Call To Order Of The November 20 Planning Commission Meeting; 7:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	4
	<i>Approval Of Agenda</i>	
7:05pm	<i>Consent Calendar</i>	
	1. Young Residence (MGT) PC#2012093; 882 Preston Way	12
	2. Jost Residence (MGT) PC#2012094; 757 Highfield Trail	24
	3. Lot 26, Corkscrew Flats (MM) PC#2012092; 396 Corkscrew Drive	34
7:15pm	<i>Worksessions</i>	
	1. Motion to Approve Placing Recently Annexed Property in Land Use District 1 (Wedge and MBJ Parcels) (LB)	45
	2. Certified Local Government (CLG) Presentation (Dan Corson, History Colorado)	
	3. Solar Panels in the Historic District (JP/CN)	51
9:00pm	<i>Town Council Report</i>	
9:15pm	<i>Final Hearings</i>	
	1. Jones Residence Restoration, Rehabilitation and Addition (MM) PC#2012043; 203 South High Street	60
10:15pm	<i>Other Matters</i>	
10:30pm	<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.**



Jost Residence
757 Highfield Trail

Young Residence
882 Preston Way

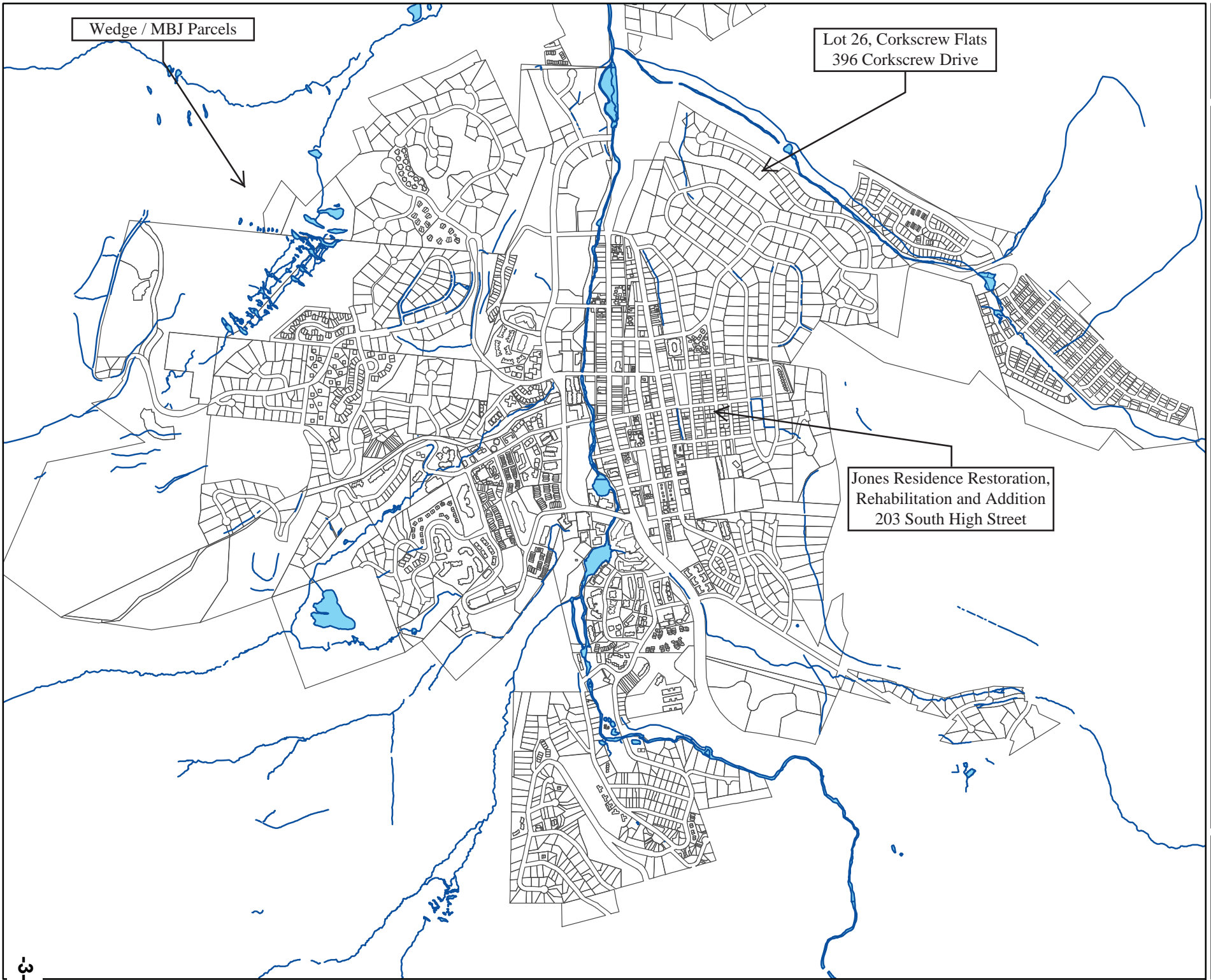


Breckenridge North

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





Wedge / MBJ Parcels

Lot 26, Corkscrew Flats
396 Corkscrew Drive

Jones Residence Restoration,
Rehabilitation and Addition
203 South High Street



printed 4/12/2011

Breckenridge South

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PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm.

ROLL CALL

Kate Christopher Jim Lamb Trip Butler
Gretchen Dudney Eric Mamula David Pringle
Gary Gallagher, Town Council Liaison
Dan Schroder was absent

APPROVAL OF AGENDA

With no changes, the November 6, 2012 Planning Commission meeting agenda was approved unanimously (6-0).

APPROVAL OF MINUTES

With no changes, the October 16, 2012 Planning Commission meeting minutes were approved unanimously (6-0).

ELECTION OF CHAIR AND VICE CHAIR FOR 2012-2013

Mr. Neubecker indicated that Mr. Schroder was willing to serve the Commission as chair or vice chair if elected.

There was a general discussion about the desire to allow various Planning Commissioners to gain experience as chair or vice chair. Some Commissioners in the past have not been suited to run a meeting, and that should be considered. It was agreed that it is important for whoever is elected as chair to run meetings efficiently, keep issues and applications progressing forward, and ensure that all Commissioners voice their views without one or two strong Commissioners monopolizing the discussion.

Mr. Mamula made a motion to elect Ms. Dudney as Planning Commission Chair for November 1, 2012, to October 31, 2013. Ms. Christopher seconded, and the motion was carried unanimously (6-0). Mr. Mamula made a motion to elect Mr. Lamb as Planning Commission vice Chair for November 1, 2012 to October 31, 2013. Ms. Christopher seconded, and the motion was carried unanimously (6-0).

CONSENT CALENDAR:

1. Krieg Residence (MGT) PC#2012091; 91 Forest Circle
2. Haney Building Skylights (CN) PC#2012090; 117 South Main Street

Mr. Pringle: I have some questions with respect to the point analysis for the additional 4th skylight on the Haney Building, 117 S. Main Street. (Mr. Neubecker: The Applicant has requested a call up because he doesn't agree with point analysis.)

Mr. Lamb made a motion to call up the Haney Building Skylights, PC#2012090, 117 South Main Street. Ms. Dudney seconded and the motion was carried unanimously (6-0).

Mr. Neubecker presented the history of the project. The plans submitted for building permit showed 3 skylights. The Applicant is requesting approval for a 4th skylight not shown in these plans. The Applicant did install those without permission. Two other skylights (a total of six) were installed. At this point, those two extra skylights have been removed. Staff felt this would not have been approved originally. Staff is recommending five negative points (-5) under Policy 5/R, Architectural Compatibility. The project has a passing point analysis, and staff is recommending approval, with a passing score of zero points.

Commissioner Questions / Comments:

- Mr. Mamula: Are the skylights that protrude from the roof are operational? (Mr. Neubecker: Yes, the ones that are higher off the roof are operational.)
- Ms. Dudney: Did they install the solar panels per the plan? (Mr. Neubecker: Yes.) How was it discovered that the three additional skylights were installed? (Mr. Neubecker: Planning staff walking around Town; there was not a lot of discussion about the skylights during initial plan review and approval.)
- Mr. Pringle: Of the four skylights that are shown on the roof, three of them were approved in that location, right? (Mr. Neubecker: Yes.) And then the bank of solar panels is that correct? (Mr. Neubecker: Yes, they were also approved.)

Mr. Tom Begley, Breckenridge Lands (Applicant): I just wanted to add a few things; we didn't try to add these without understanding that we needed to go through the process. I thought that we would go through a Class D permit for the skylights. The Staff didn't feel comfortable, so before we got to C.O. (Certificate of Occupancy), I was going to go through that process. We are waiting on a decision here before we C.O. the upper floor. There was a bit of confusion. There were three solar panels approved with the development permit as well as a solar array. These three skylights were intended to get light and air into the lower retail space; it's about 80 feet long and we wanted to provide light and air there. So here is where the discrepancy between the development and construction plans happened...typically we have a set of plans and a set of working drawings with planning, engineering and building department which we go over with a red line. On this set of plans that went through building plan review, it doesn't show another sky light, but it shows an optional array of solar panels towards the front of the building. So for all intents and purposes, I operate off of these plans. We are not sure how they (optional solar panels) got on this set of plans. We have an apartment in this building, approved for the affordable housing. We have to provide 5% of our density as affordable housing. At the onset of this project our plans was that we were going to eliminate that employee housing. We were going to build the building better than a sustainable code building to achieve the positive points. Really, our initial intent was not to have the deed restricted unit in the building and build a 30% more efficient building to avoid that. The economies make it difficult to rent this unit like this (as employee housing) in town. These were included in the approved building plans but not in the building permit plans. The Staff called us on this before we submitted for a Class D. We removed the two skylights immediately and ask you if it would be reasonable for us to keep this fourth skylight, the main reason being to provide light and air to the office on the second floor. We have a lot of solar gain, a two hour firewall on the north with no openings, and this is the only place for light and air. We did install an operable skylight.

Commissioner Questions / Comments (continued):

- Mr. Mamula: Where is the break on the plan between the office and the apartment? How do you operate that middle skylight? (Mr. Begley: Electronically operate the skylight. During the approval process, we voiced an objection to that deed restricted unit. We would put the deed restriction on until we went through the ASHRAE analysis that proves that it is 30% better than a code built building.)
- Ms. Dudney: But somehow it got on the plans to put the skylights on the east side, and then solar panels changed skylights. (Mr. Begley: While we were under construction it became apparent that we needed a natural solution to the solar gain.) And at the time you didn't realize it wasn't approved? (Mr. Begley: Yes.)
- Mr. Pringle: Did we end up with a 30% more efficient building without solar? (Mr. Begley: We have achieved a 34% more efficient building.) Is that agreed to by the Town? (Mr. Begley: The ASHRAE analysis, unlike a HERS analysis, projects it 365 days/year, and looks at typical weather patterns and tries to project what the efficiency of the building will be via a computer method. I think that it is a minimum standard. The Town recognizes the ASHRAE

- method.)
- Ms. Dudney: I think what you are saying is that the point analysis didn't bring acceptable measure to meet the required points. (Mr. Neubecker: It's the commercial portion.)
- Mr. Lamb: The optional solar panels; were they on the development permit? (Mr. Neubecker: No; they were not shown on the plans that we saw; we don't put a lot of weight on "optional" notes on drawings; we do require an Architectural Statement of Compliance. These were not identified on the Architects Statement of Compliance.) They were not at all on the plans then. (Mr. Begley: I was working through these thinking that I could just go through and ask for a Class D, but I admit, it's 100% my fault.) (Mr. Neubecker: I know what the solar panel policy says about visibility, it's a big leap to assume that solar panels would be approved in this location.)
- Mr. Mamula: Because the plan sets are so huge, and our staff is so limited, we started requiring that the architects start listing all of their changes so it isn't the Town's obligation to find the plan changes.
- Ms. Dudney: If you have the negative five points and switch out the deed restricted to market rate, and you have the energy efficiency points, what happens? (Mr. Begley: The project fails. With the deed restricted housing we are at a positive 8; without the deed restricted unit and the negative 5 points we fail. We went through all of this process with ASHRAE for the points knowing that we were going to go back and take the deed restriction off. It's going to be difficult to achieve those 4 points back other than take the skylight out. That is why I wanted to come ask you; this skylight will cut down on the need for air conditioning, allow more natural light; frankly, looking at those photos it is marginally more visible than the skylights and there wasn't a lot of discussion on the skylights. This made me think that Staff or you would be okay with some skylights.)
- Mr. Mamula: Mr. Neubecker, what was the final point analysis before this? (Mr. Neubecker: It was plus 5 because it did include the housing.) (Mr. Begley: There is a line in that document that specifically says that once we got the ASHRAE analysis we would remove the deed restriction.)
- Ms. Dudney: And with the energy efficiency, it would have been plus one. (Mr. Neubecker: We weren't sure that they would get +3 or +4, but now it looks like it would have been plus one for the final score.)
- Mr. Mamula: Have we always done the open space points with this zero lot line issue? I don't remember it ever being this way. (Mr. Neubecker: No.) (Mr. Mosher: Historically these properties had outbuildings and they truncated the lot so there was space for open space in the rear yard.) That entire block is lot line to line. (Mr. Neubecker: It is in the front, but not always in the back. There may need to be a discussion on Policy 21.)
- Mr. Dudney: I think the issue is, do we agree with the Staff, or should it be more or less points?

Ms. Dudney opened the hearing to Public Comment. There was no public comment, and the hearing was closed.

Commissioner Questions / Comments (continued):

- Mr. Butler: I don't think that four skylights have any more impact than 3 skylights. I don't have a problem with the 4.
- Ms. Dudney: I agree, but I'm disturbed by the process; by the architect compliance letter, the construction plans mysteriously have this solar array and the conversion into skylights, the dependence on the Staff finding it, and they were only removed after the Staff found it. If the 4th skylight had been there in the beginning, I wouldn't have a problem with it, but I have a trust issue. You're starting behind the 8 ball with me.
- Mr. Lamb: I agree with both of you; this should have been caught. I understand what we are being told

what happened, and it sounds plausible; what Mr. Butler said I agree with as well. I looked at it today and I don't see that 4th skylight changing the entire look of the roofline. I would be in support of it. It's almost as if we need a better process and should be a topic for a future discussion. You can't count on the building department to analyze the plans for the planning department.

Mr. Pringle: Whose job is it then? Who checks that? We just assume it? (Mr. Grosshuesch: We added #15 Standard Condition of Approval because we have run into similar issues. The Applicant needs to list out the changes that they have made and the building department reviews the plans.)

Ms. Dudney: I have familiarity with this; the taxpayer doesn't want the building department going over every line and trust is imperative.

Mr. Butler: I don't think if anyone in front of us, for having 'gone to the well before', when they have a considerable record of nice construction projects, it's not entirely fair to say that I only met you today and you've made a bad impression. I know Breckenridge Lands work, and I was a builder, and I feel like it makes sense to put in the 4th skylight when you're doing the roof. When it's time to put the roof on, you can't wait around. It could snow, get a crew up there, I'd rather take it out than leave it open. I would go to the Town and say I have an idea, etc. No malfeasance, just, I wish that I had thought about it later. (Mr. Neubecker: Keep in mind this is Staff going to the Applicant, not vice versa.) I just don't feel like it's malfeasance as much as "now is the time to do the skylights" and if they say no, I'll pull it out. (Mr. Neubecker: Knowing Mr. Begley, who's been in Town a long time, one would know to come in with a plan change prior to doing this. The decision should be based on what is the code. Would it have been approved had it been here originally? Had they shown more skylights we would have discussed it.) (Mr. Grosshuesch: I understand what you're saying; we work every day to try and train the building community not to do it this way.) I just think that there is a difference between that and malfeasance. (Mr. Begley: There are the checks and balance of the Staff coming out; before C.O. I was going to come to get it approved. You have to sign the green sheet, and I can't tell you how many times we haven't had one shrub in the back. I think the process works pretty good. This is one case. I take full responsibility. I think you guys have a good system in place to check what has been approved. It was pure happenstance that you saw the skylights before I got in the application.)

Mr. Pringle: I concur with Mr. Neubecker. Everyone in this project has been in this process a number of times. You have to come in before you do your changes in the field. We are in the business of enforcing the code; when people change plans, something is wrong here. I'm not sure that this was meant to be deceitful on your part, but something needs fixed.

Ms. Christopher: I don't have a problem with the skylight. My problem is that the Applicant was using a set of plans that were not approved. That is where I have a problem.

Mr. Pringle: As far as the additional light, I don't have a problem with the 4th skylight. We should have caught this.

Ms. Christopher: I think it's wrong for the Applicant to assume that the skylights are fine. (Mr. Grosshuesch: Development Code based reasons must be used; procedural stuff is not going to go against points.)

Ms. Dudney: Is it worth the negative 5 points for this skylight? (Mr. Neubecker: 5x points is the multiplier.)

Mr. Mamula: It is difficult for me to go against the Staff on this; I will say that aesthetically the flat, the pop up, the flat does not look right; I would like them to all be the same. What reads oddly is the difference in size, but again, nothing to do with the application. If this was coming through for the first time, I would be interested in the private open space discussion; as it is right now it is hard for me not to agree with the Staff.

Mr. Pringle: I agree with you; I was just questioning the negative three points for the private open space.
Mr. Mamula: We have fought with this forever. Every big building something happens; remember Main Street Station? They were supposed to be pushed out decks. I don't know if this is ever anyone's fault. I would never say that Mr. Begley did this on purpose. Agree with what Staff has done.

Mr. Pringle made a motion to approve the point analysis for the Haney Building Skylights, PC#2012090, 117 South Main Street, with a net score of zero points. Mr. Mamula seconded, and the motion was approved (5-1) with Mr. Butler voting no.

Mr. Pringle made a motion to approve the Haney Building Skylights, PC#2012090, 117 South Main Street, with the presented findings and conditions. Mr. Mamula seconded and the motion was approved unanimously (6-0).

WORKSESSIONS:

1. South End Residential Transition Standards (MM)

Mr. Mosher presented. The *Handbook of Design Standards for the Transition Character Areas of the Conservation District* was formally adopted by the Town on March 27, 2012. Within these standards, the adopted map shows the limits of the South End Residential Transition Area abutting Historic Character areas beyond the Breckenridge Elementary/Summit School District properties. The discussion tonight centers on the possibility of including the west-most Summit School District property (where the elementary school is located) into the South End Residential Transition Area.

The property lies in Land Use District (LUD) 26. This is the same LUD that includes portions of Sunbeam Estates, Hermit Placer Grove condominiums, and the Falcon Condominiums. This LUD suggests any residential use at 4 units per acre (UPA), encourages greater setbacks than suggested by the Code, and discourages building height in excess of 3-stories (38-feet tall measured to the mean of the roof). Staff will address the discrepancies between the density the LUGs allow and the Transition Standards above ground density at a future meeting.

There are no platted lots on the west-most Summit School District property. Hence a variety of scenarios are possible. However, if this property were to be included into the South End Residential Transition Area, the more restrictive provisions of the Code would be applied. Thus, the total allowed density would be 4 UPA (per the LUGS), the maximum above ground density allowed would be 13.5 UPA (per the Transition Standards), the maximum height would be 26-feet measured to the mean of the roof (per the Transition Standards) and “a building that is composed of a set of smaller masses is preferred in order to reduce the overall perceived mass of the structure” (per the Transition Standards).

Did the Commission believe that by including the west most school property into the South End Residential Transition Area there would be enough design controls in place already to not require any changes to the South End Residential Transition Area verbiage or LUD 26?

Or did the Commission believe the boundary should include all of the school owned property?

If any additional design controls are suggested, they can be included within the verbiage of the chapter for the South End Residential Transition Area (#13) when the boundary map is modified. Verbiage might include more specific language on lot sizes, building orientation and scale beyond that already addressed in the General Guidelines for the Transition Areas.

Commission Questions / Comments:

- Mr. Lamb: This would kick in only if the school property would sell, right? (Mr. Mosher: For non-school uses, yes.) (Mr. Neubecker: If the school would develop it or could develop it, we are asking about the character only. I think that staff can look at a creative way to preserve the development rights. We are talking about a character issue.)
- Mr. Mamula: I don't want to see this property develop like Sunbeam Estates with large single family homes. The nice thing about Goldflake Terrace to the east is that it is screened behind trees; it's the homes next to the park that has large homes sitting right at the edge of the historic district. I would rather see this density feather (gradually increase) to the larger sizes. (Mr. Mosher: This is the point; to create a transition.)
- Ms. Dudney: The LUGs aren't specific on the residential uses allowed. You don't want a big apartment or condo building. What is the relationship with the Town and the school district? Are they a private owner and we are just talking about their property? (Mr. Mosher: The school will be approached as our review develops. What we're asking for is should the Transition Area be extended to come out and protect more of the Conservation District rather than have this indentation of land mass with non-regulated use.) (Mr. Mosher clarified the limits of what the school owns.) (Mr. Grosshuesch: We need to do some more research. We are seeking general direction at this time.) (Mr. Mosher: Conceptually, the western lot is flat and easily developable where the eastern lots house the Carter Park Pavilion and the sledding hill, which are not so easily developed.)
- Mr. Pringle: The answer to your question is yes, we should extend the transition area; what if the school decided that they wanted to build something on this property? We could say "these are our standards". (Mr. Grosshuesch: At that point we would go on record and say "this is what our plan is for that property".)
- Mr. Gallagher: Is this something that the Town can do without speaking with the school? (Mr. Grosshuesch: This is just a statement of desired character; similar to form based zoning.) I can understand not wanting to have Mc-Mansions here; if I were the school district, I wouldn't necessarily jump on that wagon. Would have concerns about development rights. (Mr. Mosher: The density could be moved to increase it on the west lot and allow this area to function better with the standards.)
- Ms. Dudney: Preserving the street grid is also important. (Mr. Neubecker: If the school was to redevelop, they would come to the Town for review, I could see the Town acquiring the green space at least; maybe the park, the ball field and requesting that the density be concentrated into the area where the school building and parking lots currently sit and designing houses that look like the homes on Harris Street. If we get through today and the Commission agrees that the property should be included in the Transition Area, then we will proceed. If the Commission agrees that this is something you want to address, we can start those discussions with the school.)
- Mr. Pringle: Are there ways to make distinctions between the Falcon Townhomes and the Forest Haus that are not typical types of construction? (Mr. Neubecker: They would be outside of the Conservation District.)
- Ms. Dudney: Transition standards preclude a multi-family right? (Mr. Grosshuesch: Yes, the module size would make that difficult.)
- Mr. Pringle: If you were the school district, couldn't you build what you want? (Mr. Grosshuesch: You would have to fulfill the IRS interpretation of a school for that freedom.) I would suggest we extend the South End Transition Character Area boundaries to the most western portion of this property and we want to see the scale and character more sensitive to the historic buildings than the buildings that are adjacent to them.
- Mr. Lamb: I concur.
- Ms. Dudney: I concur.
- Mr. Mamula: I concur.
- Mr. Butler: I concur.
- Ms. Christopher: I concur.

2. Joint Planning Commission / Town Council Meeting Agenda Topics (CN)

Mr. Neubecker presented a memo listing the potential topics for the Joint Meeting with the Town Council, scheduled for Tuesday, November 13, 2012, from 6-7:30pm: moving historic structures, solar panels in the Historic District, policy on wireless communication towers, transition area standards.

Commission Questions / Comments:

- Mr. Pringle: Isn't #1 (Moving Historic Structures) taken care of? (Mr. Neubecker: Need to make sure the numbers are addressed.)
- Mr. Gallagher: I think Council wants to get a sense of where you all are; I left the last meeting thinking that you were not all together on that. I would say it's the most important item. I think with solar panels in the historic district, that several of us on the Council would like to discuss. It's important for all of you to express your different points of views on the moving historic structures. Our clients need to know what they are running into before they submit. (Mr. Neubecker: Council is interested in hearing about moving historic structures, it should be addressed.)
- Mr. Pringle: I agree; the solar panels in the historic district are our biggest discussion; we saw an application and one tonight, and they create a big problem.
- Mr. Mamula: I agree; I think we should leave #3(Wireless Communication Tower) off. I think we just set a great precedent for this.
- Mr. Gallagher: I agree; and how many of these are going to come through?
- Mr. Lamb: We are all a yes on that.
- Mr. Gallagher: If we have time, maybe we can discuss the Steamboat Springs field trip.
- Ms. Dudney: Do you envision briefing the Council with the proposed revisions and then reviewing the concept from there? (Mr. Grosshuesch: Do you want to get 'down and dirty' or conceptual?)
- Mr. Pringle: More conceptual level.
- Mr. Mamula: I would like to hear Council's opinion on Pinewood Village II and what land use district it should be in. Is it a real application even though it's a Town deal? Because honestly, we can't make a decision here until Council does. (Mr. Grosshuesch: When you make decisions like that, you have to assume that we will get sued; taking a chance on something like that we would advise against.)
- Mr. Gallagher: Wasn't it left with Mr. Tim Casey that they would 'shrink' the project? (Mr. Grosshuesch: Yes, Mr. Casey is trying to make the project fit in Land Use District 9.2. We may not be able to simply say that we can't have solar in the historic district, just so that you understand.)
- Mr. Mamula: We can limit what they look like; the ones that are on the side of the Haney building are much less offensive than others.
- Mr. Pringle: In that context, I thought that what they were going to do on the top of Lincoln West would be a solar array. (Mr. Grosshuesch: We would probably set up different standards for historic district.) Maybe revisit that whole policy. (Mr. Neubecker: I think that you're right; the large array of solar wasn't considered at that time. So, like Mr. Grosshuesch said, tinkering with the priority order is more likely; where is the most appropriate place to put them, etc. as we've learned from recent applications.) Are these cell towers going to be considered a utility and addressed that way by the Town? Or a facet of a business? (Mr. Grosshuesch: No, they are public infrastructure. They need their own provision not governed by building heights. Council has asked us to take a look at this.)
- Mr. Gallagher: We'll leave it on and if we get to it we will.

TOWN COUNCIL REPORT:

Gary Gallagher: Council had their budget retreat; many things were discussed and approved: Council decided to increase the budget for snow plowing and sidewalks; the summer transit route for two of our neighborhoods on Peak 8 and Warriors Mark area were eliminated during the downturn, so transit budget was increased for hourly service for employee service. We'll do it this year if the ridership is warranted; if the Town's goal is getting people using transit, the free service is incentive. Landscaping in the medians coming into Town: some wanted more tailored looking landscaping. There was approval for over-seeding and

maintenance for the landscaping coming into our town. On the capital program, we need to make investments to make us competitive so the Council decided to squeeze into a two year period the Arts District expansion. A year ago it was deemed to be a 20 year program. So Staff has been directed to lay out the plan and see how that would be accomplished. That's about 2 ½ million dollars of capital improvements. Main Street revitalization will continue, the solar gardens are coming up (between \$800,000 - \$1.6 million) for about ½ of the 10 acres being set aside. The 4 O'clock roundabout in concert with CDOT; landscaping recommendations will be forthcoming. Artificial turf in 2013 for the ball fields to extend the playing seasons. Our hard assets are underutilized; what can we do to enhance those programs? Town Hall needs improvements. Appropriated money to obtain artists work to do a sculpture at the entry of Town. On Lincoln Street, where it gets icy, we are putting in heated sidewalks. If that works, other sidewalks may be in the works. All in all, \$11 million. What has not been calculated is whatever Riverwalk Center recommendations occur via the master plan; if some of those are accepted, that will be more money that the Town will have to consider appropriating. Another issue is a new water plant in 2014.

The other big initiative will be the Child Care Initiative, putting it on the ballet in 2013 if the daycare centers get into it so that whatever money is being asked for, that the number is accurate for a sustainable revenue stream; secondly, if the community seems to be behind it, because if the vote says no, it puts the Council in a bad position. This is all subject to what the dollars are going to be; Laurie Best indicated that it could be \$800,000/year. So right now, we prefer a sales tax in lieu of a real estate tax. Town Council really wants to see what the real number is prior to making the decision. At the end of the day, the day care centers are going to have to rally the parents and the prior parents.

The next two years, the Town is going to spend a lot of money. Great for jobs, any construction let's get behind us, and we will remain very competitive. Let's get some people to buy some real estate. Additionally, we gave the Commissioners a free recreation pass. It was an easy thing for Council to do; these folks spend a lot of time, do a great job.

OTHER MATTERS:

None.

ADJOURNMENT:

The meeting was adjourned at 9:04 p.m.

Gretchen Dudney, Chair



Class C Development Review Check List

Project Name/PC#:	Young Residence	PC#2012093
Project Manager:	Matt Thompson, AICP	
Date of Report:	November 13, 2012	For the 11/20/2012 Planning Commission Meeting
Applicant/Owner:	Kathy and Steve Young	
Agent:	Matthew Stais Architects	
Proposed Use:	Single family residence	
Address:	882 Preston Way	
Legal Description:	Lot 199, Highlands, Filing 8	
Site Area:	77,674 sq. ft.	1.78 acres
Land Use District (2A/2R):	1: Subject to the Delaware Flats Master Plan	
Proposal:	Build a 4,693 sq. ft. house	
Existing Site Conditions:	The lot slopes downhill at 14% from the road towards the rear of the lot. The lot is moderately covered in medium to large lodgepole pine trees and a few spruce trees. There are two 15'x30' utility and drainage easements in the corners of the lot along Preston Way.	
Density (3A/3R):	Allowed: unlimited	Proposed: 3,902 sq. ft.
Mass (4R):	Allowed: unlimited	Proposed: 4,693 sq. ft.
F.A.R.	1:16.55 FAR	
Areas:		
Lower Level:	1,620 sq. ft.	
Main Level:	2,282 sq. ft.	
Upper Level:		
Garage:	791 sq. ft.	
Total:	4,693 sq. ft.	
Bedrooms:	4	
Bathrooms:	4	
Height (6A/6R):	30 feet overall	
	(Max 35' for single family outside Historic District)	
Lot Coverage/Open Space (21R):		
	Building / non-Permeable: 3,745 sq. ft.	4.82%
	Hard Surface / non-Permeable: 2,402 sq. ft.	3.09%
	Open Space / Permeable: 71,527 sq. ft.	92.09%
Parking (18A/18/R):	Required: 2 spaces	
	Proposed: 5 spaces	
Snowstack (13A/13R):	Required: 601 sq. ft. (25% of paved surfaces)	
	Proposed: 986 sq. ft. (41.05% of paved surfaces)	
Fireplaces (30A/30R):	2 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 residence will be architecturally compatible with the neighborhood.

Exterior Materials:

Primary siding 1x8 vertical spruce (shiplap), secondary siding 2x12 horizontal rough sawn cedar, door and window trim 2x cedar, and a natural stone base.

Roof:

Primary roof black asphalt shingles, secondary roof 16" wide metal standing seam panels

Garage Doors:

1x8 vertical spruce to match siding on the house

Landscaping (22A/22R):

Planting Type	Quantity	Size
Aspen	17	(6) 1", (6) 1.5", (5) 2" caliper, minimum 50% multi-stem
Spruce	2	6'-8'
Canada Red Chokecherry	4	5 gallon
Peking Cotoneaster	3	5 gallon
Common Lilac	3	5 gallon

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 negative or positive points. The proposal meets all Absolute and Relative Policies of the Development Code.

Staff Action:

Staff has approved the Young Residence, PC#2012093, located at 882 Preston Way, Lot 199, Highlands Filing 8, with the Standard Findings and Conditions.

Comments:

Additional Conditions of Approval:

TOWN OF BRECKENRIDGE

**Young Residence
Lot 199, Highlands, Filing 8
882 Preston Way
PC#2012093**

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 **November 13, 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 **November 20, 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 **May 27, 2014**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

6. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
7. Applicant shall field locate utility service lines to avoid existing trees.
8. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
9. **At no time shall site disturbance extend beyond the limits of the platted building 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 along the building envelope 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.***

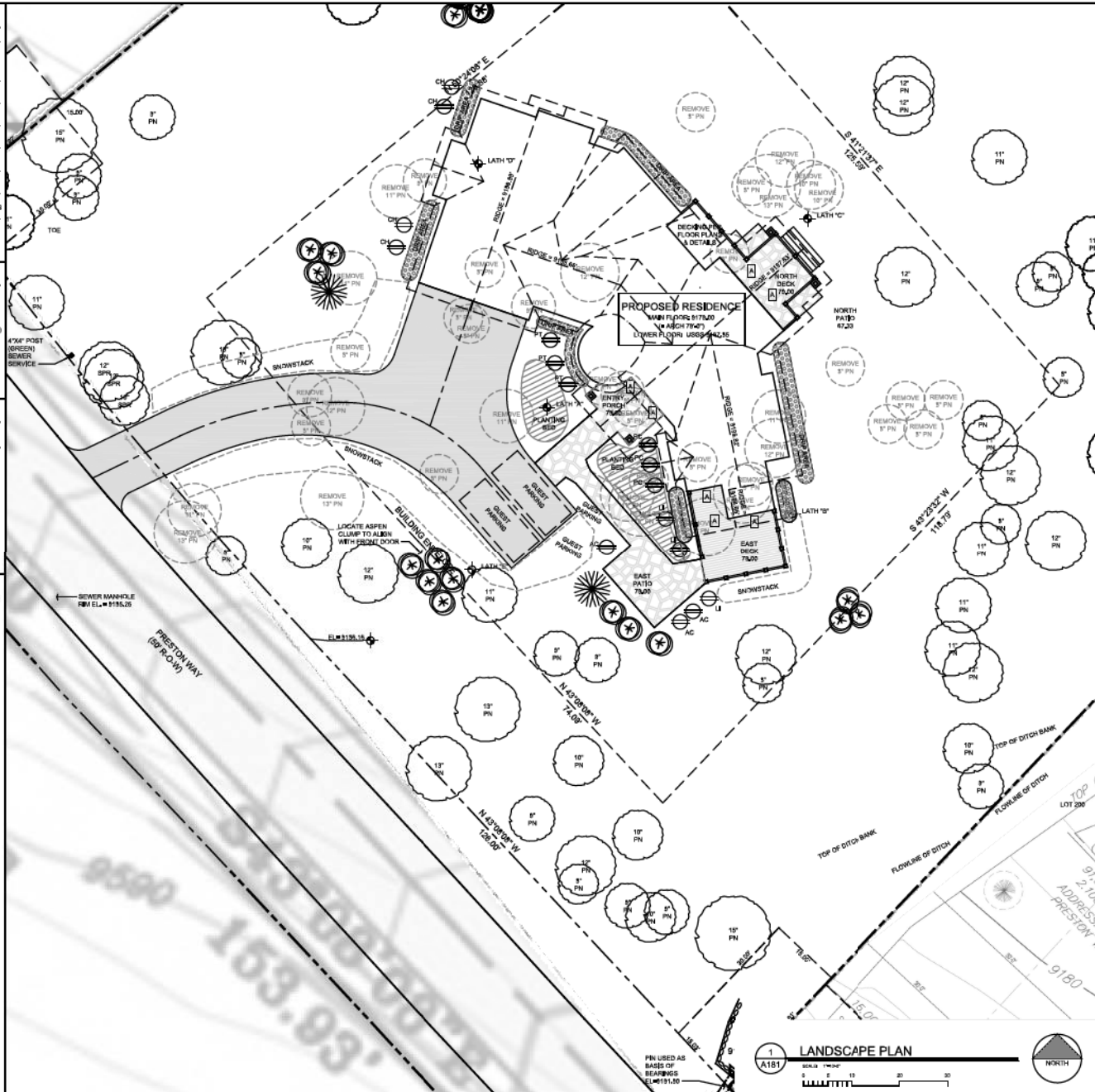
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LANDSCAPING SCHEDULE					
SYM	COMMON NAME	BOTANICAL NAME	QTY	SIZE	REMARKS
⊕	ASPEN	POPULUS TREMULOIDES	5	1" CAL	90% MULTITRUNK
⊕	ENGELMANN SPRUCE	PICEA ENGELMANNI	2	6'-0" HIGH	
⊕	NATIVE POTENTILLA	POTENTILLA SPECIES	3	5 GAL	W/ YELLOW FLOWERS
⊕	PEKING COTONEASTER		3	10 GAL	
⊕	CANADA RED CHERRY	PRUNUS VIRGINIANA	4	5 GAL	
⊕	ALPINE CURRANT		3	5 GAL	
⊕	COMMON LILAC		3	5 GAL	MIX PURPLE & WHITE FLOWERS
⊕	NATIVE WILDFLOWERS	COMMON YARROW, NATIVE LUPINE, INDIAN PAINTBRUSH, ROCKY MTN COLUMBINE, BLUE FLAX	5	FLAT	PLANT @ BEDS PER OWNER

HARDSCAPE LEGEND	
	3" THK ASPHALT ON 4" THK ROAD BASE
	4" THK 1/2" CRUSHED STONE @ DRIP AREAS, WITH GEOTEX WEED BARRIER BELOW (PROVIDE LANDSCAPE EDGING)
	3" NOM SANDSTONE PAVERS W/ 3" SAND SETTING BED (PROVIDE)
	DECKING PER FLOOR PLANS & DETAILS

EXTERIOR LIGHTING TYPES	
	RECESSED CAN

LANDSCAPING NOTES	
1)	THE PLANT LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS THE SCHEDULE SHALL GOVERN.
2)	LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION.
3)	GENERAL CONTRACTOR TO PROVIDE ROUGH GRADING WITHIN 4-6 INCH FOOT OF FINISHED GRADE PIPES TO START OF LANDSCAPE CONTRACTOR'S WORK.
4)	FINAL LOCATION AND STAGING OF ALL PLANT MATERIALS SHALL BE AT THE DISCRETION OF ARCHITECT. LANDSCAPE CONTRACTOR SHALL NOT PROCEED WITH PLANTING OPERATIONS UNTIL STAGING IS FULLY APPROVED.
5)	EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH SECURED HAYBALES AND/OR SNOWFENCES AT Drip LINES OF TREES. AREAS TO REMAIN UNDISTURBED SHALL BE PROTECTED WITH PLASTIC SNOW FENCING ATTACHED TO METAL POSTS DRIVEN INTO THE GROUND.
6)	PLANTING BACKFILL MIX IS TO CONSIST OF 50% NATIVE TOPSOIL AND 20% PEAT MOSS. SHRUB SEEDS AND TREE WELLS ARE TO BE MULCHED WITH 3" SHROUDED MULCH. MULCH SAMPLE TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
7)	ALL PLANTING BEDS SHALL BE SEPARATED FROM SOIL AND NATIVE GRASS AREAS BY 1/2" GALVANIZED STEEL EDGING, TACK EDGING BY PLACE WITH 1/2" COARSE FINE AT 40" MINIMUM SPACING.
8)	ALL DECIDUOUS TREES ARE TO BE STAKED WITH 2" STEEL "I" STAKES AND GUYED WITH #12 GALVANIZED WIRE AND 3/4" WIDE GREEN NYLON TREE STRAPS. ALL EVERGREEN TREES ARE TO BE STAKED WITH THREE, 2" STEEL "I" STAKES AND GUYED WITH #12 GALVANIZED WIRE AND 3/4" WIDE GREEN NYLON TREE STRAPS.
9)	LANDSCAPE CONTRACTOR SHALL SUPPLY AND DISTRIBUTE 10 CUBIC YARDS TOPSOIL TO PROPOSED PLANTING BEDS. CONTRACTOR SHALL ALSO SUPPLY AND DISTRIBUTE 2 CUBIC YARDS OF ORGANIC COMPOST TO PROPOSED PERENNIAL AREAS.
10)	PERENNIAL FLOWER BEDS ARE TO BE AMENDED WITH 4" OF ORGANIC FREE TOPSOIL AND 2" ORGANIC COMPOST. MIXTURE TO BE CULTIVATED TO A DEPTH OF 6" AND FINE GRADED TO PREPARE POSITIVE DRAINAGE.
11)	PREPARATION OF NATIVE GRASS AREAS WILL INCLUDE THE FOLLOWING: - OPEN SOIL TO A MINIMUM OF 4" DEPTH. REMOVE STONES OVER 2" IN DIAMETER AND STICKS, ROOTS, RUBBER AND OTHER FOREIGN MATTER. - DISTRIBUTE 1" OF TOPSOIL TO BE CULTIVATED INTO NATIVE SOIL. - GRASS AREAS TO A SMOOTH, FREE DRAINAGE SURFACE WITH A LOOSE, MODERATELY COARSE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.
12)	ALL DISTURBED AREAS TO BE REVEGETATED WITH NATIVE GRASSES SHALL BE SOWN WITH THE FOLLOWING SEED MIXTURE: - ROCKY MOUNTAIN HIGH ALTITUDE NATIVE GRASS SEED MIX AVAILABLE FROM NELS LINGGENDORF NURSERY, SILVERTHORNE, COLORADO OR APPROVED EQUAL. - ONE APPLICATION OF A DIAMMONIUM PHOSPHATE FERTILIZER, 15-15-15 AT THE RATE OF 3 LBS PER 100 SQ. YD. SHALL BE BROADCAST PRIOR TO SEEDING.
13)	ALL SEEDED AREAS WITH A SLOPE OF 2:1 OR GREATER SHALL BE CONTROLLED WITH EROSION CONTROL NETTING. AFTER SEEDING, RAKE OR DRAG SURFACE OF SOIL LIGHTLY TO REINCORPORATE SEED INTO TOP 1/2" OF SOIL.
14)	LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH UNIT COSTS FOR PROPOSED AND TRANSPORTED PLANTINGS TO INCLUDE ALL COSTS FOR MATERIAL, LABOR, FREIGHT, HANDLING, OVERHEAD, AND PROFIT.
15)	ALL NEWLY PLANTED TREES AND SHRUBS SHALL BE IRRIGATED WITH AN AUTOMATED DRIP SYSTEM. PERENNIAL FLOWER BEDS AND ANY LAWN AREAS SHALL BE IRRIGATED WITH POPUP SPRAY HEADS. NATIVE GRASS AREAS SHALL BE TEMPORARILY IRRIGATED FOR 45 DAYS AFTER SEEDING OR UNTIL GRASSES ARE ESTABLISHED. LANDSCAPE CONTRACTOR SHALL SUBMIT A WRITTEN DOCUMENT REGARDING ITS POLICY ON PLANT GUARANTEE AND REPLACEMENT TO THE OWNER. EACH GUARANTEE SHALL CONFORM TO THE MINIMUM STANDARDS OF REPLACING ALL MATERIAL, INCLUDING LABOR, DUE TO SICKNESS OR DEATH OF A PLANT FOR A PERIOD OF ONE YEAR FOLLOWING THE PLANT'S INSTALLATION.
16)	DRIP AREAS NOT SHOWN WITH OTHER TYPES OF HARDSCAPE TO RECEIVE 4" THK 1/2" CRUSHED STONE FROM 2" PAST DRIP LINE TO FACE OF BUILDING, INCLUDE GEOTEXTILE FABRIC BELOW FOR WEED CONTROL. LANDSCAPE EDGING FLUSH WITH TOP OF STONE.



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 Breckenridge
 Colorado 80424
 970 451 0444

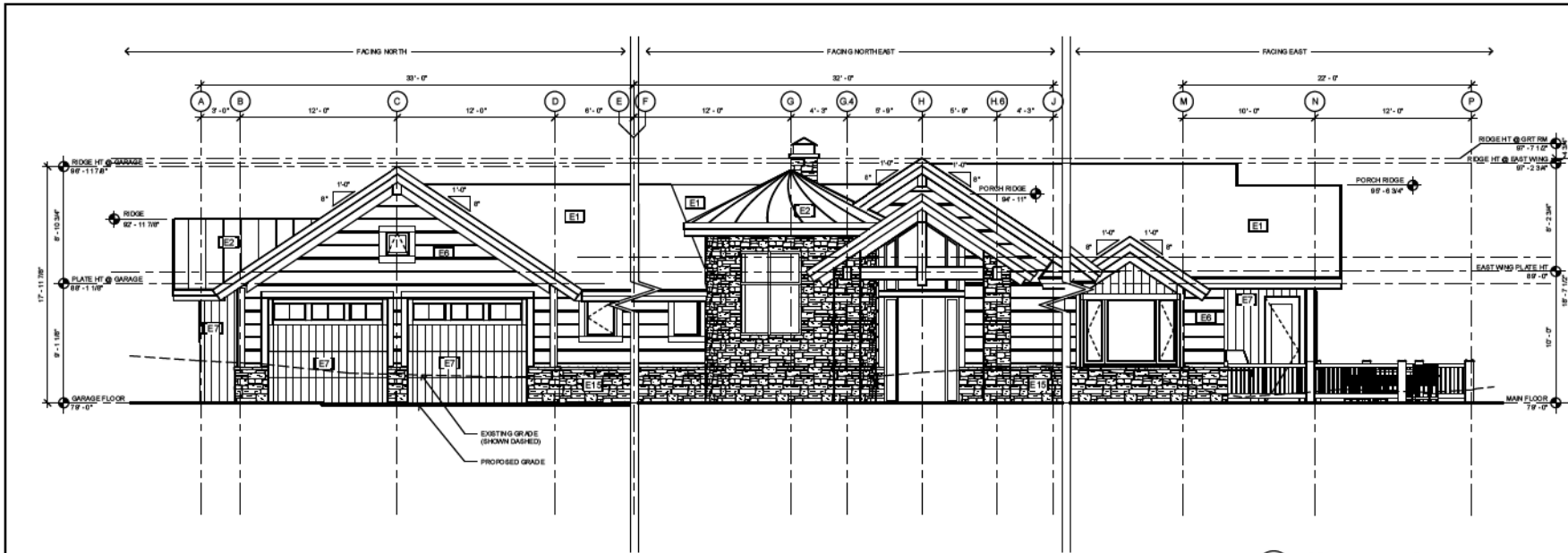
www.architects.com

young residence
 110 Highland Way S
 Breckenridge, Colorado
 PROJECT # 1221

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DATE	BY
25 Aug 2012	client review
24 Jul 2012	Internal review
05 Jul 2012	HYDRA REVIEW

LANDSCAPE, HARDSCAPE, & EXT LIGHTING PLAN
 A181

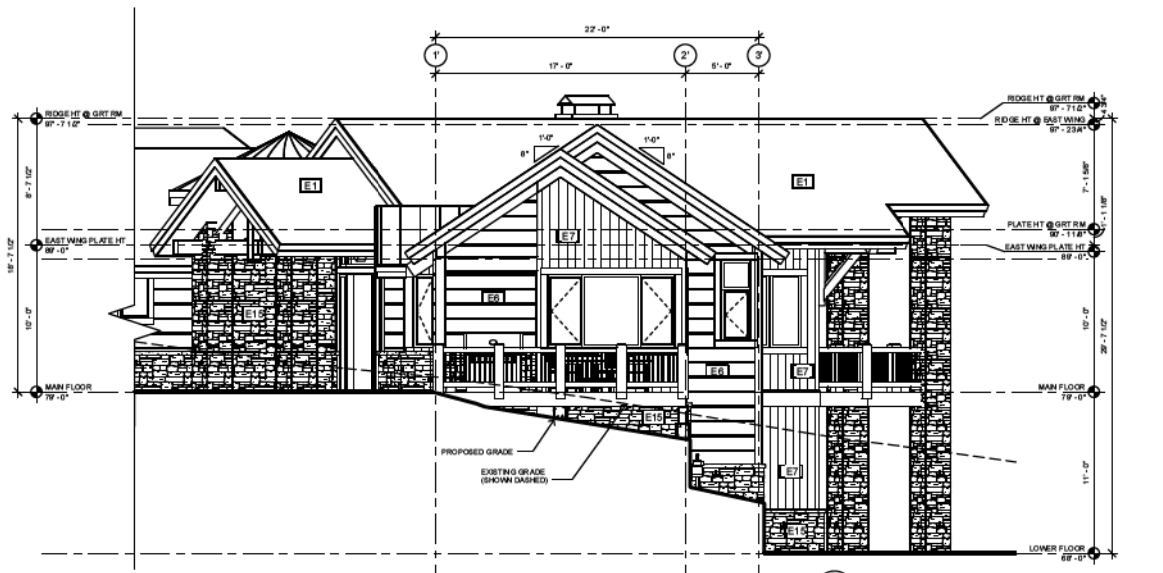


1 SOUTH ELEVATION
SCALE: 3/4" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

TAG	ITEM	MATERIAL	COLOR
E1	PRIMARY ROOF:	ASPHALT SHINGLES	ELK "PRESTIQUE PLUS" SABLEWOOD
E2	SECONDARY ROOF:	US METALS T&B 18" 16" WIDE STANDING SEAM PANELS	CHARCOAL GRAY
E3	DRIP EDGE:	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
E4	FASCIA/TRIM:	3/4" CEDAR (R# DTL)	MATCH PRIMARY SIDING
E5	SOFFIT:	1/4" TAG ROUGH SAWS CEDAR (RUN PARALLEL TO SAVE)	MATCH SECONDARY SIDING
E6	PRIMARY SIDING:	3/4" 12" HORIZ RE CEDAR W/4" CHAMFER SIDING	SWISS "SPICE CHEST" SEMI-TRANSPARENT STAIN
E7	SECONDARY SIDING:	1/4" VERT CL. SPRUCE (SHPLAP)	SWISS "CHESTNUT" SEMI-TRANSPARENT STAIN
E8	DOORS/WINDOWS:	ALUMINUM CLAD WOOD	SERRA PACIFIC "GULL GREY"
E9	DOORS/WINDOW TRIM:	3/4" CEDAR (R# DTL)	MATCH PRIMARY SIDING
E10	OUTSIDE CORNER TRIM:	1/4" CEDAR @ SECONDARY SIDING ONLY	MATCH ADJACENT SIDING
E11	INSIDE CORNER TRIM:	1/4" CEDAR @ SECONDARY SIDING ONLY	MATCH ADJACENT SIDING
E12	TRIM BOARD:	1/4" CEDAR @ SECONDARY SIDING ONLY	MATCH FASCIA
E13	WOOD DECKS:	1/2" (BRAZILIAN HARDWOOD)	NATURAL
E14	EXPOSED BEAMS & POSTS:	ROUGH SAWS DOUGLAS FIR	MATCH FASCIA
E15	STONE VENEER:	8" NEW MOSS ROCK DRIVEBACK, ASHLAR PATTERN	NATURAL
E16	CAP @ STONE WAINSCOT:	STONE CAP RE: SAWN	TBD
E17	PORCH/BUNGLES:	1/4" TAG ROUGH SAWS CEDAR (RUN PARALLEL TO SAVE)	MATCH SOFFIT

- NOTES:**
- 1) IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS SCHEDULE AND OTHER CONTRACT DOCUMENTS, THE INFORMATION IN THIS SCHEDULE SHALL TAKE PRECEDENCE.
 - 2) PROVIDE 2" x 4" EMBEDDED NAILS @ ALL CONCRETE WALLS WITH OVER 1" CONCRETE ABOVE PROPOSED GRADE.
 - 3) ALL FLASHING, VENTS, FLUES, ROOFTOP MECHANICAL EQUIPMENT, UTILITY BOXES, AND SIMILAR ITEMS SHALL BE PAINTED TO MATCH ADJACENT PORTION OF BUILDING UNLESS OTHERWISE NOTED.
 - 4) TYPICAL BEAM/FLASHING ICE & WATER SHIELD 2" VERT UP WALL/WRAP INTO OPENING; MTL FLASHING EXPOSED UP WALL; TYPICAL AT ALL SIDEWALL CONDITIONS.
 - 5) EXTERIOR PAINT & STAIN AREAS TO RECEIVE 2 COATS MINIMUM, PLUS PRIMER COAT. SIDING MATERIAL CHANGES TO OCCUR AT INTERIOR CORNERS.
 - 6) ALL EXPOSED STEEL CONNECTIONS AT INTERIOR COURTYARD WALKWAYS TO BE SAND-BLASTED AND REFINISHED TO MATCH RAILING BULWASTRADE, RE: 1/4" DIA.



2 EAST ELEVATION
SCALE: 3/4" = 1'-0"

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

www.matthewstals.com

young residence
1st 188 Highland Ring #
2nd Highland at Breckenridge
Breckenridge, Colorado
PROJECT # 1221

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MATTHEW STALS ARCHITECTS

ISSUE:

NO.	DATE	DESCRIPTION
1	05/20/2012	ISSUE FOR PERMIT
2	06/01/2012	ISSUE FOR PERMIT
3	06/01/2012	ISSUE FOR PERMIT
4	06/01/2012	ISSUE FOR PERMIT
5	06/01/2012	ISSUE FOR PERMIT
6	06/01/2012	ISSUE FOR PERMIT
7	06/01/2012	ISSUE FOR PERMIT
8	06/01/2012	ISSUE FOR PERMIT
9	06/01/2012	ISSUE FOR PERMIT
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11	06/01/2012	ISSUE FOR PERMIT
12	06/01/2012	ISSUE FOR PERMIT
13	06/01/2012	ISSUE FOR PERMIT
14	06/01/2012	ISSUE FOR PERMIT
15	06/01/2012	ISSUE FOR PERMIT
16	06/01/2012	ISSUE FOR PERMIT
17	06/01/2012	ISSUE FOR PERMIT
18	06/01/2012	ISSUE FOR PERMIT
19	06/01/2012	ISSUE FOR PERMIT
20	06/01/2012	ISSUE FOR PERMIT

BUILDING ELEVATIONS
draft
A301



Class C Development Review Check List

Project Name/PC#: Jost Residence PC#2012094
Project Manager: Matt Thompson, AICP
Date of Report: November 9, 2012 For the 11/20/2012 Planning Commission Meeting
Applicant/Owner: Blair and Lynn Jost
Agent: Allen Guerra Design Build
Proposed Use: Single family residence
Address: 757 Highfield Trail
Legal Description: Lot 26, Highlands at Breckenridge, Braddock Hill
Site Area: 45,458 sq. ft. 1.04 acres
Land Use District (2A/2R): 6: Subject to the Delaware Flats Master Plan
Proposal: A new 5,271 sq. ft. single family residence
Existing Site Conditions: The lot slopes uphill at 13% from Highfield Trail towards the rear of the property. The lot is moderately covered in medium sized lodgepole pine trees. There is a 15' x 30' utility and drainage easement in the south east corner of the lot. Also, there is a 15' access, utility and drainage easement along the northern property line.

Density (3A/3R): Allowed: unlimited Proposed: 4,179 sq. ft.
Mass (4R): Allowed: unlimited Proposed: 5,271 sq. ft.
F.A.R. 1:8.60 FAR
Areas:
Lower Level:
Main Level: 2,305 sq. ft.
Upper Level: 1,874 sq. ft.
Garage: 1,092 sq. ft.
Total: 5,271 sq. ft.

Bedrooms: 3
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: 5,072 sq. ft. 11.16%
Hard Surface / non-Permeable: 2,895 sq. ft. 6.37%
Open Space / Permeable: 37,491 sq. ft. 82.47%

Parking (18A/18/R):
Required: 2 spaces
Proposed: 3 spaces

Snowstack (13A/13R):
Required: 724 sq. ft. (25% of paved surfaces)
Proposed: 725 sq. ft. (25.04% of paved surfaces)

Fireplaces (30A/30R): 1 gas fireplace, 1 gas outdoor fire pit

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: Horizontal 2x8 rough sawn hand hewn tongue and groove cedar siding, vertical board and batten 1x10 rough sawn cedar board and 1x3 rough sawn cedar batten, fascia rough sawn 2x cedar, soffit rough sawn tongue and groove cedar, doors and windows aluminum clad wood windows "weathered brown" in color, and a natural stone veneer "Telluride gold" or similar drystack.

Roof: 50-year asphalt shingles grayish brown in color

Garage Doors: Custom cedar sided with small windows

Landscaping (22A/22R):

Planting Type	Quantity	Size
Spruce	17	(11) 10', (6) 14'
Aspen	9	(9) 2" minimum caliper
Native shrubs	17	5 gallon

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

Driveway Slope: 4 %

Covenants:

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

Staff Action: Staff has approved the Jost Residence, PC#2012094, located at 757 Highfield Trail, Lot 26 Highlands at Breckenridge Subdivision, Braddock Hill, with the standard Findings and Conditions.

Comments:

Additional Conditions of Approval:

TOWN OF BRECKENRIDGE

**Jost Residence
Lot 26, Highlands at Breckenridge, Braddock Hill
757 Highfield Trail
PC#2012094**

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 **November 9, 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 **November 20, 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 **May 27, 2014**, 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.
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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 submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.

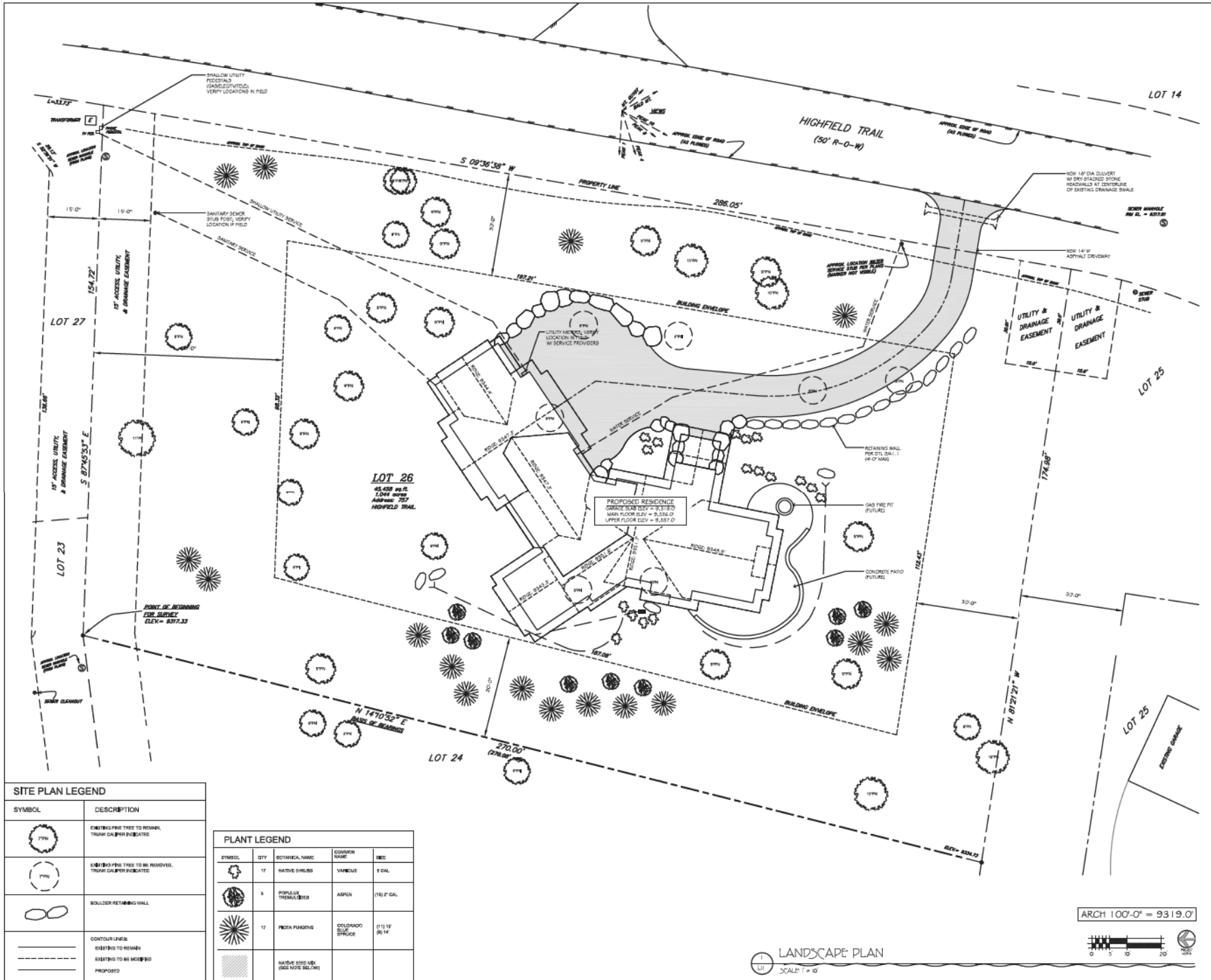
- 20. Applicant shall install construction fencing along the Building Envelope in a manner acceptable to the Town Planning Department.**
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22. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space 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

- 23. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.**
24. 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.
25. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
26. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
- 27. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.**
28. Applicant shall screen all utilities.
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31. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.

32. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
33. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
34. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. *Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.*

(Initial Here)



SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
	EXISTING PINE TREES TO REMAIN, TRUNK CALIPER INDICATED
	EXISTING PINE TREES TO BE REMOVED, TRUNK CALIPER INDICATED
	BOULDER RETAINING WALL
	CONTOUR LINES: - EXISTING TO BE REMAIN - EXISTING TO BE MOVED - PROPOSED

PLANT LEGEND				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	17	NATIVE SHRUBS	VARIOUS	3 GAL.
	8	POPULUS TREMULOIDES	ASPEN	1 1/2" GAL.
	17	PINEA PLANTINGS	COLORADO SPRUCE	(11) 1" (6) 1 1/4"
		NATIVE SEED MIX (SEE NOTE 302.0M)		

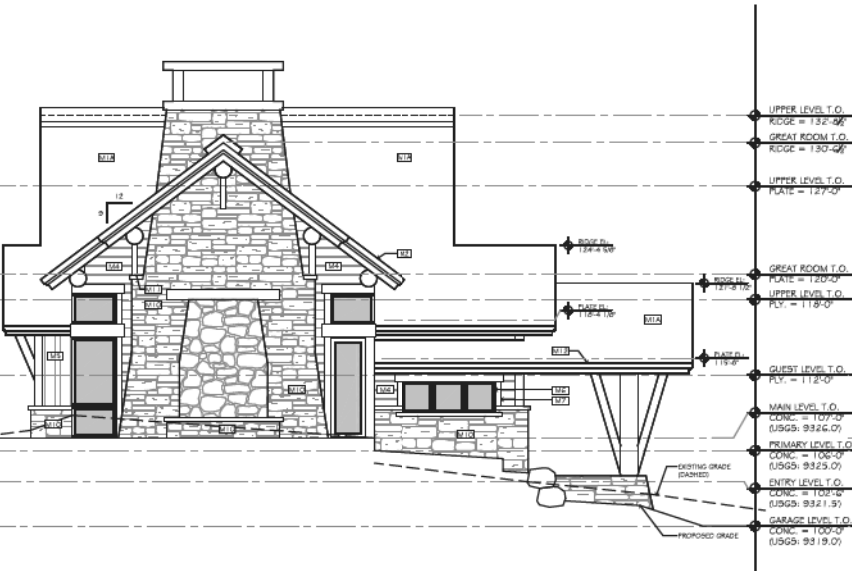
JOE'S RESIDENCE
LOT 26, BRADDOCK HILL SUBDIVISION
PRECKENRIDGE, COLORADO

LANDSCAPE PLAN

DATE: 11/12/2024
SCALE: 1" = 10'



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



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

JOIST RESIDENCE
LOT 26, BRADDOCK HILL SUBDIVISION
PRECKENRIDGE, COLORADO

EXTERIOR ELEVATIONS

PROJECT # 10

ISSUE	DATE
0100	4/19/23
0101	5/17/23
0102	8/03/23
0103	10/03/23

A3.1



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



3 NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

2 NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

JOIST RESIDENCE
LOT 26, BRADDOCK HILL SUBDIVISION
PRECKENRIDGE, COLORADO

EXTERIOR ELEVATIONS

DATE: 11/22/20

ISSUES	DATE
0100	11/22/20
0101	11/22/20
0102	11/22/20
0103	11/22/20
0104	11/22/20
0105	11/22/20
0106	11/22/20
0107	11/22/20
0108	11/22/20
0109	11/22/20
0110	11/22/20

A32



COMMUNITY DEVELOPMENT

Class C Development Review Check List

Proposal: Construct a new single family home
Project Name/PC#: Corkscrew Flats, Lot 26 PC#2012092
Project Manager: Michael Mohser
Date of Report: November 13, 2012
Applicant/Owner: Blue River Corkscrew, LLC
Agent: Tom Begley, Breckenridge Lands
Proposed Use: Single family Residence
Address: 396 Corkscrew Drive
Legal Description: Lot 26, Corkscrew Flats Subdivision #5
Site Area: 18,295 sq. ft. 0.42 acres
Land Use District (2A/2R): 14.2 Single Family or Duplex and 1 Low Density Residential, Recreational
Existing Site Conditions: The lot shares LUDs with the disturbance envelope being located in LUD 14.2. The property is relatively flat inside the envelope and slopes steeply up (35%) to the southwest. The back of the lot is treed with Lodgepole and Spruce trees. A 15-foot X 30-foot drainage and utility easement is located at each corner of the property against the right of way. A 10-foot drainage easement lies along the northwest property line.

Density (3A/3R): Unlimited Proposed: 2,910 sq. ft.
Mass (4R): Unlimited Proposed: 3,568 sq. ft.
F.A.R. 1:5.13 FAR

Areas:

Lower Level:
Main Level: 1,900 sq. ft.
Upper Level: 1,010 sq. ft.
Accessory Apartment:
Garage: 658 sq. ft.
Total: 3,568 sq. ft.

Bedrooms: 3
Bathrooms: 3.5
Height (6A/6R): 28 feet overall
 (Max 35' for single family outside Conservation District)

Lot Coverage/Open Space

Building / non-Permeable:	3,481 sq. ft.	19.03%
Hard Surface / non-Permeable:	1,066 sq. ft.	5.83%
Open Space / Permeable:	13,748 sq. ft.	75.15%

Parking (18A/18/R):

Required: 2 spaces
 Proposed: 2 spaces

Snowstack (13A/13R):

Required: 267 sq. ft.	(25% of paved surfaces)
Proposed: 283 sq. ft.	(26.55% of paved surfaces)

Fireplaces (30A/30R): One - gas fired

Accessory Apartment: None

Building/Disturbance Envelope? Disturbance Envelope

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

Exterior Materials: Cedar 2x10 horizontal base siding with 2x drip cap, 1x8 horizontal lap siding on upper level, cedar shake accent siding, and natural stone.

Roof: 40 year architectural grade roof shingles with metal accents

Garage Doors: 2x trim with 1x vertical v-groove inlay (color to match house)

Landscaping (22A/22R):

Planting Type	Quantity	Size
Colorado Spruce	7	5@ 6 feet tall and 2 @ 10 feet tall
Aspen	17	6@2" caliper; 4@3"caliper; 50% multi-stem
Shrubs and perenials	20	5 Gal.

Drainage (27A/27R): Positive drainage away from the structure.

Driveway Slope: 1 %

Covenants:

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

Staff Action: Staff has approved Lot 26, Corkscrew Flats, PC#2012092, located at 396 Corkscrew Drive with the attached Findings and Conditions.

Comments:

Additional Conditions of Approval: Prior to issuance of a Building Permit, applicant shall record with the Summit County Clerk and Recorder Corkscrew Flats Subdivision, Filing No. 5.

TOWN OF BRECKENRIDGE

**Corkscrew Flats, Lot 26
Lot 26, Corkscrew Flats Subdivision #5
396 Corkscrew Drive
PC#2012092**

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 **November 13, 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 **November 20, 2012**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape-recorded.

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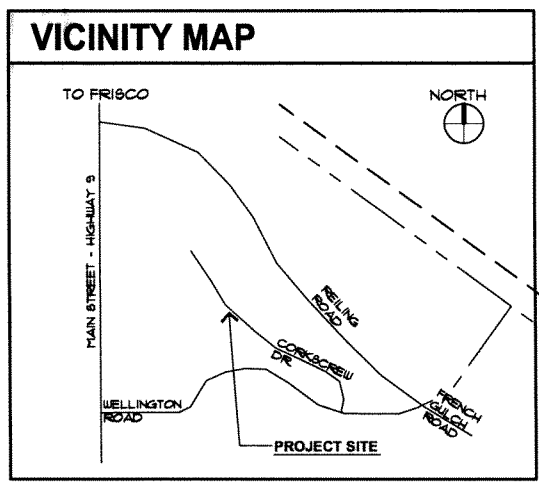
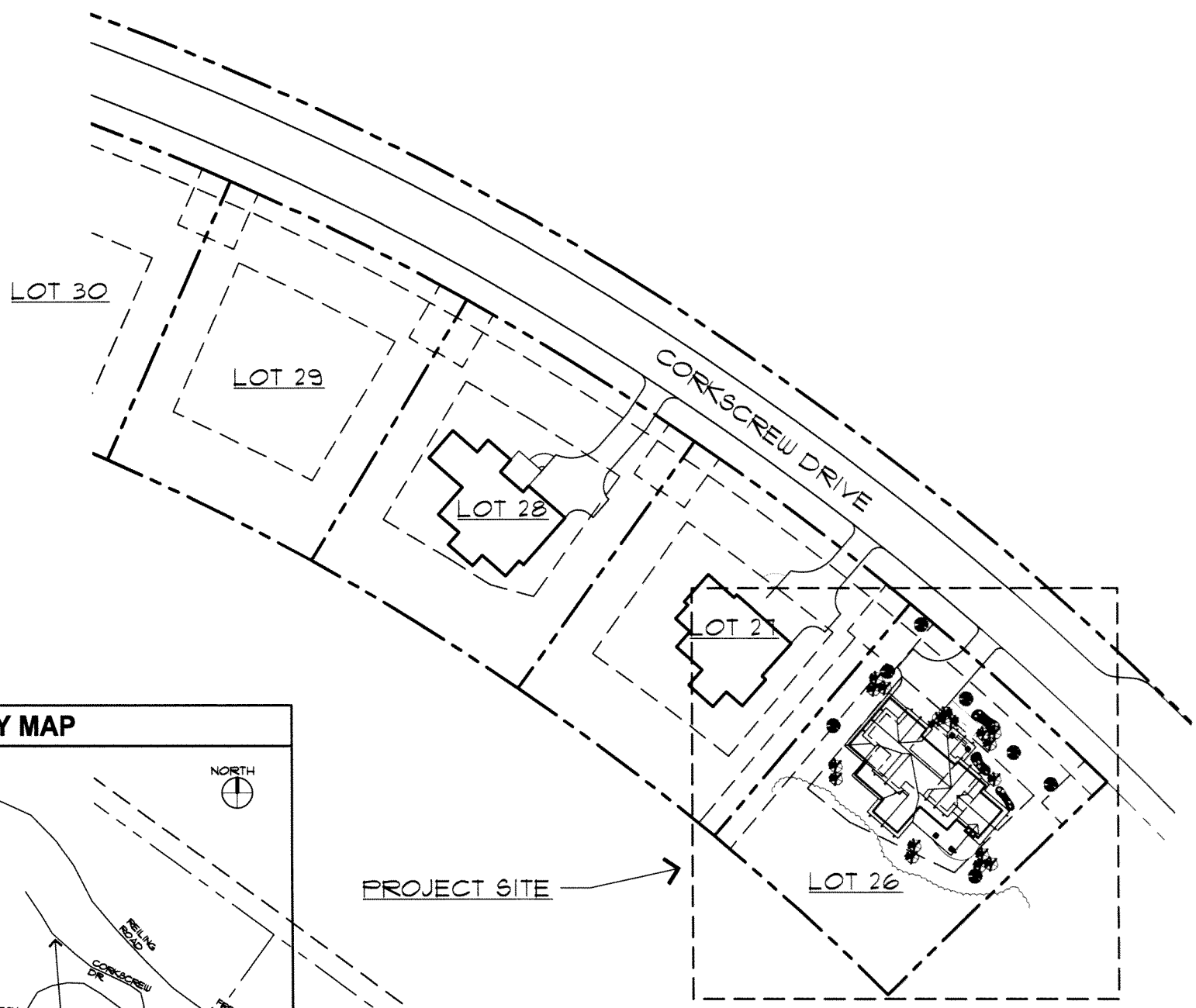
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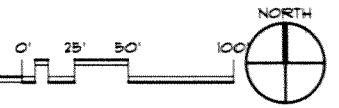
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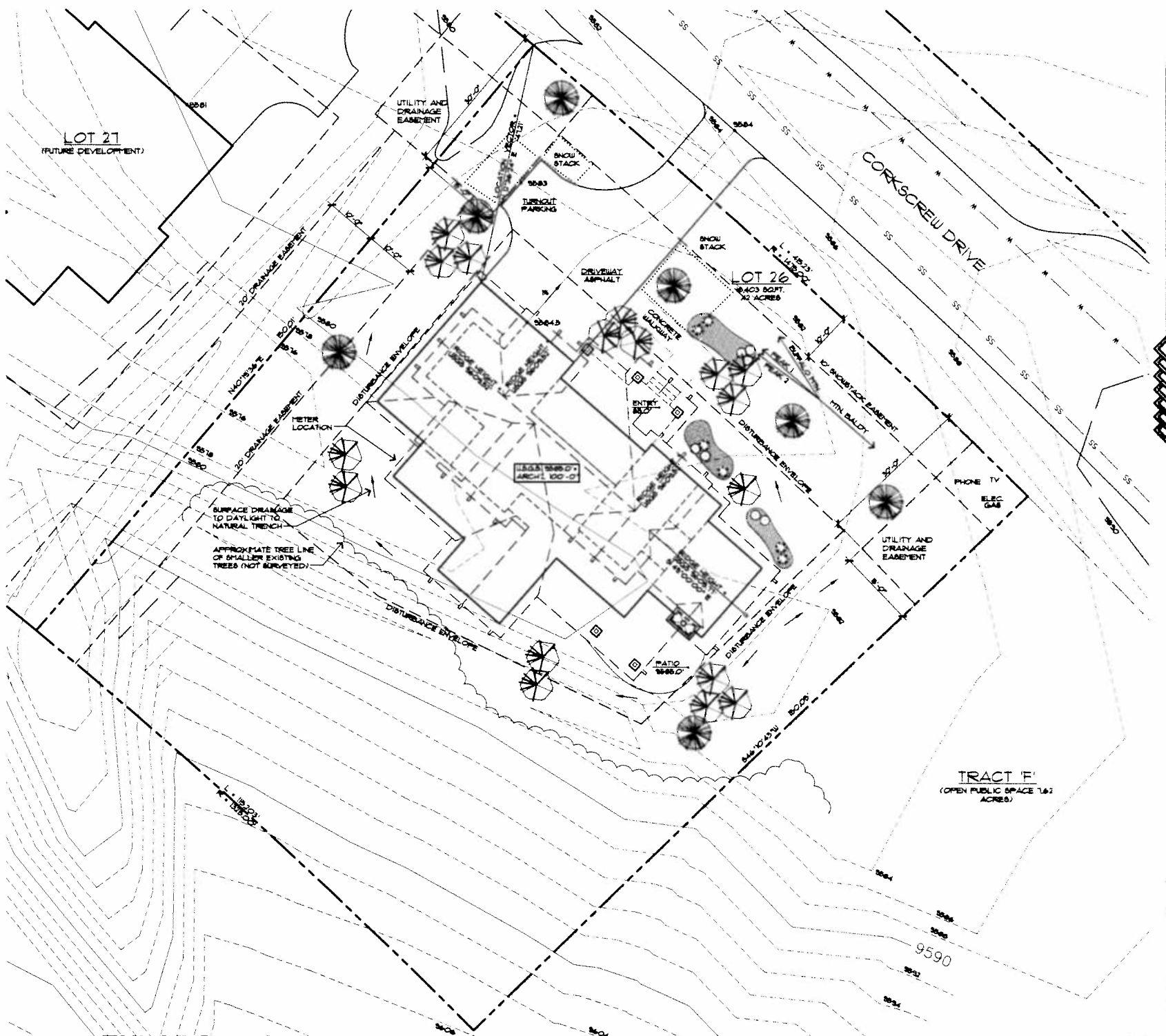
OVERALL SITE PLAN

SCALE: 1" = 50'-0"



CORKSCREW LOT 26

PC# 2012092



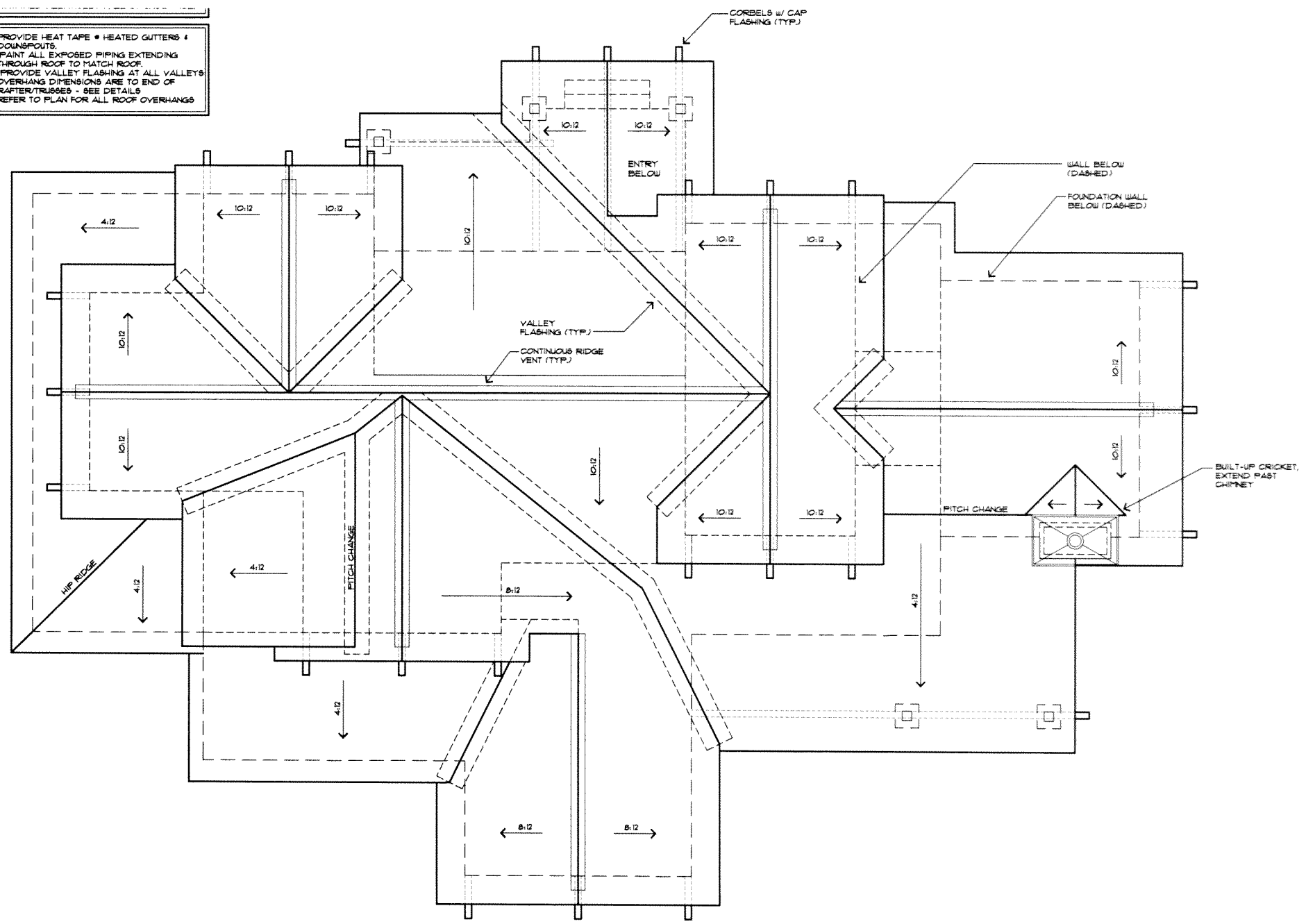
ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

CORKSCREW LOT 26 PC # 2012092



1. PROVIDE HEAT TAPE • HEATED GUTTERS & DOWNSPOUTS.
2. PAINT ALL EXPOSED PIPING EXTENDING THROUGH ROOF TO MATCH ROOF.
3. PROVIDE VALLEY FLASHING AT ALL VALLEYS.
4. OVERHANG DIMENSIONS ARE TO END OF RAFTER/TRUSSES - SEE DETAILS.
5. REFER TO PLAN FOR ALL ROOF OVERHANGS.



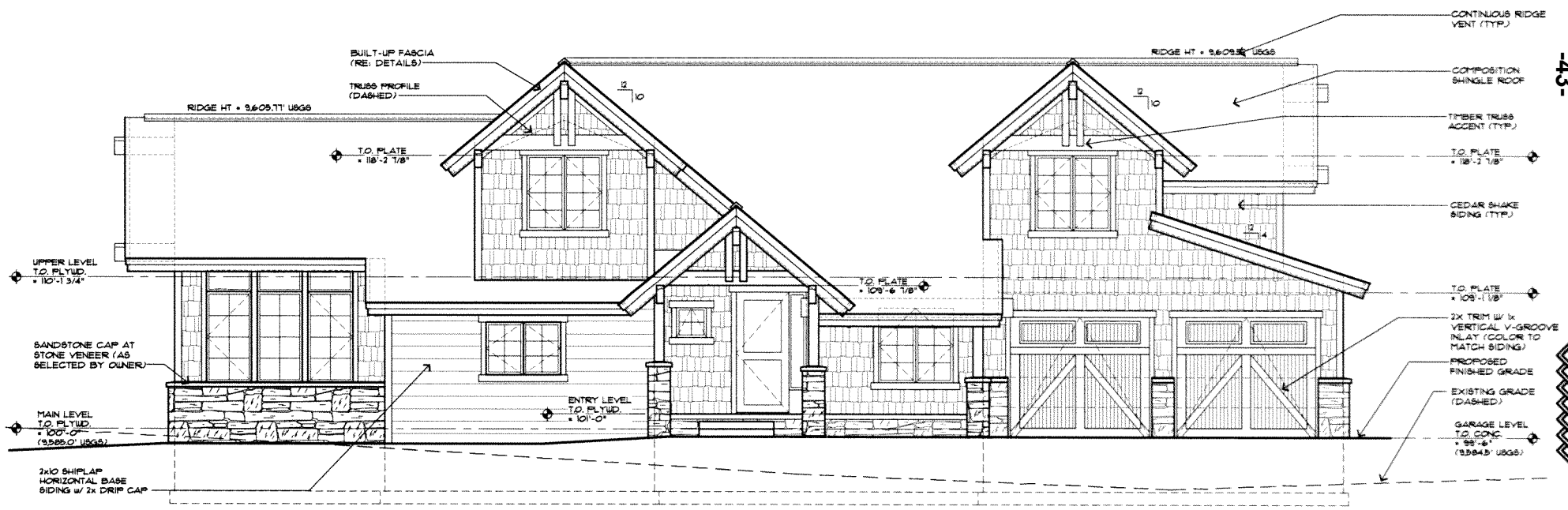
ROOF PLAN

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

CORKSCREW LOT 26

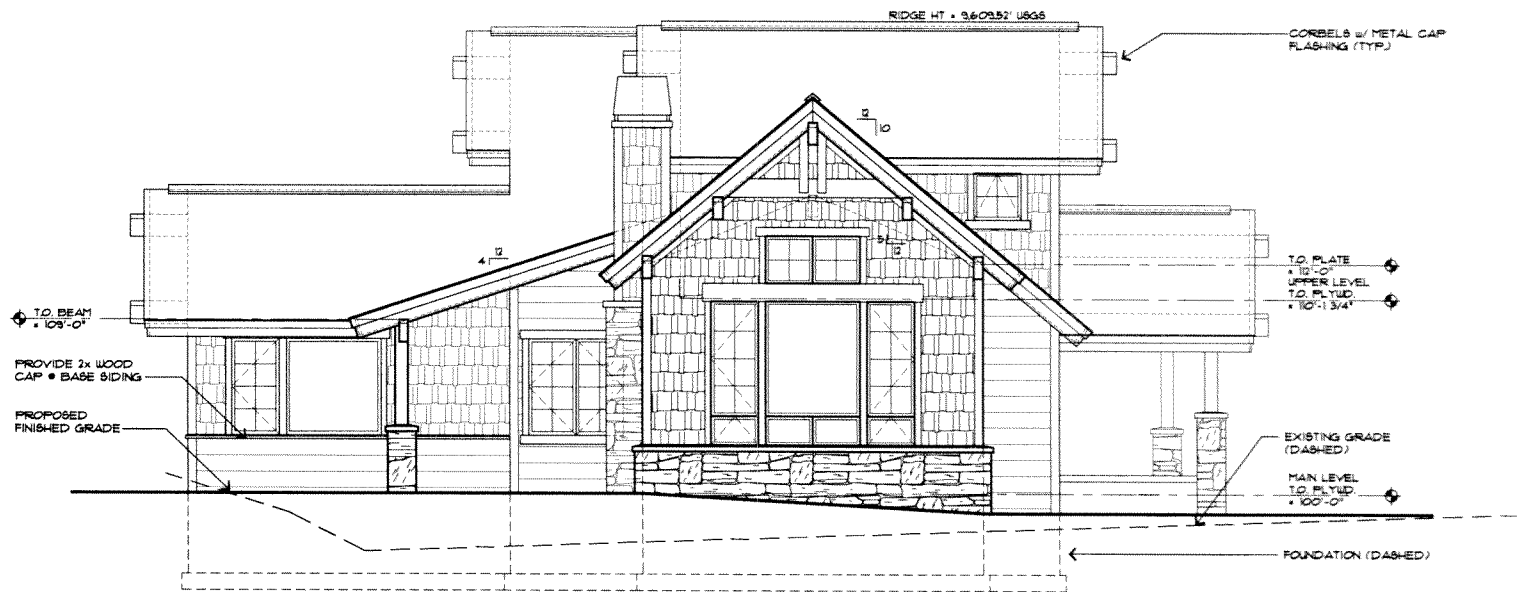
PC # 2012092





EAST ELEVATION

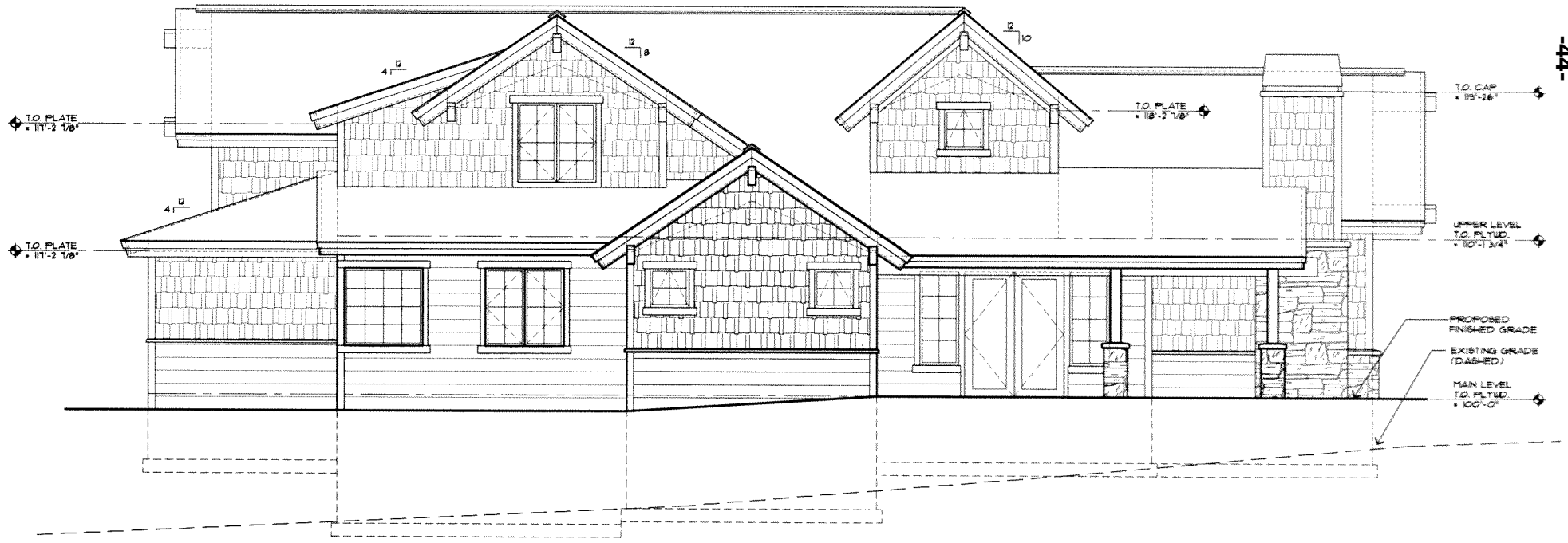
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

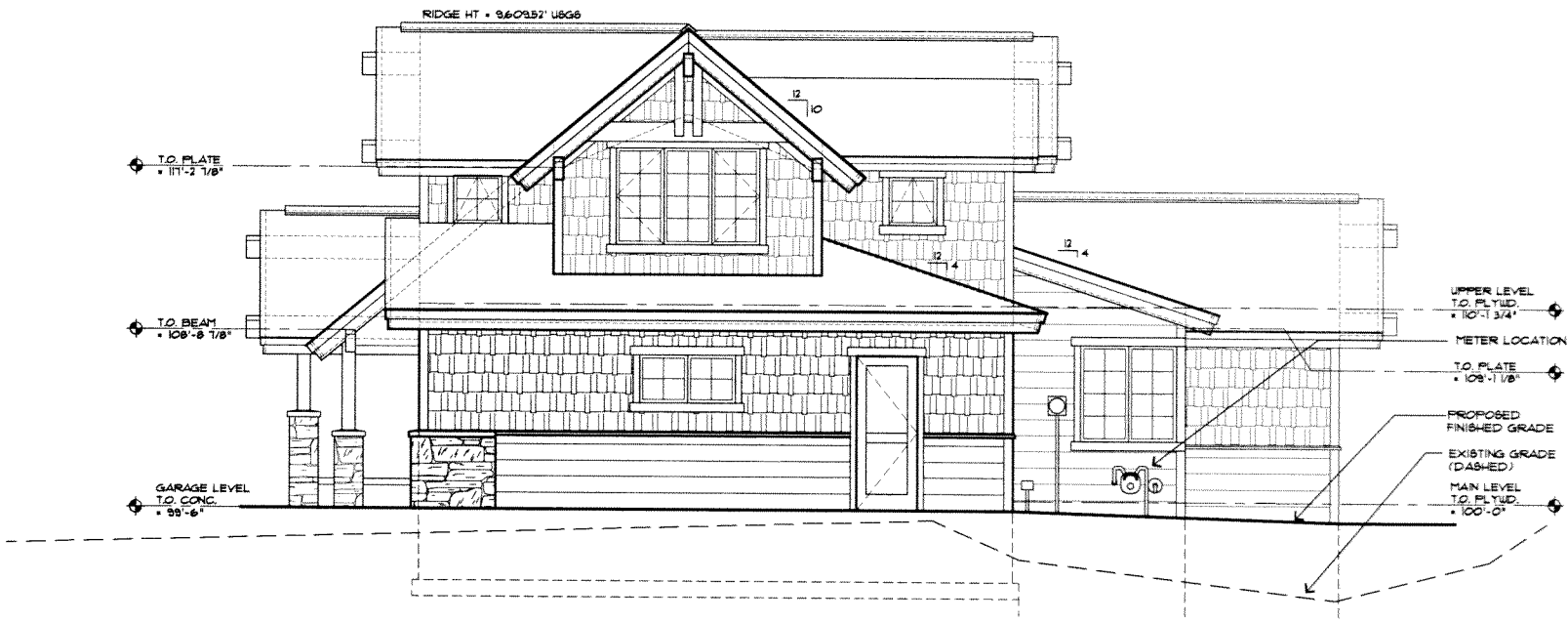
SCALE: 1/4" = 1'-0"

CORKSCREW LOT 26 PC# 202092



WEST ELEVATION

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



NORTH ELEVATION

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

CORKSCREW LOT 26

PC # 202092

MEMO

TO: Planning Commission
FROM: Laurie Best
RE: Land Use Districts for Recently Annexed Property (MBJ/Wedge)
DATE: November 14, 2012 (for November 20th meeting)

The Town recently annexed the MBJ and Wedge parcels which are located off Ski Hill Road at the top of Cucumber Gulch. According to Colorado Statute (Section 31-12-115 (2)) the Town is required to formally zone the parcels by placing them in a Land Use District by December 31, 2012 which is 90 days after annexation. The properties were acquired by the Town for open space and to protect important wetlands and wildlife, and therefore, the Council has indicated that the properties should be placed in Land Use District 1. An Ordinance has been prepared and is scheduled for first reading on November 27th. A copy is included in your packet. Staff is requesting that the Planning Commission review this zoning and forward a recommendation to the Council.

Background:

Following is background information on each of the parcels including the Town's current master plan recommendations as well as the County zoning that was in place prior to the annexations.

Wedge (16.81 acres) The Town master plan shows the property in Land Use Districts 10 and 1, for a total of 30 SFEs.

The County zoning prior to annexation was NR-2 =no density.

The property contains environmentally sensitive wetlands

MBJ (17.216 acres) The Town master plan does not include this parcel and there is no Land Use Designation on the Town master plan.

The County zoning prior to annexation was A-1 = 1 SFE

The property contains environmentally sensitive wetlands

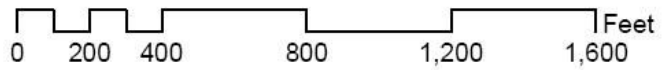
Adjacent Land Use Districts/Zoning

Town-owned adjacent property is Land Use District 1-Cucumber Gulch

Because the properties were acquired for open space and they contain environmentally sensitive areas, Staff supports placing both properties entirely within Land Use District 1. It should also be noted that the Joint Upper Blue Master Plan (JUBMP) recommends that the initial zoning on annexed properties be the lower of the Town master plan or the County zoning prior to annexation. This is intended to prevent 'upzonings'. The Council intends to comply with the JUBMP policy by extinguishing all of the density on these parcels. The parcels will also formally be placed in the Cucumber Gulch Overlay District.

Recommendation:

Staff is recommending that the Planning Commission adopt a motion recommending these parcels be placed in Land Use District 1.



1 ***FOR WORKSESSION/FIRST READING – NOV. 27***

2
3 COUNCIL BILL NO. ____

4
5 Series 2012

6
7 AN ORDINANCE PLACING RECENTLY ANNEXED
8 PROPERTY IN LAND USE DISTRICT 1
9 (Wedge & MBJ Parcels - 34.026 acres)

10
11 WHEREAS, the Town owns the real property described in Section 1 of this ordinance;
12 and

13
14 WHEREAS, by Ordinance No. 28, Series 2012, adopted August 28, 2012, the real
15 property described in Section 1 of this ordinance was annexed into and made a part of the Town
16 in accordance with the Municipal Annexation Act of 1965 (Part 1 of Article 12 of Title 31,
17 C.R.S.); and

18
19 WHEREAS, the Town is required by Section 31-12-115(2), C.R.S., to zone all newly
20 annexed areas within ninety (90) days of the effective date of the annexation ordinance; and

21
22 WHEREAS, the Town’s Planning Commission has recommended that the recently
23 annexed parcel be placed within Land Use District 1; and

24
25 WHEREAS, the Town’s Annexation Plan adopted pursuant to Section 31-12-105(1)(e),
26 C.R.S., indicates that the property should be placed in Land Use District 1; and

27
28 WHEREAS, to implement the Joint Upper Blue Master Plan the Town Council finds and
29 determines that it is necessary and appropriate to place special restrictions on the density located
30 on the real property described in Section 1 of this ordinance.

31
32 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
33 BRECKENRIDGE, COLORADO:

34
35 Section 1. The following described real property:

36 A TRACT OF LAND BEING PORTIONS OF THE NUGGET PLACER, U.S.
37 MINERAL SURVEY NO. 20873, THE GROUND HOG NUMBERS 1, 2, AND
38 3, U.S.M.S. 15733, AND THE WILDCAT NUMBERS 1, 2, 3, 4 AND 5,
39 U.S.M.S. NO. 15733, LOCATED IN THE NORTHWEST ONE-QUARTER OF
40 SECTION 36, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE SIXTH
41 PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO,
42 AND DESCRIBED AS FOLLOWS:
43

1 BEGINNING AT A POINT ON THE 2-3 LINE OF SAID NUGGET PLACER,
2 ALSO BEING ON THE 8-7 LINE OF THE CUCUMBER PLACER, M.S. 2630,
3 WHENCE CORNER NO. 8 OF SAID CUCUMBER PLACER BEARS
4 N84°36'58"W 181.01 FEET DISTANT, SAID POINT ALSO BEING ON THE
5 EAST RIGHT-OF-WAY LINE OF SKI HILL ROAD; THENCE ALONG SAID
6 EASTERLY RIGHT-OF-WAY LINE OF SKI HILL ROAD ACCORDING TO
7 A LAND SURVEY PLAT DATED SEPTEMBER 23, 1998 BY DREXEL
8 BARREL & CO. (LOREN K. SHANKS, P.L.S. NO. 28285) RECORDED AS
9 LSP-243 IN THE COUNTY RECORDS FOR THE FOLLOWING TWENTY
10 (20) COURSES:

- 11
- 12 1.) N34°43'55"E A DISTANCE OF 50.26 FEET;
- 13 2.) 66.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A
14 RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 29°31'26";
- 15 3.) N05°12'29"E A DISTANCE OF 305.90 FEET;
- 16 4.) 58.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A
17 RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 47°40'31";
- 18 5.) N52°53'00"E A DISTANCE OF 206.18 FEET;
- 19 6.) 29.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A
20 RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 24°25'05";
- 21 7.) N77°18'05"E A DISTANCE OF 196.67 FEET;
- 22 8.) 56.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A
23 RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 45°55'41";
- 24 9.) S56°46'14"E A DISTANCE OF 137.57 FEET;
- 25 10.) 134.29 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A
26 RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 59°11'05";
- 27 11.) N64°02'41"E A DISTANCE OF 4.85 FEET;
- 28 12.) 176.23 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A
29 RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 63°06'25";
- 30 13.) N00°56'16"E A DISTANCE OF 299.33 FEET;
- 31 14.) 71.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A
32 RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 136°16'40";
- 33 15.) S42°47'04"E A DISTANCE OF 334.12 FEET;
- 34 16.) 314.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A
35 RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 180°00'00";
- 36 17.) N42°47'04"W A DISTANCE OF 277.08 FEET;
- 37 18.) 54.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A
38 RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 155°38'17";
- 39 19.) S67°08'47"E A DISTANCE OF 89.50 FEET;
- 40 20.) 238.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A
41 RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 105°06'08" TO A
42 POINT BEING THE SOUTHWEST CORNER OF THE ZEPPELIN
43 SUBDIVISION, AS RECORDED UNDER RECEPTION NUMBER 361076 IN
44 THE COUNTY RECORDS;
- 45

1 THENCE ALONG THE SOUTH LINE OF SAID ZEPPELIN SUBDIVISION
2 S60°42'35``E A DISTANCE OF 662.72 FEET TO THE SOUTHEAST
3 CORNER; THENCE S64°32'38``E A DISTANCE OF 24.56 FEET TO A POINT
4 ON THE 5-4 LINE OF THE SNIDER MILL SITE, M.S. 3537-B; THENCE
5 S29°12'00``W, ALONG THE 2-3 LINE OF SAID GROUND HOG NO. 1, A
6 DISTANCE OF 254.61 FEET; THENCE S45°17'00``W A DISTANCE OF
7 180.11 FEET; THENCE S41°21'55``E A DISTANCE OF 11.82 FEET; THENCE
8 S45°33'10``E A DISTANCE OF 39.91 FEET TO A POINT ON SAID 2-3 LINE
9 OF GROUND HOG NO. 1, ALSO BEING THE NORTHWEST CORNER OF
10 TRACT R, SHOCK HILL SUBDIVISION, ACCORDING TO THE PLAT
11 RECORDED AT RECEPTION NUMBER 598532 IN THE COUNTY
12 RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT R FOR
13 THE FOLLOWING TWO (2) COURSES:
14

- 15 1.) S29°15'17``W A DISTANCE OF 488.91 FEET;
- 16 2.) S10°52'26``E A DISTANCE OF 207.19 FEET TO THE SOUTHWEST
17 CORNER, ALSO BEING A POINT ON SAID 2-3 LINE OF THE NUGGET
18 PLACER, AND ALSO THE NORTH LINE OF TRACT A (PUBLIC OPEN
19 SPACE), PEAKS 7 & 8 PERIMETER SUBDIVISION, ACCORDING TO THE
20 PLAT RECORDED AT RECEPTION NUMBER 730218 IN THE COUNTY
21 RECORDS;
22

23 THENCE N84°36'58``W ALONG SAID LINE A DISTANCE OF 1,599.04
24 FEET TO THE POINT OF BEGINNING, CONTAINING 34.026 ACRES,
25 MORE OR LESS.
26

27 is placed in Breckenridge Land Use District 1. The Town staff is directed to change the Town's
28 Land Use District Map to indicate that the abovedescribed property has been annexed and placed
29 within Land Use District 1.
30

31 Section 2. The density on the real property described in Section 1 may not be transferred
32 off of such property. Further, such density may only be used for those uses specifically
33 described in Goal B – Policy/Action 1 of the Joint Upper Blue Master Plan as adopted by the
34 Town, which uses include as of the date of the adoption of this ordinance community facilities,
35 institutional uses, and affordable workforce housing. The Town Council finds and determines
36 that the density restrictions imposed by this Section 2 comply with and implement the Joint
37 Upper Blue Master Plan as adopted by the Town.

38 Section 3. The real property described in Section 1 of this ordinance shall also be
39 included within the boundaries of the Cucumber Gulch Overlay Protection District (but not the
40 Preventive Management Area [PMA] portion of said District). The Town staff shall also change
41 the Town's Cucumber Gulch Overlay Protection District Map to indicate that the property
42 described in Section 1 of this ordinance is included within the boundaries of the Cucumber
43 Gulch Overlay Protection District.

Memo

To: Planning Commission
From: Julia Puester, AICP
Date: November 14, 2012
Re: Solar Panels in the Conservation District Policy 5A- Work Session

Solar panels in the Conservation District became a topic of discussion with a recent application to install solar panels on a flat roof within the District which mounting structure would be visible from Ridge Street. At the November 13th joint Town Council/Planning Commission meeting, it was directed to have staff return to the Planning Commission for more discussion on direction for a potential modification to Policy 5 Architectural Compatibility regarding solar panels in the Conservation District.

BACKGROUND

Policy language regulating solar panel installations was originally adopted in 2008 with subsequent modifications in 2009. Changes were made following concerns over vague language in the existing policies regarding the assignment of points, increased interest in solar applications, desire to assist in renewable energy production and following the adoption of the Green Building Code. These modifications were discussed with no objections from the Architect at the State of Colorado Historic Preservation Office and National Park Service at that time. Prior to the language modifications there was little direction on point assignments and acceptable solar panel locations and design for the applicant and Planning Commission to utilize.

We have attached the existing Policy 5 (Absolute) Architectural Compatibility with regard to solar panels in the Conservation District for the Commissioners to review. In addition, staff has included *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*, 2011 regarding solar installations as well as the *Design Guidelines for Solar Installations from the National Trust for Historic Preservation*. Both guidelines have been released after the adoption of the Town's existing policy. (Note: The National Park Service designated Breckenridge as a National Register Historic District in 1980. The Breckenridge design standards were written to conform to these standards.)

DISCUSSION

During the joint Town Council/Planning Commission, two primary issues arose. One issue was that panels should not be too large or out of character with the Conservation District. The second issue was limiting how visible from the public

rights of way an array should be. Staff is interested to hear the Commission's discussion on whether the main concern is how visible the array is or the size of the array (in some cases the array may not be readily visible from the public right of way). Another question pertaining to flat roof buildings are whether solar array mounting systems are more detrimental to the District than other types of existing mechanical systems such as roof top HVAC systems? Is the concern having arrays on all types of flat roofs or from unscreened flat roofs with no setback or parapet?

Lastly, the *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability* recommend on site solar technology after all appropriate treatments to improve energy efficiency of the building have been implemented. Currently, the Development Code has an optional relative policy under Policy 33R for positive points which an energy audit would be conducted to obtain a HERS index or commercial energy analysis. Would the Commission be supportive of property owners in the Conservation District being required to conduct an energy audit and associated improvements prior to applying for a development permit for a solar array?

QUESTIONS

Staff wanted to review the existing policy with the Planning Commission, answer questions and would like to pose the following questions to the Commission:

1. Does the Commission feel that modifications are needed to the policy?
2. Should preference (f) "*highly visible from the public right of way*" be removed in its entirety to prohibit highly visible solar panels? Are there additional modifications desired in the preference order?
3. Should the existing language "*Solar devices shall be set back from the edge of a flat roof to minimize visibility and may be set at a pitch and elevation if not highly visible from a public right of way*" be revised with additional guidelines or revised to not permit pitched solar arrays on flat roofs?
4. Does the size of the array need to be addressed?
5. Should an energy audit be required of the property owner as well as improvements made prior to submitting a development application for a solar array?

We welcome input from the Commission on the direction we should head with this policy, and if any changes are needed.

Policy 5 (Absolute) Architectural Compatibility

E. Solar Devices:

- (1) **Within The Conservation District:** The preservation of the character of the conservation district and the historic structures and sites within the conservation district are of the utmost importance. The town encourages the installation of solar devices as an alternative energy source. However, there may be instances where solar devices are not appropriate on a particular building or site if such a device is determined by the town to be detrimental to the character of the conservation district or would result in a reduced state, federal or local historic rating.

The town encourages solar device placement to be sensitive to the character of the conservation district and located away from the public right of way.

Within the conservation district a solar device shall be located based upon the following order of preference. Preference 1 is the highest and most preferred; preference 6 is the lowest and least preferred. A solar device shall be located in the highest preference possible. The order of preference for the location of a solar device within the conservation district is as follows: a) as a building integrated photovoltaic device; b) as a detached solar device in the rear or side yard away from view from a public right of way; c) on nonhistoric structures or additions; d) on an accessory structure; e) on the primary structure; and f) highly visible from the public right of way.

- (2) **Class C Minor Development Permit:** Within the conservation district, no solar device shall be installed on a structure or site without first obtaining a class C minor development permit. Solar devices are encouraged to be installed on a nonhistoric building or building addition and integrated into the building design. To ensure that the character of the conservation district and its historic structures and sites are protected, an application for a development permit to install a solar device within the conservation district will be reviewed under the following requirements:
 - a. Solar devices on roofs shall be placed on a noncharacter defining roofline of a nonprimary elevation (not highly visible from a public right of way). For lots which have exhausted the preferred placement options as set forth above, solar devices that are visible from the right of way may be appropriate if they are designed to have minimal visual impacts from the right of way and do not result in detrimental character to the conservation district, or a reduced state, federal or local historic rating for the structure or surrounding structures. Roof mounted solar devices shall not break the existing ridgeline of the roof to which the solar device is mounted. Solar devices shall be set back from the edge of a flat roof to minimize visibility and may be set at a pitch and elevated if not highly visible from public right of way. On all other roof types, solar devices shall be located so as not to alter a historic roofline or character defining features such as dormers or chimneys. All solar devices shall run parallel to the original roofline and shall not exceed nine inches (9") above the roofline as measured from the bottom of the panel. Solar devices and related mechanical equipment and mounting structures shall be nonreflective such as an anodized finish. Mechanical equipment associated with the solar device such as invertors, convertors and tubing attached to the building fascia shall be painted to match the building color to blend into the building.

- b. Applications for new structures within the conservation district are encouraged to include building integrated solar devices into the initial design, including a similar roof color, rather than as a later addition. Solar devices which contrast with the color of the roof of new or historic structures are inappropriate if found to be detrimental to the character of the conservation district.
- c. Detached arrays of solar devices at a historic site may be located in the rear or side yard if the arrays are not highly visible from a public right of way and do not detract from other major character defining aspects of the site. The location of detached arrays of solar devices shall also consider visibility from adjacent properties, which shall be reduced to the extent possible while still maintaining solar access.
- d. On historic buildings, character defining elements such as historic windows, walls, siding or shutters which face a public right of way or contribute to the character of the building shall not be altered in connection with the installation of solar devices. Solar devices in nonhistoric windows, walls, siding or shutters which do not face a public right of way are encouraged.



THE SECRETARY
OF THE INTERIOR'S
STANDARDS FOR
REHABILITATION &

ILLUSTRATED
GUIDELINES ON
SUSTAINABILITY
FOR
REHABILITATING
HISTORIC
BUILDINGS



U.S. Department of the Interior
National Park Service
Technical Preservation Services

SOLAR TECHNOLOGY

72



73



Recommended: [72-73] Solar panels were installed appropriately on the rear portion of the roof on this historic row house that are not visible from the primary elevation.

RECOMMENDED	NOT RECOMMENDED
Considering on-site, solar technology only after implementing all appropriate treatments to improve energy efficiency of the building, which often have greater life-cycle cost benefit than on-site renewable energy.	Installing on-site, solar technology without first implementing all appropriate treatments to the building to improve its energy efficiency.
Analyzing whether solar technology can be used successfully and will benefit a historic building without compromising its character or the character of the site or the surrounding historic district.	Installing a solar device without first analyzing its potential benefit or whether it will negatively impact the character of the historic building or site or the surrounding historic district.
Installing a solar device in a compatible location on the site or on a non-historic building or addition where it will have minimal impact on the historic building and its site.	Placing a solar device in a highly-visible location where it will negatively impact the historic building and its site.
Installing a solar device on the historic building only after other locations have been investigated and determined infeasible.	Installing a solar device on the historic building without first considering other locations.



74

Recommended: [74] Free-standing solar panels have been installed here that are visible but appropriately located at the rear of the property and compatible with the character of this industrial site.



75

Not Recommended: [75] Solar roof panels have been installed at the rear, but because the house is situated on a corner, they are highly visible and negatively impact the character of the historic property.

SOLAR TECHNOLOGY

RECOMMENDED	NOT RECOMMENDED
Installing a low-profile solar device on the historic building so that it is not visible or only minimally visible from the public right of way: for example, on a flat roof and set back to take advantage of a parapet or other roof feature to screen solar panels from view; or on a secondary slope of a roof, out of view from the public right of way.	Installing a solar device in a prominent location on the building where it will negatively impact its historic character.
Installing a solar device on the historic building in a manner that does not damage historic roofing material or negatively impact the building's historic character and is reversible.	Installing a solar device on the historic building in a manner that damages historic roofing material or replaces it with an incompatible material and is not reversible.
	Removing historic roof features to install solar panels.
	Altering a historic, character-defining roof slope to install solar panels.
	Installing solar devices that are not reversible.
Installing solar roof panels horizontally -- flat or parallel to the roof—to reduce visibility.	Placing solar roof panels vertically where they are highly visible and will negatively impact the historic character of the building.

76



77



79

Not Recommended: [79] Although installing solar panels behind a rear parking lot might be a suitable location in many cases, here the panels negatively impact the historic property on which they are located.

Recommended: [76-77] Solar panels, which also serve as awnings, were installed in secondary locations on the side and rear of this historic post office and cannot be seen from the front of the building. [78] Solar panels placed horizontally on the roof of this historic building are not visible from below.

78





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Design Guidelines for Solar Installations

In many cases, historic buildings, structures, and sites can be preserved while also accommodating solar energy installations. Indeed, as the need for renewable energy systems increases, technology evolves, political pressure to remove regulatory barriers mounts, and logistical problems are resolved, precluding the installation of solar energy systems may become indefensible. Moreover, with incentives in place, applications to install solar and other alternative energy systems within historic districts are likely to increase dramatically. Just as state agencies and local preservation boards developed policies and guidelines to address the needs of persons with disabilities, they should also develop policies that encourage compatible and appropriate installations of solar energy systems.



Solar panels on the Spring Lake Inn in New Jersey.
 Credit: Adrian Scott Fine

The following considerations can facilitate preservation boards and commissions in their review of solar panel requests and provide a foundation for the adoption of local guidelines related to solar energy installations. The primary objective of preservation ordinances is to preserve historic properties, so a preservation board should encourage project outcomes that meet solar access requirements while maintaining the integrity of historic resources. Consideration should always be given to solutions that protect historic features, materials, and spatial relationships with the visibility of all solar energy installations – including solar panels – minimized to the greatest extent possible.

Locate solar panels on the site of a historic resource. If possible, use a ground-mounted solar panel array. Consider solutions that respect the building's historic setting by locating arrays in an inconspicuous location, such as a rear or side yard, low to the ground, and sensitively screened to further limit visibility. Care should be taken to respect the historic landscape, including both its natural (i.e. topography) and designed (i.e. materials) features.

Locate solar panels on new construction. In cases where new buildings or new additions to historic buildings are proposed and approvable, encourage the placement of solar panels on the new construction. To achieve overall compatibility with the historic building and its setting, consider solutions that integrate the solar panel system in less visible areas of the new design.

Locate solar panels on non-historic buildings and additions. If the site cannot accommodate solar panels and the project does not include new construction, consider placing solar panels on an existing, non-historic addition or accessory structure. This will minimize the impact of solar installation on the significant features of the historic resource and protect the historic fabric against alteration.

Place solar panels in areas that minimize their visibility from a public thoroughfare. The primary façade of a historic building is often the most architecturally distinctive and publicly visible, and thus the most significant and character defining. To the greatest extent possible, avoid placing solar panels on street-facing walls or roofs, including those facing side streets. Installations below and behind parapet walls and dormers or on rear-facing roofs are often good choices.

Avoid installations that would result in the permanent loss of significant, character-defining features of historic resources. Solar panels should not require alterations to significant or character-defining features of a historic resource, such as altering existing roof lines or dormers. Avoid installations that obstruct views of significant architectural features (such as overlaying windows or decorative detailing) or intrude on views of neighboring historic properties in an historic district.

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Sustainability and Historic Preservation

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Reuse It!

Avoid solutions that would require or result in the removal or permanent alteration of historic fabric. Solar panel installations should be reversible. The use of solar roof tiles, laminates, glazing, and other technologies that require the removal of intact historic fabric or that permanently alter or damage such fabric must be avoided. Consider the type and condition of the existing building fabric for which solar panels installation is proposed, as well as the method of attachment and future removal. Minimizing the number of points of attachment, including the use of brackets, will avoid damaging historic fabric.

Require low profiles. Solar panels should be flush with – or mounted no higher than a few inches above – the existing roof surface. They should not be visible above the roofline of a primary façade.

On flat roofs, set solar panels back from the edge. Because they are generally hidden from view, flat roofs can provide an ideal surface for solar panel arrays. To ensure that a solar installation is minimally visible, set the solar panels back from the roof's edge and adjust the angle and height of the panels as necessary.

Avoid disjointed and multi-roof solutions. Solar panels should be set at angles consistent with the slope or pitch of the supporting roof. For example, avoid solutions that would set panels at a 70 degree angle when the roof pitch is 45 degrees. In addition, solar panels should be located on one roof plane (as opposed to scattered among several roofs) and arranged in a pattern that matches the general shape and configuration of the roof upon which they are mounted.

Ensure that solar panels, support structures, and conduits blend into the surrounding features of the historic resource. The overall visibility and reflectivity of solar panels and their support structures can be substantially reduced if elements of the solar installation match the surrounding building fabric in color.

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Planning Commission Staff Report

Subject: Jones Residence Restoration, Rehabilitation, Addition and Landmarking
(Class B Final Hearing; PC#2012043)

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 non-historic addition to the house. Two small additions are proposed in the rear and side of the original house with two parking spaces along the south side yard.

Date: November 7, 2012 (For meeting of November 20, 2012)

Project Manager: Michael Mosher, Planner III

Applicants/Owners: Derek Jones

Agent: Janet Sutterley, Architect

Address: 203 South High Street

Legal Description: Lot 15A, Block 6, Yingling and Mickles, a resubdivision of Lot 15, 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: In the past, this site was re-subdivided into two lots resulting in a smaller property for this house with a depth of only 62.5-feet. The lot is relatively flat sloping slightly to the west about 4-feet. The South High Street right of way (ROW) lies about 4-feet off the front of the historic house. Currently, unassigned perpendicular on-street parking abuts the house and cars cross the property line to fit in this direction abutting the house. Also, a neighboring house to the south encroaches onto this property by one foot. There are no existing trees on the property. An electrical pedestal is located at the southwest corner of the lot. A 1-foot utility easement runs along the south property line and a 10-foot utility easement runs along the west property line.

Adjacent Uses: Residential

Total Density:

Allowed under LUGs:	1,262 sq. ft.
Existing density:	1,028 sq. ft.
Proposed density:	1,207 sq. ft.
Basement Density not counted	591 sq. ft.

Above Ground Density:

Suggested at 9 UPA:	1,033 sq. ft.
Existing:	1,028 sq. ft.
Proposed 9.32 UPA:	1,070 sq. ft. (negative 3 points)

Mass:

Allowed under LUGs:	1,514 sq. ft.
Existing mass:	1,028 sq. ft.

	Proposed mass:	1,130 sq. ft.
F.A.R.	1:3	
Total:	Lower Level:	752 sq. ft.
	Main Level:	1,082 sq. ft.
	Total (with 591 sq. ft. landmarked Basement):	1,834 sq. ft.
Open Space:	Required:	30%
	Proposed:	42%
Height:	Recommended:	23 ft. (mean) up to 26 ft. w/ negative points)
	Existing:	15 ft. (mean) 19 ft. (overall)
	Proposed:	16 ft. (mean) 20 ft. (overall)
Parking:	Required:	2 spaces
	Proposed:	2 spaces (w/ Encroachment License Agreement)
Snowstack:	Required:	78 sq. ft.
	Proposed:	79 sq. ft.
Setbacks:	<u>Existing:</u>	
	Front:	4 ft.
	Sides:	5 ft. and 3 ft.
	Rear:	22 ft.
	<u>Proposed (Additions):</u>	
	Front:	4 ft. (no change to historic location)
	Sides:	3 ft. and 3 ft.
	Rear:	10 ft.

Item History

Summit County Clerk and Recorder records indicate that this property was initially developed in 1883. An addition with a saltbox roof, built onto the south elevation of the original side-gabled house, predates the early 1980s. Based on its appearance the addition likely dates to the 1950s or early 1960s.

The first known owner of this property was J. O. Cannich in 1883. However, it is best known as the W. E. Terrill Residence. Charles C. House purchased the residence from Terrill in July of 1914, but eventually lost it to back taxes. Mr. House worked on the Reliance Gold Dredge. Carrie Swanson purchased the property on December 18, 1930. Born as Clara Fry, her family came to Colorado in 1880, moving to Dillon in 1882. She was united in marriage to John W. Lynch, a railroad engineer. One daughter, Mrs. Raymond Wehrly was born to them. After her husband's death in 1893, Clara married a second time in 1902, to Peter Swanson. They had two sons, John and Earle. The Swanson/Wehrly family had lived in this Breckenridge house for ten years when they sold it to Leland Sheard. Both Leland and his father worked on the Tiger #1 dredge until it shut down on October 15, 1942.

As it stands today and with the current Development Code, the existing house on the subdivided lot is under density and mass. It does not meet the absolute setback on the east (front) side.

Changes Since the August 7, 2012 Preliminary Review

1. Slight modifications in the square footage.
2. Shed roof over master bedroom changed to gable roof.
3. Slight modifications to window openings.

Staff Comments

In light of the fact we have a new member on the Planning Commission and we have Mr. Dan Corson, Intergovernmental Services Director at Colorado Historical Society, attending this evening's meeting, much of the preliminary report is being left in this final report for background.

Placement of Structures (9/A & 9/R): The drawings indicate that the historic house will be placed in the same historic location after the basement is added. The finished floor height of the house will be raised 1-foot to correct existing drainage issues. Since no change in location is proposed, the existing 4-foot front (east) setback and 4-foot north side yard setback will remain as a legal non-conforming. No variance is required and no negative points will be incurred as a result.

The northwest addition to the house meets the suggested relative side and rear yard setbacks. The southwest addition meets the absolute, not relative, side and rear yard setbacks. The rear yard setback is shown at 10-feet and the south side yard is shown at 3-feet. Negative six (-6) points are incurred for the rear and side yard setbacks for this addition.

The eave of the roof, at the 10-foot rear yard setback, overhangs 12-inches into the setback. Per the absolute portion of this policy:

d. Encroachments/Protection: Notwithstanding the above restrictions, and in those instances where a violation of the town's building code is not created, bay windows, roof eaves and other similar projections may extend within any required yard up to a maximum of eighteen inches (18") with approval of the planning commission.

At the last meeting, we heard Commission support to allow the eaves of the roof along the 10-foot rear yard setback to encroach 12-inches into the setback.

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:

As the house sits today, many of the historic openings remain and the primary exterior walls and roof forms are intact. With this submittal, the newer non-compliant addition on the south is to be removed bringing back the simple gable roof form of the original house. This change will also restore a portion of the original south wall, making it visible from the High Street ROW.

The existing non-historic siding will be removed and replaced with horizontal shiplap natural cedar siding with an exposure of no more than 4-1/2 inches. The six historic windows, that can be repaired, will be saved. Any new windows will be natural wood and historically compliant.

The original portion of the house, the simple gable roof that is perpendicular to the ROW, likely had a entrance facing east, opposite the existing window. The wall on the opposite side of this window is currently covered with siding. The agent suspects that there were probably two openings, one door and one window. Since this time, and within the period of significance, a porch and new door were added

with the north addition. With the proposed restoration, two window openings (when verified) are proposed preserving the original openings in the east wall.

The roof of the historic portion of the house will be replaced with cut wood shingles.

The second addition, from 1890 with the gable roof parallel to the ROW, has a porch and main entrance. There are no known photographs of the historic house to verify the porch design. So, the front porch is to be restored following general historic standards in the Handbook of Design Standards.

Currently, the historic house has no foundation. With this proposal, the house will receive a full basement/foundation, all new plumbing and electrical improvements throughout. (There are also portions of the basement beneath the new additions.)

Staff has no concerns with the proposed restoration of the historic house.

New Additions:

There are two smaller additions proposed behind the historic house. One is located at the northwest and the other to the southwest. Though they attach at corners to the historic house, both additions utilize connector links and massing that abide with Priority Policy 80A of the Handbook of Design Standards.

The average module size for the East Side Residential Character Area is 1,500 square feet. The proposed above ground additions are each 372 and 166 square feet. The proposed connector links step back from the building edges by 2-feet or more, are no more than 2/3 the width being connected and is lower than the modules being connected. Both connectors meets the criteria for connecting historic structures to new construction. Staff has no concerns with the proposed link element.

Since the last review, the shed roof form over the southwest addition has been redesigned as a gable with a subordinate shed form to the east. The northwest addition remains a shed design as presented at the last review. The roof forms are designed to drain roof water away from the connector links and the main structure.

The Northwest Addition (Dining Room)

The northwest main level addition will contain a new dining room. The rear wall of the second addition of the historic house being altered currently shows no visible openings. Staff notes that the amount of material being removed to connect the historic house may vary slightly from what is shown on the plans, depending on the locations of existing historic openings (if any) in the west-facing wall of the house. This will be verified after the building permit is issued and the removal of the non-historic siding has begun. This has been added as a Condition of Approval.

The windows on the northwest addition have been modified per Commissioner comments from the last hearing. The drawings now show sliding doors on the west elevation that have a solid base and three upper windows that are vertically orientated with divided lights. The north facing windows have been moved in from the corners of the wall and better represent a solid-to-void ratio seen historically.

The Southwest Addition (Master Bedroom)

The southwest addition will house the new master bedroom, bath, powder room and exterior storage. The roof on this addition has been changed from a shed roof to a gable. The three windows on the west elevation are vertically oriented double hung. On the north elevation the drawings show two windows. One is centered on the wall and the other, smaller window, above it. Flanking the larger window are two

false openings covered with storm doors. The agent has placed these false doors to break up the amount of solid wall. Similar doors have been seen on historic structures as smaller access doors to upper lofts in barns. Staff believes this interpretation of barn doors may confuse the cultural heritage of the community. Per the Handbook of Design Standards for the Historic and Conservation Districts:

97. New buildings that can be interpreted as products of the present, and not false interpretations of the past are preferred.

- *Similarly, it would be inappropriate to use historic design details in ways that were never employed in the past. For example, using superficial, "glued on" decorations would be inappropriate, since traditionally, decorative elements evolved from functional features.*

Staff is recommending these false doors be removed from this elevation.

The exterior materials of the additions are proposed with more rustic "out-building" finishes. The roof is self-rusting corrugated metal and the siding is 1X6 vertical shiplap. We will have a color material board at the meeting.

Density/Intensity (3/A & 3/R)/Mass (4/R): The proposed building is under recommended density, but over the recommended 9 UPA (9.32 UPA) for above ground density and under recommended mass. Most of the added basement is beneath the historic portion of the building and, with local landmarking, is not counted towards the density calculations. The portions *not* underneath the historic building will count as density. For the overage in above ground density negative three (-3) points are incurred.

Snow Removal and Storage (13/R): The applicant is providing adequate snow stacking for the driveway on site next to the driveway. We have no concerns.

Parking (18/A & 18/R): With this proposal, the parking for the house is being removed from the public right of way (ROW) and relocated onto the property. A small portion of the required parking extends over the property into the ROW. The applicant and agent have met with the Streets Department regarding the adaptation of a new parking layout for the public ROW.

Currently, vehicles parking in the ROW are parking perpendicular to the street with the car bumpers nearly touching the house, 4-feet outside the ROW on the applicant's property. Even in this tight situation, the other portions of the vehicles extend into the ROW drive lane reducing the lane width.

The drawings show two parking spaces next to the south property line extending into the ROW. The applicant has obtained approval to process an Encroachment License Agreement with the Town for the encroachments. As a result of this design, the public parking in front of the house will be changed to parallel parking. With this design, there is a loss of one public parking space and a gain of two private parking spaces. Staff has no concerns.

Landscaping (22/A and 22/): Currently, the property has no trees or shrubs. There is a lawn in the back yard. The drawing shows that the new landscaping will include:

- (4) 1-1/2" Aspen
- (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. The side yards will incorporate a wood fence (see attached photo).

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. The historic window openings will be restored where shown, the siding, where any remains, 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.

At the last hearing, we hear some Commission support awarding positive nine (+9) and for positive twelve (+12) points for the restoration. Staff has reviewed the specific criteria associated with awarding these points and strongly believes the proposal does not meet the positive 12 criteria “*respect historic context of the site that fall short of a pristine restoration*”. We believe the site has been compromised with the previous subdivision, the additions to the house, though meeting the standards, are still substantial enough to impact the massing and the relationship on the property of the original historic house. We believe the criteria for positive nine (+9) points are strongly supported.

Staff recommends positive nine (+9) points for the restoration efforts along with the impacts to the site.

This suggestion follows established precedent associated with the following approved developments:

- Stroble Residence Restoration, Rehabilitation, Addition and Landmarking, PC#2011060)
- Whitehead Building (Prospector) Rehabilitation and Landmarking, PC#2009042
- Bradley Residence Historic Renovation and Landmarking, PC#2010002

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 (bolded text), have been met with this application and the house can be recommended for local landmarking. At the final hearing we would 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.

At the last meeting, we heard all the Commission support locally landmarking the building.

Assignment of Points 9-1-17- 3: At this final review we are recommending negative nine (-9) points as reflected in the final point Analysis.

- Policy 5/R (-3 points) Above Ground Density of 9.32 UPA
- Policy 9/R (-6 points) for not meeting two suggested building setbacks.

A total of positive nine (+9) points are shown in the final Point Analysis;

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

This results in a passing score of zero (0) points.

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 agree with Staff's recommendation that the false doors be removed from the north elevation of the master bedroom addition?
2. Does the Commission support awarding positive nine (+9) points for the restoration efforts?

We welcome any additional comments. We have three motions recommending approval for this application:

1. Staff recommends approval of the Point Analysis for the Jones Residence Restoration, Rehabilitation, Addition and Landmarking, PC#2012043.
2. We also recommend approval of the Jones Residence Restoration, Rehabilitation, Addition and Landmarking, PC#2012043, with the attached Findings and Conditions.
3. Lastly we suggest the Planning Commission recommends that the Town Council adopt an ordinance to Landmark the historic structure for the Jones Residence Restoration, Rehabilitation, Addition and Landmarking, PC#2012043, based on proposed restoration efforts and the fulfillment of criteria for architectural significance as stated in Section 9-11-4 of the Landmarking Ordinance.

Commissioner Comments from the August 7, 2012 Preliminary Review

1. *Did the Commission support allowing the eaves of the roof along the 10-foot rear yard setback to encroach 12-inches into the setback?* (All: Yes)

2. *Did the Commission support awarding positive nine (+9) points for the restoration efforts?*

Mr. Pringle: Asked again about penalizing the current applicant with positive nine (+9) instead of positive twelve (+12 points). (Mr. Mosher: Yes, the subdivision compromises the application.) I don't agree. It's not applicant's fault that the subdivision compromises the site; maybe the additions drop the points from +12 to +9 but not the site. Is it even possible to get a +12 point effort with a historically proper addition? (Mr. Neubecker: Yes, it might be possible. But you couldn't get back to historic context on this site, so +15 points is impossible here. On this property however, a +12 is not, because of the history of the property and the subdivision of the lot.) I think that the points from +12 to +9 would be because of the additions only. I could go with +12 and not hold the Applicant responsible for the subdivision. (Mr. Mosher: Explained the most recent and rare +12 rating - Blue Front Bakery - and the history of the site was respected.) Persisted with the argument that we don't really know the history of the Blue Front Bakery building to warrant a +12 point rating for it, and not for this property. (Mr. Neubecker: Pointed out that on a +15 point project additions wouldn't be made, per examples in the Code.)

Ms. Dudley: I don't agree with this. I think that the additions should change the points from +15 to +12, and the site shouldn't be affected by the subdivision and believes the points should be +12.

Ms. Christopher: On the fence from the discussion; could go with +9 or +12; I can see where it is +9 with the subdivision and the additions; I hate to hold that against the applicant.

Mr. Butler: Supportive of +9 points.

3. *Did the Commission support the listed criteria for locally landmarking the historic structure?*

All: Yes.

Ms. Christopher: Yes, with an addition in column B because of Mr. Schroder's input (social importance). Given the number of 'players' in the economy at that time. (Mr. Neubecker: Are they "notable" persons?)

Mr. Schroder: I was just looking at the entire history.

Staff welcomed any additional comments.

Ms. Janet Sutterley, Architect for the Applicant:

Derek Jones is the Applicant. On the east side, pointed out the prominent side of the property. Links are too small for a regular gable roof, which is why we opted for a shed roof. Shed roofs are common in historic district. Adhered to Staff's window comments except for north wall in master addition (bath). I want to move the windows to the side; Mr. Mosher wants us to take the middle top window out; but I want to leave it. Borrowing light from the north side.

Historic restoration points: We are bringing 'back' the front of the house, it's a good project; west facing solid wall. We don't know what is inside of this wall. Asking to not hold this as a condition of approval; we had to satisfy the link dilemma; it's important to open the dining room into the house. Doesn't want to be held to a tiny opening in the wall at dining room; smaller opening makes it non functional; I would prefer instead of going through the point assessment, I want flexibility with that wall. Mr. Mosher asked us to at least save an edge, but that it isn't a code issue (interior). Additionally, it's not a point issue. Had the house been restored to its original 1901 structure, it would be a +12 point house. We don't need +12 points, but I feel like with every project, we are raising the bar to hit +12 points and doesn't see the improvements that justify +12 points.

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

Commissioner Questions / Comments:

Mr. Schroder: Wanted to know about adding historical persons not mentioned to landmarking.

Mr. Lamb: Is exploratory research into walls going to be done before final? (Mr. Mosher: There is a site visit with inspector. They continue to assess as this house gets reconstructed.)

Ms. Dudley: Wanted to know why Staff wanted windows placed differently. (Mr. Mosher: We looked at the code.) I have no problem with it.

Mr. Lamb: I don't like the third window; isn't historic looking.
Mr. Pringle: I don't mind the window as it is outside of public view.
Ms. Christopher: It looks a little modern (the window); wouldn't be opposed to an added window to the bottom so that it is three above and three below.

Final Hearing Impact Analysis				
Project:	Jones Residence Restoration, Rehabilitation, Addition and Landmarking	Positive Points	+9	
PC#	2012043			
Date:	11/07/2012	Negative Points	-9	
Staff:	Michael Mosher, Planner III			
		Total Allocation:	0	
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)		Residential use abides with Land Use Guidelines
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)	0	Allowed under LUGs: 1,262 sq. ft.; Existing density: 1,028 sq. ft.; Proposed density: 1,207 sq. ft. ; Basement Density not counted 591 sq. ft.
4/R	Mass	5x (-2>-20)	0	Allowed under LUGs: 1,514 sq. ft.; Existing mass: 1,028 sq. ft.; Proposed mass: 1,130 sq. ft.
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)	0	The historic structure is being maintained in its original location preserving the site setting. All renovation and additions are abiding with the Priority Policies and Design Guidelines of 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"
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)	-3	Suggested at 9 UPA: 1,033 sq. ft.; Existing: 1,028 sq. ft.; Proposed 9.32 UPA: 1,070 sq. ft. (negative 3 points)
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)	0	Recommended: 23 ft. (mean) up to 26 ft. w/ negative points); Existing: 15 ft. (mean) 19 ft. (overall); Proposed: 16 ft. (mean) 20 ft. (overall)
	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)	-6	The rear yard setback is shown at 10-feet and the south side yard is shown at 3-feet. Negative six (-6) are incurred for the rear and side yard setbacks for this addition.
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		Required: 78 sq. ft.; Proposed: 79 sq. ft.
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)	0	Required: 2 spaces; Proposed: 2 spaces (w/ Encroachment License Agreement)
18/R	Parking-Public View/Usage	2x(-2/+2)	0	
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)	0	Required: 30%; Proposed: 42%
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)	0	Currently, the property has no trees or shrubs. There is a lawn in the back yard. The drawing shows that the new landscaping will include: (4) 1-1/2" Aspen; (2) 5- gallon shrubs
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)	+9	We believe the site has been compromised with the previous subdivision, the additions to the house, though meeting the standards, are still substantial enough to impact the massing of the original historic house and the relationship on the property. The plans show that the historic house is being restored and stabilized to its historic appearance. The historic window openings will be restored where shown, the siding, where any remains, 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.
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	0	
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

**Jones Residence Restoration, Rehabilitation, Addition and Landmarking
Lot 15A, Block 6, Yingling and Mickles, a resubdivision of Lot 15, Block 6, Yingling and Mickles
203 South High Street
Permit #2012043**

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

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **November 7, 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 **November 20, 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 November 27, 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. 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.
8. Applicant shall notify the Town of Breckenridge Community Development Department prior to the removal of any building materials from the historic house. Applicant shall allow the Town of Breckenridge 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 thereby the free basement density. Any such action could result in the revocation and withdrawal of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

9. Applicant shall submit proof of ownership of the project site.
10. **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 Jones 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.
11. **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, Chief Building Official and Town Historian to discuss the methods, process and timeline for restoration efforts to the historic building(s).**
12. **Applicant shall execute and record with the Summit County Clerk and Recorder an Encroachment License Agreement, running with the land, in a form acceptable to the Town Attorney, identifying the parking space, fencing and landscaping encroachments into the High Street Right of Way.**

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 of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
15. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.
16. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

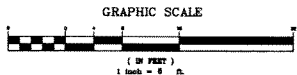
PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

17. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
18. 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.
19. Applicant shall screen all utilities.
20. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
21. 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.
22. 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.

23. 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.
24. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
25. 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)



ELEVATIONS BASED ON U.S.G.S. SEA LEVEL DATUM (1929)
DATE OF TOPO. FIELD SURVEY: 10/03/11
CONTOUR INTERVAL = ONE FOOT



A TOPOGRAPHIC MAP OF **LOT 15A**

A RESUBDIVISION OF LOTS 15 AND 16 BLOCK 6, YINGLING & MICKLES ADDITION

ACCORDING TO THE PLAT RECORDED 04/09/1979 AT REC. NO. 189761
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

WASHINGTON AVE. (50' R-O-W)

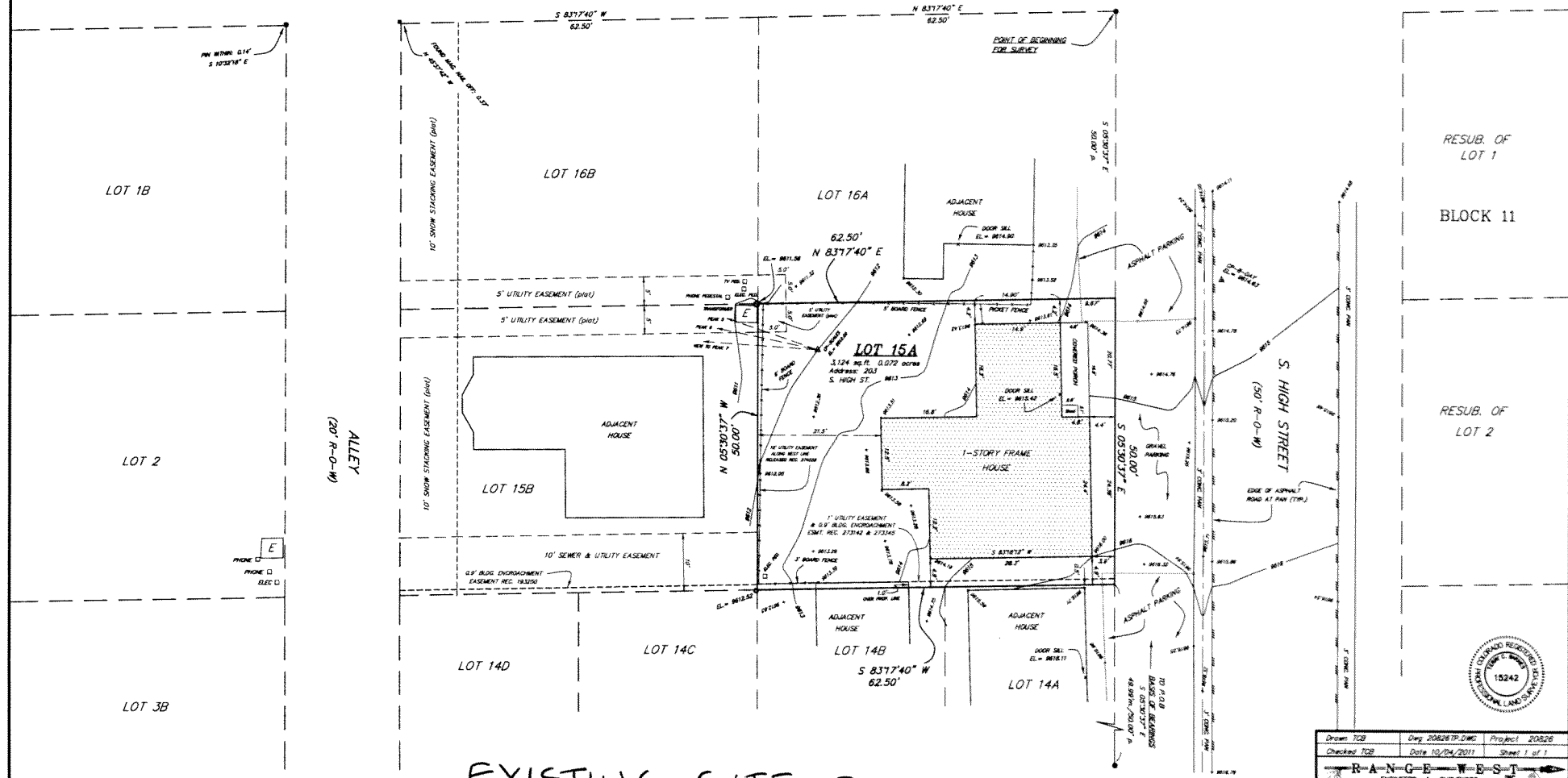
LEGEND

- FOUND NO. 4 REBAR & RED PLASTIC CAP (PLS 8938/MGN185)
- FOUND NO. 4 REBAR & YELLOW PLASTIC CAP (PLS 37718/MGN12)
- UTILITY PEDESTAL
- ▲ RANDOM SURVEY CONTROL POINT
- TRANSFORMER
- SPOT ELEVATION
- MEASURED COURSE
- PLATTED COURSE

NOTE:

EVIDENCE OF UTILITY SERVICES (WATER & SEWER) WAS NOT VISIBLE AT TIME OF SURVEY.

CP-189761
DL-189761



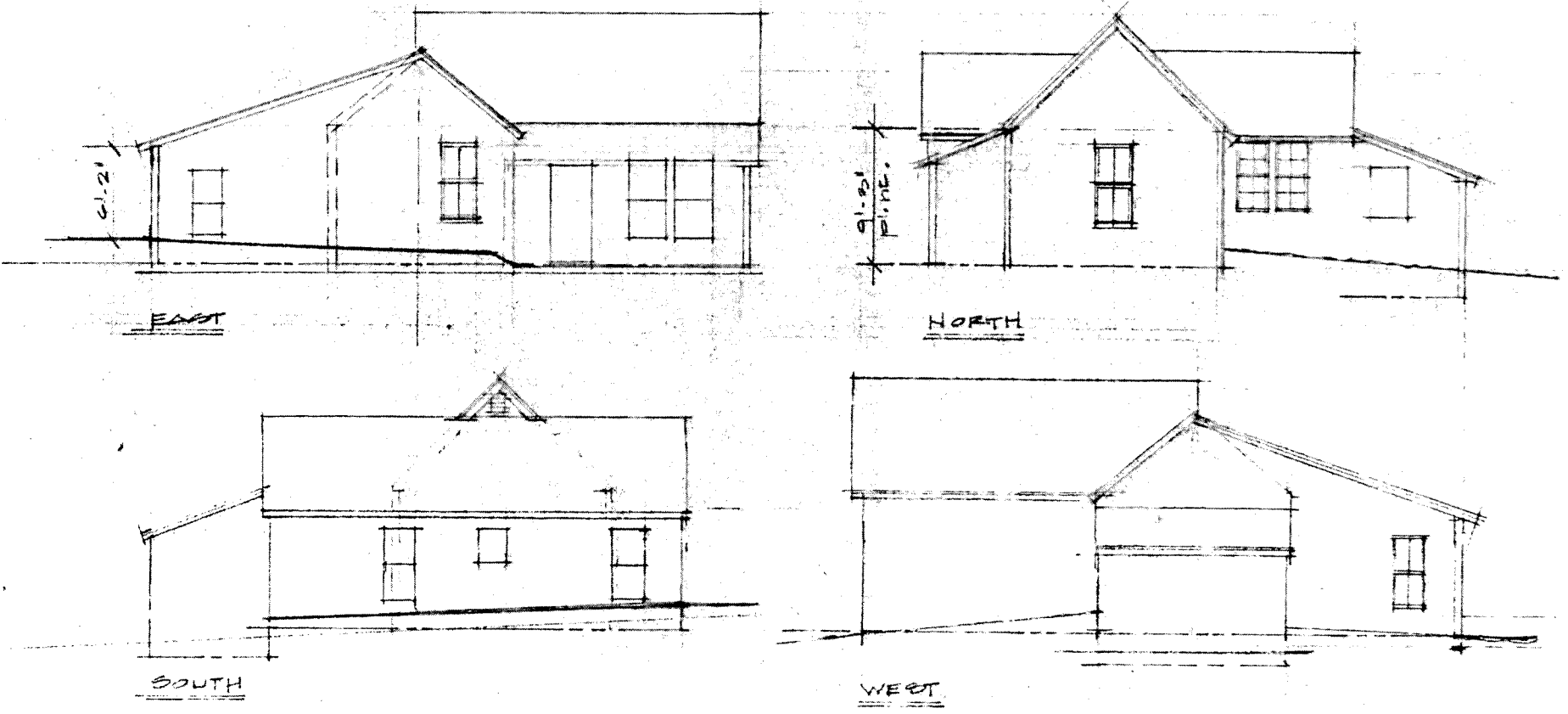
EXISTING SITE PLAN



Drawn: TCB	Day: 20828 TP.DWG	Project: 20828
Checked: TCB	Date: 10/24/2011	Sheet: 1 of 1
R-A-N-G-E-W-E-S-T ENGINEERS & SURVEYORS, INC.		
P.O. Box 589 Silverthorn, CO 80498 970-468-6281		

NOTES: ACCORDING TO COLORADO LAW, THE CLIENT OWNSHIP, ANY OTHER RIGHTS RESERVED, SHALL BE THE PROPERTY OF THE CLIENT. THE ENGINEER'S RESPONSIBILITY IS TO THE CLIENT AND NOT TO ANY OTHER PARTY. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARD OF CARE. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARD OF CARE. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARD OF CARE.

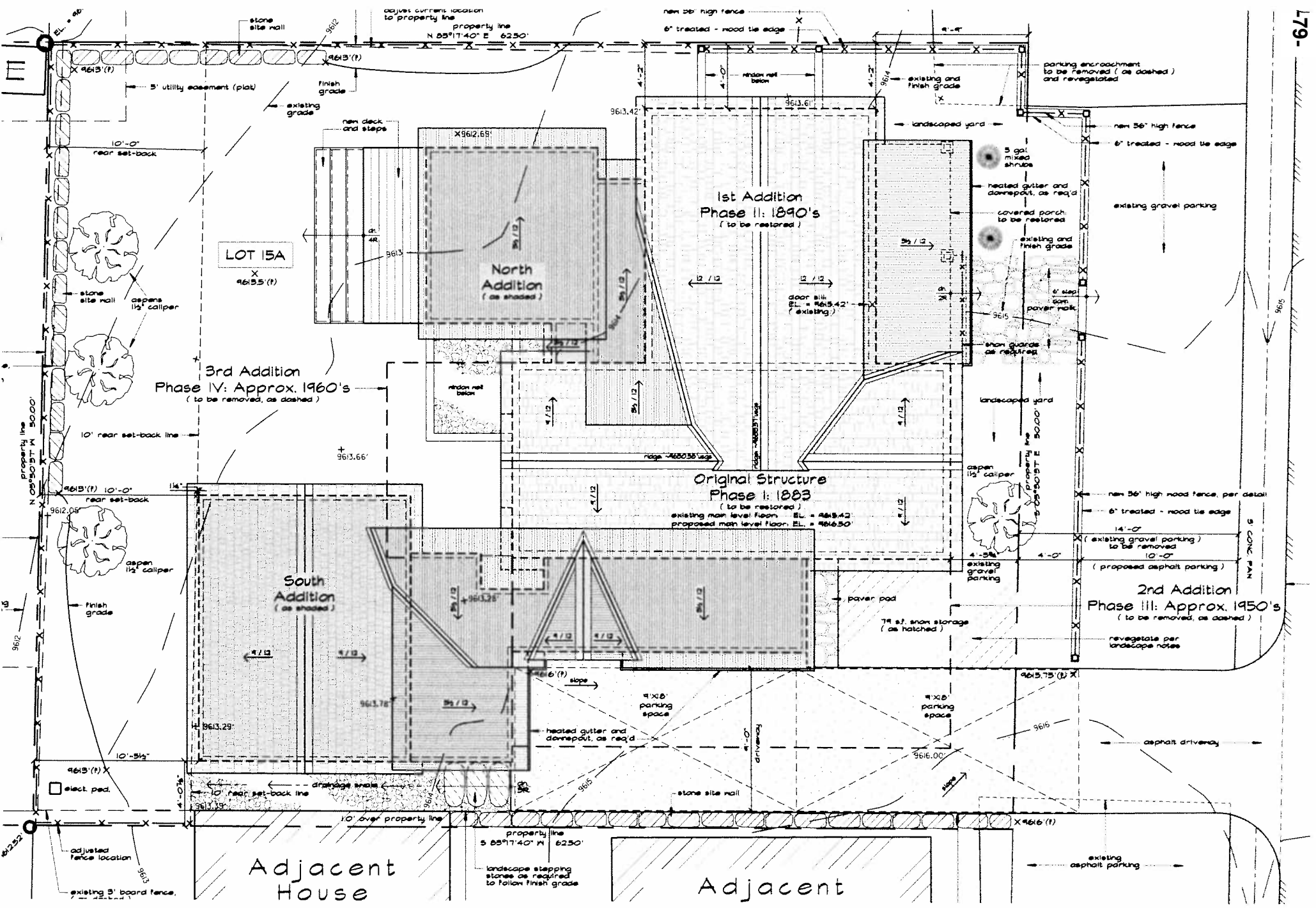
Jones Residence - 2012043



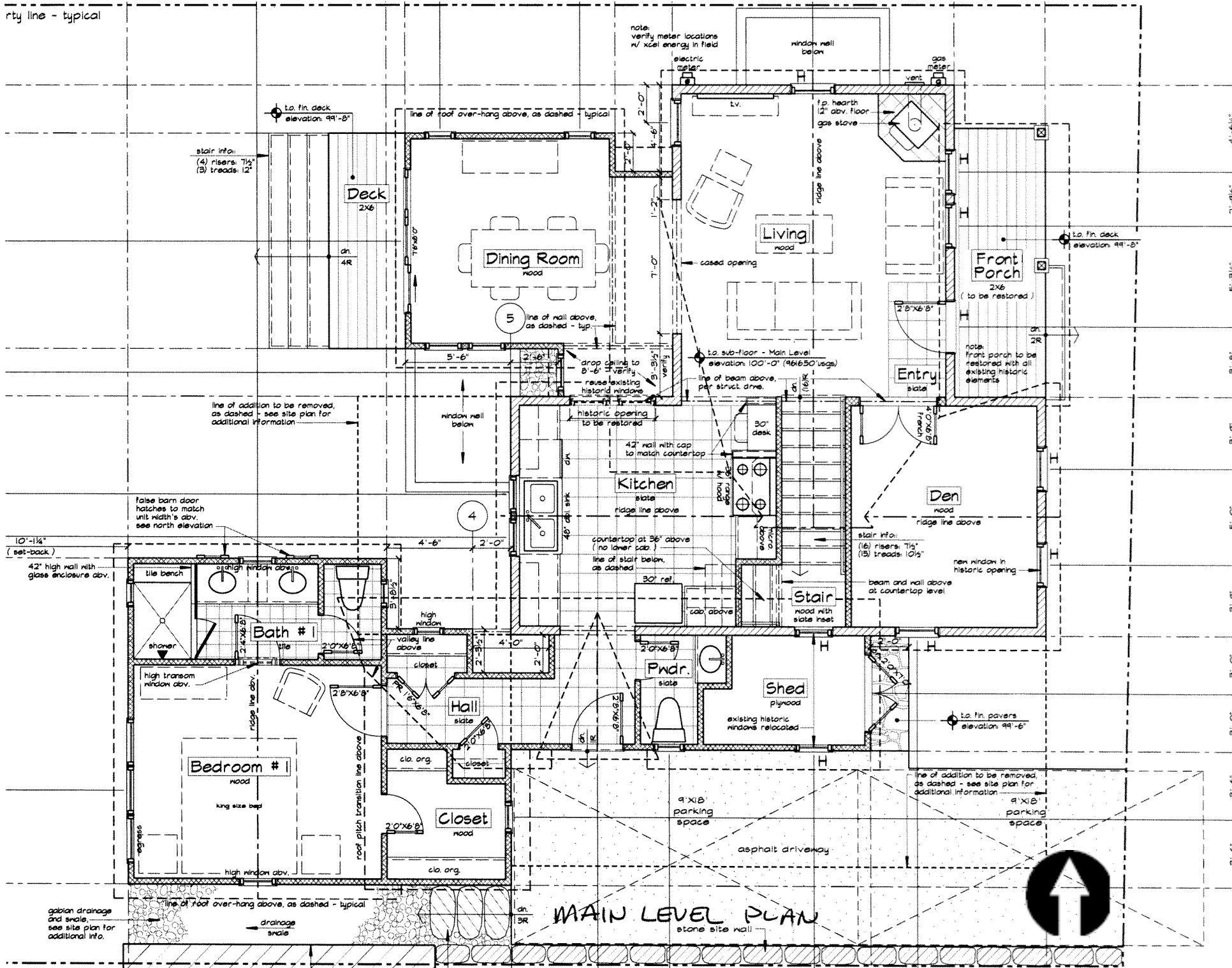
JONES RESIDENCE 1/8" = 1'-0"
 AS-BUILT ELEVATIONS 9.28.11

D. P. R. I. P. E. R.

Existing Elevations
 Jones Residence - 2012043



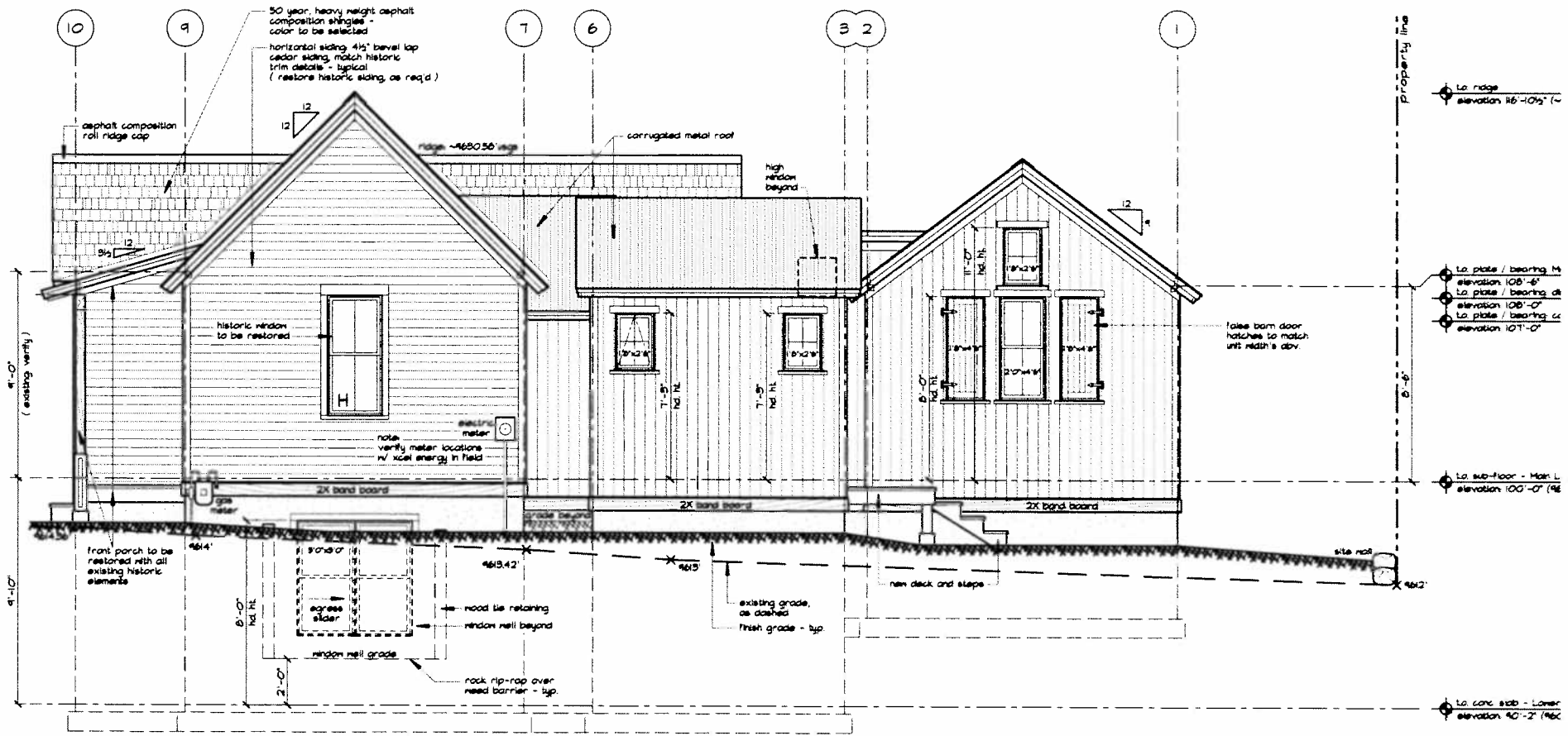
PROPOSED SITE PLAN
 Jones Residence - 2012043



MAIN LEVEL PLAN

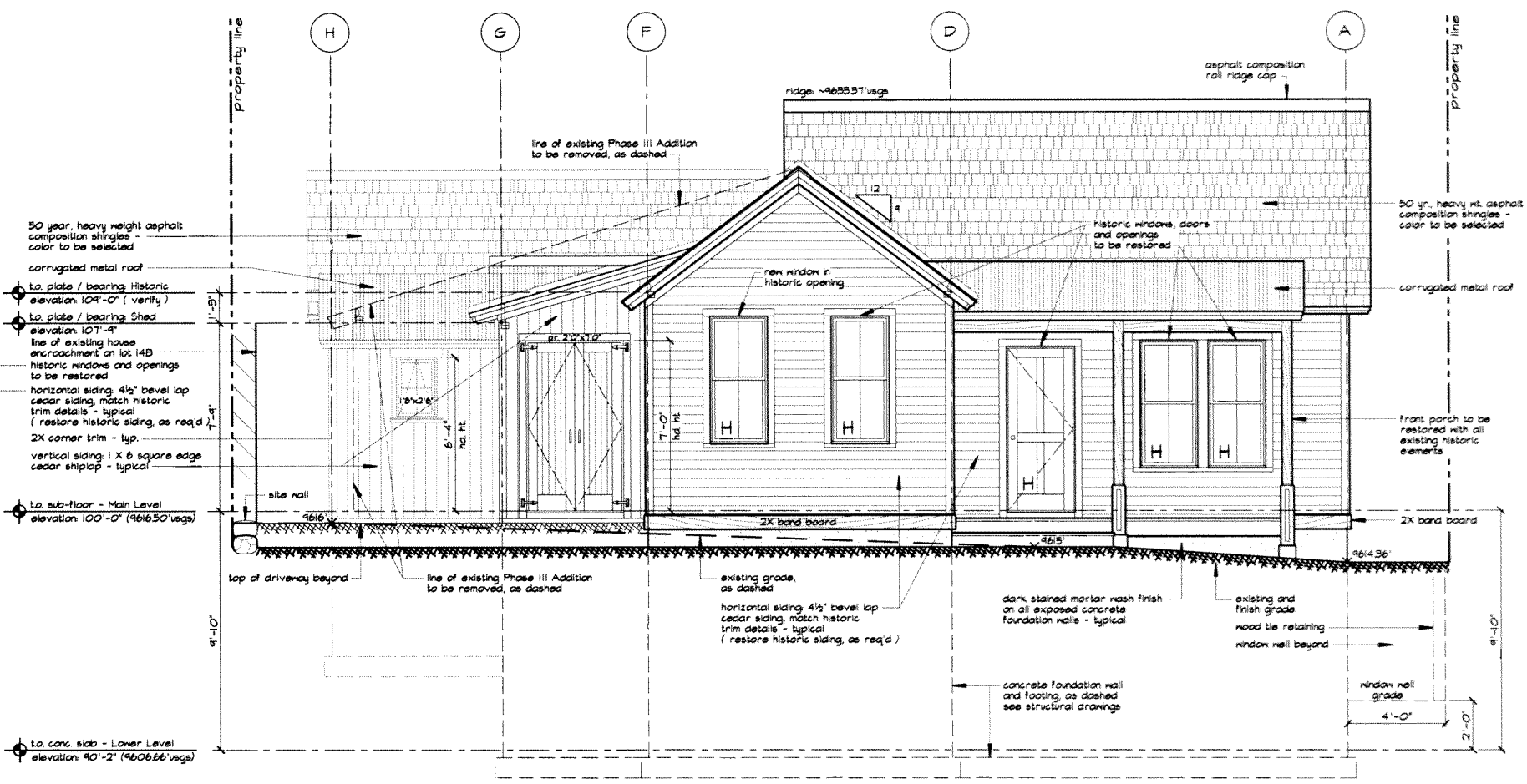
Jones Residence - 202043





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

Jones Residence - 2012043

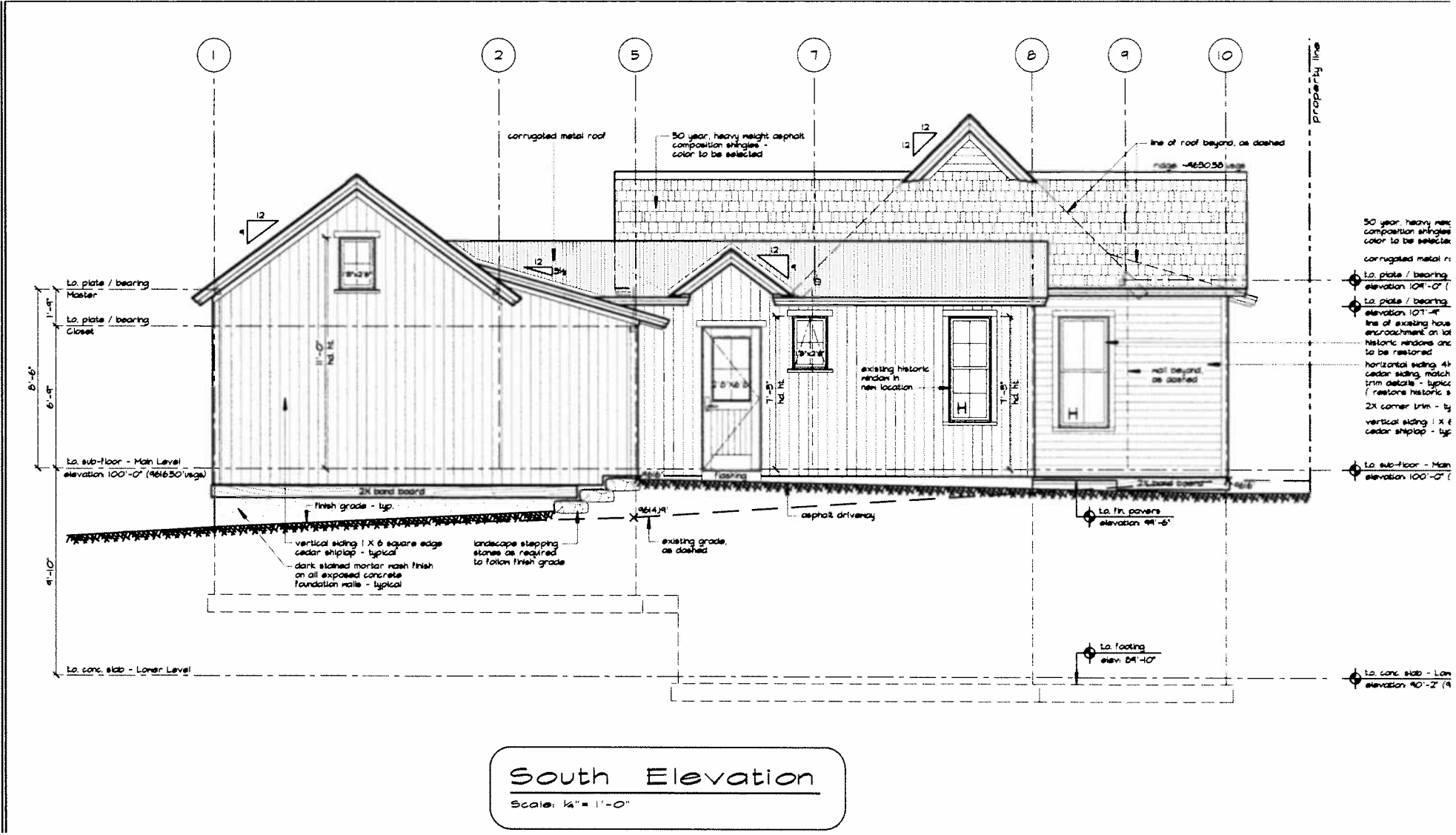


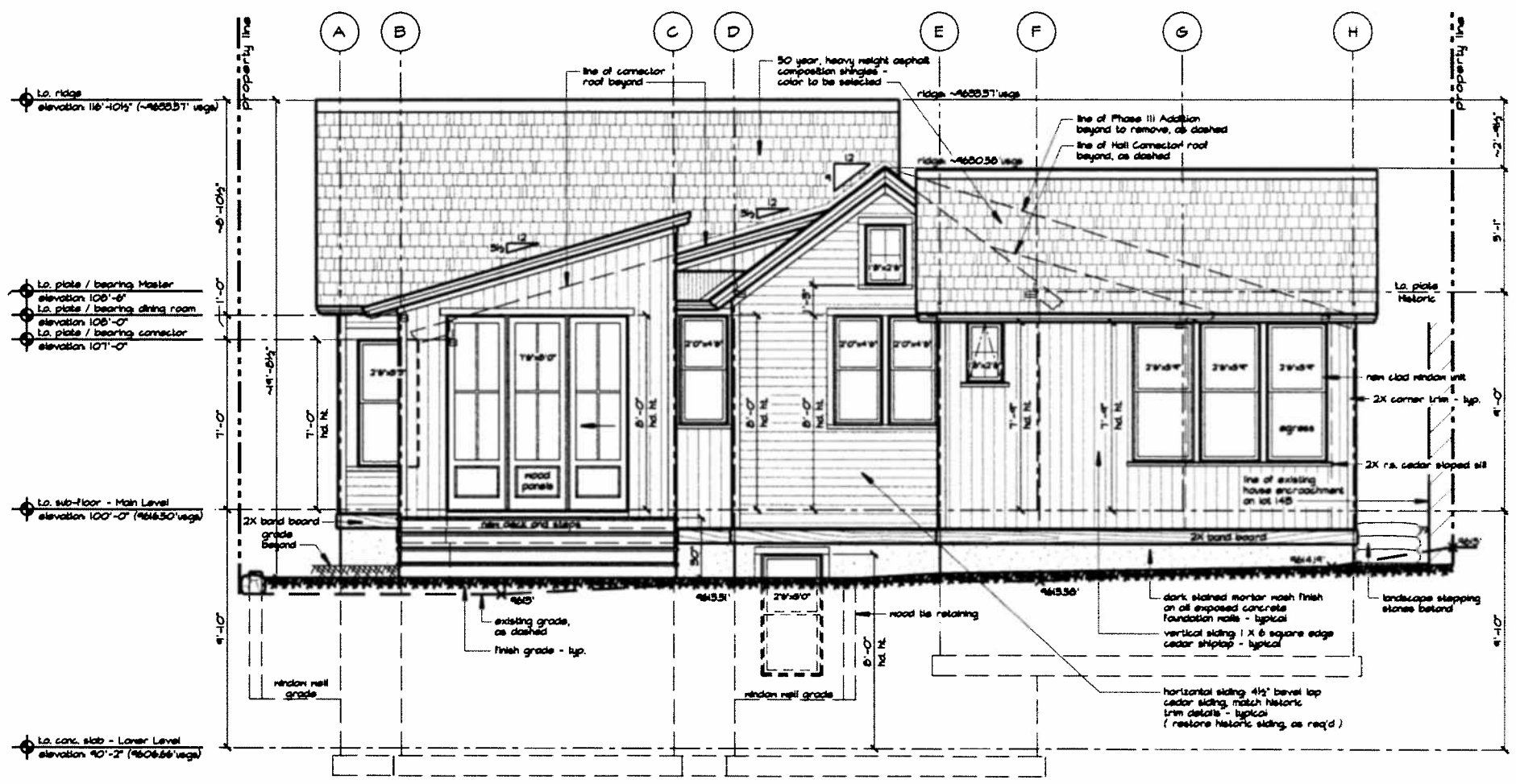
East Elevation
 Scale: 1/4" = 1'-0"

JONES RESIDENCE
 LOT 15A, BLOCK 6, Y & M ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

Jones Residence - 202043

one





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

Jones Residence - 2012043