



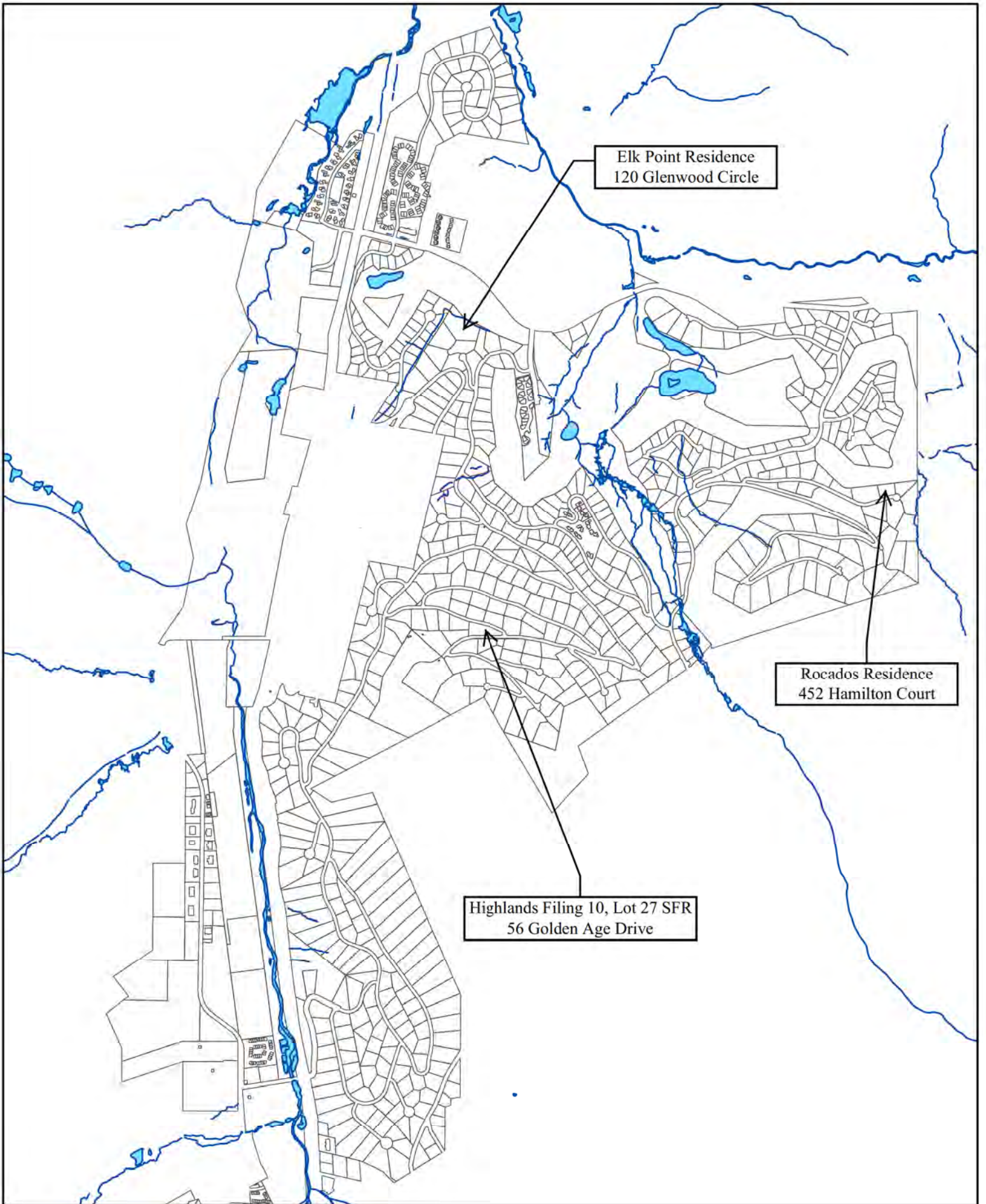
PLANNING COMMISSION AGENDA

Tuesday, April 16, 2013
Breckenridge Council Chambers
150 Ski Hill Road

7:00pm	<i>Call To Order Of The April 16 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. Elk Point Residence (MGT) PC#2013025; 120 Glenwood Circle	17
	2. Rocados (MGT) PC#2013026; 452 Hamilton Court	28
	3. Columbia Lode Building 3 SFR (MM) PC#2013028; 37 Luisa Drive	41
	4. Highlands Filing 10, Lot 27 SFR (MM) PC#2013027; 56 Golden Age Drive	51
7:15pm	<i>Town Council Report</i>	
7:30pm	<i>Public Improvement Project Hearings</i>	
	1. Breckenridge Arts District (JC); 127 South Ridge Street	60
8:30pm	<i>Final Hearings</i>	
	1. Barry Residence (MGT) PC#2013016; 226 South Ridge Street	93
9:00pm	<i>Combined Hearings</i>	
	1. Resubdivision of Lot 3, Abbetts Addition (MM), PC#2013019; 114 North Ridge Street	112
9:30pm	<i>Other Matters</i>	
9:45pm	<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.**



Elk Point Residence
120 Glenwood Circle

Rocados Residence
452 Hamilton Court

Highlands Filing 10, Lot 27 SFR
56 Golden Age Drive

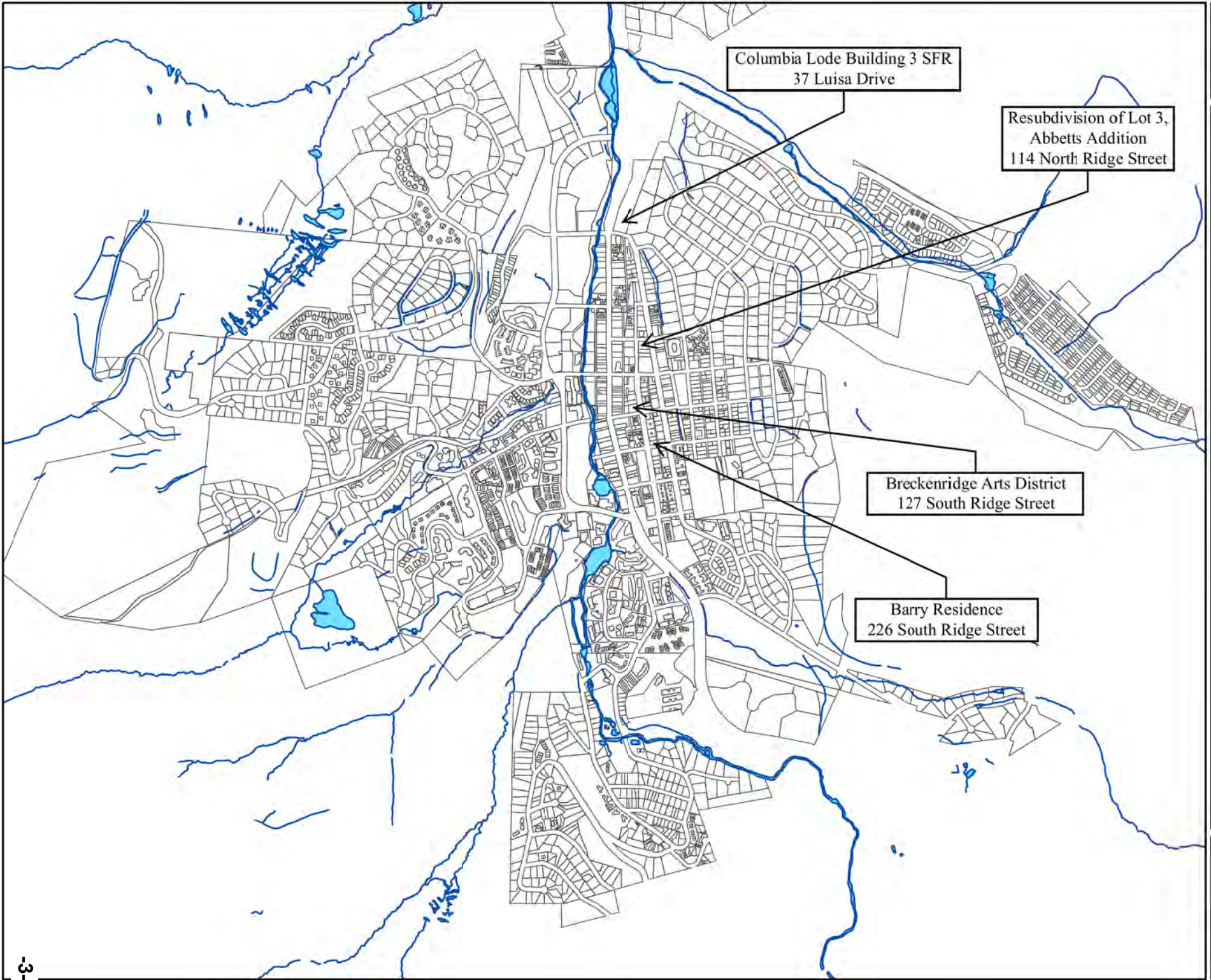


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Breckenridge North

printed 4/12/2011





printed 4/12/2011

Breckenridge South

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



PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

ROLL CALL

Kate Christopher Trip Butler Gretchen Dudney
Eric Mamula Dave Pringle
Gary Gallagher, Town Council Liaison
Dan Schroder arrived at 7:04 pm
Mr. Lamb was absent

APPROVAL OF AGENDA

Mr. Neubecker announced that the “Other Items” (including discussion of dates and topics for a joint meeting with Town Council) would move to immediately after the Town Council Report. With no other changes, the April 2, 2013 Planning Commission meeting agenda was approved unanimously (5-0).

APPROVAL OF MINUTES

With no changes, the March 19, 2013 Planning Commission meeting minutes were approved unanimously (6-0).

CONSENT CALENDAR:

1. Edwards Grid-Tied Solar PV System (MGT) PC#2013022; 103 North High Street

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

TOWN COUNCIL REPORT

Mr. Gallagher: I have two items:

1. Last week staff presented to the Council the Pinewood Village Apartments, Phase II. Council was asked 3 questions on the preliminary plan, and feels the project is moving in right direction. Ok with clustering? Yes. Ok with the density? Yes. Could the project be done as a master plan or public improvement project? It is ok as public improvement project.
2. Mr. Michael Cavanaugh proposed a development agreement for the Brown Hotel, and Council was asked if this was an appropriate balance between the public benefit (the restoration of the hotel and stable plus the removal of the non historic building) and the private benefits to Mr. Cavanaugh (additional density, subdividing of vacant lot). Council said ok; Town will be entering into a development agreement with Mr. Cavanaugh. Everyone felt to incentivize and encourage doing something to the building is beneficial; focusing on exterior so things will look much better and hopefully complement our historic district.

Commissioner Questions / Comments:

Mr. Mamula: Can you make sure during the development agreement that the Town gets what it wants before Mr. Cavanaugh gets what he wants, so we have some sort of mechanism that the restoration is done before his benefit happens? (Mr. Gallagher: The money for rest of building will come from sale of the lot; so the money will be held in escrow make sure proceeds from sale are sufficient for the restoration.)

Mr. Mamula: What about plastic bags? (Mr. Gallagher: Council approved on 1st reading the plastic bags ordinance, with bags that are less than 2.25 mils will be subject to 10 cent fee. Restaurants are exempted, so we need to sit down with them to see how they can support this. Retailer charging 10 cents would keep half the fee for administrative purposes. There will be a dollar cap in terms of how much a business (i.e. City Market) can earn on a monthly basis. The Town is prepared to recognize a significant amount of money for education and to make reusable bags available to distribute around the county and to guests. Effective date is

October 1, 2013, as long as we have the reusable bags ready. If we don't have our act together by then, we would change the date.

Ms. Dudney: The result of this will be retailers will charge 10 cents or buy bags larger than 2.25 mil? (Mr. Gallagher: There are exemptions in there for meats, fruits, fresh vegetables, jewelry, pharmacy items, go through the list and the restaurants haven't been addressed yet. At the end of day, the major or revenues will be the grocers.) You don't want to have retailers to just change to a thicker bag. People would take that home and throw that away. Make sure it is written so you discourage the plastic bags period not just go to the thicker bags. (Mr. Gallagher: I hear you. I don't think you are going to see that. It's been a tug and a pull to get where we are. Retailers would spend a lot more for thicker bag. The incentive is not for the retailer to go to a thicker bag because they are much more expensive.)

Ms. Christopher: This is just on plastic? (Ms. Puester: Any less than 2.25 mils). (Mr. Gallagher: At the end of the day, everyone wants to do the right thing.)

OTHER MATTERS:

Mr. Neubecker presented a memo concerning the joint meeting with Town Council, proposed topics and proposed dates. Some suggested topics were: wireless communications towers, demolition by neglect, condo-hotel policy, air lock entry, setback policy, wildlife policy, review of the Top 10 List.

Commissioner Questions / Comments:

Mr. Gallagher: What are the topics? (Mr. Neubecker read the above list.)

Ms. Dudney: Does anyone want to add anything to the list?

Mr. Pringle: Town projects should follow the town code, setting an example. Show the private community that we do adhere to codes.

Mr. Gallagher: The train has left the station on that one. Council requires public input at Town Council meetings and property improvement to come before the Planning Commission with a point analysis for Planning Commission input. Yes, we have taken that away from Planning Commission a little bit, but policies and procedures give Town Council prerogative. If we are not adhering, you will point that out in point analysis.

Mr. Schroder: I want to discuss cell towers.

Mr. Mamula: Most important are airlock entries (allowing extra mass so you can do a double door) so merchants are not having doors proposed open. Also, setbacks have annoyed me for a long time but we treat everything the same. 15 feet for five story building is ridiculous. (Mr. Neubecker: You could address that in the code, land use districts, maybe a function of height.)

Mr. Schroder: I would like to discuss water resources in the Tarn and future water availability in the Town.

Mr. Gallagher: I have spoken with Mayor Warner, who has asked Mr. Truckey, Chair of the Sustainable Task Force, to make that a top priority and top ten for Town Council for the next year now that plastic bags have been looked at. Mr. Mamula is on the task force I sit on also. If you look at our history of water management it is about supply side. Time has come to also introduce the demand side into the equation.

Ms. Dudney: In the development code?

Mr. Gallagher: Possibly. Talking about getting it highlighted enough.

Mr. Neubecker: What about condo hotels?

Mr. Mamula: Yes, eventually.

Ms. Dudney: Lower priority.

Mr. Neubecker: Any dates?

Mr. Schroder: I am gone for the spring break week later in April, but around other than that.

Mr. Neubecker: I will pick 2-3 dates and shoot email to all of you to confirm.

WORKSESSIONS:

1. Breckenridge Arts District Architecture (JC); 127 South Ridge Street

Ms. Cram presented an update to the site plan and architecture for the Arts District project. (Mr. Gallagher noted that the Town closed on purchase of Abby Hall and that the lease with the Church will be in effect until the end of the year. CIP for 2014 will address any changes to the building, nothing before then.) The changes to the site plan include: replacing the proposed Dance Studio along Ridge Street with the Metalsmithing / Hot Arts Studio, as Abby Hall will be a good dance studio; The Little Red Shed moves south to where the original Metalsmithing Studio was proposed; a new sculpture garden / green space is proposed south of the Little Red Shed; three parking spaces were removed to make a larger green space south of the Robert Whyte House, but one was re-added as a result of shifting the parking to the south. The Breckenridge Theatre addition will no longer be part of this Town Project approval process, but will proceed separately at a later date.

Ms. Dudney: What is the connection to Abby Hall, by the sidewalk? (Ms. Cram: We are making connections both along Washington Ave. and across the alley. Accessibility is an issue that will need to be addressed creatively.)

Mr. Gallagher: Can you explain the ceramics studio, that it was originally at the back side, but accessibility created issues, comments from last time, has that been addressed? (Ms. Cram: Yes, we were originally looking at an overhang to allow the needed footprint on the upper level and to allow an ADA accessible ramp to the lower level. A lift inside the structure has helped the issue.)

Ms. Dudney: What about expansion of the theatre? (Ms. Cram: It will be a separate application due to the timing, as Council is still considering whether there will be an addition or demolition with a new facility. There are also building code issues related to occupancy, where we want the rest of the Arts District Campus to be rated differently than the theatre.)

Mr. Schroder: Outdoor theatre programming for the amphitheater? Drum circles, anything you want? (Ms. Cram: It is intended to be very informal with some programmed events. Obviously, has to respect Town Code.)

Mr. Schroder: I am interested in the snow stacking, is that on grass? (Ms. Cram: Yes, on the grass, we will show that detail to you on the 16th.) What about the Bikeffel Tower? (Ms. Cram: It was temporarily in the Arts District, and because we have start and finish for the USAPCC this summer, it will be temporarily relocated for those events, and then we will be looking for a permanent location. The Public Art Commission will find thoughtful location, likely outside the Arts District.)

Mr. Mamula: How about the roundabout? (Ms. Cram: It may be near the Four O’Clock Road roundabout, nothing has been confirmed.)

Mr. Pringle: The Little Red Shed is coming from North French Street? (Ms. Cram: Yes, that property is now under contract. We have to move the shed by September 1. It is not in its historic location, so we can move it and have planned to put the gas kiln in it for ceramics programming. It will maintain its historic relation to the alley as a secondary structure.) Where was it located historically? (Mr. Truckey: Hoosier Pass.)

The Robert Whyte House will be rehabilitated to its historic look within our historic period of significance.

The proposed overhang on the west façade of the Ceramic Studio has been removed. The scale of the building is consistent with historic structures that survive today. The building form is simple, similar to the historic Fuqua Livery Stable. The primary roof forms proposed are simple, a steep-pitched gabled form with a shed addition on the east side. The monitor on the gabled roof was based on the historic dipping station on Ridge Street. The façade is 1 ½ stories on the east side and 2 stories on the west side. We are asking about the monitor because it is something you have not seen before. We wanted to pay homage to some of the historic structures.

- Mr. Schroder: If this is Town Project, could an individual use this as precedent? (Ms. Cram: We could include a finding that states clearly that is appropriate on a secondary structure within the Arts District. We wanted to be sympathetic to our historic district guidelines but also be creative in that the structure is part of the Arts District. If Planning Commission is concerned, we can address it.)
- Mr. Mamula: Monitors were used on considerably larger buildings. They let light into a warehouse. Historically you would have built a pitch roof. (Ms. Cram: This is definitely a larger secondary structure.) The buildings on the south end of town were enormous. (Mr. Neubecker: It is a relative policy; it could be assigned negative points. This building is at the back, it has a little bit more flexibility. We definitely want your input on that. We will take it into consideration in the points.) (Ms. Cram: The Arts District will help maintain two periods of significance. Before the big fire, this area was more industrial/commercial. After big fire we lost everything. Robert Whyte was built after the fire. Back of site more industrial feel.)
- Ms. Dudney: Isn't this like embellishment we approved on the distillery? So this would not be precedent for residence? (Mr. Neubecker: This is not a residence.) (Mr. Mosher: Best way is to assign points as necessary, observe the code.)
- Mr. Pringle: Concerns about the size of the clearstory you are going to have here. Could you do something smaller? (Ms. Cram: We actually did if you look at the historic photo, historically it goes all the way to the end; we shortened and made it narrower.) Shapes of the windows are very historically accurate.
- Ms. Christopher: If you follow the historic guidelines, it would not be very good for a studio, which needs the natural light.
- Mr. Mamula: I like the way it is; however, we should talk about negative points to set ourselves up for future precedent.

The Metalsmithing Studio has the character of a primary residential structure, with a 640 square foot module size. It will also be 1 ½ stories. Materials proposed are wood siding with 4" reveal on the Ridge Street side, with board and batten siding on the sides and rear of the building. Front façade will be painted and finished. Side elevation is more rustic. Tin Shop also has a more finished front and rustic sides with double doors that can be covered with barn doors, so we are taking cues from Tin Shop in representation for the Metalsmithing Studio.

- Mr. Pringle: Is this building in its location, will it complicate the addition to the Backstage Theatre? (Ms. Cram: No. We are still accommodating a potential 20' addition, or scraping and rebuilding. Few windows on the north side, south side is the side that you see. We have been careful to finalize the site plan leaving room for Breckenridge Theatre.) What kind of space? (Ms. Cram: Distance from addition to north side will be greater in site plan you will see on the 16th. 15' between Metalsmithing studio and possible addition to Theatre.)

Staff believes the direction of the site plan and architecture are appropriate for the Historic District and will create a vibrant arts campus. Staff requested the Commissions comments on the following:

- Did the Commission believe that the module size of the Ceramic Studio met the intent of Priority Policy 158?
- Was the Commission comfortable with the proposed Monitor on the Ceramic Studio?
- Did the Commission support the use of stained board and batten siding on the sides and rear of the Metalsmithing Studio?

- Ms. Dudney: Are we ok with the materials and the monitor? (The majority was ok.) Possibility of negative

points. Only thing left was the module size. Any issues? (None heard from the Commission.)

Ms. Dudney opened the hearing to public comment.

Mr. Lee Edwards: What is the scheduling and phasing on the program? (Ms. Cram: Mobilization by the end of May 2013, and construction starting in early June. We will be starting with the rehab of the Mikolitis Barn, and the Robert Whyte House then utilities, site grading and new structures. Full completion by the fall of 2014. We will use excavation from site for parking lot fill. I have been meeting with Ridge Street merchants as often as possible to alert them of the schedule.) One more quick question: 12' between Robert Whyte and Metalsmithing studio? (Ms. Cram: Yes.) Absolutely wonderful; we lost CMC, and this is going to help replace its energy in town. You are moving rather quickly. Parking lot on Ridge and Washington; we like the 13 spaces now, please look at that really hard. How often are we going to be using that? What is value of bringing cars along that? Pass along to Council to put 6 to 7 spaces along Washington and move the other 6-7 to Harris Street building. Don't need the spaces that badly here, people will get over walking a block and a half more. Circulation Breckenridge Theatre: Council said we like this; we are going to see it here. Theatre needs access off the alley, need to plan for access off the alley; should be included in master plan. Now is the time to address it. 12' is all coming together in my mind, it is a tight space. I know the Town does not want to shift a historic building, but it is our property, we get to look at it, we have to pick up the historic building for drainage, just move it a little bit more to the south, and give us more room here. Could we at least address it and look at it and not shove all this stuff in here? I love the look, no problem with the sizes, but you are really putting a lot in here. Thank you very much.

There was no further public comment, and the hearing was closed.

Ms. Dudney: Staff will take Mr. Edwards comments under advisement.

Ms. Christopher: We addressed the parking at the last meeting. (Ms. Cram: Some paving is necessary for the shared special event space; it won't read as a parking lot. Because we are shifting the site to the south, we will lose those spaces along Washington. The rest of Mr. Edward's concerns, I can discuss with him.)

Ms. Dudney: Access from the rear of the theatre, parking, moving of historic structure? (Ms. Cram: Correct, thank you.)

PUBLIC IMPROVEMENT PROJECT HEARINGS:

1. Rotary Snowplow Park Phase 2 (CN); 13 Boreas Pass Road

Mr. Neubecker introduced the applicants, Ms. Larissa O'Neil of the Breckenridge Heritage Alliance, and Ms. Mary Hart of Mary Hart Design. Mr. Neubecker presented a proposal to construct a railroad themed playground behind the existing rotary snowplow park, expand railroad exhibits with three new railroad cars on new railroad track, install soft surface pedestrian pathways, install porch on rear of existing cabin, and install trestle ramp from corner of Boreas Pass Road and Highway 9. This phase would encompass the playground and pedestrian walkways, and a porch on the Leuthe cabin. Future phase would include the trestle walkway, future event space, new railroad car exhibits and tracks. Staff finds no reason to assign any negative points to this project, and recommended positive three (+3) points under Policy 20/R-Recreation. Staff found that the application met all Absolute policies, with the exception of the wetlands setback, for which a variance or waiver will be sought from the Town Engineer. Staff recommended the Planning Commission approve this project with the presented findings and conditions.

Mr. Schroder: Town doesn't really have parks. Given that this is our first real park, would love to see more open space to it. (Mr. Neubecker: The Town is looking into other park spaces in town core. This would not be the only park. We are limited in the budget we have.) (Ms. O'Neil: The

pieces are very specific for this park.) I am very glad to hear we are looking at other park spaces.

Ms. Dudney: Age target market? (Ms. O’Neil: From 3-4 years old up to 10-11.)

Ms. O’Neil: We went through pretty long public process. Hope to someday purchase a caboose and do diorama. New entryway from existing parking lot proposed. Would open up box car. We did present council with idea of trestle walkway as a future element.

Ms. Dudney: Timing? (Ms. O’Neil: Tony Harris, our general contractor, to do a lot of site work; we hope to have installation by 1st of September.)

Ms. Christopher: I see you have viewing deck; that would be great. (Ms. O’Neil: This would be a little more interactive. The site is pretty static just now.) A small viewing deck over by the engine would be great too.

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

Commissioner Questions / Comments:

Mr. Mamula: The wetlands thing worries me. Seems like a relative disregard to the wetlands. We need to be really careful. This is a big deal. We have hammered people for countless years about wetlands. It is not just getting Dale (Mr. Stein, Town of Breckenridge Engineer) to sign off. (Ms. Hart showed an aerial photo of the site. We are aiming for using the clearing area to minimize impacts to the trees. There is an exemption in the Town’s water quality policy for recreation features that are re-vegetated within a ten day period. We felt we can easily comply with the town code. The plan is to get the wetland delineation, get it surveyed, and pull the fill as far away as we can.)

Ms. Dudney: What kind of language were you going to add? (Mr. Neubecker: On Condition #12, We are thinking about adding language at end of second sentence stating “or alternatively the applicant shall obtain approval of any appropriate Army Corps of Engineers permits to address the wetlands” or something to that effect, so that would be another possibility. We will work with Town Engineers’ office. They are studying the issue and want to see a detailed delineation plan before they sign off. It is stated in the Engineering Code. They will include a letter when they are comfortable with the application.) This is not setting a precedent. (Mr. Neubecker: This is a Town Project, so we are asking the Planning Commission to make a recommendation to the Town Council).

Mr. Mamula: Did you get my recommendation? (Mr. Gallagher: Yes.) From the outside, it looks like we are going to start and then have a delineation done. If an application came in for a similar project, we would have them do the delineation first. That is how it looks to me, and that is my concern.

Ms. Christopher: Other than that, I like the design.

Ms. Dudney: Council should tread carefully here.

Mr. Schroder: It is great.

Mr. Butler: Agree.

Mr. Pringle: I think it looks fine. I share Mr. Mamula’s concerns. I want us to be on top of that.

Mr. Pringle made a motion to approve the point analysis for the Rotary Snowplow Park Phase 2 at 13 Boreas Pass Road. Ms. Christopher seconded, and the motion was carried unanimously (6-0).

Mr. Pringle made a motion to recommend the Town Council approve the Rotary Snowplow Park Phase 2 at 13 Boreas Pass Road with the presented findings and conditions, with a change to condition #12 which Mr. Neubecker will craft to address our concerns regarding the wetlands. Ms. Christopher seconded, and the motion was carried unanimously (6-0).

FINAL HEARINGS:

1. Harris Street Community / Library Building (MM) PC#2012096; 103 South Harris Street

Mr. Mosher presented a proposal to restore, repair, renovate and adaptively reuse the historic building as a library and Community Center. The existing non-compliant additions (roof additions, handicapped ramp, windows, etc.) will be removed. The existing wood-framed garage at the northwest corner will be removed and a new compliant masonry addition will be created for entrance to a planned lower level theater and multi-purpose rooms. The property also will be locally landmarked.

Changes since the December 4th, 2012, Planning Commission Meeting:

- The design of the north addition for entry to the theater and multi-purpose rooms has been finalized.
- The dumpster enclosure has been relocated to aid in vehicular circulation and to add privacy to neighbors.
- Per Commission input, all of the existing / damages parge coating will be re-covered rather than spot-patched.

The previous Staff Report on December 4, 2012 described in detail the planned restoration, rehabilitation, addition, and landmarking. At that meeting, the Commission acknowledged that the proposal met the following policies from the *Development Code, Handbook of Design Standards for the Historic and Conservation Districts, the Design Standards for the Historic District, Character Area #1: East Side Residential and policies of the Development Code.*

1. All associated Policies of the Handbooks of Design Standards are being met with the restoration, addition and renovation.
2. Building Height (6/A & 6/R) - No change
3. Land Use (Policies 2/A & 2/R) - Existing non-conforming, but compliant
4. Density/Intensity (3/A & 3/R)/Mass (4/R) - slight reduction in density and mass
5. Access / Circulation (16/A & 16/R; 17/A & 17/R) - Pedestrian Access
6. Parking (18/A & 18/R) - No parking being added or lost
7. Social Community (24/R) - Landmarking criteria – Restoration

At this final review we are recommending positive fifteen (+15) points. The proposal has not incurred any negative points.

- Policy 24/R (+6 points) for fulfilling a community need established by the Town Council. One of Council Goals of 2012 - Project to include a new community library, assembly/meeting rooms, and Movie Theater.
- Policy 24/R (+9 points) for an on-site historic preservation/restoration effort of above average public benefit.

The proposal passes with a score of positive fifteen (+15) points.

Staff believes that the restoration of this historic building is an excellent public benefit for the community. The agent has responded to all concerns and direction provided at the last meeting. Staff welcomed any additional comments, and had three motions recommending approval for this application:

1. Approval of the Point Analysis for the Harris Street Community Building, Restoration, Rehabilitation, Addition and Landmarking, PC# 2012096, 103 South Harris Street.
2. Approval of the Harris Street Community Building, Restoration, Rehabilitation, Addition and Landmarking, PC# 2012096, 103 South Harris Street, with the presented Findings and Conditions.
3. Recommendation that the Town Council adopt an ordinance to Landmark the historic structure for the Harris Street Community Building, Restoration, Rehabilitation, Addition and Landmarking, PC# 2012096, 103 South Harris Street, based on proposed restoration efforts and the fulfillment of criteria for architectural significance as stated in Section 9-11-4 of the Landmarking Ordinance.

Ms. Liz Hallas, Anderson Halls Architects: We are very excited about this project. I will try to go through this quickly. Site plan, elevation details, north addition, next steps.

Mr. Mark Christiansen, DHM Design: Preserve historic sense of the site and some of the landscaping. Relocating the sculpture bench from the other library to the main entry. Annual plantings and benches on other sides. Removing old brick planters; replacing with long planters. Cleaner and easier to maintain and plow. (Mr. Mosher: Staff is working closely with design team on plantings.) (Mr. Butler: Did you respond to Ms. Girvin's concerns?) (Mr. Mosher: Yes.) (Ms. Christopher: Are the long planters raised?) No, they are at grade.

Ms. Hallas: The cupola is being restored back to what it was historically. The floor plans have not changed significantly. We are just working with the engineers and making sure everything works structurally. Re-roofing with high quality asphalt shingle to appear as close as possible to the wood shingles. Also doing some additional insulation at roof level. Cleaning and repairing the brick. Entry canopies will be structurally reworked to remove the non-historic columns. On the south inside corner of the two buildings, we are switching door and window that were reversed earlier on. Restructuring the reading deck. Repair work and skim coating of all of the parging materials. Replacing the windows with more historic ones on north elevation. Taking clues for north addition from the building itself. Brick dimension on new addition will be crisper to delineate the addition, but still be sensitive to the color of the original building. Cast stone will be similar to the real stone on the existing building. Construction start is scheduled for mid July 2013.

Ms. Dudney opened the hearing to public comment.

Mr. Lee Edwards: Neighbor in the Community. Can we look at the site plan? A couple of quick observations. The dumpster building. If we are going to build a dumpster building, let's build it big enough to contain all the recyclables that will be generated from this building. The front yard on Harris Street, I would encourage us to not fill it up too much with landscaping. There is a lot of good landscaping already on site. I see a future walk connecting to the French Street parking lot, excellent. There will probably be a social path connecting from the south parking lot to the French Street lot. The area where there used to be a door on the southwest corner, there will be a lot of snow on it. You didn't want to walk there in the winter. South stairs, couldn't the deck be extended to cover those steps to save on maintenance? On the Clerk and Records annex at County, the brick difference is garish. If scale and color is closer on the north addition, it will be more agreeable. Historic fabric. We are gutting the building. Are we reusing some of the interior items for the Arts District or somewhere else? (Ms. Hallas: Example of one of the dance floors, we are talking about salvaging that. That communication is happening. We are committed to salvaging as much historic fabric as we can. There is very little remaining fabric inside the building) Glad to hear it. As a taxpayer, let's reuse it. Ceiling in library, it is vaulted, why are we doing that? A lot of volume we are going to be heating. (Ms. Hallas: Expose the trusses of gymnasium, they're very interesting. Original gymnasium did have volume. We are installing fans to assist with heat movement plus additional insulation. This along with exposing all the south facing glass will help with heating.)

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

Commissioner Questions / Comments:

Ms. Dudney: How about the dumpster? (Ms. Hallas: We will go back and look at that as a team.)

Mr. Pringle: You have done a wonderful job. I just feel disappointed that we could not have a better addition. Taking off a non historic addition and adding a new one. If we were here years from now and saying this is the addition done in 2013, couldn't we have done something more sympathetic? We are lucky to get this building back, if there is ever a time to do a

positive 15 point preservation, this would be the time to do it - without any addition. Different entrance on north elevation.

Mr. Schroder: Addition is ok. Why not celebrate that it is different and this is the year we put it on? Pleased with effort, support the project.

Ms. Dudney: I support the project.

Mr. Butler : I like the whole package.

Ms. Christopher: I agree with Mr. Pringle's concerns; however, if we have to have an addition, it is great.

Mr. Mamula: I think it is a great project, but I agree with Mr. Pringle as well. I think it is a shame we are doing the addition for a private company in a public space. There are so few brick buildings in the core, to add a tiny little brick building doesn't make sense. I agree with Mr. Edwards, I don't like this at all, I don't like the addition, I don't like the materials. I looked through the Code today to try to find something. There is one tiny bit of code respecting entry patterns, but for residential structures only. There is no way to change any points. We are making a mistake with the addition. Some day we are going to have to take it down.

Mr. Butler: Maybe different material. Material argument is best argument for having it look different. Maybe something relating back to Ms. Cram's Arts District project.

Mr. Pringle: Put on the addition back to 1940.

Ms. Dudney: I agree with Mr. Schroder, I like the 2013 date on the addition. It needs to look like it was put on in 2013. I understand why the addition is necessary; I am in agreement on it.

Mr. Mamula: Brick can clash very easily with other brick. It can clash drastically. I would rather use something like what we used on the police station; almost downplay it into a different tone. It will read oddly. (Mr. Neubecker: Would it be better if they could match it exactly? Does it need to be closer or further away but not a half a shade off?) Yes. (Ms. Hallas: We are not going to have brick against brick. The link is covered in the parge material. Not finding any Code direction, we went back to the Secretary of the Interior's guidelines for this addition; those talk about keeping the tone similar. There could be a buff color brick similar to the parge color. I am hesitant to do other materials. The scale of the material is important to maintain.) (Mr. Neubecker: Are the bricks the same size?) (Ms. Hallas: Yes. Tone would be similar, but crisper edge would read as new.)

Ms. Christopher: Did you bring a sample of the parge? (Ms. Hallas: No. The chemical composition is currently being tested by our scientists.)

Mr. Pringle: What is in the connector? (Ms. Hallas: A walkway and sound buffer.) I understand the link; my problem is it may not work well in a large industrial kind of building. Could you envision bringing the whole thing right up tight to the building, keeping the parge material? I don't like the idea of the parge material. (Ms. Neubecker - too all: There has been a lot of consideration on this addition. The entire team has had many discussions about the process with many professionals. It is not going to be confused with the historic portion. Are there other comments? Do we need to discuss the point analysis? Other comments on the Code?)

Ms. Dudney: Mr. Pringle's point is very clear. Do we have any other comments?

Ms. Christopher made a motion to approve the Point Analysis for the Harris Street Community Building, Restoration, Rehabilitation, Addition and Landmarking, PC# 2012096, 103 South Harris Street. Mr. Butler seconded, and the motion was carried unanimously (6-0).

Ms. Christopher made a motion to approve the Harris Street Community Building, Restoration, Rehabilitation, Addition and Landmarking, PC#2012096, 103 South Harris Street, with the presented findings and conditions. Mr. Butler seconded, and the motion was carried unanimously (6-0).

Ms. Christopher made a motion to recommend that the Town Council adopt an ordinance to Landmark the historic structure for the Harris Street Community Building, Restoration, Rehabilitation, Addition and

Landmarking, PC# 2012096, 103 South Harris Street, based on proposed restoration efforts and the fulfillment of criteria for architectural significance as stated in Section 9-11-4 of the Landmarking Ordinance. Mr. Mamula seconded, and the motion was carried unanimously (6-0).

COMBINED HEARINGS:

1. Twister Zip Line at Peak 8 (CN) PC#2013021; 1599 Ski Hill Road (Peak 8 Base Area)

Mr. Neubecker presented a proposal to construct a recreational zip line at the Peak 8 ski area, with 2 stages: two lines between Tower 1 & 2 and 4 lines between Towers 3 & 4. The zip line is proposed from near the top of the Chair 7 (Rip's Ride), along a portion of Twister ski run and the Freeway Terrain Park. The zip line would end at the base of Peak 8 near the existing Gold Runner Coaster ticket office. A new condition of approval was added, condition #13, added by the Town Engineering department, a berm or a ditch, to find a way to get the water to go around where the disturbed area is. We will do an inspection of the site to be sure all the requirements are in place. Revegetation and reseeding will occur on disturbed areas.

Since the work session on January 15th, the applicant has redesigned the towers to use a mesh material (hog wire) along the railings at the top of the towers to reduce the perceived height and mass. In addition, more information has been provided on the landscaping walkways around the towers and base area. Also, a small shelter is proposed at the top of the towers for the zip line attendant.

Staff found that the proposed Twister Zip Line warranted positive three (+3) points under policy 20/R-Recreation. Staff found no reason to warrant any negative points at this time. Staff found that the application met all Relative policies, and the Policy 6 (Building Height) is not applicable to this application. As a result, Staff believes this project warrants a net score of positive three (+3) points.

Staff recommended approval of the Twister Zip Line, PC#2013021, with the presented findings and conditions.

Mr. Jeff Zimmerman, Director of Mountain Planning for Breckenridge and Keystone Resorts: We may want to run into the dusk hours; that is also what the lighting is for. This is our first foray into this, hard to say. 11:00 at night? Pretty unlikely. Too cold, we have to be realistic. Change in condition in erosion control, no issue whatsoever for us. Cable height is based on Colorado Oil and Public Safety commission. It is also so we can run cat operations and ski operations below. It is a taught cable, much tighter than a lift cable. Canopy tour is more of a sag in the wire to help slow you down, whereas this will have a braking system. You will come into the towers pretty hot, pretty exciting. Stations will be manned. Projections are about 50 miles per hour. We have taken the height of the cable as low as possible to increase the thrill but also accommodate for cat operations. 25' to grade. Landscaping to the tower stations; we worked on the landscaping plan on the base of Peak 8 around the coaster. We plan to continue those elements around the area this summer as well. Lots of planter boxes, we have taken the plan and master planned it for the base area. Change from our normal scoured area. (Mr. Neubecker: Mr. Zimmerman requested positive points for landscaping; Staff did not feel it was appropriate.) The other design feature we worked on was heavy timbers to coordinate as best we can with the other mining structures around. Even steel lattice work towers are historical. Heavy beaming and dark coloration speaks to our mining.

Mr. Schroder: Points for landscaping, what in your mind is exemplary? (Mr. Zimmerman: Not too concerned about it since we don't need the points. But we have taken the landscaping to a level that we have not done before. We recognize we will extend it down into the entire base area. It adds vertical element to the area, shading, and color. Many will be relocated during winter operations.)

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

Mr. Neubecker read the new condition #13: “Applicant shall submit revised plans to the Town of Breckenridge indicating that all areas shown on the erosion control plans as “wattles or stone check dams” to be installed with only stone check dams. In addition, in all areas where wattles are otherwise proposed or required, the wattles shall be installed parallel to the grading contours, and not crossing contour lines, to avoid channelizing water.”

Commissioner Questions / Comments:

Mr. Mamula: I think it is awesome.

Mr. Butler: Agree.

Ms. Dudney: Agree.

Mr. Pringle: It is part of the whole vision for that area.

Ms. Christopher: Thank you for listening to our suggestion about the change of material at the top of the towers. It is a great improvement.

Mr. Pringle made a motion to approve the point analysis for the Twister Zip Line, PC#2013021, 1599 Ski Hill Road (Peak 8 Base Area). Ms. Christopher seconded, and the motion was carried unanimously (6-0).

Mr. Pringle made a motion to approve the Twister Zip Line, PC#2013021, 1599 Ski Hill Road (Peak 8 Base Area) with the presented findings and conditions with the addition of condition #13 as read into the minutes earlier. Ms. Christopher seconded, and the motion was carried unanimously (6-0).

2. Stillson Placer Solar Garden (JP) PC#2013020; 710 Wellington Road

Ms. Puester presented a proposal to install a 475-kilowatt photovoltaic (PV) solar garden on a 3-acre portion of the Stillson Patch Placer property. The applicants are Clean Energy Collective. The proposed solar garden would consist of approximately 1,814 panels in 8 rows, 20 feet apart to produce approximately 498,340 kWh of energy per year. The proposed solar panels would be managed by Clean Energy Collective. The parcel is 3 acres on the lower portion of the Town owned 38 acre parcel.

Changes from the Planning Commission Worksession on November 1, 2011:

- Removal of 316 panels and one row of panels resulting in 32,490 kWh less energy generation;
- Detail on inverter and switch gear equipment size and shed structure;
- Fence detail;
- Inverter equipment and shed structure detail;
- New site visibility photos;
- Grading information.

This project does not include the construction of any buildings, and hence does not affect the allowed density, mass or parking. It also does not create additional paved surfaces, and will not affect drainage. It also has no impact on the need for employee housing. There is one small open air shed structure to cover the mechanical equipment. The applicant has agreed to lower the fence from 10’ to 6’ to adhere to the exemption to the fence policy allowing utility areas to be fenced. (The Applicants brought a sample of the fence and showed it to the Commission.)

Staff had one specific question for the Planning Commission: Did the Commission believe that landscaping is needed on the berm or elsewhere on site to provide buffering to the site?

Staff recommended the Planning Commission approve the final point analysis for the Stillson Placer Solar Garden, PC#2013020. Staff also recommended the Planning Commission approve the Stillson Placer Solar

Garden, PC#2013020, with the presented findings and conditions.

Ms. Dudney opened the hearing to public comment.

Mr. Lee Edwards: Just a general comment. This is going to be the precedent for what is going to go out on McCain. Are we looking at the same height as the ones out at Valley Brook? (Ms. Puester: Those are 16'; these will be 11' including mounting structure.) Now is the perfect time to do what has been done behind the Town shops with the eclectic landscaping; sloped berm landscaping. I would like to see the Town take the additional step. We as a community do care. Will the fence you showed be at the top of the berm or the slope? (Ms. Puester: It is on the inside of the berm.) I would encourage the Commission to mention to the Town Council and staff to put some landscaping out there.

Mr. Drew Goldsmith: We own a house north and east of this site. We would be able to see every single panel in the project. I think there is a significant visual impact to us. That said; I am in full support of the project. Visual impacts of some solar panels are the least of our problems. There is some landscaping on the berm. Being a landscape contractor myself, the trees out there on town berm are looking worse and worse, so please don't do it half-assed if you do add any.

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

Mr. Richard Miller, Land Manager for Clean Energy Collective: Very excited to be working with the Town on this project and on the McCain site. I do have handouts on our company if you would like them (passed out to Commissioners). If you have any questions, Mr. Chad Roach, project manager, is here, as well as folks from Innovative Energy.

Mr. Butler: We see solar companies in the news going out of business. I looked at Martifer panels. What is your response to that? (Mr. Miller: We stick with companies we have analyzed and that have produced other items. We do try to go with companies that have a good track record, have been around a while, and are diversified. That is something we check out.)

Ms. Dudney: I was at Council when you commented on using specific panels. (Mr. Chad Roach: Chinese manufactured panel, the company we are using is Hanwha; they are fully large diversified multi-million dollar company. They are going to be around 25 years plus. We look to add 50 years. You see degradation over 25 years; we will go in and replace panels as needed. The panels will produce, then drop to about 8% and then we will replace.) (Mr. Jared Marchand, Innovative Energy: Hanwha also manufactured the panels we used for other Town of Breckenridge projects on Town facilities.)

Mr. Mamula: Why is the fence only 6' in height? Seems like it should be taller if you are trying to keep people out. Not much of a deterrent. (Ms. Puester: The exemption in the Policy sets out guidelines for utility related fences which includes a 6 foot maximum height.) (Mr. Neubecker: It's how we wrote the policy. At that time, we just didn't see why you would need a fence higher than that.) (Ms. Puester: If it helps, the Town does not have any fencing around our detached arrays and we have not had a problem to date.)

Commissioner Questions / Comments:

Mr. Schroder: I don't see need for landscaping. Location is great for project this size. Test for our next solar project.

Ms. Dudney: In support, perfect location.

Mr. Butler: Also in support, landscaping if it would be cared for and have water out there.

Ms. Christopher: In support.

Mr. Mamula: That is my neighborhood. There is some irrigation out there. Would like to see some such as

some grasses. Some grass seed would make it look better. Something long that can cover the patchy berm.

Mr. Pringle: In support of project. Perfect location for it. Can't be invisible from everyone, everywhere from above the site. This is as good a place as any. Town or Applicant needs to provide some level of landscaping, some effort to improve the site. Six foot fence screened by berm; if someone is inclined to go over the fence, they will. Is it required? (Mr. Richard Miller: It is an insurance / electrical requirement.)

Ms. Christopher made a motion to approve the point analysis for the Stillson Placer Solar Garden, PC#2013020, 710 Wellington Road. Mr. Mamula seconded, and the motion was carried unanimously (6-0).

Mr. Mamula: When will this be available? (Mr. Brian Waldes, Town of Breckenridge Financial Services Manager: Go to the HC3 (High Country Conservation Center) website; you can do a letter of intent on their website.)

Ms. Christopher made a motion to approve the Stillson Placer Solar Garden, PC#2013020, 710 Wellington Road. Mr. Mamula seconded, and the motion was carried unanimously (6-0).

OTHER MATTERS:

Mr. Neubecker: Stated he will be moving to the Front Range to take a Senior Planner position at the City of Englewood. April 16, 2013, will be his final Planning Commission meeting, as he leaves the end of April.

ADJOURNMENT:

The meeting was adjourned at 10:22pm.

Gretchen Dudney, Chair



Class C Development Review Check List

Project Name/PC#: Elk Point Residence PC#2013025
Project Manager: Matt Thompson, AICP
Date of Report: April 4, 2013 For the 04/16/2013 Planning Commission Meeting
Applicant/Owner: Roca Holdings, LLC/Chris Canfield
Agent: Michael Gallagher
Proposed Use: Single family residence
Address: 120 Glenwood Circle
Legal Description: Lot 3, Highlands Glen
Site Area: 163,785 sq. ft. 3.76 acres
Land Use District (2A/2R): 6: Subject to the Delaware Flats Master Plan
Existing Site Conditions: The disturbance envelope on this lot sits in the middle of a saddle between a hill on Lot 2 and a small hill on Lot 3. The lot is accessed through a 35' wide private access, utility and drainage easement. There is a triangle shaped utility and drainage easement near the driveway entrance to the lot. All utilities will follow the driveway alignment.

Density (3A/3R): Allowed: unlimited Proposed: 6,077 sq. ft.
Mass (4R): Allowed: unlimited Proposed: 7,277 sq. ft.
F.A.R. 1:22.50 FAR
Areas:
Lower Level: 2,408 sq. ft.
Main Level: 2,625 sq. ft.
Upper Level: 1,044 sq. ft.
Garage: 1,200 sq. ft.
Total: 7,277 sq. ft.

Bedrooms: 4
Bathrooms: 7
Height (6A/6R): 30 feet overall
(Max 35' for single family outside Historic District)

Lot Coverage/Open Space (21R):
Building / non-Permeable: 5,219 sq. ft. 3.19%
Hard Surface / non-Permeable: 2,227 sq. ft. 1.36%
Open Space / Permeable: 156,339 sq. ft. 95.45%

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

Snowstack (13A/13R):
Required: 557 sq. ft. (25% of paved surfaces)
Proposed: 900 sq. ft. (40.41% of paved surfaces)

Fireplaces (30A/30R): 6 gas
Accessory Apartment: N/A

Building/Disturbance Envelope? Disturbance envelope

Setbacks (9A/9R):
Front: within disturbance envelope
Side: within disturbance envelope
Side: within disturbance envelope
Rear: within disturbance envelope

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

Exterior Materials: 1 1/4" x 10" ship lap horizontal cedar siding, trim cedar 2 x 4/ 2 x 6 corner boards, 2 x 12 cedar fascia, and natural LaJunta stone veneer.

Roof: Composition shingles

Garage Doors: Custom clad to match siding material with small windows

Landscaping (22A/22R):

Planting Type	Quantity	Size
Colorado Spruce	6	6' - 8'
Aspen	15	1.5" - 2.5" min. caliper with at least 50% multi-stem
Flower beds	3	flat

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

Driveway Slope: 8 %

Covenants:

Point Analysis (Sec. 9-1-17-3): Staff conducted an informal point analysis and found no reason to warrant positive or negative points.

Staff Action: Staff has approved the Elk Point Residence, PC#2013025, located at 120 Glenwood Circle and Lot 3, Highlands Glen Subdivision with the attached findings and conditions.

Comments:

Additional Conditions of Approval:

TOWN OF BRECKENRIDGE

**Elk Point Residence
Lot 3, Highlands Glen
120 Glenwood Circle
PC#2013025**

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 **April 4, 2013**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **April 16, 2013**, 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 **October 23, 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.
7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
10. At no time shall site disturbance extend beyond the limits of the platted site disturbance 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 and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
14. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
15. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
16. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
17. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
18. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.

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

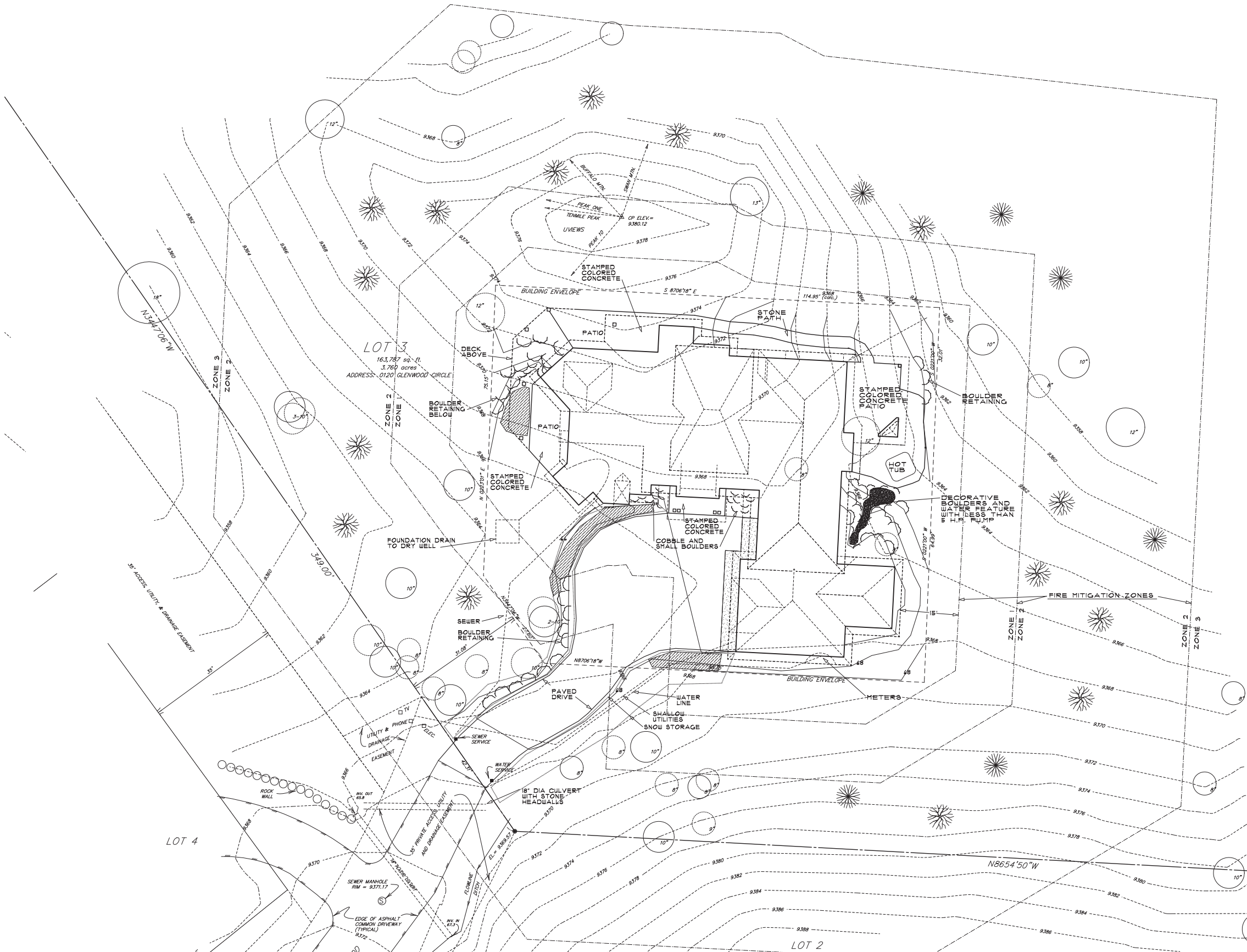
PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

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

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

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

(Initial Here)



LANDSCAPE LEGEND

- EXISTING TREE TO REMAIN WITH TRUNK DIAMETER
- EXISTING TREE TO BE REMOVED WITH TRUNK DIAMETER
- NEW OR RELOCATED ASPEN
- NEW OR RELOCATED SPRUCE OR PINE
- PERENNIAL FLOWER BEDS

TREE QUANTITIES

15 ASPEN: 15 TO 2.5 CAL W/ 50% MULTI STEMMED
 5 SPRUCE (4'-8')

ALL DISTURBED AREAS SHALL RECEIVE MINIMUM OF 3" TOP SOIL AND NATIVE GRASS AND WILDFLOWER SEED.
 ALL NEW PLANTING SHALL HAVE DRIP IRRIGATION.

SYNTEC DEVELOPMENT CORPORATION
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ELK POINT
120 GLENWOOD CIRCLE
LOT 3, HIGHLANDS GLEN
BRECKENRIDGE, COLORADO

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Issue Date:
 APRIL 3, 2013
 PLANNING

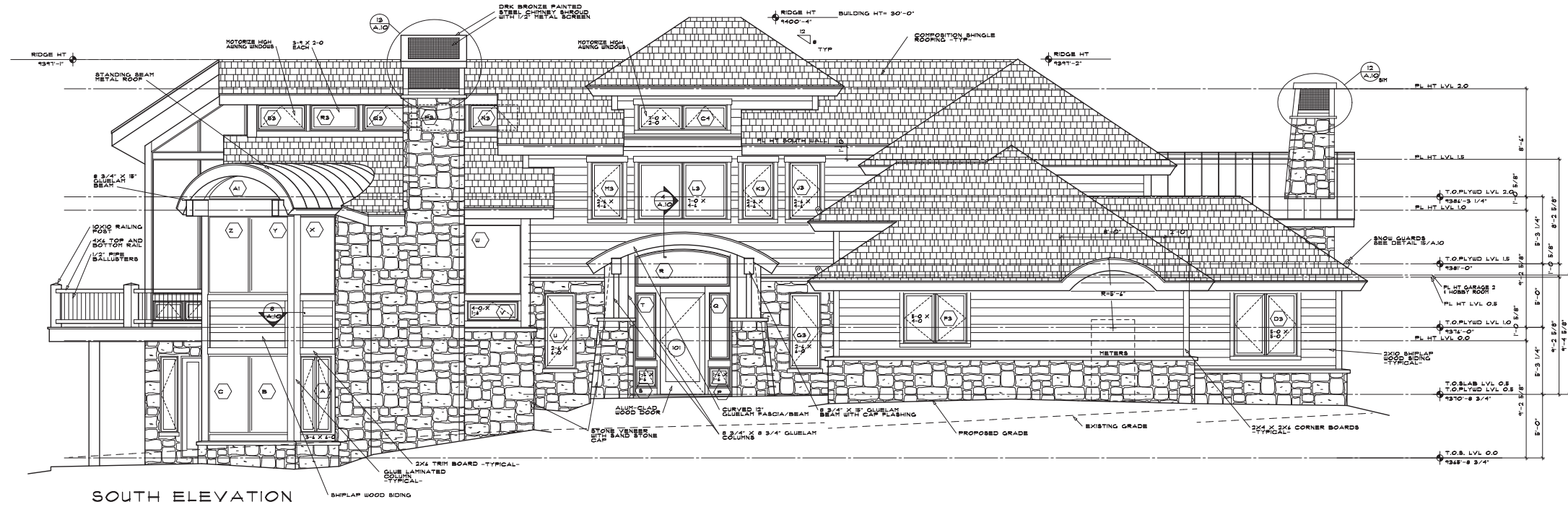
Revisions:

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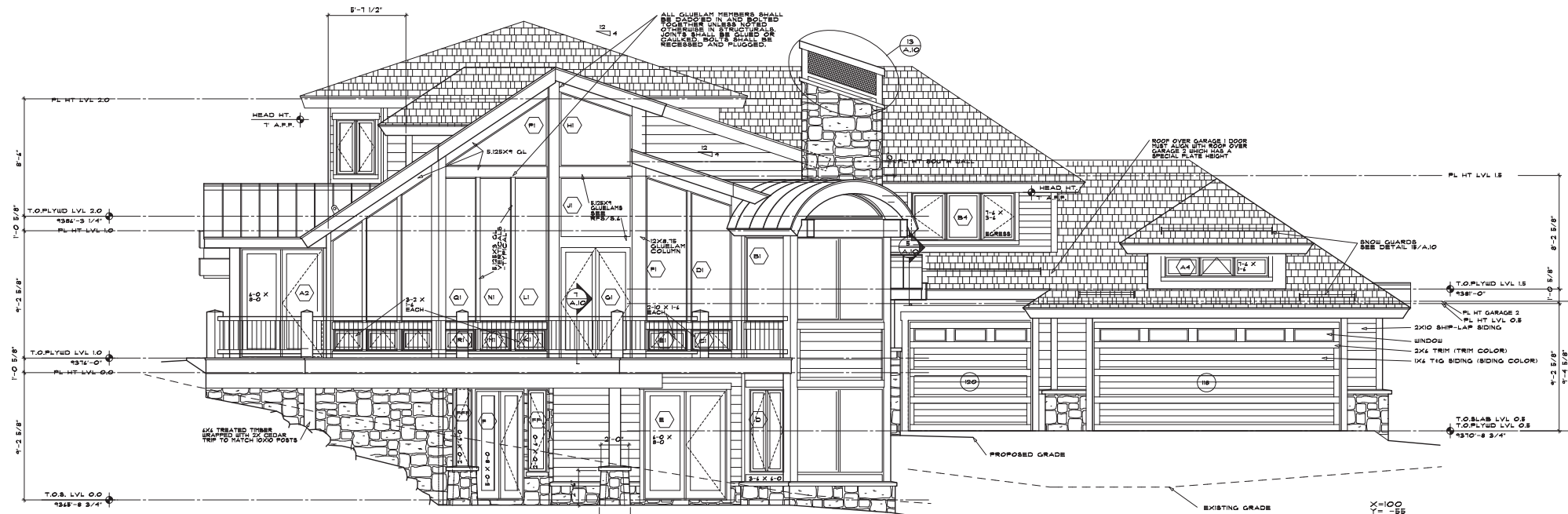
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NORTH
LANDSCAPE PLAN
 SCALE: 1" = 10'-0"



SOUTH ELEVATION



WEST ELEVATION

ELK POINT
120 GLENWOOD CIRCLE
LOT 3, HIGHLANDS GLEN
BRECKENRIDGE, COLORADO

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Issue Date:
 MARCH 27, 2013
 PLANNING

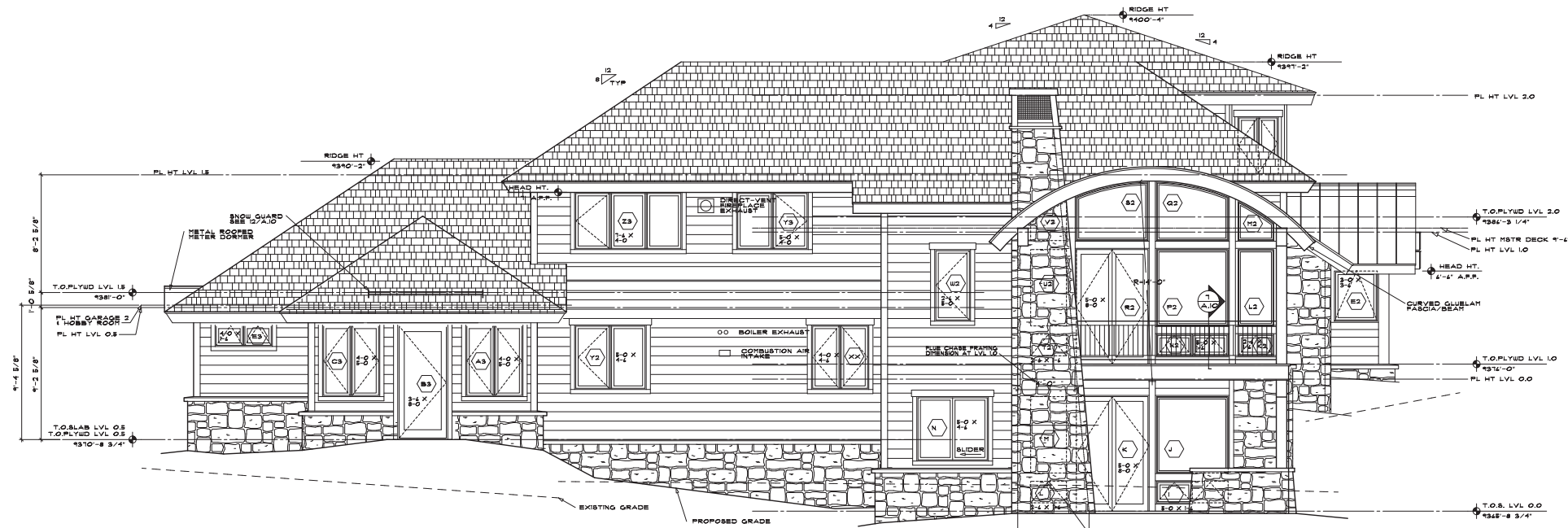
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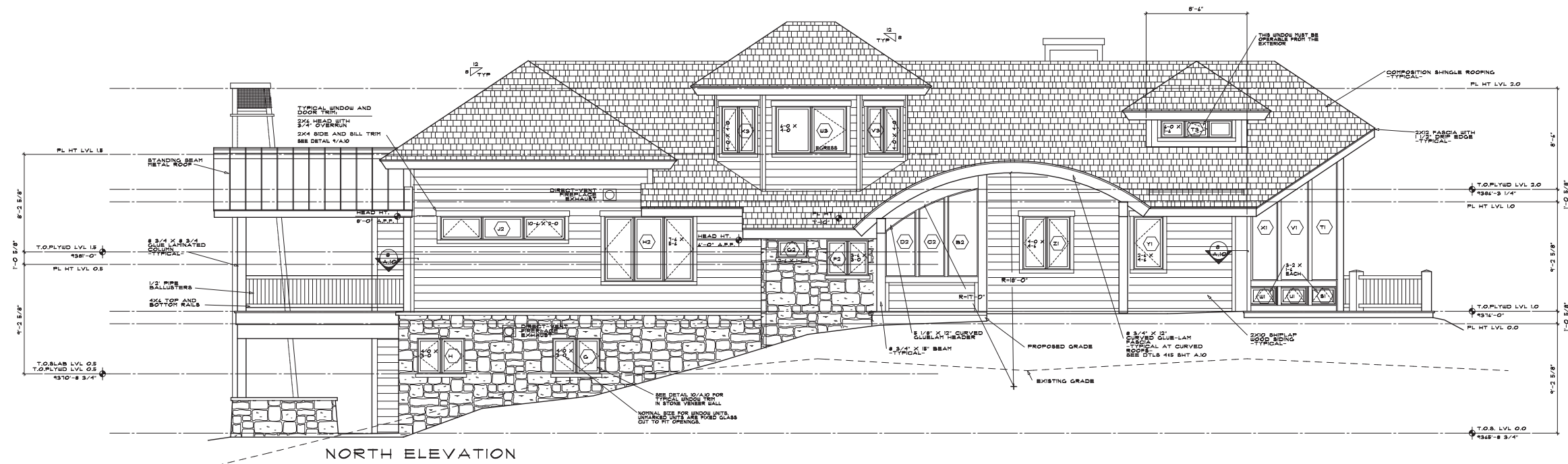
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EAST ELEVATION



NORTH ELEVATION

ELK POINT
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Issue Date:
 MARACH 27, 2013
 PLANNING

Revisions:

Job Code:
 CAN2

File Name:
 CanElv5sect.ecc

Sheet:
A.7
 of ELEVEN sheets

ROOFING: COMPOSITION SHINGLES.
GAF TIMBERLINE SERIES
"HEATER"



SYNTEC
DEVELOPMENT
CORPORATION
MICHAEL F.
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100 GLENWOOD CIRCLE
BRECKENRIDGE, CO 80424
303.469.1111
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303.469.1113



SIDING COLOR
CABOT SEMI TRANSPARENT
"SEQUOIA"

SIDING: 1 1/4" X 10" SHIPLAP (HORIZONTAL)

TRIM: CEDAR; 2X4/2X6 CORNER BOARDS, MISC TRIM
BOARDS, 2X12 FASCIA, WINDOW CASING.



CABOT SEMI SOLID
"SPANISH MOSS"

WINDOWS: ALUMINUM CLAD WOOD.



"BRONZE"



STONE VENEER: LAJUNTA

MATERIAL SAMPLE BOARD

DAIMOND POINT
LOT 2, HIGHLANDS GLEN
100 GLENWOOD CIRCLE
BRECKENRIDGE, COLORADO

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Issue Date:
APRIL 2, 2008
DRB-1

Revisions:

Job Code:
SRS

File Name:
Can-Mat SampleBrd.DWG

Sheet:
A.O
of . sheets



Class C Development Review Check List

Project Name/PC#:	Rocados Residence	PC#2013026
Project Manager:	Matt Thompson, AICP	
Date of Report:	April 10, 2013	For the 04/16/2013 Planning Commission Meeting
Applicant/Owner:	Roca Holdings LLC (Chris Canfield)	
Agent:	bhh Partners	
Proposed Use:	Single family residence	
Address:	452 Hamilton Court	
Legal Description:	Lot 106, The Highlands at Breckenridge, Discovery Hill - Filing #2	
Site Area:	43,969 sq. ft.	1.01 acres
Land Use District (2A/2R):	1: Subject to the Delaware Flats Master Plan	
Proposal:	Construct a 4 bedroom and 4 1/2 bath residence	
Existing Site Conditions:	The lot slopes downhill from the road at 12% towards the golf course. The lot is in a fairly wide open meadow, with several medium sized lodgepole pine trees. The property is adjacent to the Elk #7 tee box. There is a 10' snowstack easement along Hamilton Court.	
Density (3A/3R):	Allowed: unlimited	Proposed: 4,238 sq. ft.
Mass (4R):	Allowed: unlimited	Proposed: 5,038 sq. ft.
F.A.R.	1:8.73 FAR	
Areas:		
Lower Level:	1,986 sq. ft.	
Main Level:	1,965 sq. ft.	
Upper Level:	287 sq. ft.	
Garage:	<u>800 sq. ft.</u>	
Total:	5,038 sq. ft.	
Bedrooms:	4	
Bathrooms:	4.5	
Height (6A/6R):	30 feet overall	
	(Max 35' for single family outside Historic District)	
Lot Coverage/Open Space (21R):		
	Building / non-Permeable: 3,741 sq. ft.	8.51%
	Hard Surface / non-Permeable: 2,577 sq. ft.	5.86%
	Open Space / Permeable: 37,651 sq. ft.	85.63%
Parking (18A/18/R):	Required: 2 spaces	
	Proposed: 2 spaces	
Snowstack (13A/13R):	Required: 645 sq. ft.	
	Proposed: 680 sq. ft.	(25% of paved surfaces) (26.39% of paved surfaces)

Fireplaces (30A/30R): 3 gas fireplaces and a gas fire pit

Accessory Apartment: N/A

Building/Disturbance Envelope? Disturbance envelope

Setbacks (9A/9R):
Front: within the disturbance envelope
Side: within the disturbance envelope
Side: within the disturbance envelope
Rear: within the disturbance envelope

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

Exterior Materials: 1x10 horizontal wood siding, built up 2x fascia trim, vertical metal siding with 9" profiles with 2x wood caps, steel columns, and a natural stone veneer.

Roof: Asphalt shingles "weathered wood"

Garage Doors: To match horizontal siding on residence

Landscaping (22A/22R):

Planting Type	Quantity	Size
Colorado Spruce	8	(4) 6', (4) 10'
Aspen	23	(13) 2" - (10) 3" minimum caliper with 50% multi-stem
Potentilla	10	5 gallon
Buffalo juniper	10	5 gallon
Peking Cotoneaster	10	5 gallon

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

Driveway Slope: 8 %

Covenants:

Point Analysis (Sec. 9-1-17-3): Staff conducted an informal point analysis and found no reason to warrant positive or negative points. The proposal meets all absolute and relative policies of the development code.

Staff Action: Staff has approved Rocados Residence, PC#2013026, located at 452 Hamilton Court, Lot 106, Highlands at Breckenridge, Discovery Hill - Filing No. 2, with the attached findings and conditions.

Comments:

Additional Conditions of Approval:

TOWN OF BRECKENRIDGE

**Rocados Residence
Lot 106, Highlands at Breckenridge Subdivision, Discovery Hill – Filing No. 2
452 Hamilton Court
PC#2013026**

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 **April 10, 2013**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **April 16, 2013**, 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 **October 24, 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 site disturbance envelope, including building excavation, and access for equipment necessary to construct the residence.
10. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
11. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

12. Applicant shall submit proof of ownership of the project site.
13. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
14. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
15. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
16. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
17. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
18. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
19. Applicant shall install construction fencing a in a manner acceptable to the Town Planning Department.

20. 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.***

(Initial Here)

ROCADOS RESIDENCE

GENERAL NOTES

- 1) COPYRIGHT:**
All plans, designs, and concepts shown in these drawings are the exclusive property of BHH Partners Planners/Architects, AIA/AP/C, and shall not be used, disclosed, or reproduced for any purpose whatsoever without the Architect's written permission.
- 2) CODES:**
This project is governed by the International Residential Code, 2009 Edition as adopted by Town of Breckenridge, Colorado. Code compliance is mandatory. The drawings and specifications shall not permit work that does not conform to these codes. The General Contractor and Subcontractors shall be responsible for verifying all applicable codes and obtaining all permits and required approvals. Existing areas are shown for code purposes only and shall be recalculated for any other purposes.
- 3) FIELD VERIFICATION:**
Verify all dimensions, conditions, and utility locations on the job site prior to beginning any work or ordering any materials. Notify Architect of any conflicts or discrepancies in the drawings immediately.
- 4) DIMENSIONS:**
When dimensions along take precedence over scaled dimensions. DO NOT SCALE DRAWINGS. Verify all dimensions before prior to beginning any work and notify Architect of any conflicts or discrepancies for interpretation or clarification. Plan dimensions are to the face of framing members, face of wood framing or face of concrete unless otherwise noted. Section dimensions are to the top of concrete, top of plywood, or top of wall unless otherwise noted.
- 5) DISCREPANCIES:**
The Owner has requested the Architect to provide limited architectural and engineering services. In the event additional details or guidance is needed by the Contractor for construction of any aspect of the project, he shall immediately notify the Architect. Failure to give ample notice shall relieve the Architect of all responsibility. Do not proceed if areas of discrepancy until all such discrepancies have been fully resolved with written direction from the Architect.
- 6) DUTY OF COOPERATION:**
Release of these plans constitutes further cooperation among the Owner, his Contractor, and the Architect. Design and construction are complete. Although the Architect and his Consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is essential, and every contingency cannot be anticipated. Any omissions or discrepancy discovered by the use of these plans shall be reported immediately to the Architect. Failure to notify the Architect constitutes misrepresentation and increases construction costs. A failure to cooperate by a simple notice to the Architect shall relieve the Architect from responsibility for all consequences.
- 7) CHANGES TO THE WORK:**
Any items described herein that impact project budget or time shall be requested from the Contractor via a written change order request prior to such work. Performance of such work without approval by change order indicates General Contractor's acknowledgment of no increase in contract sum or time. Changes from the plans or specifications made without consent of the Architect are unauthorized and shall relieve the Architect of responsibility for any and all consequences resulting from such changes.
- 8) SUBMITTALS:**
It is the intent and meaning of these drawings that the Contractor and each Subcontractor provide all labor, materials, transportation, supplies, equipment, etc. to obtain a complete job within the recognized standards of the industry.
- 9) SUBSTITUTIONS:**
Substitution of "equal" products will be acceptable with Architect's written approval. See specifications.
- 10) CONSTRUCTION SAFETY:**
These drawings do not include the necessary components for construction safety. The General Contractor shall provide for the safety, care of utilities and adjacent properties during construction, and shall comply with state and federal safety regulations.
- 11) EDUCATION PROCEDURES:**
Upon completion of any excavation, the Owner shall retain a soils engineer to inspect the subsurface conditions in order to determine the adequacy of foundation design. See specifications. CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL APPROVAL IS OBTAINED FROM SOILS ENGINEER.
- 12) FIELD CUTTING OF STRUCTURAL MEMBERS:**
The General Contractor and Subcontractors shall field coordinate and obtain approval from Engineer before any cutting, notching or drilling of any cast-in-place concrete, steel framing, or any other structural elements which may affect the structural integrity of the building. Refer to 2009 International Building Code, manufacturer's or supplier's instructions, and structural drawings for additional requirements.
- 13) EXTERIOR MATERIAL PICK UP:**
The General Contractor shall provide a pick-up of all exterior materials for review by the Owner, Architect and Interior Designer. The pick-up shall be provided and signed or e-mailed prior to any exterior finish work. The sample shall include facade, vinyl window cladding, and all other exterior finishes including 3" x 3" sample of exterior stone work. This shall be retained on site until the final punch list is complete.
- 14) WEATHER CONDITIONS:**
The Owner has been advised that due to harsh winter conditions, roof and deck surfaces must be maintained reasonably free of ice and snow to ensure structural problems with these surfaces. All roofing, roofing membranes, and waterproofing shall be approved in writing by product manufacturer (i.e. Grace for bitumen, etc.) prior to proceeding with any work. Failure to provide these written approvals removes all responsibility for the work from the Architect.
- 15) BUILDING AREA:**
Building areas are shown for code purposes only and shall be recalculated for any other use.
- 16) PROJECT STAKES:**
The general contractor shall verify all existing grades and stake all building corners and driveway locations for Owner/Architect and Design Review Board approval prior to beginning any site clearing.
- 17) SITE DISTURBANCE:**
It is the responsibility of the contractor to protect the existing trees to remain and adjacent properties from damage during construction. Provide protective fencing throughout construction.
- 18) PROJECT GRADING:**
The general contractor shall check and verify all grades including paved area slopes prior to pouring any foundations. Survey work should be verified in detail. See notes B and C.

VICINITY MAP



BUILDING HEIGHT

ROOF HEIGHT = 5.668' USGS
EXISTING GRADE = 5.826' USGS
PROPOSED GRADE WITH ROOFING
BUILDING HEIGHT = 30'0"

NOTE: BUILDING HEIGHT IS MEASURED FROM THE RIDGE POINT ABOVE, EXISTING OR PROPOSED GRADE, WHICH EVER IS GREATER DIRECTLY BELOW.

AREA CALCULATIONS

	UNFINISHED	FINISHED	TOTAL
LOUVER	58 SQ. FT.	131 SQ. FT.	156 SQ. FT.
MAIN	800 SQ. FT.	768 SQ. FT.	2368 SQ. FT.
UPPER	0 SQ. FT.	281 SQ. FT.	281 SQ. FT.
TOTAL	858 SQ. FT.	4183 SQ. FT.	6038 SQ. FT.

NOTE: SQUARE FOOTAGES ARE CALCULATED FOR CODE PURPOSES ONLY AND SHOULD BE RECALCULATED FOR ANY OTHER PURPOSES.

LEGAL DESCRIPTION

LOT 106, THE HIGHLANDS AT BRECKENRIDGE DISCOVERY HILL, SUFFY COUNTY BRECKENRIDGE, COLORADO

USGS DATUMS

LOWER LEVEL: 100'0" + 5.867' USGS
GRADE LEVEL: 107'1.34' + 5.668' USGS
MAIN LEVEL: 107'1.34' + 5.668' USGS

SHEET INDEX

- T-10 TITLE SHEET 4 NOTES
- SF-1-0 SITE PLAN
- SF-1-1 LANDSCAPE PLAN
- A-1-0 LOUVER LEVEL PLAN
- A-1-1 MAIN LEVEL PLAN
- A-1-2 UPPER LEVEL PLAN
- A-1-3 ROOF PLAN
- A-2-0 BUILDING ELEVATIONS
- A-2-1 BUILDING ELEVATIONS
- A-2-2 COLOR IMAGES

SITE PLAN

SCALE: 1" = 20'-0"

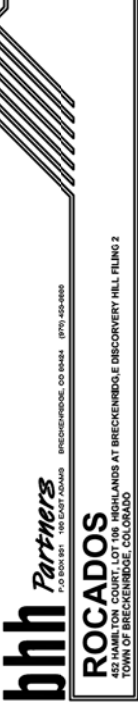
OWNER: CURIS CAMPBELL TYNEMILL REAL ESTATE P.O. BOX 608 (773) 488-2848 CFC@ROCKWELLRESTATE.COM	ARCHITECT: BHH PARTNERS PLANNERS/ARCHITECTS 100 EAST ADAMS STREET P.O. BOX 581 BRECKENRIDGE, CO 80424 (970) 483-4880 info@bhhpartners.com	CONTRACTOR: DOUBLE DIAMOND CONSTRUCTION ANNE BARTIC P.O. BOX 473 BRECKENRIDGE, CO 80424 (970) 488-8078 (CELL) ad@doublediamondconstruction.com	ENGINEER: ENGINEERING DESIGNWORKS INC. 505 HILTON PARKWAY, SUIT 200A PUEBLOSPRING SPRINGS, CO 80461 (970) 878-8800 ad@ep@designworks.com	SOILS ENGINEER: TED	SURVEYOR: RANSIE SEIT ENGINEER AND SURVEYOR P.O. BOX 581 SALVENDYNGE, CO 80468 (970) 488-8801
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REVISIONS:

JOB NO: 1331
DATE: 03/29/13
DRAWN BY: t garten
CHECKED BY: m hogan

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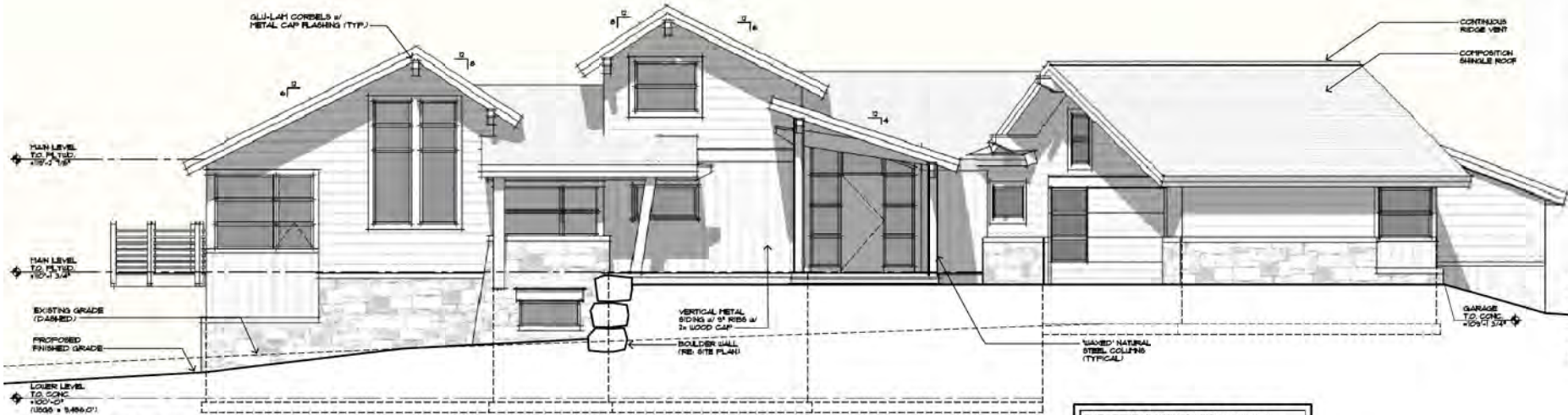
HIGHLANDS PREL. PT 1
T-03 CLASS 'C' 03/29/13



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SHEET NUMBER:

T-1.0
TITLE SHEET

GP:1



SOUTH ELEVATION

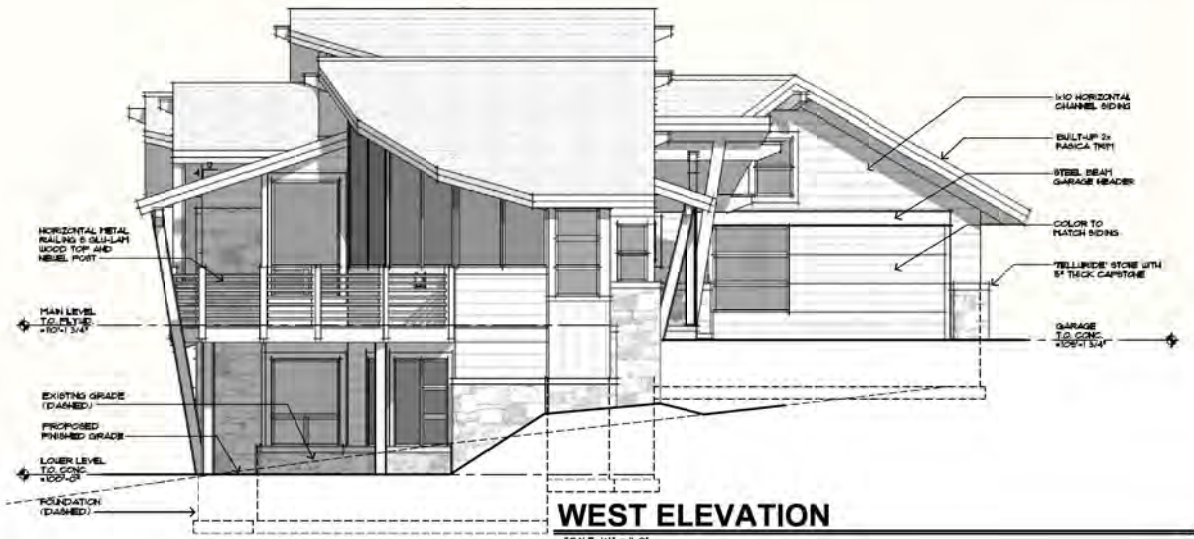
SCALE: 1/4" = 1'-0"

NOTE: THESE ELEVATIONS ARE FOR GRAPHICAL REFERENCE FOR THE EXTERIOR LOOK. MATERIALS FOR THIS PROJECT. DO NOT SCALE OFF ELEVATIONS.

COLOR LEGEND			
1	COMP. ROOFING	16	LEATHERED WOOD
2	TYPEN BEAMS & DECK RISERS	17	'BENJAMIN MOORE' FAIRVIEW TAUPE GREY-SOLID STAIN
3	FASCIA & WINDOW TRIM	18	'BENJAMIN MOORE' CORDOVAN BROWN GREY-SOLID STAIN
4	STEEL COLLUMS	19	WASCO NATURAL FINISH BRONZE
5	HORIZONTAL SIDING	20	'BENJAMIN MOORE' FAIRVIEW TAUPE GREY-TRANS STAIN
6	METAL SIDING	21	METAL SALES - VERTICAL 1" PROFILES SLATE GRAY
7	WINDOW CLADDING & FLASHING	22	'MERRIA-PACIFIC' BRONZE
8	STONE VENEER	23	TERRAZZO STONE HIGHLANDS

NOTES: COLORS ARE TYPICAL FOR ALL ELEVATIONS

THE METAL SIDING IS LESS THAN 25% ON ALL THESE ELEVATIONS



WEST ELEVATION

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

REVISED
 JOB NO. 131
 DATE 03/29/13
 DRAWN BY t gorkan
 CHECKED BY n hogan

HIGHLANDS PREL #1
 TOP CLASS 'C' 03/29/13

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 SHEET NUMBER

bhh Partners
 1020 W. 10TH AVENUE, SUITE 1000, BRECKENRIDGE, CO 80424 (970) 452-8888
ROCADOS
 452 HAMILTON COURT, LOT 108 HIGHLANDS AT BRECKENRIDGE DISCOVERY HILL PHASE 2
 TOWN OF BRECKENRIDGE, COLORADO

© 2013
 SHEET NUMBER
A-2.0
 BUILDING ELEVATIONS
 CF.6



NORTH ELEVATION

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

STOREFRONT WINDOW SYSTEM AT GREAT ROOM WALLS

MAN LEVEL TO FINISH 1'-0" ± 3/4"

EXISTING GRADE (DASHED)

PROPOSED GRADE

LOWER LEVEL TO CONC 1'-00'-00"

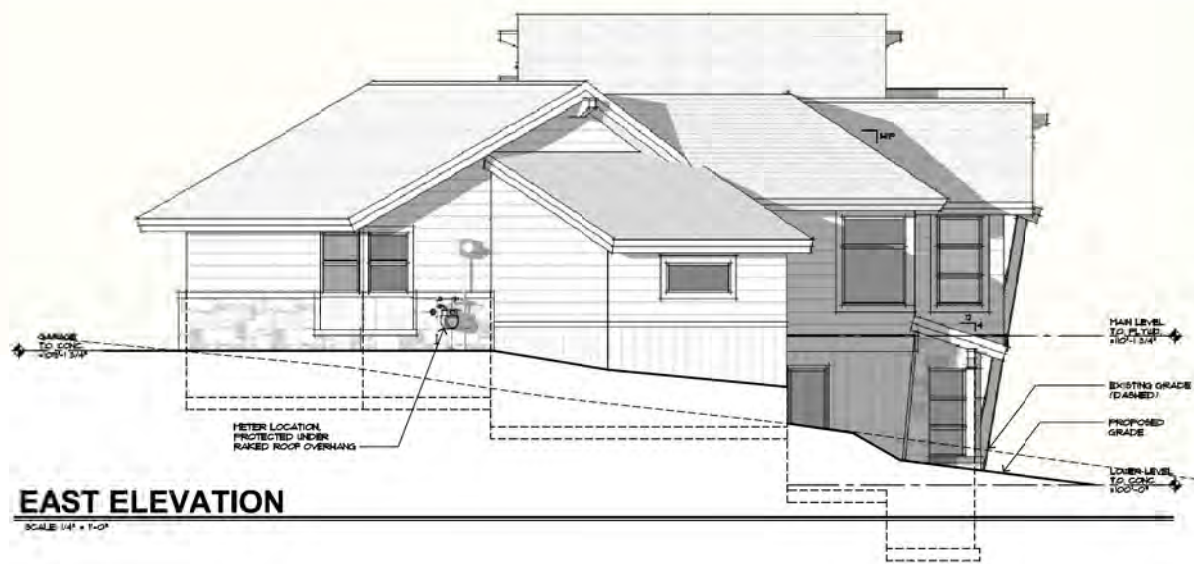
REVISIONS

REV NO.	DATE	BY
131	03/25/13	t garten

CHECKED BY: n hogan

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HIGHLANDS PUBL. #1
TOP CLASS 'C' 03/25/13



EAST ELEVATION

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

MAN LEVEL TO FINISH 1'-0" ± 3/4"

EXISTING GRADE (DASHED)

PROPOSED GRADE

LOWER LEVEL TO CONC 1'-00'-00"

METER LOCATION
PROTECTED UNDER
RAKED ROOF OVERHANG

GARAGE TO CONC 1'-00'-00"

bhh Partners
ARCHITECTS

ROCADOS
455 HAMILTON COURT, LOT 106 HIGHLANDS AT BRECKENRIDGE DISCOVERY HILL, FILING 2
TOWN OF BRECKENRIDGE, COLORADO

© 2013
SHEET NUMBER
A-2.1
BUILDING ELEVATIONS
CP 5



VIEW FROM THE SW ON HAMILTON COURT

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



VIEW FROM THE NW FROM THE GOLF COURSE

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

REVISIONS
 DATE: 03/29/13
 DRAWN BY: t garber
 CHECKED BY: n hogan

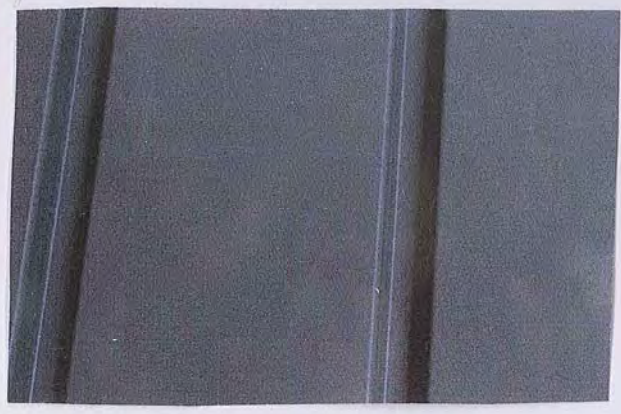
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HIGHLANDS PERMIT # 1
 TOP CLASS 'C' 03/29/13

bhh Partners
 1000 W. 100th Street, Suite 100
 Breckenridge, CO 80424 (970) 452-8888

ROCADOS
 452 HAMILTON COURT, LOT 108, HIGHLANDS AT BRECKENRIDGE DISCOVERY HILL, PHASE 2
 TOWN OF BRECKENRIDGE, COLORADO

© 2013
 SHEET NUMBER:
A-2.2
 COLOR
 11/2012
 CP.6



- 1. ROOFING - "GAF" WEATHERED WOOD
- 2. TIMBER BEAMS & DECK NEWELS - "BENJAMIN MOORE" FAIRVIEW TAUPE SEMI-SOILD STAIN
- 3. FASCIA & WINDOW TRIM -"BENJAMIN MOORE" CORDOVAN BROWN, SEMI-SOILD STAIN
- 4. STEEL COLUMNS - 'WAXED' NATURAL FINISH, BRONZE
- 5. HORIZONTAL SIDING - "BENJAMIN MOORE" FAIRVIEW TAUPE, SEMI-TRANS. STAIN
- 6. VERTICAL METAL SIDING - 'METAL SALES' VERT. 9" PROFILES, SLATE GRAY
- 7. WINDOW CLAD & FLASHING - "SIERRA PACIFIC" BRONZE
- 8. STONE VENEER - 'TELLURIDE STONE' HIGHLANDS

bhh Partners

P.O BOX 931, 160 EAST ADAMS BRECKENRIDGE, CO 80424 (970) 453-6880
 P.O. BOX 2113, 560 ADAMS AVENUE SILVERTHORNE, CO 80498 (970) 513-1000

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PRODUCT DESCRIPTION

- Architectural Outdoor Fluorescent Two-Light Oil Bronze Aluminum Outdoor Wall Sconce.
- Fluorescent.
- Two 23-Watt GU-24 CFL Bulbs included.
- Dark Sky.
- Outdoor listed.
- Hangs Upwards.
- Energy Saver.

ARCHITECTURAL OUTDOOR COLLECTION



Architectural Outdoor One-Light Oil Bronze Aluminum Outdoor...

\$65.00
\$58.00



Architectural Outdoor Two-Light Black Aluminum Outdoor...

\$80.00
\$70.00



Architectural Outdoor Two-Light Oil Bronze Aluminum Outdoor...

\$80.00
\$70.00



Architectural Outdoor Fluorescent One-Light Oil Bronze...



Architectural Outdoor Fluorescent Two-Light Black Alum...



Architectural Outdoor One-Light Black Aluminum Round O...



Class C Development Review Check List

Proposal: Construct a Single Family Residence - Building #3

Project Name/PC#: Building #3 Columbia Lode PC#2013028

Project Manager: Michael Mosher

Date of Report: April 3, 2013 For the April 16, 2013 Meeting

Applicant/Owner: Columbia Lode Partners, LLC

Agent: Marc Hogan, bhh Partners

Proposed Use: Single Family Residence

Address: 37 Luisa Drive

Legal Description: Lot 3 Columbia Lode

Site Area: Footprint Lot Overall Tract A = 3.81 Acres

Land Use District (2A/2R): 11 - Subject to the Columbia Lode Master Plan

Existing Site Conditions: Last year, the property was regraded, the private street, sidewalk and utilities were installed. A duplex building (9-10) was built last year and is nearing a Certificate of Occupancy. The improvements (sidewalk, landscaping and right-turn-lane) have been installed along Main Street and French Street.

Density (3A/3R):	Proposed: 2,310 sq. ft.	Total Allowed per MST PLN: 48,384 sq. ft.	Remaining To Date: 47,109 sq. ft.
Mass (4R):	Proposed: 2,595 sq. ft.	Total Allowed per MST PLN: 58,061 sq. ft.	Remaining To Date: 56,230 sq. ft.

Areas: Proposed

- Lower Level: 973 sq. ft.
- Main Level: 869 sq. ft.
- Upper Level: 468 sq. ft.
- Garage: 670 sq. ft.
- Total: 2,980 sq. ft.

Bedrooms: 3

Bathrooms: 2.5

Height (6A/6R): 35 feet overall
(Max 35' for single family outside Conservation District)

Parking (18A/18/R):

- Required: 2 spaces
- Proposed: 2 spaces

Snowstack (13A/13R):

- Required: 280 sq. ft. (25% of paved surfaces)
- Proposed: 336 sq. ft. (30.00% of paved surfaces)

Fireplaces (30A/30R): 2 - Gas Fired

Building/Disturbance Envelope? Footprint lot pending

Setbacks (9A/9R):

- Front: 50 ft.
- Side: 90 ft.
- Side: 500 ft.
- Rear: 200 ft.

Architectural Compatibility (5/A & 5/R): Proposed materials are all natural and earth-tone colors.

Exterior Materials: Fascia, trim, siding, beams and railings all natural wood in solid to transparent stains.

Roof: Elk Prestique Plus - Mission Brown

Garage Doors: Wood faced

Landscaping (22A/22R):

Planting Type	Quantity	Size
Colorado Spruce	1	1 at 10 feet tall
Aspen	8	2-3 inch caliper - 50% of each and 50% multi-stem
Cottonwood	1	2-3 inch caliper - 50% of each and 50% multi-stem
Shrubs and perennials	28	5 Gal.

Drainage (27A/27R): Positive drainage away from building

Driveway Slope: 4 %

Covenants: Pending Subdivision

Point Analysis (Sec. 9-1-17-3): Proposal has met all absolute policies and has not been awarded any positive or negative points in the Development Code

Staff Action: Staff has approved Building #3 Columbia Lode with the attached Findings and Conditions

Comments: None

Additional Conditions of Approval: None

TOWN OF BRECKENRIDGE

**Columbia Lode Unit 3
Lot 3, Columbia Lode
37 Luisa Drive
PC#2013028**

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 **April 3, 2013**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **April 16, 2013** as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are 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 **October 23, 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. 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.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

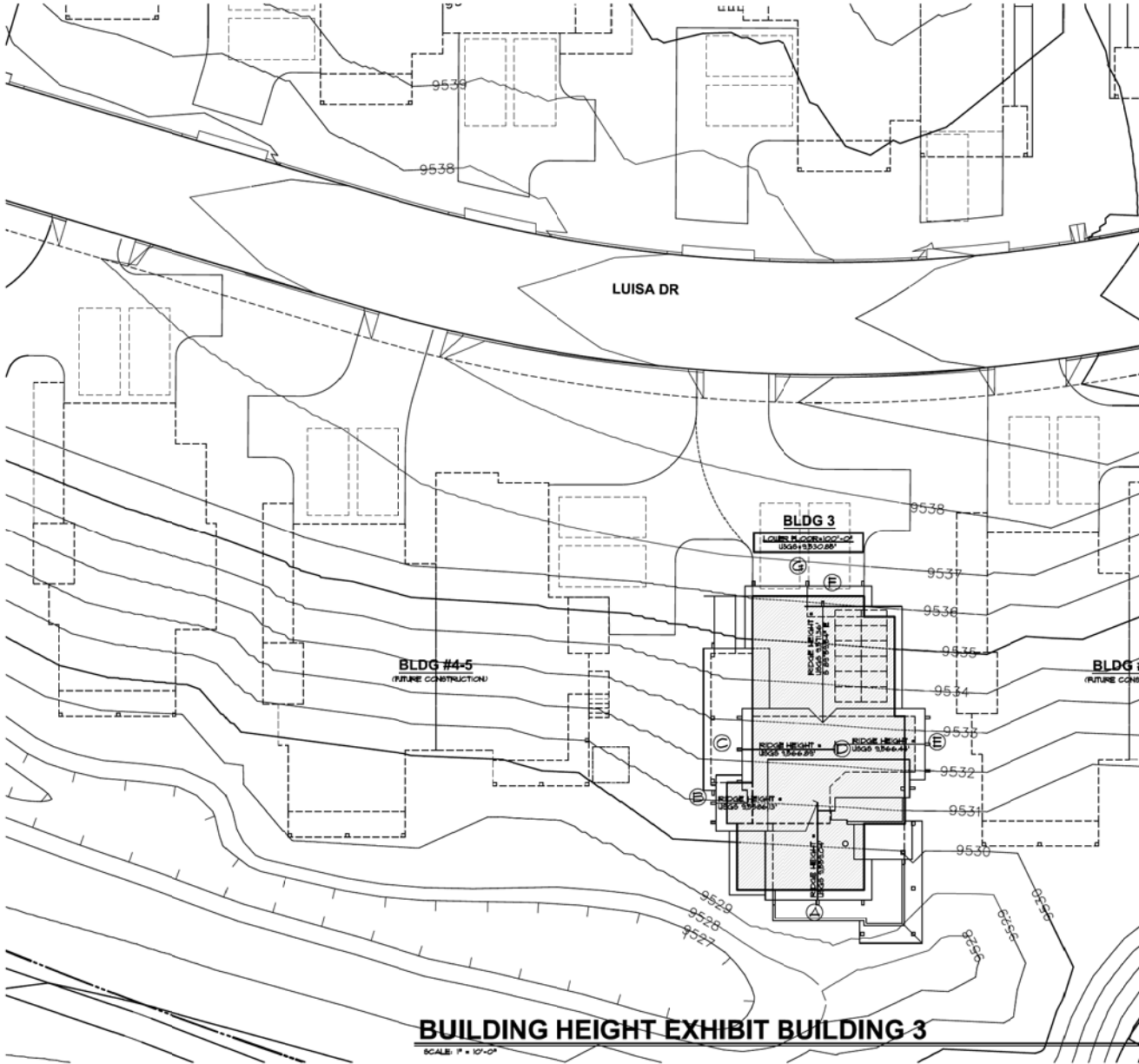
9. Applicant shall submit proof of ownership of the project site.
10. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
11. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
12. 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.
13. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
14. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

15. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
16. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
17. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
18. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.
19. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
20. Applicant shall screen all utilities.

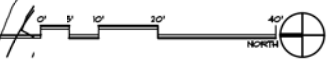
21. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
22. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
23. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
24. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
25. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
26. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

(Initial Here)



BUILDING HEIGHT EXHIBIT BUILDING 3

SCALE: 1" = 10'-0"



BUILDING HEIGHT BUILDING 3

MEASUREMENTS ARE FROM NATURAL GRADE OR PROPOSED GRADE, WHICHEVER YIELDS THE GREATEST. MAXIMUM ALLOWED BUILDING HEIGHT IS 38'-0" PER TOWN OF BRECKENRIDGE REQUIREMENTS. THE ROOF HEIGHTS ARE DESIGNED ACCORDINGLY.

ROOF POINT	NATURAL GRADE (FEET)	PROPOSED GRADE (FEET)	ROOF ELEV. (FEET)	MEASURED HEIGHT
A	9529.46'	9530.85'	9559.04'	29.58'
B	9531.49'	9536.52'	9558.15'	26.64'
C	9534.49'	9540.93'	9568.83'	32.40'
D	9535.71'	N/A	9568.83'	31.11'
E	9535.93'	9536.21'	9556.44'	20.51'
F	9539.69'	9540.49'	9571.56'	31.61'
G	9539.70'	9540.49'	9568.86'	29.16'

BASE MEASUREMENTS ARE DERIVED FROM NATURAL GRADE OR PROPOSED GRADE DIRECTLY BELOW ROOF POINT PER SITE PLAN.

REVISIONS:

JOB NO: 800103
 DATE: 04-04-13
 DRAWN BY: T GERBEN
 CHECKED BY: M HOGAN

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TOWN CLASS "C" SUBSTITUTED 04-03

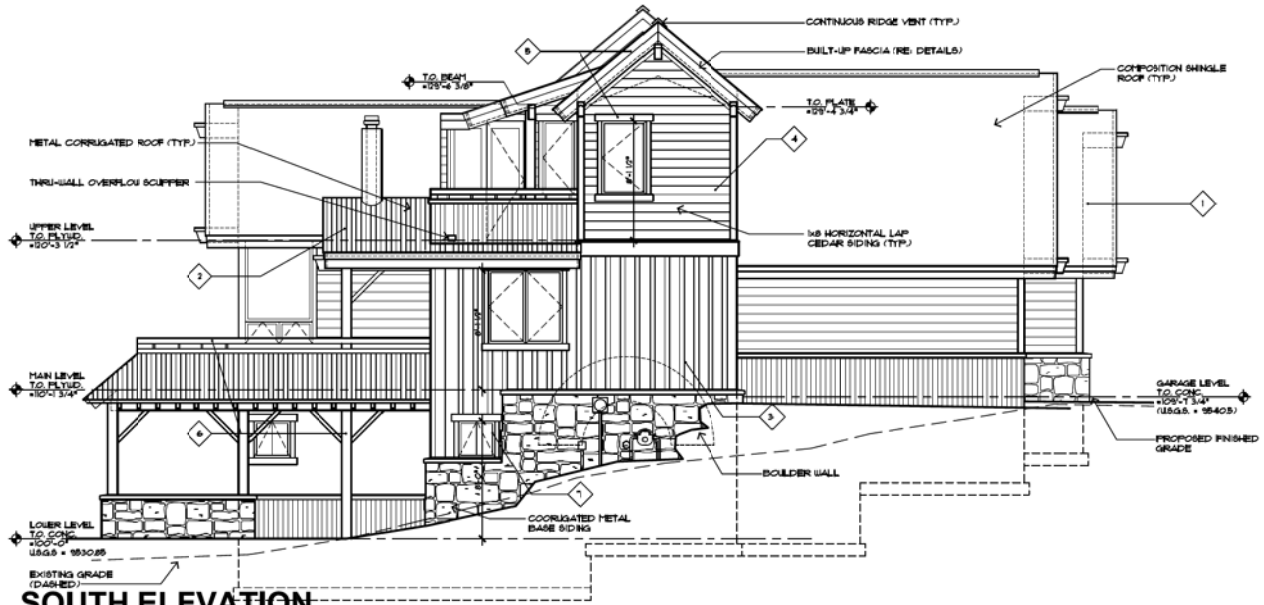
bhh Partners
 P.O. BOX 811 180 EAST ADAMS BRECKENRIDGE, CO 80424 (970) 648-8880

COLUMBIA LODGE BUILDING 3
 400 N. MAIN STREET, BRECKENRIDGE, COLORADO

© 2013
 SHEET NUMBER:
BH-1
 BUILDING HEIGHT EXHIBIT
 2F.4

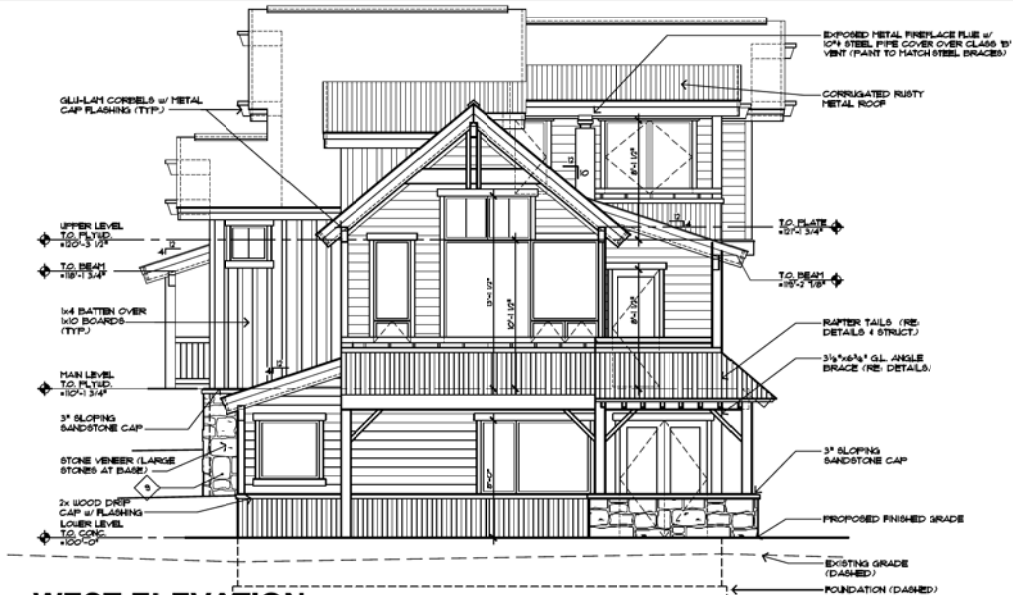
COLOR LEGEND		
1	ROOFING	BLK FRESTIGE PLUS "TRIGON BROWN"
2	METAL ROOFING	CORRUGATED METAL
3	VERTICAL BOARD & BATTEN SIDING	OLYMPIC F101 SEMI-TRANSPARENT STAIN "REDWOOD"
4	1/8 HORIZONTAL LAP SIDING	OLYMPIC SOLID STAIN- "TALEPE"
5	WINDOW TRIM & FASCIA	OLYMPIC SOLID STAIN- "CHOCOLATE"
6	SHU-LAN BEAMS, COLUMNS & RAILS	OLYMPIC F101 SEMI-TRANSPARENT STAIN
7	WINDOW CLADDING	LEATHER SHIELD "CRAFTSMAN BRONZE"
8	METAL BASE SIDING	RECYCLED RUSTY METAL TIN ROOF FRIGH OLD DEC
9	STONE VENEER	PINE STONE PARTERS "50% CORDED"
	SANDSTONE CAPS	BUFF COLOR

NOTES: COLORS ARE TYPICAL FOR ALL ELEVATIONS



SOUTH ELEVATION

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



WEST ELEVATION

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

REVISIONS:

JOB NO: 80010.3
DATE: 04/01/13
DRAWN BY: JPA/LAC
CHECKED BY: MFM

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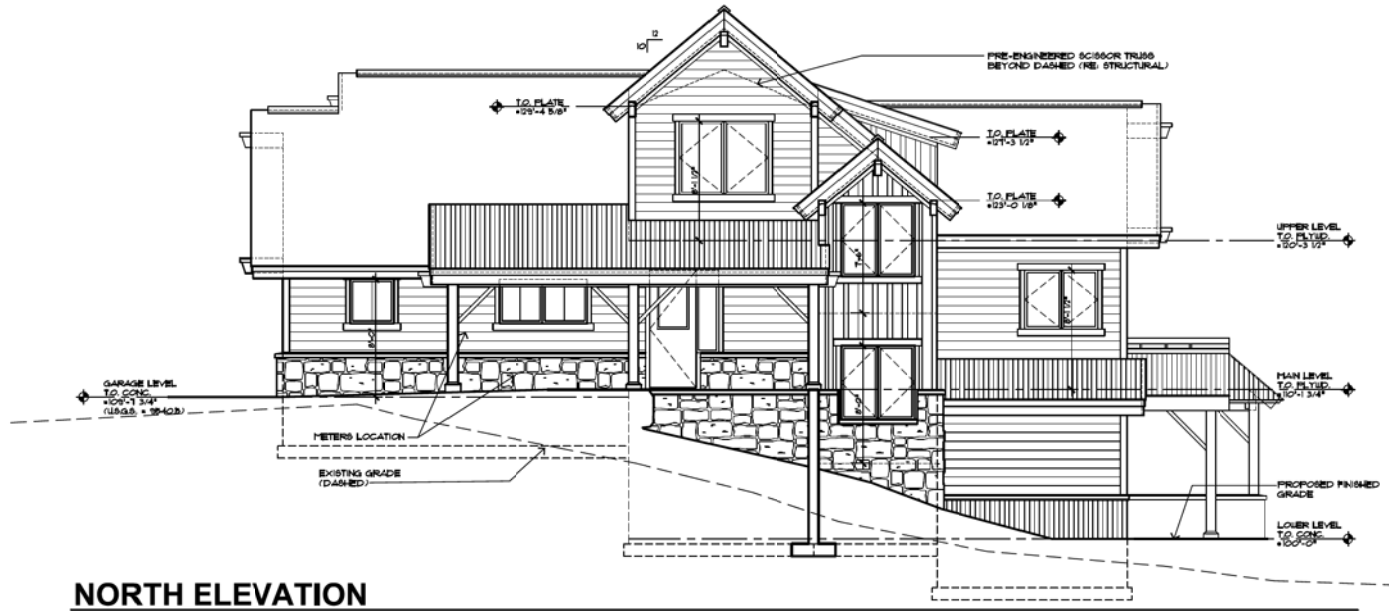
TCB: CLASS 'C' SUBMITTAL
04/01/13

bhh Partners
1125 W. 14TH AVENUE, SUITE 100 DENVER, COLORADO 80202
BRECKENRIDGE, CO 80424 (970) 452-8888

COLUMBIA LODGE BUILDING 3
400 N. MAIN STREET, BRECKENRIDGE, COLORADO

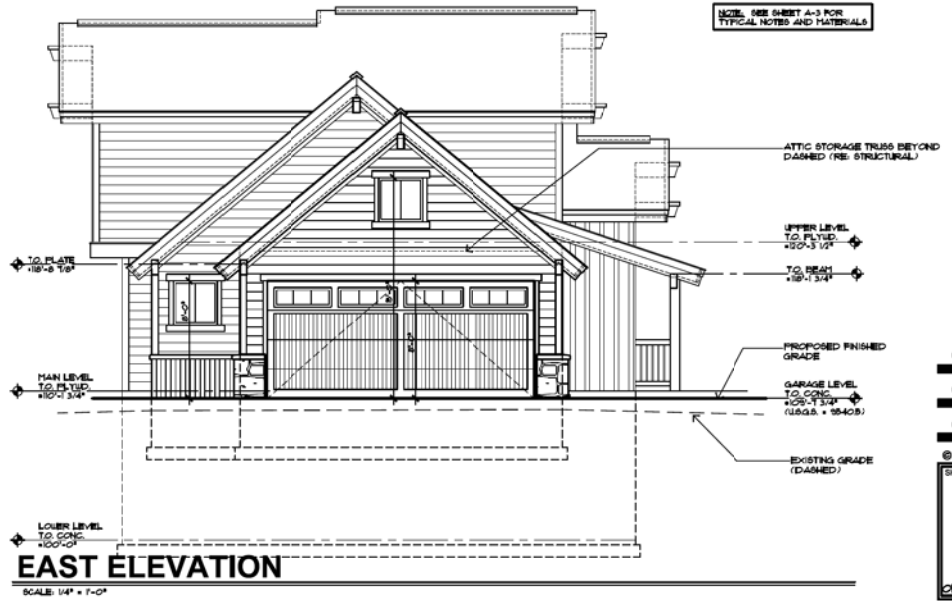
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SHEET NUMBER:
BUILDING 3
A-3
BUILDING
ELEVATIONS
OF 4



NORTH ELEVATION

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



EAST ELEVATION

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

REVISIONS:

JOB NO: 80010.3
 DATE: 04/01/13
 DRAWN BY: J.PAILLAC
 CHECKED BY: MFM

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TCB CLASS 'C' SUBMITTAL
 04/01/13

NOTE: SEE SHEET A-3 FOR TYPICAL NOTES AND MATERIALS

bhh Partners
 1000 W. 10TH AVENUE, SUITE 1000
 BRECKENRIDGE, CO 80424 (970) 452-8888

COLUMBIA LODGE BUILDING 3
 400 N. MAIN STREET, BRECKENRIDGE, COLORADO

© 2013
 SHEET NUMBER:

BUILDING 3
A-4
 BUILDING ELEVATIONS
 OF 4



Class C Development Review Check List

Proposal: Filing 10, Highlands, Lot 27, Single Family Residence

Project Name/PC#: JMR Residence PC#2013027

Project Manager: Michael Mosher

Date of Report: April 3, 2013 For the April 16, 2013 Meeting

Applicant/Owner: Jon Raymond, RJG, Inc.

Agent: Marc Hogan, bhh Partners

Proposed Use: Single Family Residence

Address: 56 Golden Age Drive

Legal Description: Lot 27, Filing 10 Highlands at Breckenridge Subdivision

Site Area: 64,394 sq. ft. 1.48 acres

Land Use District (2A/2R): 1 - Single Family Lot - Subject to the Highlands at Breckenridge Subdivision

Existing Site Conditions: The lot slopes downhill to the north at about 16% slope. The lot is lightly wooded with Lodgepole trees that survived the recent Pine Beetle impacts.

Density (3A/3R): Unlimited Proposed: 4,285 sq. ft.

Mass (4R): Unlimited Proposed: 5,146 sq. ft.

F.A.R. 1:12.51 FAR

Areas: Proposed Existing

Lower Level: 2,137 sq. ft.

Main Level: 2,148 sq. ft.

Upper Level:

Accessory Apartment:

Garage: 784 sq. ft.

Total: 5,069 sq. ft.

Bedrooms: 5

Bathrooms: 5

Height (6A/6R): 32 feet overall
(Max 35' for single family outside Conservation District)

Lot Coverage/Open Space (21R):

Building / non-Permeable: 4,255 sq. ft. 6.61%

Hard Surface/Non-Permeable: 3,361 sq. ft. 5.22%

Open Space / Permeable: 56,778 sq. ft. 88.17%

Parking (18A/18/R):

Required: 2 spaces

Proposed: 3 spaces

Snowstack (13A/13R):

Required: 840 sq. ft. (25% of paved surfaces)
Proposed: 1,082 sq. ft. (32.19% of paved surfaces)

Fireplaces (30A/30R): 3 Gas Fired

Accessory Apartment: NO

Building/Disturbance Envelope? Yes

Architectural Compatibility (5/A & 5/R): Proposed materials are all natural and earth-tone colors.

Exterior Materials: Fascia, trim, siding, beams and railings all natural wood in solid to transparent stains.

Roof: Elk Prestique - Weathered Wood

Garage Doors: Wood Faced

Landscaping (22A/22R):

Planting Type	Quantity	Size
Colorado Spruce	7	5@ 8-10 feet tall and 2 @ 12-14 feet tall
Aspen	12	2-3 inch caliper - 50% of each and 50% multi-stem
Shrubs and perennials	1	5 Gal.

Drainage (27A/27R): Positive drainage away from building

Driveway Slope: 8 %

Covenants:

Point Analysis (Sec. 9-1-17-3): Proposal has met all absolute policies and has not been awarded any positive or negative points in the Development Code

Staff Action: Staff has approved Lot 27, Highlands Filing #10 (JMR Residence) with the attached Findings and Conditions

Comments:

Additional Conditions of Approval: None

TOWN OF BRECKENRIDGE

Filing 10, Highlands, Lot 27, Single Family Residence
Lot 27, Filing 10 Highlands at Breckenridge Subdivision
56 Golden Age Drive
PC#2013027

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 **April 3, 2013**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **April 16, 2013** 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 **October 23, 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/site disturbance envelope, including building excavation, and access for equipment necessary to construct the residence.
10. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
11. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

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

staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

21. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
22. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
23. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
24. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
- 25. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.**
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.***

(Initial Here)

CONTOUR LEGEND	
EXISTING MINOR	DRAINAGE ARROW
EXISTING MAJOR	SPOT GRADE AT DOT
PROPOSED	AT DOT

- ### SITE NOTES
- ELECTRIC, CABLE TV, AND TELEPHONE UNDERGROUND IN COMMON TRENCH
 - VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND
 - TOPOGRAPHIC INFORMATION OBTAINED FROM RANGE LIST SURVEYING, INC. JOB# 17333.
 - PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 1:10 MIN)
 - REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE SLOPED TO DAYLIGHT OR NATURAL TRENCH
 - FLAG ALL TREES FOR CURE PRIOR TO TRIMMING OR REMOVING
 - PROTECT ALL REMAINING TREES WITH SLOPE FENCE OR OTHER APPROVED BARRIER DURING CONSTRUCTION
 - PROVIDE 1/4" DIA. STONE RIP RAP OVER USED BARRIER FABRIC AT BAYES AND VALLEY DRAIN LOCATIONS
 - STAKE HOUSE LOCATION FOR OWNER, ARCHITECT, AND ARCHITECTURAL REVIEW BOARD PRIOR TO ANY WORK
 - GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT
 - DRIVEWAY SHOWN AS 2% SLOPE FOR FIRST 20' FROM ROAD EDGE OF PAVEMENT OR AS REQUIRED
 - SEE OVERLAY PROTECTION DISTRICT
- THIS PROPERTY IS WITHIN THE CULPEPER OVERLAY PROTECTION DISTRICT. ORDINANCE NUMBER 8-0000 AND THIS PROJECT SHALL FOLLOW AND ABIDE BY IN ADDITION TO THE TOWN OF BRECKENRIDGE.

LOT COVERAGE

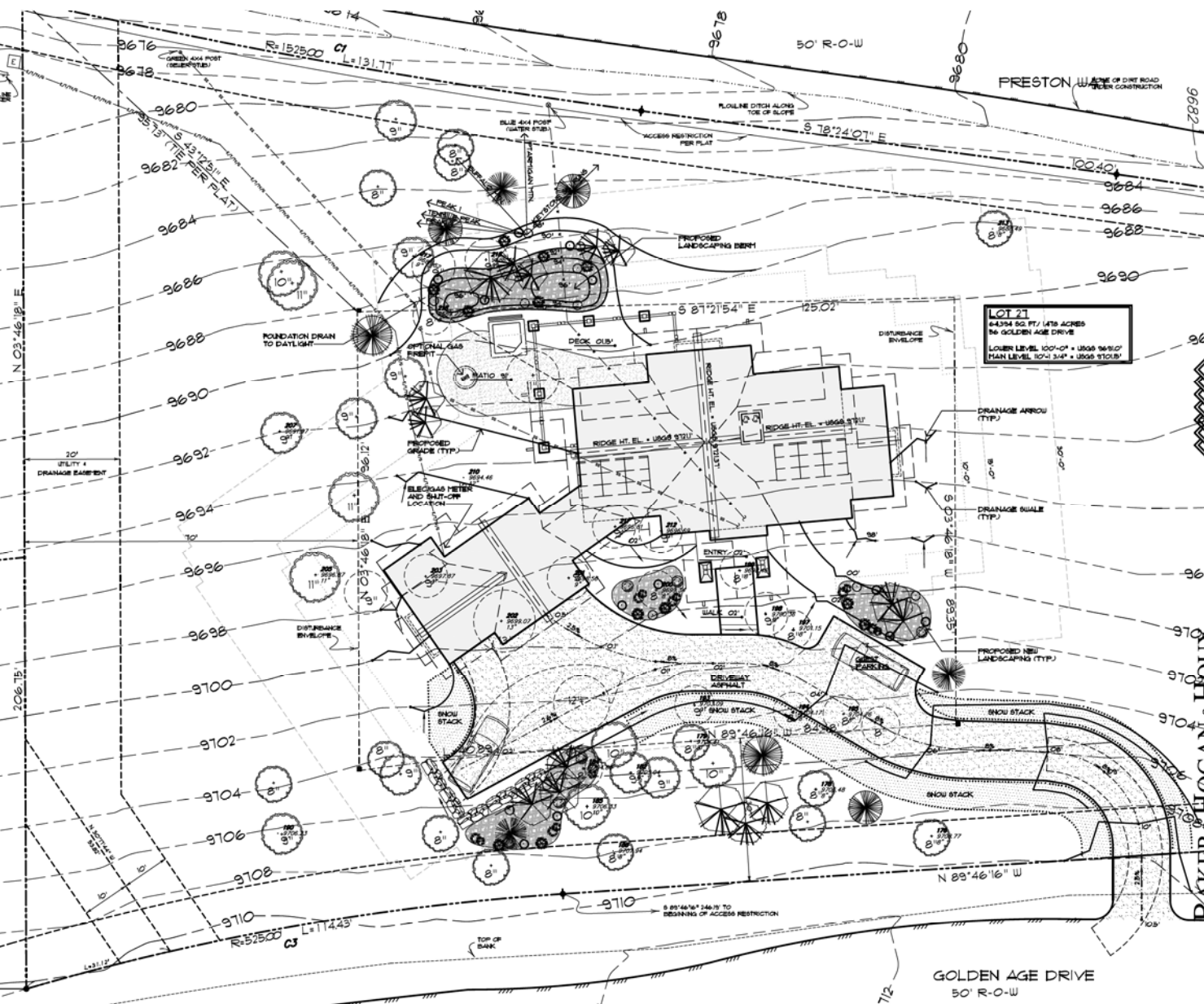
	SG. FT.	%
BUILDING (INCLUDES OVERHANGS)	4285 SF.	06.6%
HARDSCAPE (DECK, PATIO, WALKS & DRIVEWAY)	3361 SF.	05.2%
OPEN SPACE	56,778 SF.	88.2%
TOTAL LOT SIZE	64,324 SF.	100%

REQUIRED SNOWSTACK

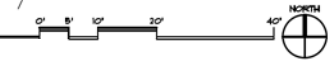
	2700 SQ. FT. PER 1000 SQ. FT. AREA	3361 SF.	100%
REQUIRED SNOW STACK (75% OF HARDSCAPE)	840 SF.	25%	
TOTAL SNOW STACK PROVIDED	1080 SF.	34%	

PLANTING LIST

KEY	COMMON	BOTANICAL	NO.	SIZE	NOTES
EXISTING TREES					
○	EXISTING	VARIES -	--	SEE SITE PLAN	
BOTTLES TREES TO BE REMOVED					
○	VARIES -	VARIES -	--	SEE SITE PLAN	
PROPOSED TREES/SHRUBS TO BE ADDED					
●	COLORADO SPRUCE	PICEA PARVIFLORA OR PICEA BIRCHMANNI	1	18" TO 24" TALL	NEEDED FOR 12" TALL (4'-0" WIDE)
●	HORN	FRAXINUS	1	12" TO 24" TALL	NEEDED FOR 12" TALL (4'-0" WIDE)
●	COLORADO SPRUCE	PICEA PARVIFLORA	0	50% PLANT-STEP	
●	POTENTILLA	POTENTILLA FRUTICOSA	1	5 GAL	NEEDED FOR 12" TALL (4'-0" WIDE)
●	BUFFALO JAMPER	AMERISBA SABINA	4	5 GAL	NEEDED FOR 12" TALL (4'-0" WIDE)
●	SILVER	AMERISBA ARGENTEA	0	5 GAL	GROUP TO 6-10" TALL
●	PIPING	AMERISBA ARGENTEA	0	5 GAL	GROUP TO 6-10" TALL
●	ALPINE CURRANT	RIBES ALPINA	0	5 GAL	GROUP TO 3-4' TALL
●	NATIVE GROUND	PROVER	0	1 PLANT	
●	PERENNIALS	MENTHALL	0		



SITE PLAN
SCALE 1" = 10'-0"



REVISIONS:

JOB NO. 12461
DATE: 04/01/13

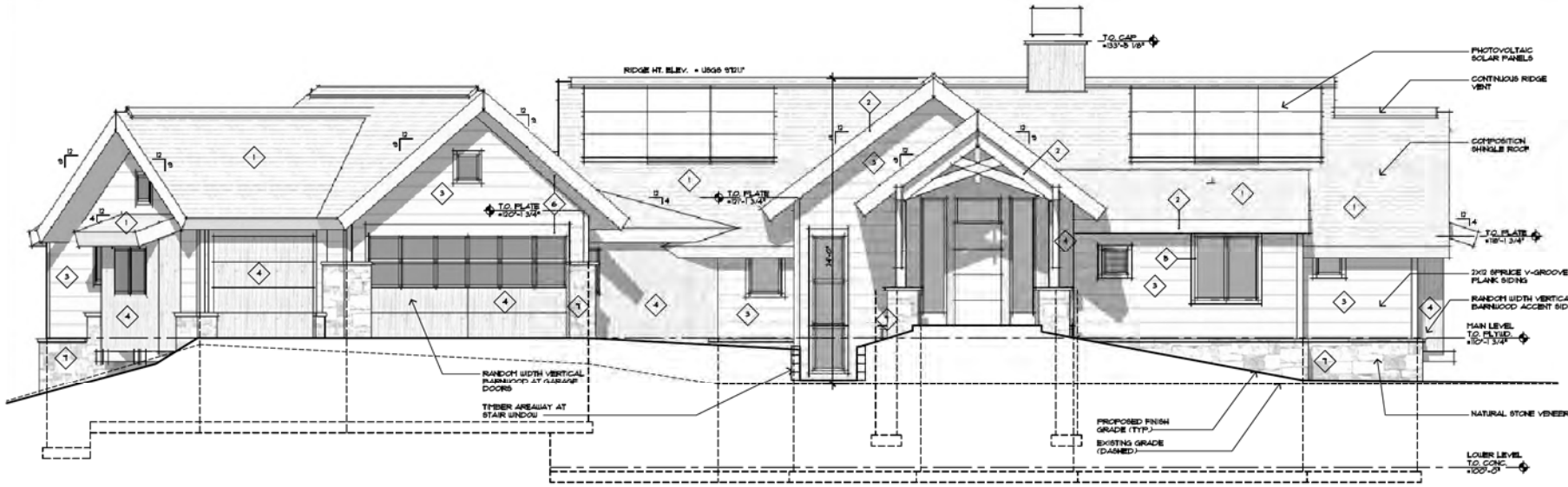
DRAWN BY: TSHAFER
CHECKED BY: HADGON
THIS DRAWING IS UNRECORDED AND SHALL NOT BE REPRODUCED WITHOUT ARCHITECT'S WRITTEN PERMISSION.

TOB SUBSTITUTED
04/01/13

BAKER • HOGAN • HOUS
ARCHITECTURE & PLANNING / A.L.A./P.C.
P.O. BOX 931, 160 EAST ADAMS, BRECKENRIDGE, COLORADO 80424 (970) 453-6880

JMR RESIDENCE
58 GOLDEN AGE DRIVE, TOWN OF BRECKENRIDGE, CO. 80424

SHEET NUMBER:
SP1.1
SITE PLAN AND NOTES



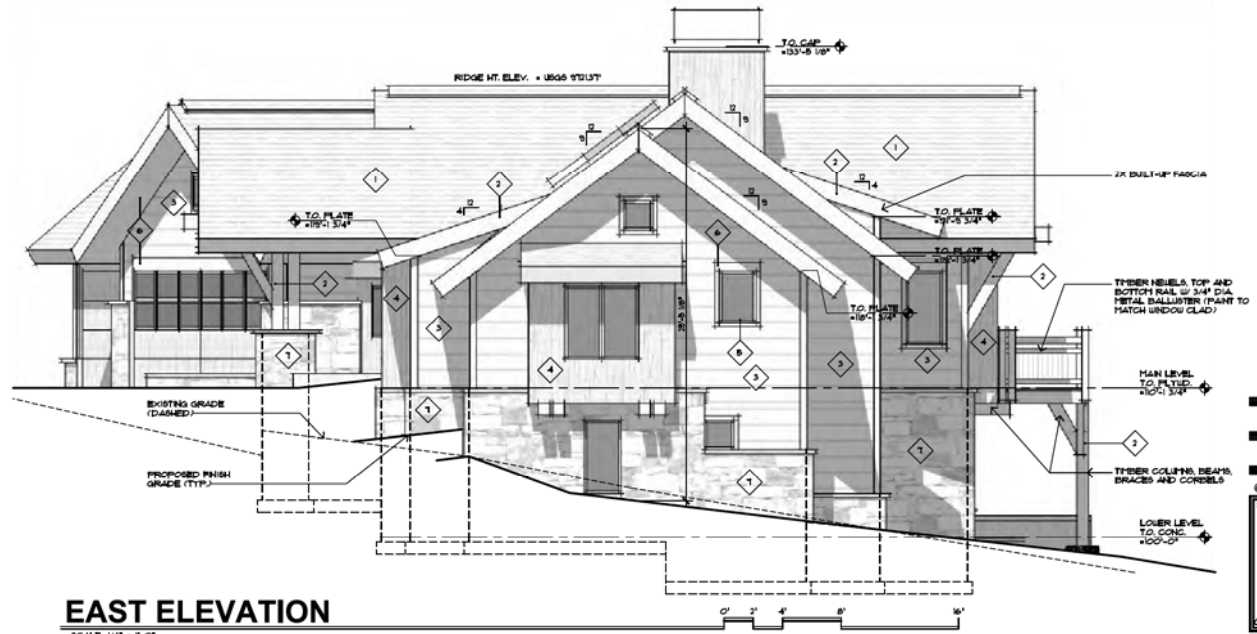
SOUTH ELEVATION

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



COLOR LEGEND		
1	ROOFING	1/2" ASP TREXBLINE® ELK PRESTIGE (WEATHERED WOOD)
2	TIBER BEAMS, COLLING AND FASCIA	1/2" TYPIC SEMI-TRANSPARENT (TIB OXFORD BROWN)
3	2X2 V-GROOVE SPRUCE SIDING	1/2" TYPIC SEMI-TRANSPARENT (TIB RUSSET)
4	2X RANCH WIDTH BARNWOOD SIDING	RECLAIMED BARNWOOD (NATURAL GRAY'S)
5	WINDOW CLADDING	"MIRRA PACIFIC" (1045 SLATE GRAY)
6	WINDOW, DOOR, CORNER AND SOFFITS	1/2" TYPIC SEMI-TRANSPARENT (TIB RUSSET)
7	STONE VENEER	"TELLURIDE STONE COMPANY" (HIGHLAND'S)

NOTE: COLORS ARE TYPICAL FOR ALL ELEVATIONS



EAST ELEVATION

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



REVISIONS:

JOB NO: 12461
 DATE: 04/01/13
 DRAWN BY: TSMAPPER
 CHECKED BY: MHOGAN

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TOD SUBMITTAL: 04/01/13

bhh Partners
 1100 W. 100th Street, Breckenridge, CO 80424 (970) 454-8880

JMR RESIDENCE
 58 GOLDEN AGE DRIVE, TOWN OF BRECKENRIDGE, CO, 80424

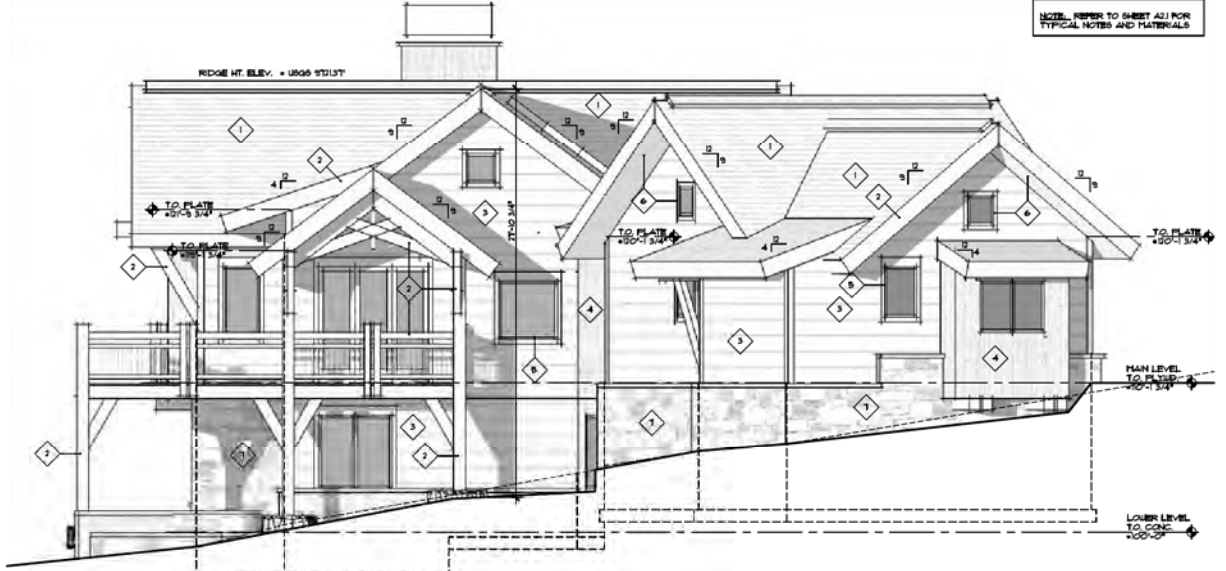
© 2013
 SHEET NUMBER
A2.1
 BUILDING ELEVATIONS



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

COLOR LEGEND		
1	ROOFING	1/2" ASP TREXLINE® ELK PRESTIGE (WEATHERED WOOD)
2	TRUSS BEAMS, COLLARS AND FASCIA	1/2" OLYMPIC® SEMI-TRANSPARENT (713 OXFORD BROWN)
3	2X2 V-GROOVE SPRUCE SIDING	1/2" OLYMPIC® SEMI-TRANSPARENT (713 RUSSET)
4	6X SHANDON WITH BARNWOOD SIDING	RECLAIMED BARNWOOD (NATURAL GRAY'S)
5	WINDOW CLADDING	SIERRA PACIFIC® (1045 SLATE GRAY)
6	WINDOW, DOOR, CORNER AND SOFFITS	1/2" OLYMPIC® SEMI-TRANSPARENT (713 RUSSET)
7	STONE VENEER	TELLURIDE STONE COMPANY® (HIGHLAND'S)

NOTE: COLORS ARE TYPICAL FOR ALL ELEVATIONS



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

NOTE: REFER TO SHEET A2.1 FOR TYPICAL NOTES AND MATERIALS

REVISIONS:
JOB NO: 1246J
DATE: 04/01/13
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CHECKED BY: MHOGAN
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TOD SUBMITTAL
04/01/13
MAN LEVEL TO FINISH
100'-0 3/4"
LOWER LEVEL TO CONC
100'-0"

bhh Partners
1100 WEST 100TH STREET DENVER, BRECKENRIDGE, CO 80480 (877) 454-8880
JMR RESIDENCE
58 GOLDEN AGE DRIVE, TOWN OF BRECKENRIDGE, CO, 80424

© 2013
SHEET NUMBER
A2.2
BUILDING ELEVATIONS

Planning Commission Staff Report

Subject: Breckenridge Arts District Town Project

Proposal: To build out the Breckenridge Arts District campus including the restoration of five historic structures, construction of two new structures and the associated walkways, plazas and landscaping that create a pedestrian friendly campus dedicated to hands on arts experiences and cultural events.

Date: April 9, 2013 (For meeting of April 16, 2013)

Project Managers: Jennifer Cram, AICP, Planner III, Community Development
Shannon Smith, Civil Engineer, Engineering Department

Applicant/Owner: Town of Breckenridge

Agents: Elizabeth Hallas, Principal, and Andy Emke; Project Manager, Anderson Hallas Architects, PC

Don Leinweber, Alpine Engineering, Inc. and Mary Hart, Mary Hart Design

Address: Generally at 127 South Ridge Street

Legal Description: A portion of Lots 6 and 7, Block 12 Abbetts Addition, Lots 8-13, Block 12 Abbetts Addition, Lots 6-8, Block 1 Stiles Addition and Lots 26-28 Bartlett and Shock Placer Addition.

Site Area: .67 acres (29,145 sq. ft.)

Land Use District: 18.2 - Residential, 20 Units Per Acre (UPA), Commercial at 1:1

Historic District: 3 - South End Residential

Site Conditions: The site slopes to the northwest from the corner of South Ridge Street and East Washington Avenue. The site is slightly in a depression created when the street grade was raised. The grade around the Breckenridge Theatre was raised as a result of the street grade. Four historic structures exist on the site including the Robert Whyte House, Burro Barn and Privy and the Mikolitis Barn. There is little existing vegetation except for one Aspen tree southeast of the Robert Whyte House that is proposed to be preserved. Two gravel parking areas exist, one along the west side of the property off of the alley and one at the corner of South Ridge Street and East Washington Avenue, known as the Barney Ford Lot.

Adjacent Uses: Breckenridge Theatre to the north, McAdoo Corner, Tin Shop and Barney Ford House Museum to the south, Ridge Street (commercial) to the east and the alley (back of Main Street, commercial) to the west.

Density:

Allowed under LUGs:	29,145 sq. ft.
Recommended Above Ground at 9UPA	9,633 sq. ft.
Proposed density:	7,282 sq. ft.

Mass:

Allowed under LUGs:	29,145 sq. ft.
---------------------	----------------

Proposed mass:

7,282 sq. ft.

Item History

The Town purchased the properties on the corner of South Ridge Street and East Washington Avenue in 2002 with the vision of creating an arts campus. The Town began offering art workshops at the historic Robert Whyte House in 2003. The Breckenridge Arts District master plan was adopted in 2004 as a correlative document to the Town Code and Development Code. The Town partnered with the Saddle Rock Society to rehabilitate the historic Tin Shop into a guest artist facility in 2006. The historic Fuqua Livery Stable was rehabilitated with the help of a State Historic Fund Grant and opened in 2008. The Fuqua Livery Stable received the Stephen H. Hart award for outstanding efforts in historic preservation. The Quandary Antiques Cabin was donated to the Arts District by Jim and Maureen Nicholls. The Cabin was relocated to the campus and renovated in 2008. Although the cabin is not technically historic it does have social significance to the Town. The Town Council approved the accelerated buildout of the Arts District campus in the fall of 2012.

The Robert Whyte House was home to Robert H. Whyte, manager of the Grand Central Hotel in Breckenridge until it burned down and then the owner of a grocery store. The primary structure was built in 1889. The burro barn was built shortly afterwards.

The Mikolitis barn was built in 1902.

Planning Commission Worksessions

- January 15, 2013 – Site Plan review
- March 5, 2013 – Update, Abby Hall Purchase
- April 2, 2013 – Site Plan updates and Preliminary Architecture

Staff Comments

The build out of the Breckenridge Arts District will be a vibrant addition to the downtown core as part of the developing cultural spine from the Riverwalk Center to the Harris Street Community Center. The Arts District will provide the local community and visitors to Breckenridge the opportunity to participate in arts experiences in a variety of mediums; provide space for resident/local working artists, guest artists and cultural events. It is the vision for the Arts District to be a destination for the Arts. This project is being reviewed as a Town Project.

Architectural Compatibility (5/A & 5/R): Along with the specific criteria listed directly in this policy, this section also identifies the need to be compliant with the Priority Policies and Design Standards of the *Handbook of Design Standards for the Historic and Conservation Districts* and the *Design Standards for the Historic District, Character Area #3: South End Residential*.

5A:

- A. Colors will be selected at a later date via a Class D Permit and will meet the Code. All metal will not be highly reflective and will be treated with a vinegar wash so that it begins to rust.
- B. The proposed build out of the Arts District is in substantial compliance with all priority and absolute polices with regard to the rehabilitation of historic structures and new construction.
- C. The proposed total density is under the required 12 UPA above ground.

5R:

B. Please see the discussion related to each structure noted below with regard to compatibility.

C. The proposed total density is under the recommended 9 UPA above ground as noted above.

Robert Whyte House: The Robert Whyte House will be rehabilitated to its historic look within our historic period of significance. All policies within the Handbook of Design Standards are being met. The structure will remain in its historic location within the Arts District campus. The non-historic northern addition will be removed. As a result, one historic window opening will be re-established. The non-historic masonry chimney will also be removed. The structure will be placed on a new foundation. This foundation will raise the structure approximately one-foot to achieve positive drainage and to re-establish the historic relationship to the street. The roof will be structurally stabilized and roofing material will be replaced with rusting corrugated metal to match the historic roof. Siding will be scraped, painted and repaired as needed to match existing historic fabric. Historic windows will be restored and non-historic windows replaced with windows that are more compatible within historic window openings. The front and rear doors will be replaced with doors that are historically compatible. All electrical and mechanical systems will be updated. The interior floor plan will remain intact. The structure will be modified to provide a live/work studio for guest artists. We believe that this use is compatible with the historic use. Staff is recommending positive points under Policy 24R E. for these restoration efforts as discussed under the point analysis.

Burro Barn: The Burro Barn has been panelized and is being stored for rehabilitation, as it collapsed about three years ago. The Burro Barn has been thoroughly documented to ensure that it will be rehabilitated to its historic look within our historic period of significance. The structure will be placed on a new foundation. All siding will be repaired and material replaced as needed with like material. All historic openings will be restored. One new opening will be cut out of historic fabric to provide access to the storage room on the northeast elevation. The historic fabric will be used on the exterior of the new door. No historic fabric will be lost as a result of this opening. The door will be handled in the same way that we handled the door on the east side of Fuqua (see attached photo.). When the door is closed it will look like the original historic structure. The roof will be structurally stabilized and resurfaced with new rusting corrugated metal to match the historic roof. New electrical, mechanical and plumbing systems will be added. Staff is recommending positive points under Policy 24R E. for these restoration efforts as discussed under the point analysis.

The structure will be moved from its historic location 8 feet east and 10 feet south to provide adequate space on site for other programming elements. The historic Privy will move with the burro barn 6 feet east as well. Both structures will maintain their historic relationship behind the Robert Whyte House. Staff is recommending five negative points (-5) under Policy 5R B. for relocating a secondary structure on site.

The structure will be modified to provide public restrooms for the Arts District campus and storage. We believe that this use is compatible with the historic use.

Mikolitis Barn: The Mikolitis Barn will be rehabilitated to its historic look within our historic period of significance. All policies within the Handbook of Design Standards are being met. The structure will remain in its existing historic location within the Arts District campus. The structure will be placed on a new foundation. All siding will be restored and repaired as needed with like material. All historic window openings will be restored with appropriate wood windows. All doors will also be restored. No new openings are proposed. The roof will be structurally stabilized and new rusting corrugated metal will be placed on the surface. New electrical, mechanical and plumbing systems will be added. The

interior floor plan will remain intact. The structure will be modified to provide space for a printmaking and textile studio and one studio to rent to local artists. We believe that this use is compatible with the historic use.

We have presented two options for the south elevation, one that proposes replacing the false front. The second alternative shows the south elevation being restored as it exists today without a false front. The historic Sanborn Maps reference this structure as having a false front. In addition, native Robin Theobald, remembers the structure with a false front and when it fell off. Likewise, long time local and historian Maureen Nicholls recalls the false front and when it fell off.

Policy 29 states: “Replacement of missing architectural elements should be based on accurate information about original features. The design should be substantiated by physical or pictorial evidence.”

Ms. Nicholls believes she has a photo of the structure with a false front and our architects are examining the structure closely. We would like the Commission to approve the elevation with a false front based on the testimony of Robin Theobald and Maureen Nicholls. We will continue to look for photos of the false front and will come back to the Commission to share this information. Staff is recommending positive points under Policy 24R E. for these restoration efforts as discussed under the point analysis.

Little Red Shed: The Little Red Shed will be rehabilitated to its historic look within our historic period of significance. All policies within the Handbook of Design Standards are being met. The structure will be relocated from another site to the Arts District. The new location is appropriate for a secondary structure along the alley and visible from Washington Ave. The new location will provide a good context for the structure. The existing location is not its historic location, as noted during the worksession on April 2nd. The structure was moved outside of our period of significance from Hoosier Pass. The structure will be placed on a new foundation. The roof will be structurally stabilized and roofing material will be replaced with like material to match the historic roof. All siding will be restored and repaired as needed with like material. Historic windows will be restored. Historic doors will also be restored. No new openings are proposed. New electrical and mechanical systems will be added. The interior floor plan will remain intact. The structure will be modified to provide space for a gas kiln and storage. We believe that this use is compatible with the historic use. Staff is recommending positive points under Policy 24R E. for these restoration efforts as discussed under the point analysis.

Ceramic Studio: This will be a new structure within the Historic District. We believe that the Ceramic Studio is in substantial compliance with Handbook of Design Standards.

Character – The character for the proposed Ceramic Studio is that of a secondary structure. We believe that this is consistent with what the South End Residential Character Area, as there is a combination of primary and secondary structures that exist today on the existing site.

Scale – The proposed scale of the building is consistent with historic structures that survive today. Typically the module size of surviving historic structures in the South End Residential Character Area is between 540 to 2,600 square feet. The average size or module size is 1,300 square feet. The module size of the historic Fuqua Livery Stable is 1,200 square feet. The footprint of the Ceramic Studio as proposed is 1,322.5 square feet. Including the lower level that is more than 4’ above proposed grade, the total approximate module size is 1,600 square feet +/- (above 4’ by 12’ on the south side and 7.5’ on the north side). Priority Policy 158 notes that if the total above ground density of the development is under 9 Units Per Acre (UPA) then an individual building module may be as large as the historic maximum. The total

above ground density for the property containing the Fuqua Livery Stable, Mikolitis Barn, Robert Whyte House, Burro Barn, Little Red Shed, Ceramic and Metalsmithing Studios will be less than 9 UPA.

The width, length and height are appropriate as discussed below. The Ceramic Studio is also set back from the other historic structures and the massing is stepped with the shed addition on the east side as viewed from Ridge Street. Staff believes that the scale of the building is appropriate for the area and does not overwhelm the existing historic structures, meeting the requirements of Priority Policy 158 (“New buildings should be in scale with existing historic and supporting buildings in the South End Residential Character Area”). We would appreciate the Commission’s input on the proposed module size for the Ceramic Studio.

Form - The building form is simple, similar to the historic Fuqua Livery Stable and other historic secondary structures as required by Priority Policy 160 (“Use building forms similar to those found historically in the area. Use simple building forms.”).

Roof – The primary roof forms proposed are a simple, steep-pitched gabled form with a shed addition on the east side. Cues were taken for the monitor on the gabled roof from photos of the historic dipping station on Ridge Street. A copy of one of the photos is attached for reference. The roof pitch is consistent with historic structures. Priority Policy 161 states, “Use roof forms that reflect the angles, scale and proportions of those historic buildings in the South End Character Area.” Although the dipping station was not located in the South End Residential Character Area, it was located nearby in the South End Residential Transition Area. Again, because the structure is intended as a secondary structure located off of the alley as part of the Arts District campus, we believe that the roof form is appropriate and does not negatively impact the remaining historic structures. Based on Commission input from the worksession on April 2nd Staff is recommending five negative points (-5) for the proposed monitor under Policy 5R B.

Height – The façade as viewed from Ridge Street is 1 ½ stories as required by Priority Policy 163 (“Building height should be similar to nearby historic buildings.”). The façade as viewed from the west or alley is 2 stories. Historically, most buildings in this character area were 1 ½ stories, but there were some 2 story buildings, as noted in the discussion at the beginning of the South End Residential Character Area under “Character of Historic Development”. Per Policy 6R, the structure is 24’ measured to the mean, less than the recommended 25’ and absolute height of 30’.

Façade Width – Both the east and west façades are less than the 30 feet required by Priority Policy 164 (“Reinforce typical narrow front façade widths that are typical of historic buildings in the area. The front façade of a building may not exceed 30 feet in width.”).

Building Materials – Currently we are proposing a combination of board and batten siding and corrugated metal that is appropriate for a secondary structure within the Historic District, as discussed in Priority Policy 165 (“Maintain the present balance of building materials found in the character area.”). We are proposing a Tamko asphalt shingle roof that looks like a wood shake. The Fuqua Livery Stable is board and batten with a wood shake roof. The Tamko roof is accepted by the Secretary of Interior Standards as being an appropriate alternative to wood shake roofs and meets the intent of Priority Policy 166 (“Use roofing materials similar to those found historically.”).

Doors and Windows – All proposed doors and windows are similar in size and shape to those found historically as required by Policy 168 (“Use building features similar in size and shape to those used

traditionally. Windows should be similar in size and shape to those used historically. Doors that include glass are encouraged.”).

Details – We are proposing an industrial bracket at the east entrance and a barn door on the upper level on the west facade. These details are appropriate for secondary structures and will be used with restraint as recommended by Policy 170 (“Use ornament and detail with restraint, in keeping with the modest character of the South End Residential Character Area.”).

Metalsmithing Studio: This will be a new structure within the Historic District. We believe that the Metalsmithing Studio is in substantial compliance with Handbook of Design Standards.

Character – The character for the proposed Metalsmithing Studio is that of a primary residential structure. We believe that this is consistent with what the South End Residential Character Area recommends and is appropriate as the structure is located along Ridge Street adjacent to the Robert Whyte House.

Scale – As noted above, the average module size within the South End Residential Character Area is 1,300 square feet. The proposed module size for the Metalsmithing Studio is 640 square feet.

Form - The building form is simple and in scale with the historic Robert Whyte House as required by Priority Policy 160. A front porch is proposed as encouraged by Policy 162 (“Front and side porches are encouraged.”).

Roof – The roof form proposed is consistent with other steeply pitched roofs found in the historic district. Dormer windows are proposed minimally per Priority Policy 161 (“...but the dormers were used in limited numbers on individual buildings.”)

Height – The Metalsmithing Studio is 1 ½ stories and the total height of 19’- 6” is well below the recommended building height of 25’ as measured to the mean, per Policy 6R.

Façade Width – The Metalsmithing studio as proposed is 20’ wide, well below the 30’ maximum as noted in Priority Policy 164. It has a nice relationship to the historic Robert Whyte House, which is approximately 16’ wide.

Building Materials – We are proposing a combination of wood lap siding with 4” reveal on the east façade that faces Ridge Street, with board and batten siding proposed on the sides and rear of the building. This material was used historically, but is proposed in a slightly different arrangement on this building, due to its use. We are proposing a combination of asphalt and rusting corrugated metal roofs meeting the intent of Priority Policy 166. At the worksession on April 2nd the Commission was comfortable with the proposed materials.

Doors and Windows – All proposed doors and windows are similar in size and shape to those found historically, as required by Policy 168. A double wide door is proposed on the south elevation that can be covered by a sliding barn door. This is consistent with the historic Tin Shop, which is also a primary structure within the South End Residential Character Area.

Details – Detailing is modest as recommended by Policy 170.

Placement of Structures (9/A & 9/R): All structures meet the required and recommended setbacks for LUD 18.2 within the Conservation District. For commercial uses structures can be built at the property line. For Residential structures a 10 foot front yard setback is required and the recommended set back is 15 feet. The proposed front yard setback for the Robert Whyte House is 39 feet. This is the historic setback. The Mikolitis Barn also maintains its historic setback at the property line. All structures on the campus meet building code requirements for separation. Staff believes that setbacks for the Arts District meet the intent of Policy 9A. Staff does not believe any negative or positive points are warranted.

Subsequently, during public comment the question was raised about the distance between the metalsmithing studio and Robert Whyte House. That distance is 12 feet. The distance between the metalsmithing studio and the proposed addition to the Breckenridge Theatre is 17.3 feet, leaving flexibility for the future addition and access.

Snow Removal and Storage (13/A & 13/R): The lighting and snowstacking plan shows the areas where snowstacking is proposed. The site meets the required 25% of paved area designated for snowstacking. All areas are functional. In addition, the plaza area and some of the walkways connected to the plaza are proposed to have snowmelt, as these areas are high pedestrian areas. Because of public safety concerns here, no negative points are proposed under Policy 33R.

Storage (14/A & 14/R): All of the Arts District structures propose adequate storage for their intended uses. No outdoor storage of materials is proposed.

Refuse (15/A & 15/R): There is an existing dumpster enclosure on the alley at the northwest corner of the site that serves the Arts District adequately.

Access / Circulation (16/A & 16/R; 17/A & 17/R): Vehicular Access: Vehicular Access to the site exists along East Washington Avenue, the alley and South Ridge Street. Staff believes that access to the Arts District and circulation meet the intent of Policy 16A. Staff does not believe any negative or positive points are warranted.

Parking (18/A & 18/R): Adequate parking is provided on site in the Ridge Street Art Square (existing Barney Ford Lot) and along the alley. Parking along the alley is encouraged. Staff believes that the proposed parking meets the intent of Policy 18A. Staff does not believe any negative or positive points are warranted.

Per the Off Street Parking Regulations, the Arts District is providing more than the required number of parking spaces on site. Within the Parking Service Area, Commercial Recreation projects should provide 2.0 spaces for every 1,000 square feet of gross floor area. The total density for the project is 7,282 square feet, thus 14.56 spaces are required. There are 14 spaces proposed along the alley and 13 spaces proposed within the Ridge Street Art Square for a total of 27 onsite parking spaces. The Exchange Parking Lot was also constructed to make parking available for the Arts District at buildout.

Loading (19/A): Adequate loading areas are provided along the alley, on Washington Avenue within the Ridge Street Art Square and in a designated loading zone on South Ridge Street. Staff believes that the proposed loading areas meet the intent of Policy 19A.

Recreation Facilities (20/R): The lawn south of the Robert Whyte House will provide a great passive recreation area. In addition a future playground sculpture is proposed. Staff does not believe any negative or positive points are warranted.

Open Space (21/R): The Arts District Campus is providing 24% open space as defined by the Code. Staff does not believe any negative or positive points are warranted.

Landscaping (22/A & 22/R): The Landscape plan proposed maintains the historic sense of yard within the South End Residential Character Area in front of the Metalsmithing Studio, Robert Whyte House, Mikolitis Barn and Fuqua Livery Stable. Plantings are appropriate for the Historic District. The one Aspen tree that exists will be preserved. The plan proposes 21 - Aspen with 11 at 3.5” caliper and 10 at 2.5” caliper, 4 - Balm of Gilead at 2.5” caliper, 128 shrubs at 5 gallon and 239 ornamental grasses and perennials. For the proposed Landscape Plan staff recommends two positive points (+2). This is consistent with the definition in the Development Code and past precedent.

Social Community (24/R):

C. Social Services: The Code states that those projects which provide social services are encouraged. Social services shall include developments that promote the arts within Town. The Arts District campus as noted above provides space for local artists, guest artists, workshops in a variety of mediums and cultural events. The Arts District will engage the local community and visitors. Staff believes magnitude of this project warrants eight positive points (+8) under Policy 24R C. This is consistent with other projects such as Valley Brook Child Care, CMC and Breckenridge Christian Ministries.

E. Historic Preservation and Restoration – On site historic preservation/restoration effort of above average public benefit. With regard to historic preservation the Code notes that projects that include on site historic preservation/restoration efforts of above average public benefit are warranted nine positive points (+9). Staff believes that the restoration of the Robert Whyte House, Burro Barn, Mikolitis barn and Little Red Shed meets the intent of the policy. No additions are proposed, all structures will be placed on new foundations and structurally stabilized, historic fabric will be restored including siding, windows, and doors. The projects fully meet the description under positive nine points (+9).

Energy Conservation (33/R):

F. With regard to the proposed snowmelting within the plaza and walkways as proposed, staff does not believe that any negative points are warranted. Under F. 1. a., it notes that Zero Points are warranted for public safety concerns on public or private property in high pedestrian traffic areas. The Town Council and Public Works Department are recommending snowmelt in the area proposed.

Point Analysis (Section: 9-1-17-3): At this Town Project review we are recommending a net score of nine positive (+9) points. Please see the summary of recommended points below.

- Policy 5/R B.(-5 points) for relocating a secondary historic structure on site.
- Policy 5/R B.(-5 points) for the proposed monitor on the Ceramic Studio.
- Policy 22R (+2 points) for the proposed landscape plan.
- Policy 24/R C.(+8 points) for fulfilling social goals by providing art facilities that promote the arts in Town.
- Policy 24/R E.(+9 points) for an on-site historic preservation/restoration effort of above average public benefit.

The proposal passes with a net score of positive nine (+9) points.

Staff Recommendation

Staff believes that the buildout of the Breckenridge Arts District is an excellent public benefit for the community and will be a destination for the arts.

We would like the Planning Commission to endorse the proposed point analysis and attached Findings and Conditions. As a Town Project we also ask that the Planning Commission make a formal recommendation to the Town Council for the record that they support the proposed buildout with the associated site plan and architecture as proposed.

Staff and Elizabeth Hallas will be available during the meeting on April 16th to walk the Commission through the project and answer any questions.

Final Hearing Impact Analysis				
Project:	Breckenridge Arts District Town Project	Positive	Points	+19
PC#:				
Date:	4/9/2013	Negative	Points	- 10
Staff:	Jennifer Cram			
			Total Allocation:	+9
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)	- 10	Relocating a historic secondary structure and using a monitor on the roof of the ceramic studio, negative ten points combined.
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		

17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)	+2	Proposed Landscape plan preserves existing mature Aspen and proposes 21 Aspen 2.5" and 3.5" caliper and 4 balm of Gillead at 2.5" caliper along with 128 shrubs at 5 gallon and 239 ornamental grasses and perennials.
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)	+8	Arts District promotes arts in Town.
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15	+9	Historic restoration of Robert Whyte House, Burro Barn, Mikolitis Barn and Little Red Shed.
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)	0	Zero points for public safety in a high traffic area.
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		

37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

TOWN OF BRECKENRIDGE

Breckenridge Arts District Town Project

127, South Ridge Street, A portion of Lots 6 and 7, Block 12 Abbetts Addition, Lots 8-13, Block 12 Abbetts Addition, Lots 6-8, Block 1 Stiles Addition and Lots 26-28 Bartlett and Shock Placer Addition

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

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **April 9, 2013**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **April 16, 2013**, 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 issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

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 **April 23, 2016**, 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. 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.
8. 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 snow plow equipment from damaging the new driveway pavement.
9. Applicant shall notify the Town of Breckenridge Community Development Department (970-453-3160) prior to the removal of any building materials from the historic building. Applicant shall allow the Community Development Department to inspect the materials proposed for removal to determine if such removal will negatively impact the historic integrity of the property. The Applicant understands that unauthorized removal of historic materials may compromise the historic integrity of the property, which may jeopardize the status of the property as a local landmark and/or its historic rating, and thereby the allowed basement density. Any such action could result in the revocation and withdrawal of this permit.
10. Applicant shall field locate utility service lines to avoid existing trees.
11. Applicant grants permission for Town employees to harvest herbaceous plant material from the building site prior to the start of construction.
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 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).
16. Contractor shall be permitted to begin the stabilization and necessary deconstruction of the Mikolitis Barn subject to the approval of Town Staff. Contractor shall be permitted to move the stabilized/panelized structure on the site.
17. Contractor shall be permitted to begin the stabilization of the Robert Whyte House subject to the approval of Town Staff. Contractor shall be permitted to move the stabilized structure on the site.
18. Contractor shall be permitted to begin hazardous material removal for existing historic structures.

19. 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.
20. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
21. 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.
22. 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.
23. Contractor shall be permitted to begin Civil and Site work pertaining to utilities, site grading, drainage and overall site preparation once all other requirements noted above are complete and subject to the approval of Town Staff.
24. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property.
25. 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.
26. 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.

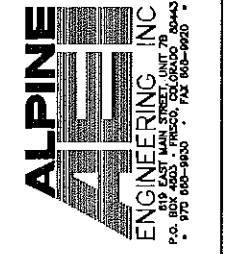
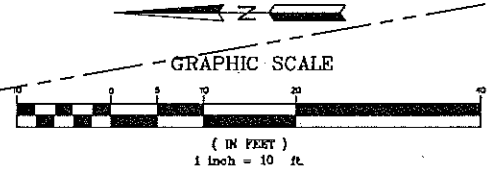
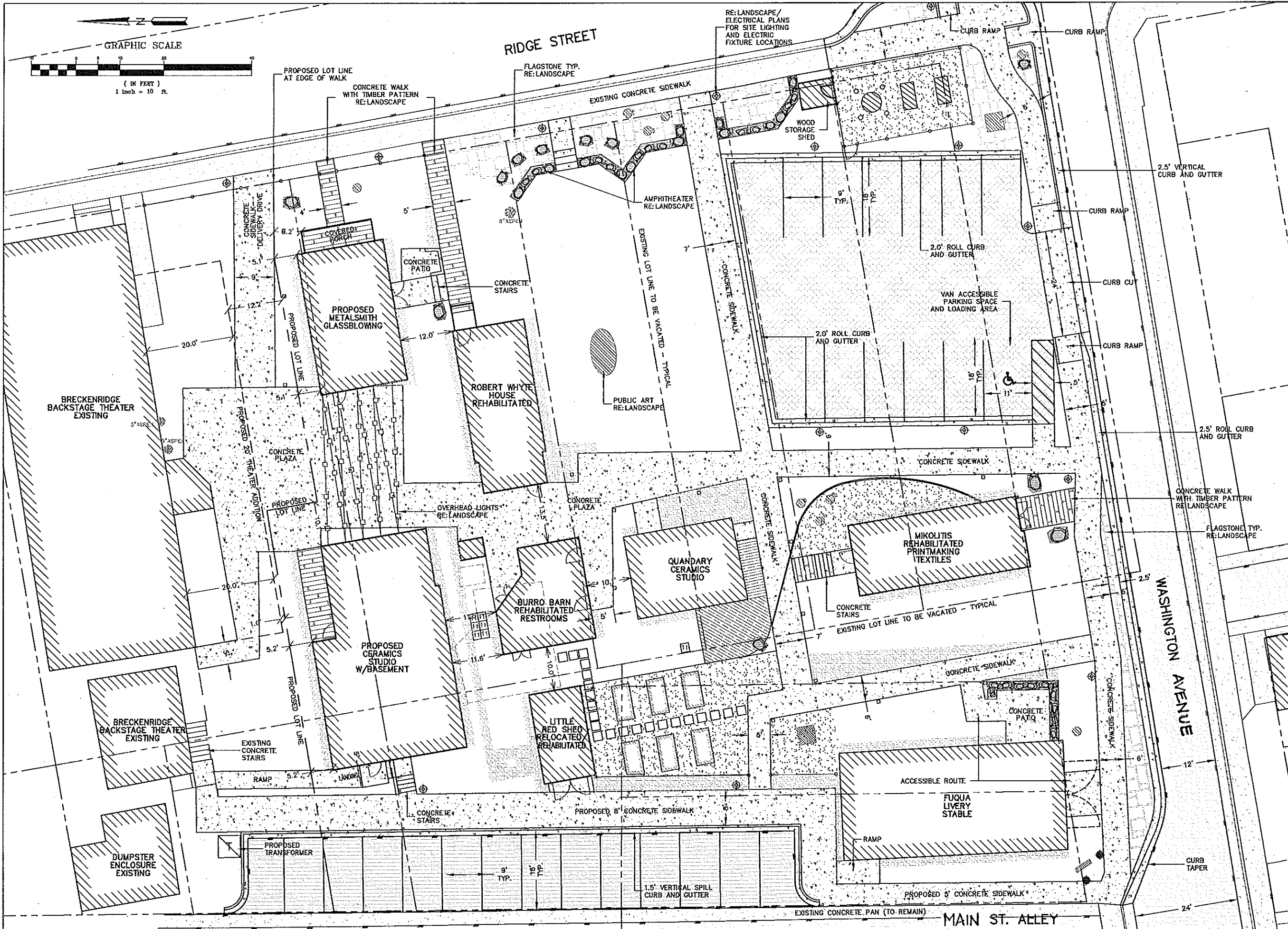
PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

27. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
28. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches from the property. Dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above ground.
29. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
30. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.

31. 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.
32. Applicant shall screen all utilities.
33. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
34. 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.
35. 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.
36. 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.**
37. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
38. 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)

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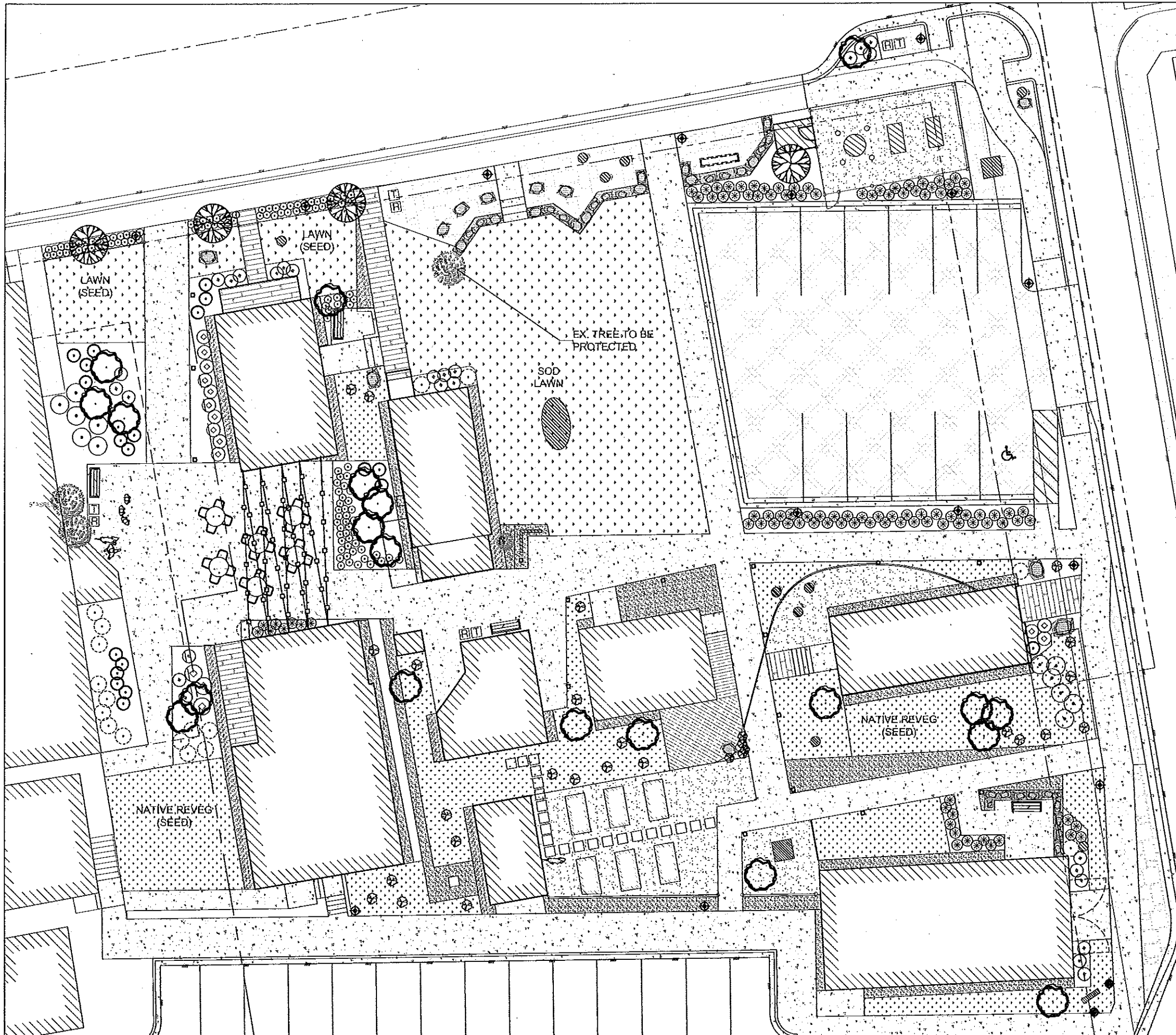
**BRECKENRIDGE ARTS
DISTRICT**
TOWN OF BRECKENRIDGE,
COLORADO

No.	Description	Date
1	Schematic Design	1/31/2013
2	Design Development	2/25/2013
3	Design Development	4/1/2013
4	Planning Comm.	4/10/2013

Project Number	78198.5
Issue	PLANNING COMMISSION
Date	04.10.2013
Drawn by	DL
Checked by	JM
Scale	1"=10'

SITE PLAN

C2



BRECKENRIDGE ARTS DISTRICT
PROPOSED LANDSCAPE MATERIALS

TREES			
SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME	SIZE
⊙	3	EXISTING TREE OR SHRUB	
⊙	21	POPULUS TREMULOIDES / QUAKING ASPEN NURSERY GROWN	50% 3.5" CAL 50% 2.5" CAL
⊙	4	POPULUS BALSAMIFERA / BALM OF GILEAD OR APPROVED EQUAL	2.5" CAL.
SHRUBS			
⊙	12	CORNUS SERICEA BAILEY / BAILEY REDTWIG DOGWOOD	3" HT. B&B
⊙	24	DI-RYSOTHAMNUS NAL. / RABBITRUSH	1 GAL.
⊙	16	PIEES ALPNUM OR ALPELUM / CURRANT	5 GAL.
⊙	0	MAHONIA REPENS / CREEPING HOLLYHAWK	1 GAL.
⊙	21	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	5 GAL.
⊙	18	ROSA GALICA / REDLEAVED ROSE	5 GAL.
⊙	27	ROSA MOROCCO SUNRISE / MOROCCO SUNRISE ROSE	5 GAL.
ORNAMENTAL GRASSES AND PERENNIALS			
⊙	12	PERENNIALS - SEE PLAN	PERENNIALS 1 GAL.
⊙	10	BOUTELOUA GRACILIS / BLOOM AMETHYST BLUE GRASS	1 GAL.
⊙	10	HELICTOTRICHON SEMPERVIRENS / SAPPHIRE FTW BLUE CAT GR.	1 GAL.
<p>PERENNIAL LIST: AGILEGA O-RYSANTHA DENVER GOLD / DENVER GOLD COLLIERIE LUPINUS RUSSEL HYBRID / LUPINE OSTEOSPERMUM AVALANCHE / SUN DAZE PAPAVER NUCIFALE / EYE AND POPPY - PINKS AND WHITE PENSTEMON MENSARUM / GRAND MESA BEARD TONGUE NEPETA PSYKE LITTLE TRUDY / LITTLE TRUDY CATMINT</p>			
ADDITIONAL LANDSCAPE ITEMS			
⊙	3875 SF.	SOD LAWN - REVELLE BLUE GRASS	
⊙	3700 SF.	NATIVE VEGETATION AREA - SEED - SEE SPECIES LIST ON DETAILS	
⊙	1700 SF.	COBBLE AREA - SEE DETAILS	
⊙	1700 SF.	CRUSHER FINE / BREEZE PAVING	

MARY HART DESIGN
 Land planning + landscape architecture
 P.O. Box 8258
 Breckenridge, CO 80424
 maryhartdesign@gmail.com
 970-986-9388

LANDSCAPE PLAN

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TOWN OF BRECKENRIDGE
BRECKENRIDGE, COLORADO

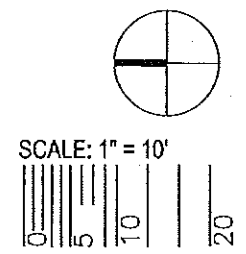
No.	Description	Date
1	Schematic Design	1/31/2013
2	100% DD	4/12/2013

Project Number
 Issue DESIGN DEVELOPMENT
 Date 4.13.2013
 Drawn by MH
 Checked by MH
 Scale 1"=10'

LANDSCAPE PLAN
L3

LANDSCAPE LEGEND

⊙	EXISTING TREES TO REMAIN OR BE REMOVED, AS NOTED
⊙	LANDSCAPE MATERIAL - SEE PLANT LIST
⊙	PROPOSED LIGHTING - SEE LIGHTING LEGEND
⊙	TRANSFORMER
⊙	SNOWMELT MANFOLD
⊙	PLANTING AREA
⊙	FIRE HYDRANT
⊙	DETAIL CALLOUT
⊙	EXISTING TOP LINES
⊙	STEPPING STONES
⊙	BOULDER OR BOULDER WALL
⊙	STEEL BED EDGE, SEE DETAILS
⊙	ADVANCED NATIVE TURF
⊙	PERENNIAL BED
⊙	POCK, COBBLE MULCH, SEE DETAILS





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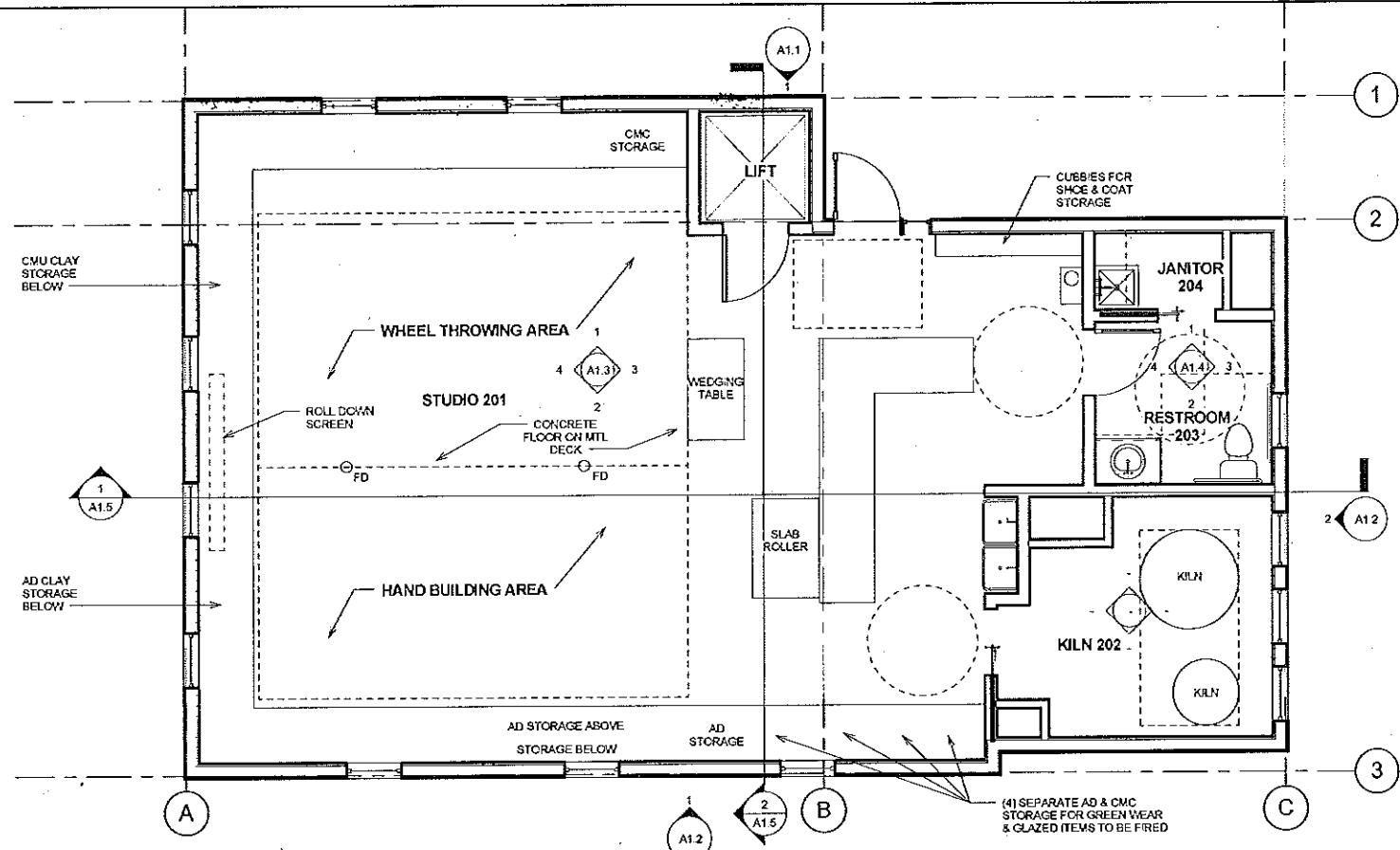
BRECKENRIDGE ARTS
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TOWN OF BRECKENRIDGE
150 SKI HILL ROAD P.O. BOX 168 ~ BRECKENRIDGE, COLORADO 80424

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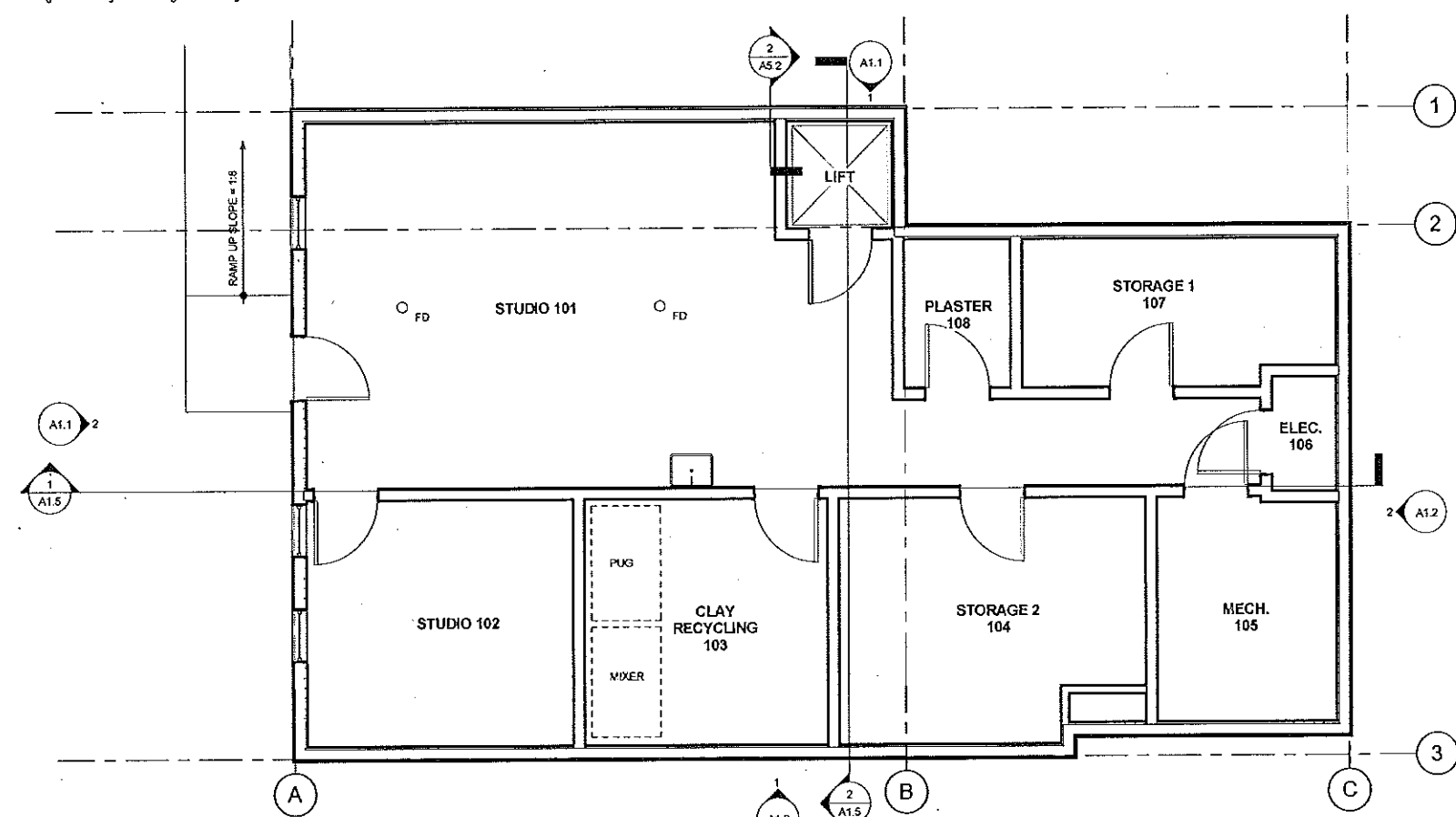
Project Number 2012500
Issue 75% DD
Date 04/09/2013
Drawn by DAM
Checked by AE
Scale 1/4" = 1'-0"

- CERAMIC STUDIO -
Floor Plans

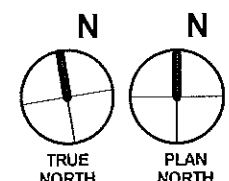
A1.0



2 New - Ceramic Studio - Upper Level
1/4" = 1'-0"



1 New - Ceramic Studio - Lower Level
1/4" = 1'-0"





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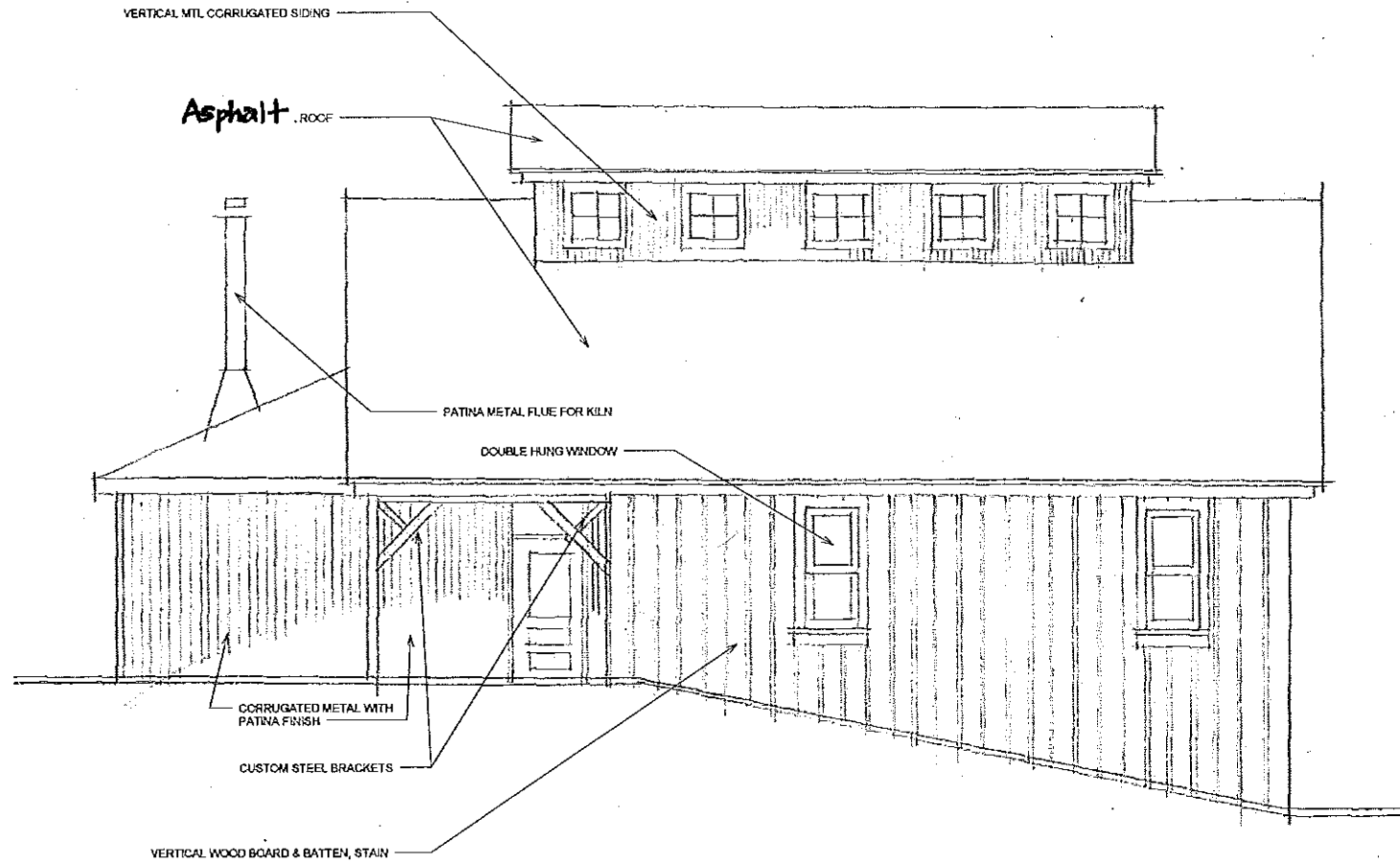
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No.	Description	Date

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Issue	75% DD
Date	04/09/2013
Drawn by	DAM
Checked by	AE
Scale	1/4" = 1'-0"

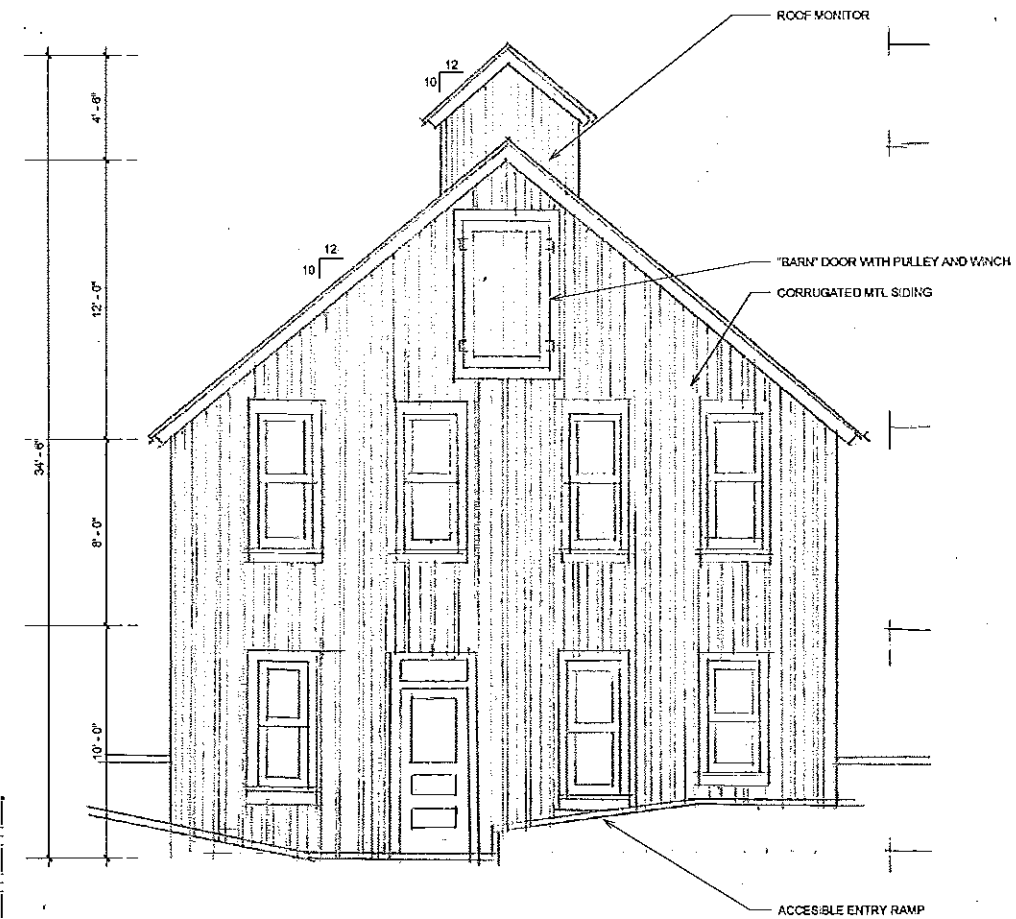
- CERAMIC STUDIO -
Exterior Elevations

A1.1



1 Ceramic Studio - North Elevation

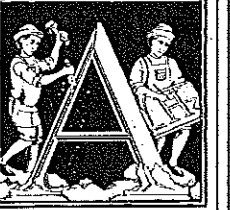
1/4" = 1'-0"



2 Ceramic Studio - West Elevation

1/4" = 1'-0"





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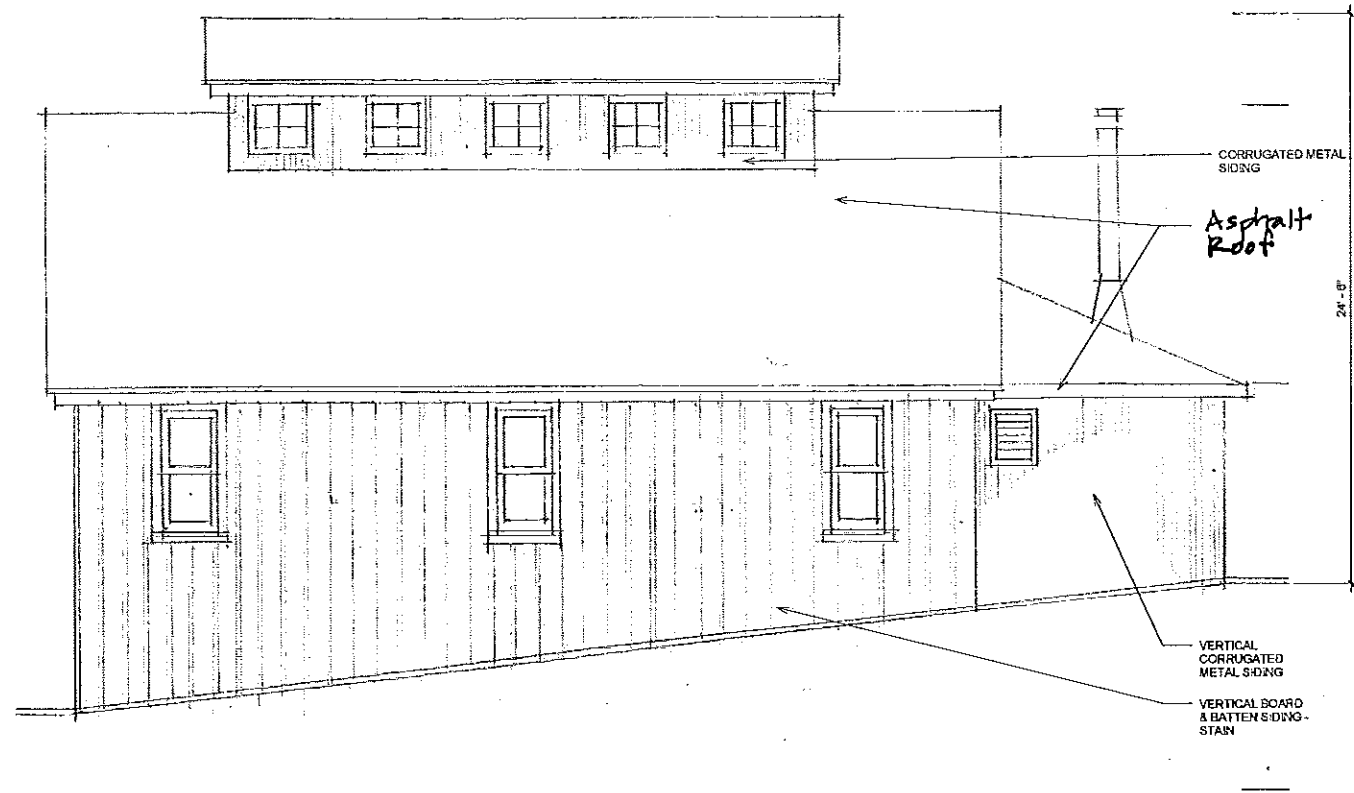
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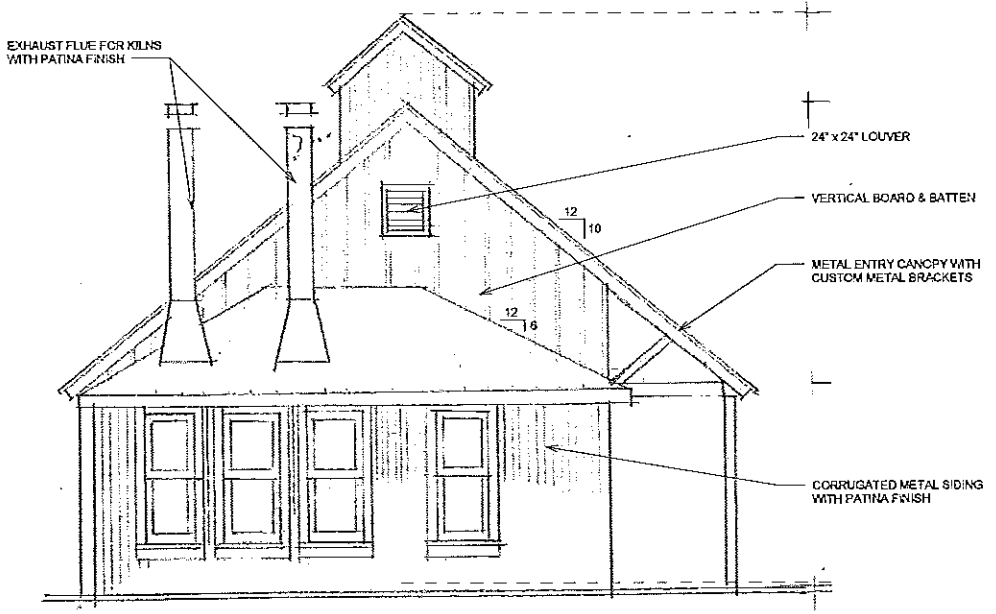
BRECKENRIDGE ARTS
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TOWN OF BRECKENRIDGE

150 SKI HILL ROAD P.O. BOX 188 ~ BRECKENRIDGE, COLORADO 80424



1 Ceramis Studio - South Elevation
1/4" = 1'-0"



2 Ceramic Studio - East Elevation
1/4" = 1'-0"

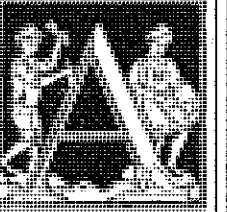


No.	Description	Date

Project Number	2012500
Issue	75% DD
Date	04/09/2013
Drawn by	DAM
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Scale	1/4" = 1'-0"

- CERAMIC STUDIO -
Exteriors Elevations

A1.2



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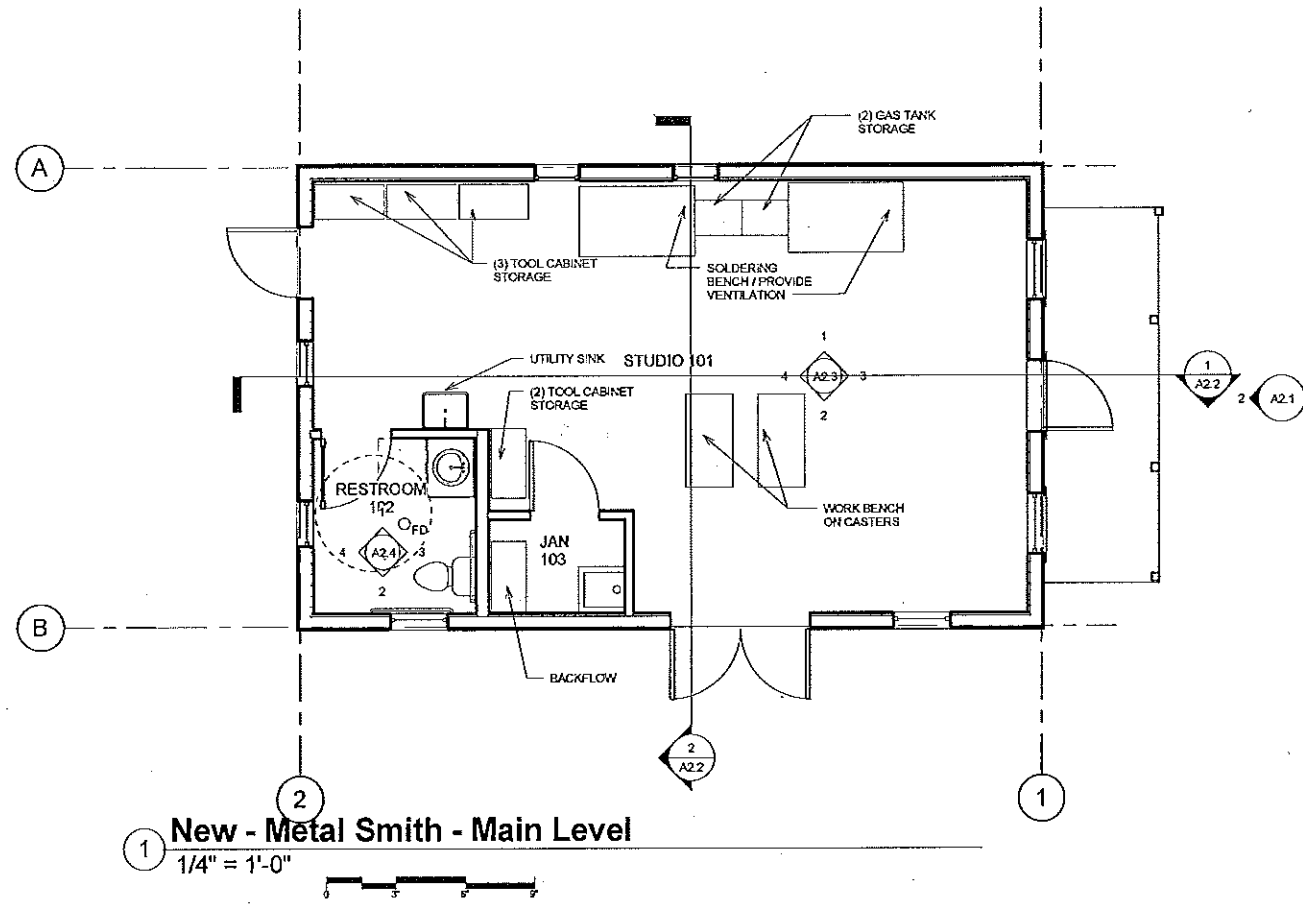
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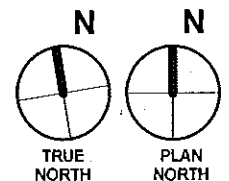
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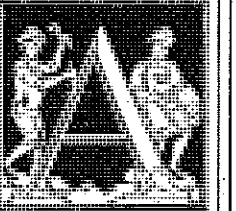
No.	Description	Date

Project Number	2012500
Issue	75% DD
Date	04/09/2013
Drawn by	DAM
Checked by	AE
Scale	1/4" = 1'-0"

- METAL SMITH -
Floor Plans



A2.0



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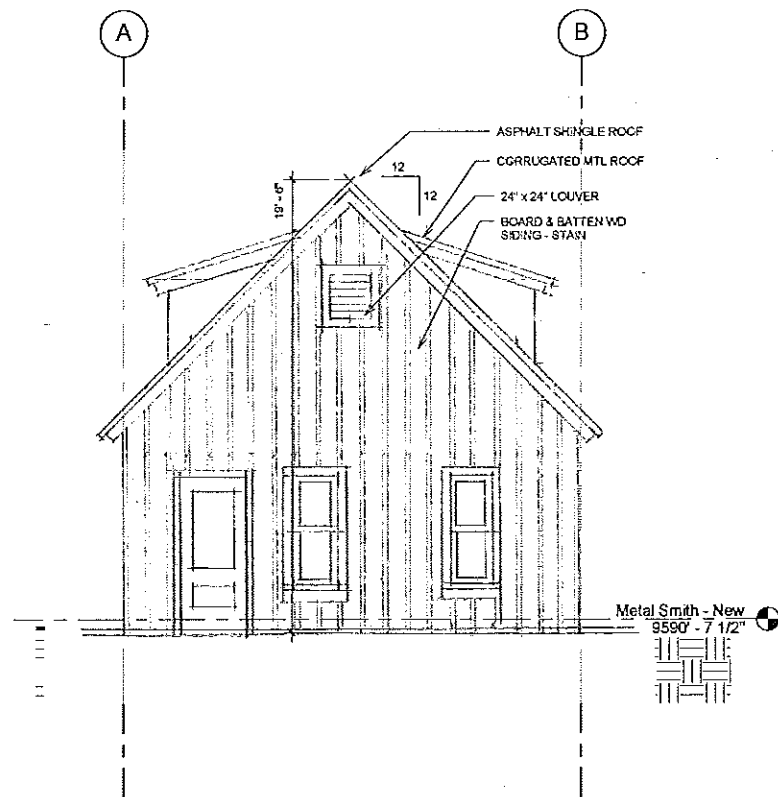
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No.	Description	Date

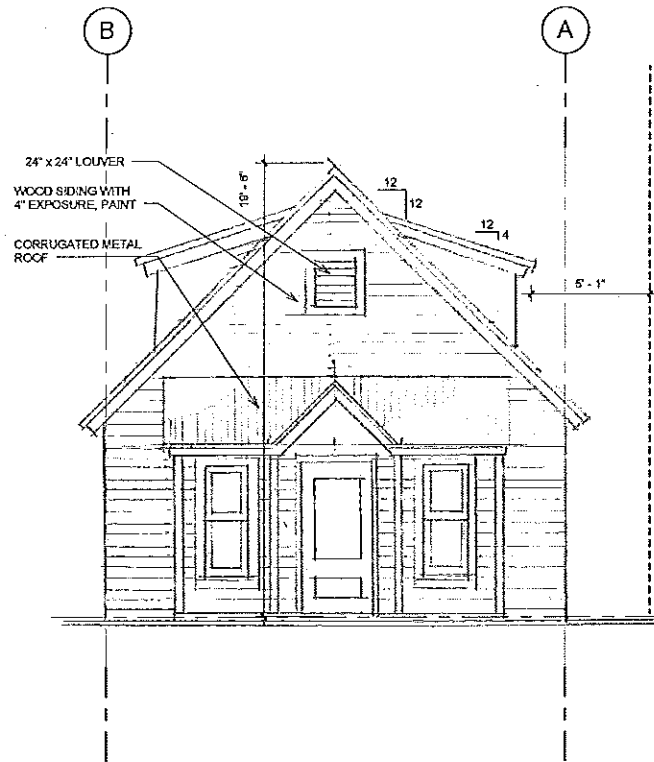
Project Number	2012500
Issue	75% DD
Date	04/09/2013
Drawn by	DAM
Checked by	AE
Scale	1/4" = 1'-0"

- METAL SMITH -
Exterior Building Elevations

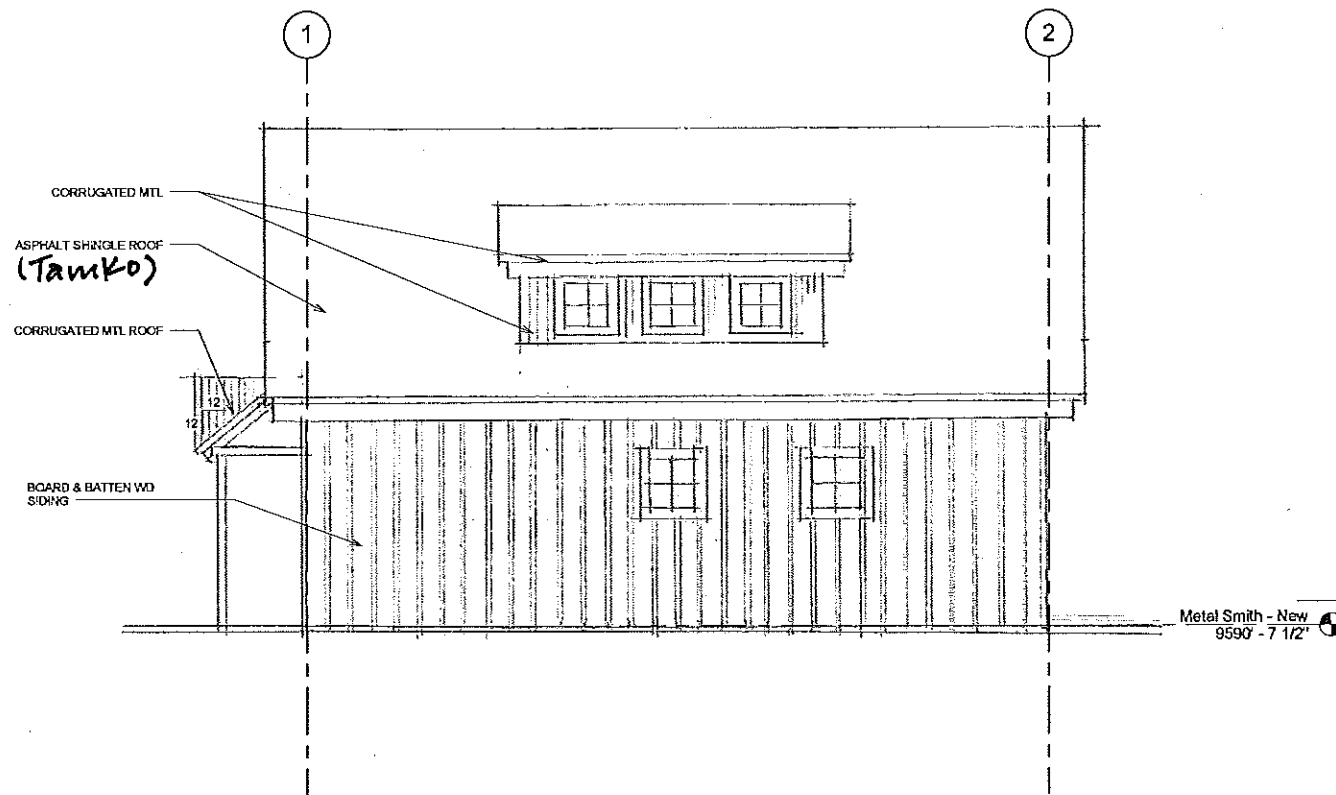
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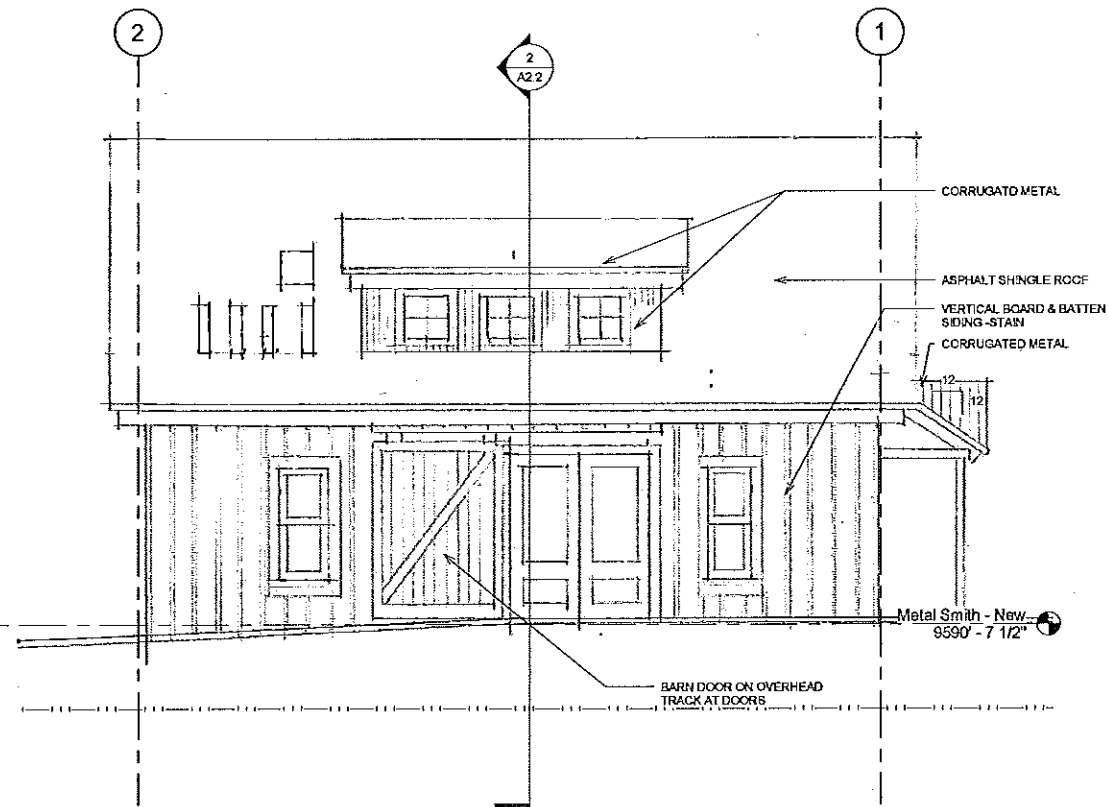
1 Metal Smith - West Elevation
1/4" = 1'-0"



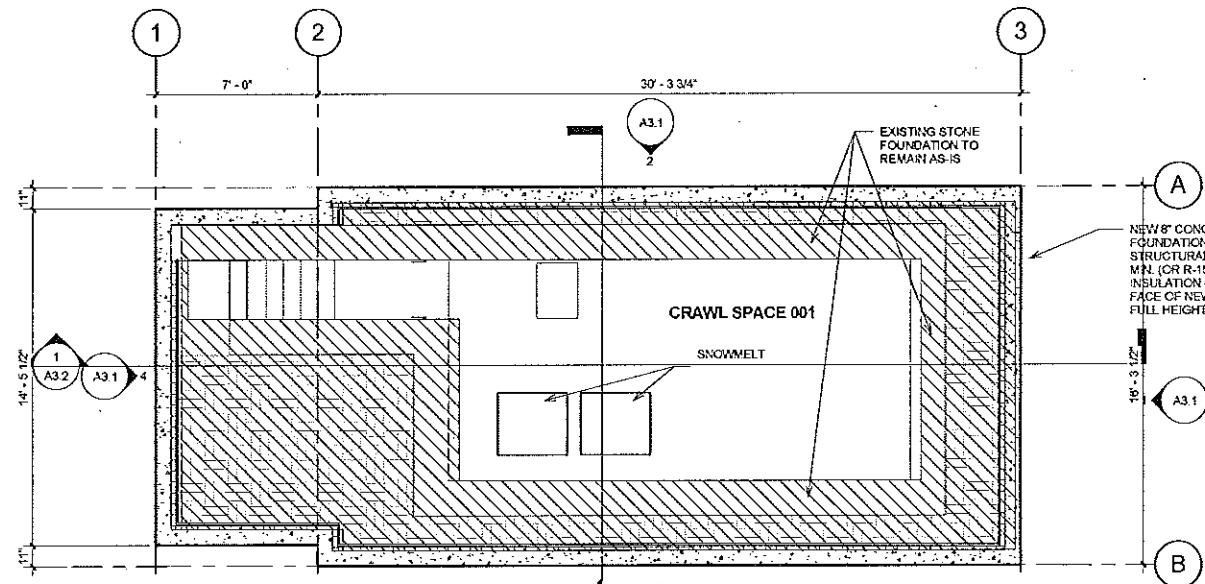
2 Metal Smith - East Elevation
1/4" = 1'-0"



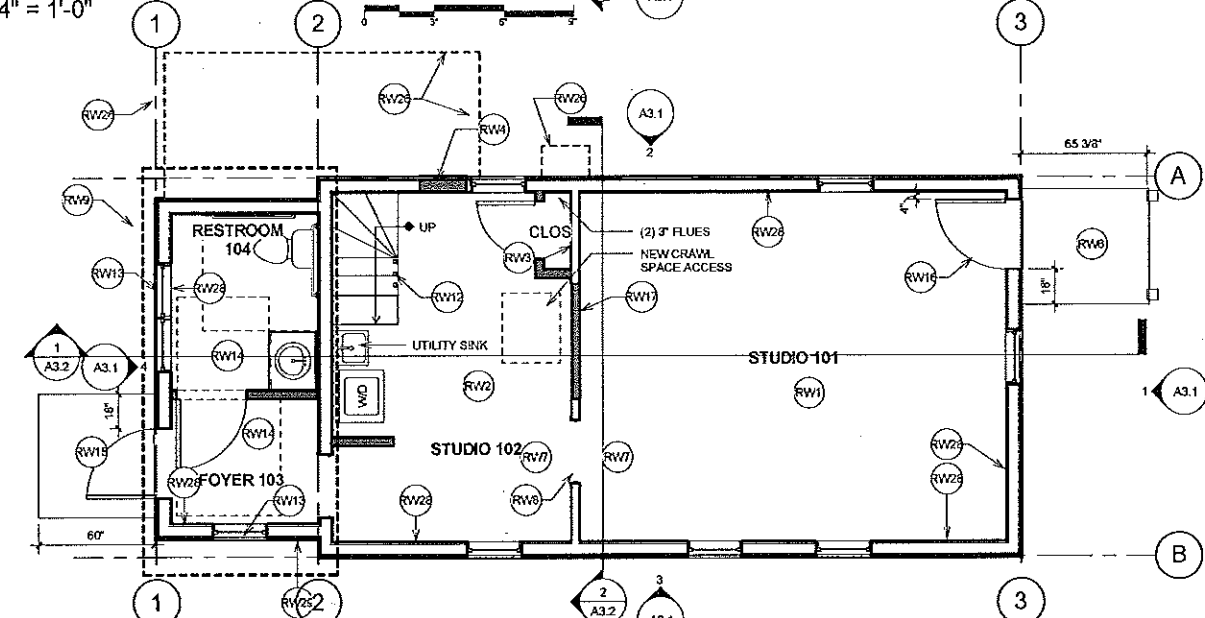
4 Metal Smith - North Elevation
1/4" = 1'-0"



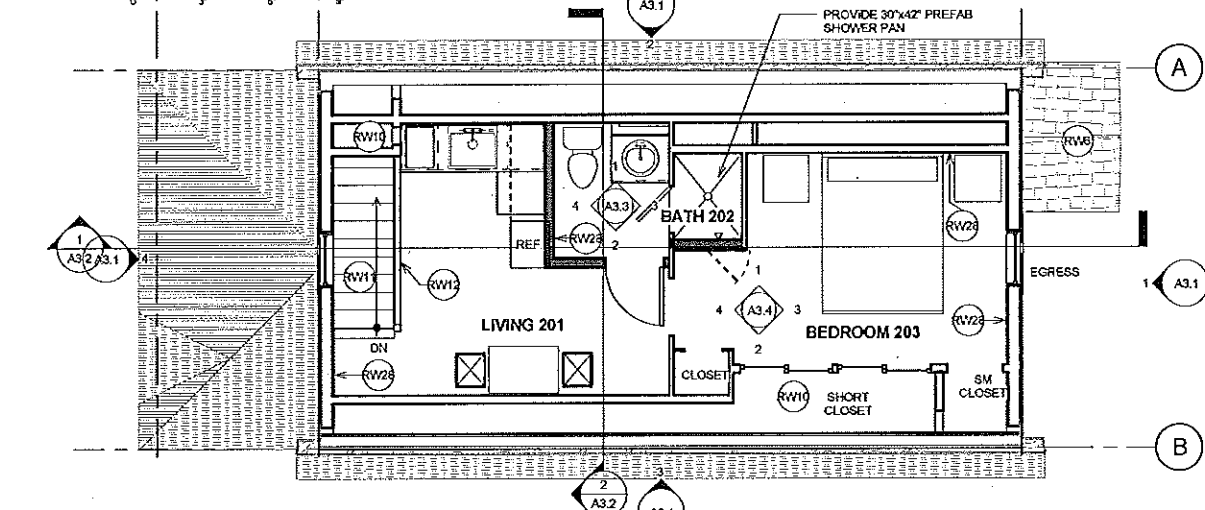
3 Metal Smith - South Elevation
1/4" = 1'-0"



1 New - Robert Whyte - Crawl Space
1/4" = 1'-0"



2 New - Robert Whyte - Main Level
1/4" = 1'-0"



3 New - Robert Whyte - Upper Level
1/4" = 1'-0"

Demo General Notes:

1. DEMO ALL <E> PLUMBING AND ASSOCIATED PIPING & EQUIPMENT.
2. DEMO ALL <E> MECHANICAL AND ALL ASSOCIATED DUCT WORK.
3. DEMO ALL <E> INTERIOR FINISH, PLASTER & LATH, R.S. PLANK FLOORING (U.O.N.), TRIM (U.O.N.), CEILING, CARPET, AND WAINSCOT (U.O.N.).
4. REMOVE <E> CHIMNEY, REPAIR SIDING WITH NEW W.D. SIDING TO MATCH ADJACENT.
5. REMOVE & SALVAGE <E> METAL PANEL ROOFING. REPLACE ANY DETERIORATED ROOF SHEATHING WITH NEW ROOF SHEATHING TO MATCH ADJACENT IN KIND.
6. PROTECT ALL <E> 1X DOOR AND WINDOW TRIM.

LEGEND:

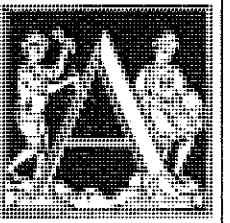
- = PROVIDE INSULATION BETWEEN EXISTING FLOOR JOIST, R-30
- = NEW 8\"/>

Robert Whyte - Keynotes

- RW1 REMOVE <E> R.S. LUMBER. VERIFY CONDITION OF FLOOR MATERIAL UNDER R.S. FLOOR & REPORT FINDINGS TO ARCHITECT. INTENT IS TO REUSE ORIGINAL FLOOR IF POSSIBLE.
- RW2 REMOVE <E> R.S. LUMBER.
- RW3 REMOVE AND SALVAGE <E> WAINSCOT TO STUDIO #2. WAINSCOT TO BE REINSTALLED WITH NEW CHAIR RAIL.
- RW4 REMOVE EXISTING DOOR, FRAME, AND THRESHOLD - IN-FILL OPENING TO MATCH EXISTING ADJACENT WALL CONSTRUCTION, INSTALL NEW EXTERIOR LAP SIDING TO MATCH EXISTING. INSTALL INTERIOR FINISH.
- RW5 SHORE <E> PORCH. PROVIDE NEW FOUNDATION PER STRUCTURAL. REPAIR W.D. COLUMN BASE. PROVIDE 1/2\"/>

General Notes:

1. PROVIDE NEW 5/8\"/>



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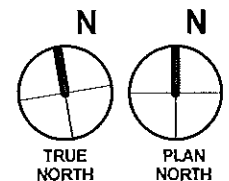
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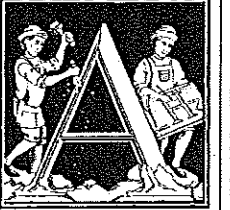
No.	Description	Date

Project Number	2012500
Issue	75% DD
Date	04/09/2013
Drawn by	DAM
Checked by	AE
Scale	1/4" = 1'-0"

- ROBERT WHYTE -
Floor Plans



A3.0



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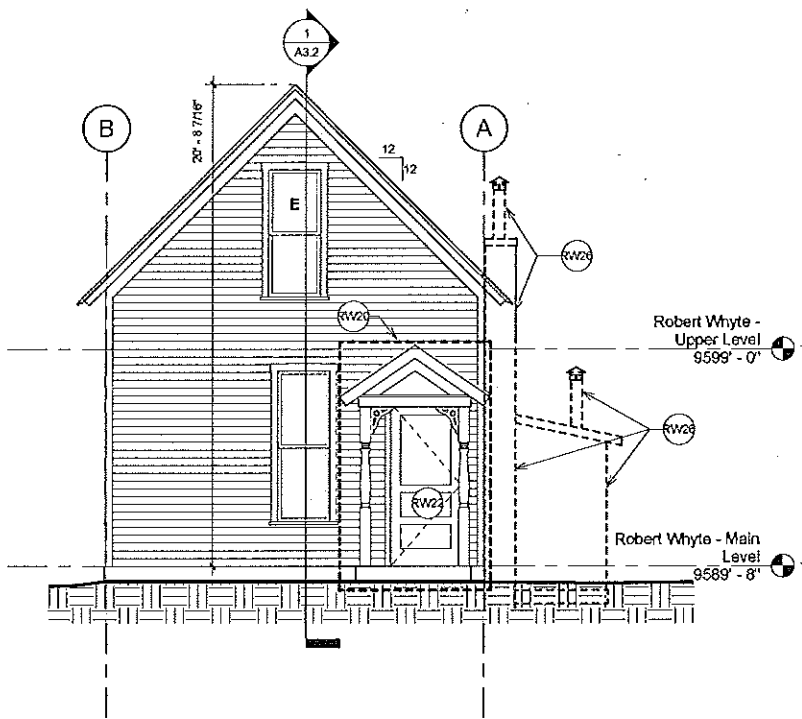
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No.	Description	Date

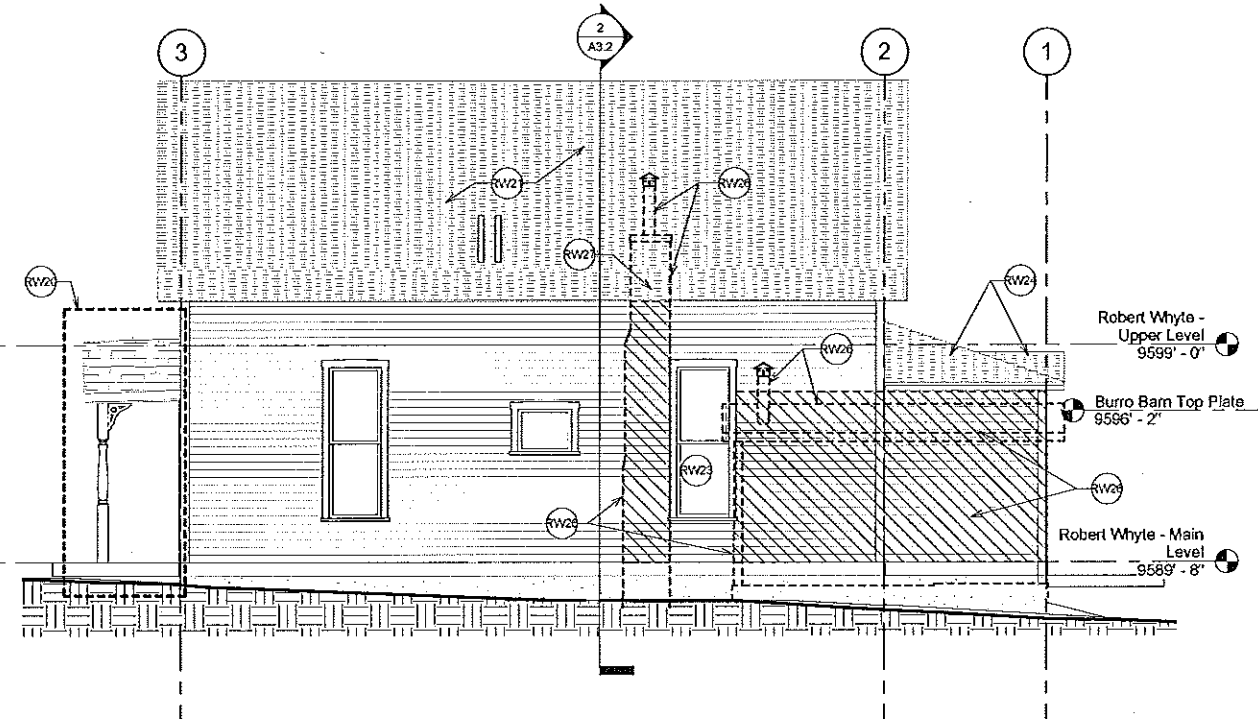
Project Number 2012500
Issue 75% DD
Date 04/09/2013
Drawn by DAM
Checked by AE
Scale 1/4" = 1'-0"

- ROBERT WHYTE -
Exterior Elevations

A3.1



1 Robert Whyte - East Elevation
1/4" = 1'-0"



2 Robert Whyte - North Elevation
1/4" = 1'-0"

General Notes ~ Elevation:

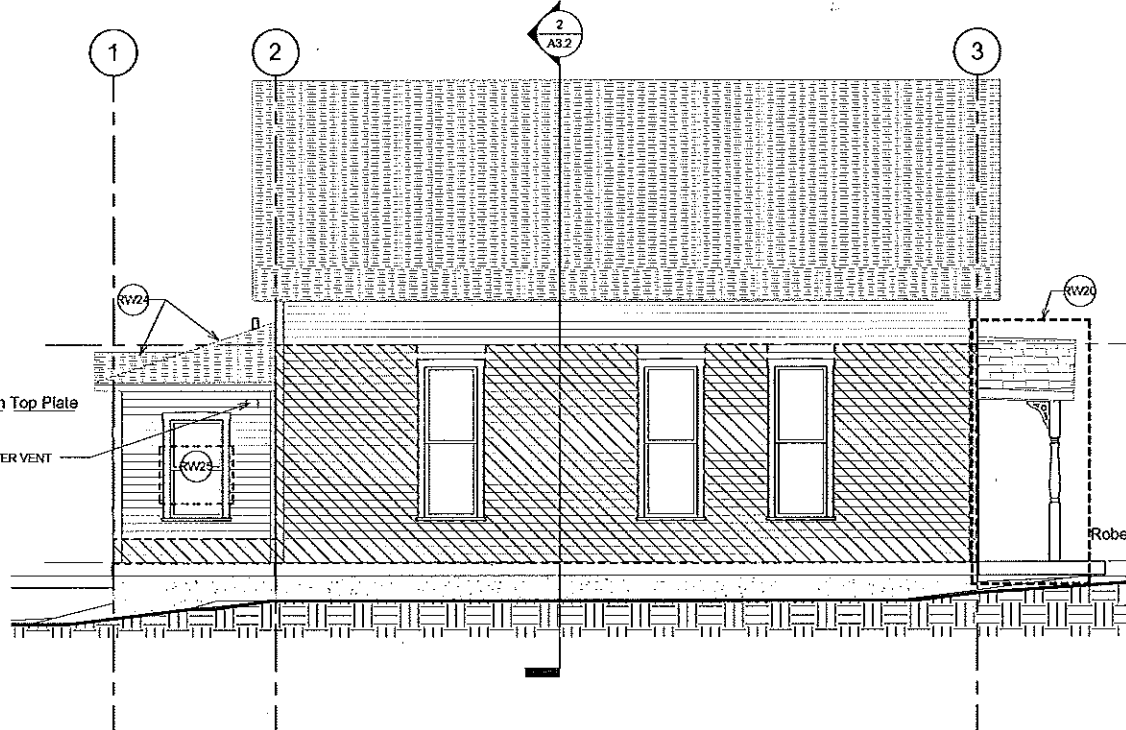
1. ALL EXTERIOR WOOD SIDING & TRIM TO BE SCRAPPED, SANDED & PAINTED. PERFORM PAINT ANALYSIS TO DETERMINE HISTORIC COLOR PALETTE.
2. PROVIDE NEW FLASHING AT ALL HORIZONTAL SURFACES, WINDOW TRIM, EAVES, RAKES, ETC.

LEGEND:

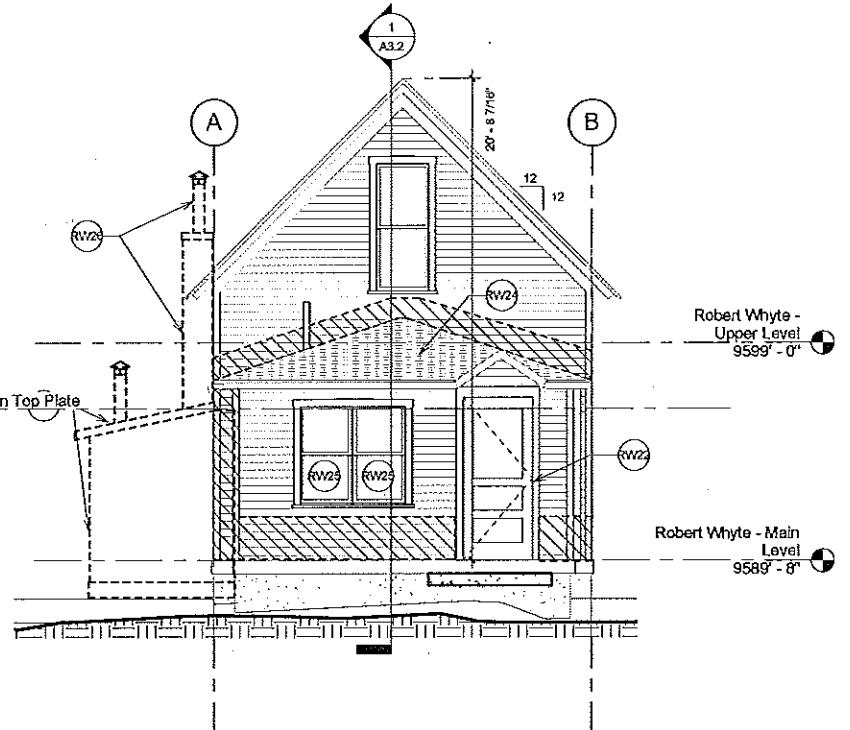
- REPLACE DAMAGED WOOD SIDING WITH NEW. MATCH <E> PROFILE AND EXPOSURE.
- ELEVATION KEY NOTES

Robert Whyte - ELEVATION KEYNOTES

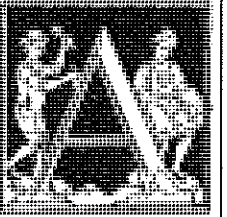
- RW20 SHORE <E> PORCH DURING MOVE. PROVIDE NEW FOUNDATION PER STRUCTURAL. REPAIR COLUMN BASE. PROVIDE NEW CONCRETE LANDING.
- RW21 REMOVE AND SALVAGE <E> ROOF. PROVIDE NEW CORRUGATED MTL ROOF. STABILIZE ROOF PER STRUCTURAL. PROVIDE NEW ICE AND WATER SHIELD OVER ENTIRE ROOF WITH NEW SLIP SHEET. PROVIDE NEW 1/2 LITE WOOD STILE AND RAIL WOOD DOOR.
- RW22 RE-OPEN EXISTING WINDOW LOCATION. REMOVE INTERIOR FINISHES AND REHABILITATE EXISTING WINDOW.
- RW23 REMOVE <E> ASPHALT SHINGLE. REPAIR DAMAGED SHEATHING. PROVIDE NEW ICE AND WATER SHIELD THROUGHOUT, WITH NEW CORRUGATED MTL ROOFING.
- RW24 REMOVE <E> MODERN WINDOW. PROVIDE NEW WD. DOUBLE HUNG WINDOW. PROVIDE PRIVACY FILM ON INTERIOR SIDE OF ENTIRE WINDOW IN RESTROOM.
- RW25 OUTLINE INDICATES REMOVAL OF EXISTING MASONRY CHIMNEY, AND SHED ADDITION AND ALL ASSOCIATED ELEMENTS.
- RW26 NEW ROOF STRUCTURE INFILL AT REMOVED CHIMNEY, NEW INFILL TO MATCH EXISTING IN KIND.



3 Robert Whyte - South Elevation
1/4" = 1'-0"



4 Robert Whyte - West Elevation
1/4" = 1'-0"



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No.	Description	Date

Project Number	2012500
Issue	75% DD
Date	04/09/2013
Drawn by	DAM
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Scale	1/4" = 1'-0"

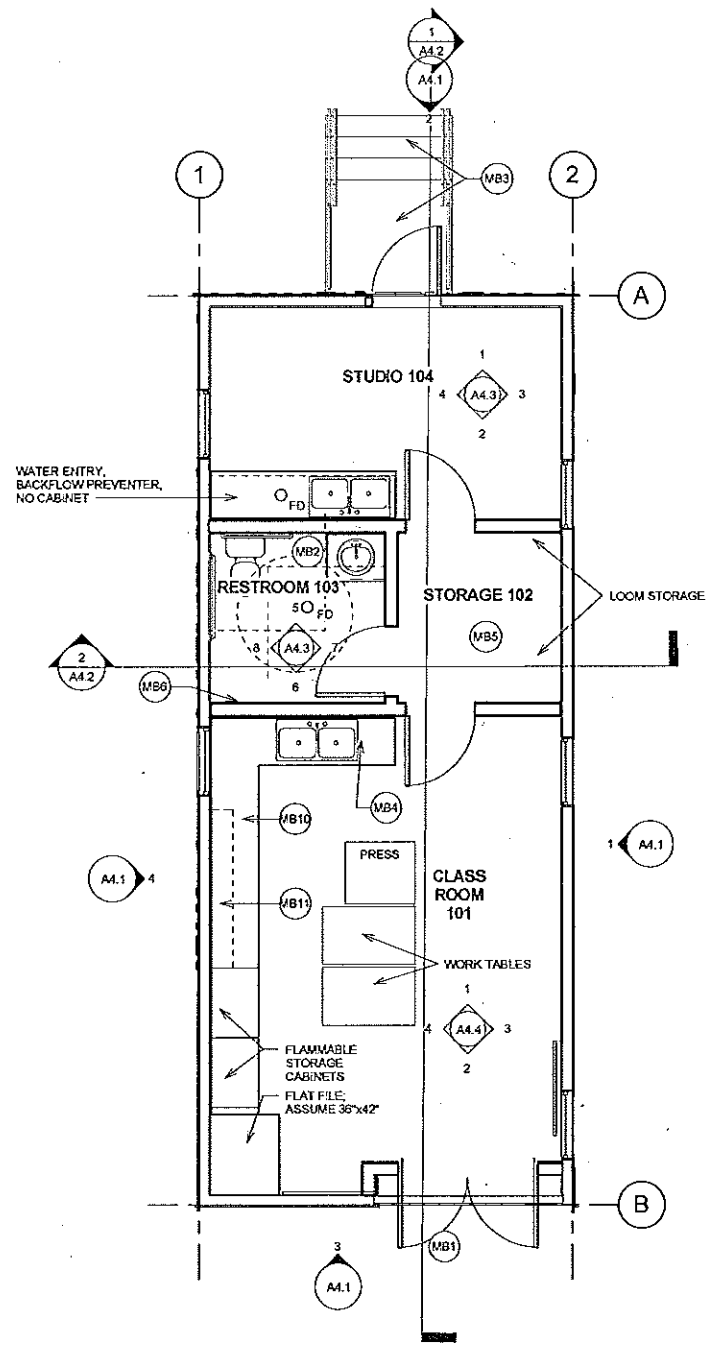
- MIKOLITIS BARN -
Floor Plans
A4.0

General Notes:

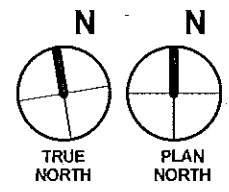
1. DEMO EXISTING FOUNDATION FRAMING AND FLOOR STRUCTURE TO ACCOMMODATE NEW CONCRETE SLAB ON GRADE PER STRUCTURAL. SALVAGE ALL W.D. FLOORING AND FLOOR STRUCTURE FOR RE-USE. NEW STEM WALL SHALL BE 8" TALL TO SET TOP PLATE TO 107'00".
2. NEW WINDOWS SHALL FIT IN <E> OPENINGS. CONTRACTOR SHALL VERIFY OPENING SIZE AND GEOMETRY. PROVIDE NEW CUSTOM W.D. CASEMENT WINDOWS TO FIT WITH IN <E> OPENINGS.
3. STAIN AND SEAL NEW CONCRETE FLOOR.
4. ALL <E> EXTERIOR WALL TO BE FILLED WITH SPRAY FOAM INSULATION. PROVIDE NEW G.W.B. FINISH.
5. <E> 2X SHEATHING CEILING TO REMAIN EXPOSED. PROVIDE NEW OVERFRAMING TO ACHIEVE R-48. FILL NEW FRAMING WITH SPRAY FOAM INSULATION.
6. USE SALVAGED W.D. FLOORS AS 42" TALL WAINSCOT. USE SALVAGED FRAMING TO CREATE NEW CHAIR RAIL.

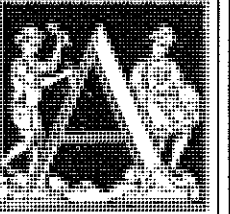
Mikolitis Barn - Keynotes

- MB2 NEW ACCESSIBLE RESTROOM
- MB3 NEW W.D. FRAMED LANDING AND STAIR
- MB4 NEW 24" DEEP 42" TALL CABINETS WITH COUNTER TOPS. PROVIDE 1" BEAD 28" TALL UPPER CABINETS. CABINETS TO BE OPEN SHELVING WITHOUT DOORS.
- MB5 PROVIDE FRAMING ABOVE RESTROOM AND STORAGE FOR MECHANICAL AREA. PROVIDE G.W.B. CEILING.
- MB6 WALL MOUNTED WATER HEATER RE. MECH.
- MB10 COUNTER TOPS TO BE IMPERVIOUS AND CHEMICAL RESISTANT.
- MB11 (2) SETS LOCKABLE UPPER CABINETS.



1 New - Mikolitis - Main Level
1/4" = 1'-0"





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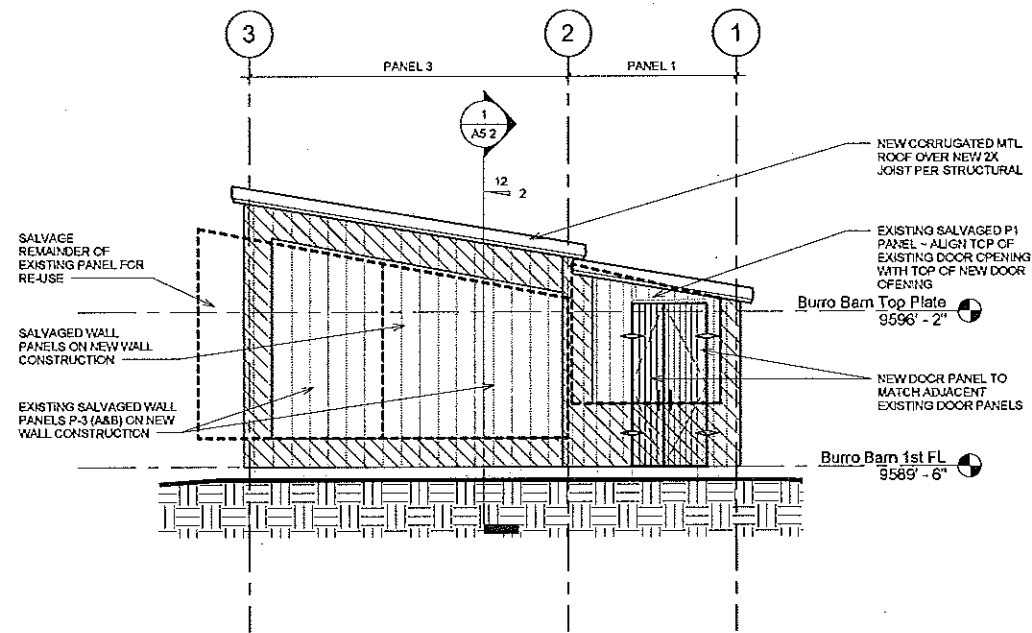
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No.	Description	Date

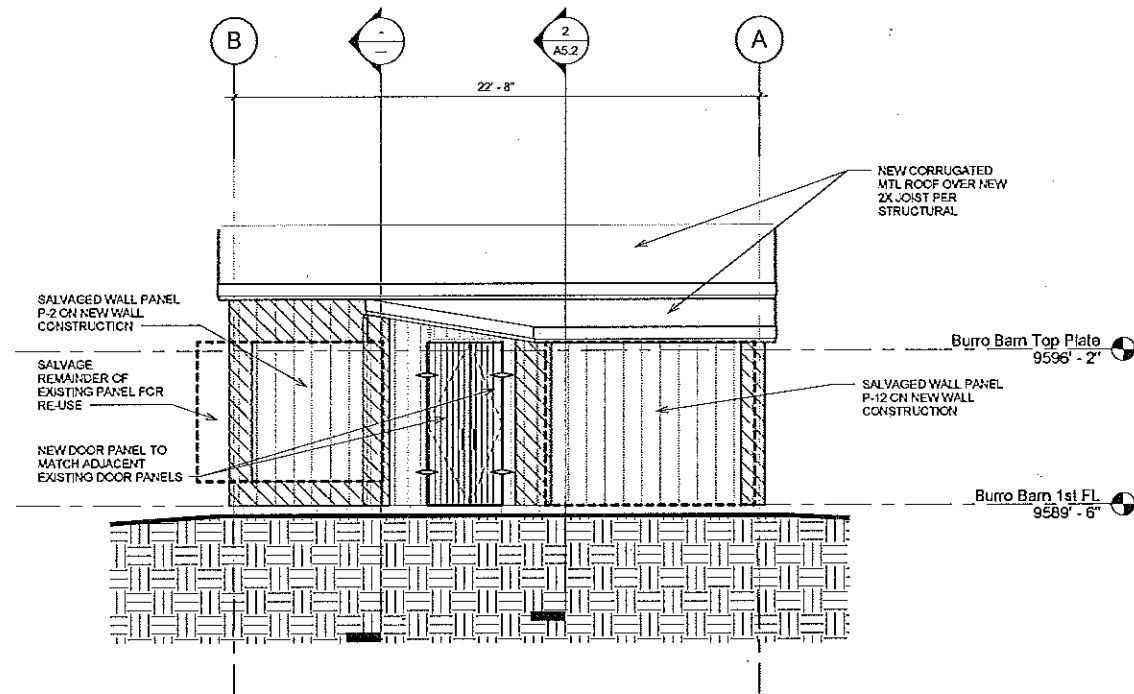
Project Number	2012500
Issue	75% DD
Date	04/09/2013
Drawn by	DAM
Checked by	AE
Scale	1/4" = 1'-0"

- BURRO BARN -
Exterior Elevations

A5.1



1 Burro Barn - East Elevation
1/4" = 1'-0"

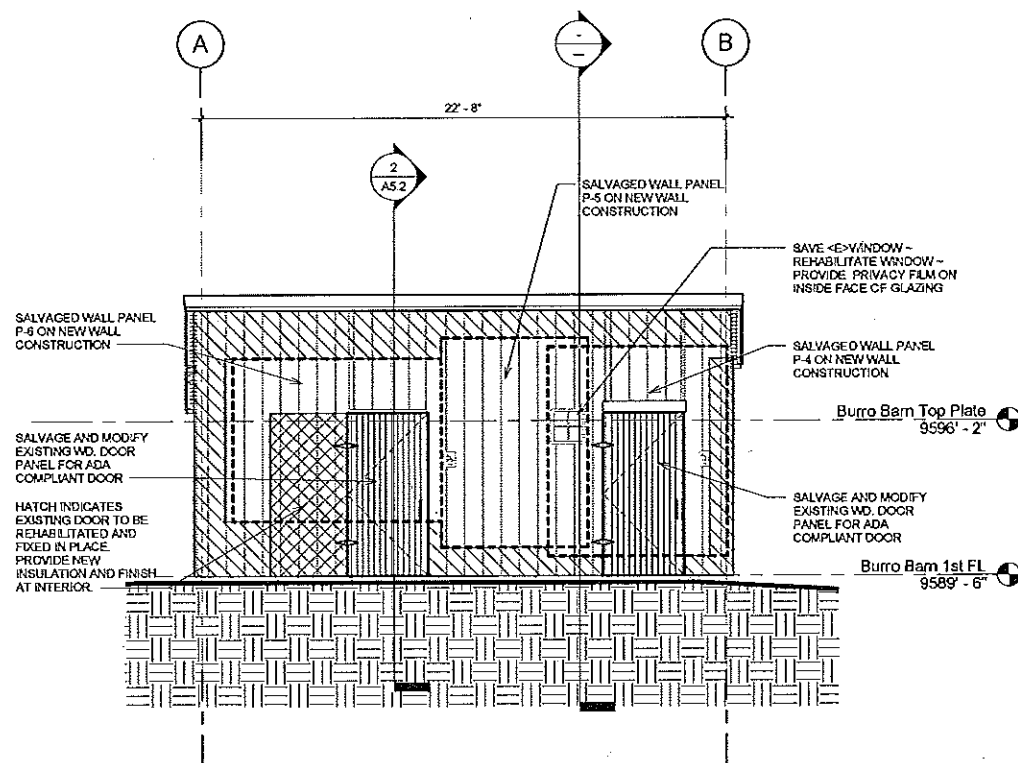


2 Burro Barn - North Elevation
1/4" = 1'-0"

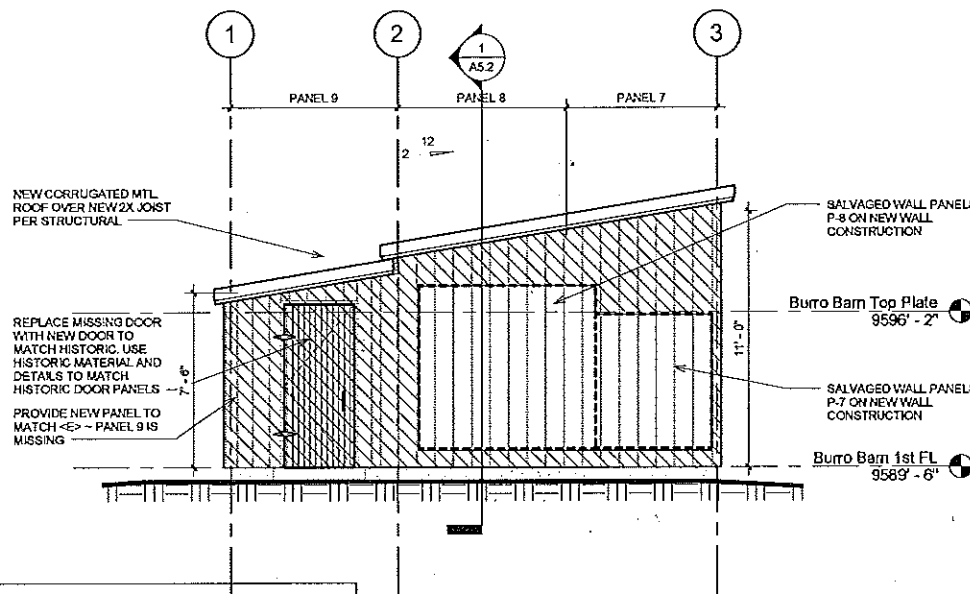
LEGEND:



TO PROVIDE AN ACCESSIBLE COMPLIANT RESTROOM OR ACCOMMODATE MISSING PANELS OF SALVAGED BURRO BARN PANELS, PROVIDE NEW WD. SIDING TO MATCH <E> AT CORNERS, ENDS OF PANELS & AT MISSING PANEL 9. TWO INTERNAL PANELS WILL NOT BE USED. USE MATERIAL FROM THESE SALVAGED PANEL TO FILL MISSING SIDING



3 Burro Barn - South Elevation
1/4" = 1'-0"



NOTE:
<E> PANEL 12 IS 6'-8" HIGH. A NEW CONCRETE STEM WALL WILL PROVIDE ENOUGH HEAD HEIGHT FOR NEW ROOF STRUCTURE AND MECHANICAL

4 Burro Barn - West Elevation
1/4" = 1'-0"

Planning Commission Staff Report

Subject: Barry Residence (Class B Major, Final Hearing; PC#2013016)

Proposal: Applicant is proposing a 3,098 sq. ft. single family residence with an attached 656 sq. ft. garage. The residence is proposed to have: 4 bedrooms, 3 ½ bathrooms, one second story deck off of the master bedroom, and a covered porch. A material and color sample board will be available for review at the meeting.

Date: April 10, 2013 (For meeting of April 16, 2013)

Project Manager: Matt Thompson, AICP

Applicants/Owners: Kurt and Christi Barry

Agent: Doug Allen of Allentown Homes

Address: 226 S. Ridge Street

Legal Description: Lots 17-18, Block 10, Abbetts Addition

Site Area: 0.1056 acres (4,600 sq. ft.)

Land Use District: 18.2: Residential and Commercial, 1:1 Floor Area Ratio (FAR); 20 Units per Acre (UPA)

Historic District: #3, South End Residential

Site Conditions: The front portion of the lot, facing Ridge Street, is relatively flat. At the rear (east) of the lot, the property slopes uphill at 8% towards the alley. There is one large lodgepole pine tree on the property near the alley. There are no recorded easements on the plat for this lot in Abbetts Addition.

Adjacent Uses: North: Single family residence East: Single family residence
South: Single family residence West: Ridge St. & Commercial buildings

Density: Allowed under LUGs: 3,379 sq. ft.
Proposed density: 3,098 sq. ft.

Above Ground Density: Allowed (South End Residential): 1,520 sq. ft.
Proposed: 1,492 sq. ft.

Mass: Allowed under LUGs: 4,055 sq. ft.
Proposed mass: 2,148 sq. ft.

Total:	Lower Level:	1,606 sq. ft.
	Main Level:	921 sq. ft.
	Upper Level:	571 sq. ft.
	Garage:	656 sq. ft.
	Total	3,754 sq. ft.
Height:	Recommended:	23' (mean)
	Proposed:	23' (mean); 26'-6"(overall)
Lot Coverage:	Building / non-Permeable:	1,906 sq. ft. (41% of site)
	Hard Surface / non-Permeable:	281 sq. ft. (6% of site)
	Open Space / Permeable Area:	2,413 sq. ft. (53% of site)
Parking:	Required:	2 spaces
	Proposed:	2 spaces
Snowstack:	Required:	71 sq. ft. (25%)
	Proposed:	310 sq. ft. (90%)
Setbacks:	Front:	15 ft.
	Side: (north)	5 ft.
	Side: (south)	6 ft.
	Rear:	15 ft.

Item History

The Planning Commission considered this proposal at the March 19, 2013 meeting as a preliminary hearing. The applicant is now returned for a final hearing. There was some concern expressed regarding the window pattern on the garage. Staff has completed research on outbuildings and barns in the historic district, which showed that small square windows were often found on these structures. Applicant has decided to make no changes from the previous hearing.

Staff Comments

Architectural Compatibility (5/A & 5/R): The applicant has proposed a building form that is similar to those found historically in the area. (Staff comments are in standard type and Code sections are in *italics*.) The applicant is meeting the requirements of the historic district with the following:

Form and Shape

Per **Priority Policy 161**, of the Handbook Of Design Standards For The Historic And Conservation Districts, *Use roof forms that reflect the angles, scale, and proportions of those of historic buildings in the South End Character Area.* This policy is being met.

Policy 162. *Front and side yard porches are encouraged.* The proposal does integrate an attractive front and side porch.

Façade Widths

Design Standard:

Priority Policy 164. Reinforce typical narrow front façade widths that are typical of historic buildings in the area.

- The front façade of a building may not exceed 30 feet in width. The front façade width is 26’.

Building Materials

Per **Priority Policy 165.** Maintain the present balance of building materials found in the character area. This policy is being met.

Density/Intensity (3/A & 3/R)/Mass (4/R): This policy is being met. Staff has no concerns with the proposed density or mass.

Landscaping (22/A & 22/R): Both the Historic District Guidelines and the Development Code encourage the use of landscaping to help buffer residences from the street and their neighbors.

The proposed planting list shows:

- | | | |
|-------------------|--------------------------|---------------------------------|
| • Lodgepole Pines | 1 existing and protected | |
| • Blue Spruce | 3 | 10-12-feet tall |
| • Cottonwood | 3 | 1.5-2-inch caliper |
| • Aspen | 8 | 2-3-inch caliper 50% multi-stem |
| • Red Berry Elder | 6 | 2-3-inch caliper |
| • Choke Cherry | 4 | 2-3” caliper |
| • Native Shrubs | 32 | 5-gal. |

Per the Development Code:

+2: Proposals that provide some public benefit. Examples include: the preservation of specimen trees as a result of a new building footprint configuration to preserve the trees; preservation of groupings of existing healthy trees that provide wildlife habitat; preservation of native ground covers and shrubs significant to the size of the site; xeriscape planting beds; the planting of trees that are of larger sizes (a minimum of 2.5 inch caliper for deciduous trees and 8 feet for evergreen trees); utilizing a variety of species; and the layering of ground covers, shrubs, and trees that enhances screening and assists in breaking up use areas and creating privacy. In general, plantings are located within zone one.

Staff believes the landscaping plan warrants positive two (+2) points for a landscaping plan with some public benefit.

Placement Of Structures (9/A & 9/R): The proposed placement of the structure meets all Absolute and Relative setback requirements. The Relative setback of 15’ is being met in the front yard, the north side yard meets the relative setback of 5’, the rear relative setback of 15’ is being met, and the south side yard is proposed at 6’ meeting the relative setback of 5’.

Parking (18/A & 18/R): The Historic District Guidelines and the Development Code both strongly encourage the placement and screening of parking in the rear of the property out of the public view.

Staff believes the Development Code and past precedent warrant two positive (+2) points for placing the parking in the rear off the alley in a garage out of public view.

Building Height (6/A & 6/R): *In land use districts 11, 17 and 18, and those portions of 18.2 and 19 which line north of Lincoln Avenue or south of Washington Street, a maximum height of twenty three feet (23') is strongly encouraged.* (Highlight added.) In the Historic and Conservation District heights are measured to the mean. The Barry Residence is proposed at twenty-three feet (23') to the mean. Staff has no concerns the height of the proposed residence.

Access / Circulation (16/A & 16/R; 17/A & 17/R): The driveway access is proposed from the alley in the rear of the property. A flag stone walkway is proposed from the sidewalk along Ridge Street leading to the front door of the residence. Staff has no concerns with the access and circulation of the proposal.

Land Use (Policies 2/A & 2/R): A single family residence is an allowed use in the Land Use District. Staff has no concerns with the proposed use.

Point Analysis (Section: 9-1-17-3): Staff believes the proposal warrants positive two (+2) points under Policy 18/R Parking for placing the parking inside a garage in the rear of the property off the alley out of public view; and another positive two (+2) points for a landscaping plan that provides some public benefit screening the proposed residence from two streets and the neighbors; for a total passing point analysis of positive four (+4) points.

Staff Recommendation

The Planning Department recommends the Planning Commission approve the Barry Residence, PC#2013016, located at 226 S. Ridge Street, Lot 17-18, Block 10, Abbetts Addition with the attached findings and conditions.

Final Hearing Impact Analysis				
Project:	Barry Residence	Positive Points	+4	
PC#:	2013016			
Date:	4/11/2013	Negative Points	0	
Staff:	Matt Thompson, AICP			
		Total Allocation:	+4	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		

18/R	Parking-Public View/Usage	2x(-2/+2)	+2	
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	4x(-2/+2)	+2	
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		

TOWN OF BRECKENRIDGE

Barry Residence
226 S. Ridge Street
Lots 17-18, Block 10, Abbetts Addition
PERMIT #2013016

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

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **April 10, 2013**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **April 16, 2013**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **April 23, 2016**, 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. Applicant shall not place a temporary construction or sales trailer on site until a building permit for the project has been issued.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. 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.
9. 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 snow plow equipment from damaging the new driveway pavement.
10. Applicant shall field locate utility service lines to avoid existing trees.
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 and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
13. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
14. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
15. 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.
16. 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.
17. Applicant shall install construction fencing and in a manner acceptable to the Town Planning Department. An on site inspection shall be conducted.

18. 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.
19. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

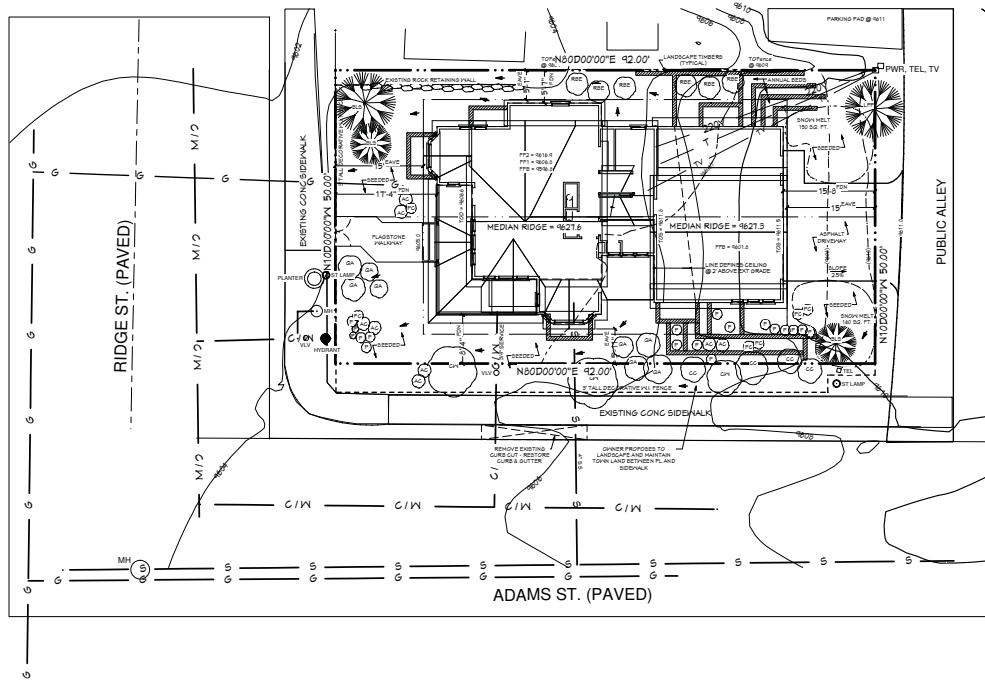
PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

20. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
21. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches from the property. Dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above ground.
22. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
23. 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.
24. Applicant shall screen all utilities.
25. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
26. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
27. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
28. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "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.**

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

(Initial Here)



PLANT SCHEDULE			
CODE	DESCRIPTION	QUANTITY	SIZE
LFP	LODGE POLE PINE	1 (EXISTING)	
BLB	BLUE SPRUCE	3	10'-12'
GN	"COTTONLESS" COTTONWOOD	3	1 1/2" - 2' GAL
GA	QUAKING ASPEN	5	2.5" - 1/2 MULTI-STEM
RBE	RED-BERRIED ELDER	6	2" - 3' GAL
CC	CHOKE CHERRY	4	2" - 3' GAL
AC	ALPINE CURRANT	5	5 GAL
PG	PEKING COTONEASTER	6	5 GAL
P	POTENTILLA	10	5 GAL



SITE/LANDSCAPING/DRAINAGE PLAN 1" = 10'

SITE DATA:
 ADDRESS: 200 RIDGE ST. BRECKENRIDGE, CO. 80424
 LEGAL DESCRIPTION: LOTS 17 & 18, BLOCK 10, ABNET ADDITION, TOWN OF BRECKENRIDGE
 SUMMIT COUNTY, COLORADO
 LOT SIZE: 4600 SQ. FT.

PRELIMINARY

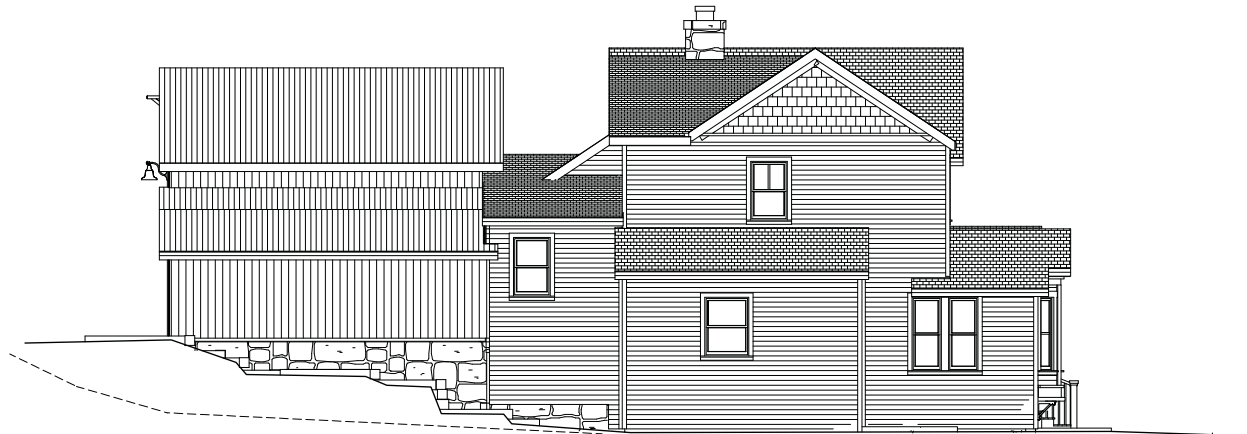
Project
THE BARRY RESIDENCE
 200 RIDGE ST. BRECKENRIDGE

Job No.
 DDD Services
 MIS1071
 Contractor

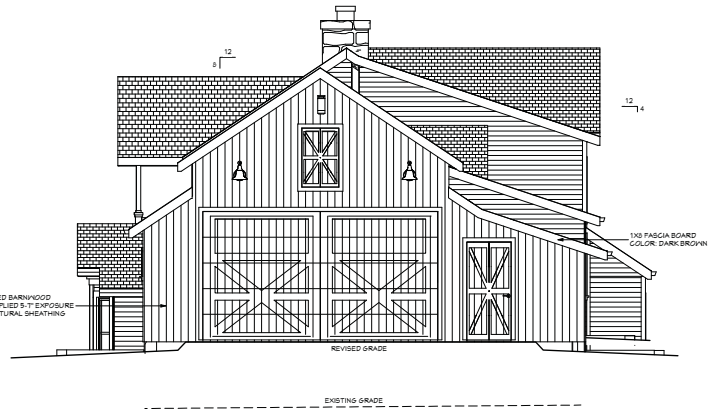
Release Date

Revisions

Sheet
 1 of 7



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



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

PRELIMINARY


 DDD SERVICES
 COMPUTER-AIDED DESIGN
 P.O. BOX 17788
 COCO SPRINGS, FL 32916 771.987.9325

Subject
ELEVATIONS

Project
THE BARRY RESIDENCE
200 RIDGE ST. BRECKENRIDGE

Job No.
 DDD Services
 MIS1071
 Contractor

Release
 Date

Revisions

Sheet
4B of 7













Planning Commission Staff Report

Subject: Resubdivision of Lot 3, Abbett Addition (PC#2013019)
(Class B Subdivision; Combined Hearing)

Proposal: To subdivide the existing Lot 3 of Abbett Addition into two lots, 3A and 3B.

Date: April 1, 2013 (For Meeting of April 16, 2013)

Project Manager: Michael Mosher, Planner III

Applicant/Agent: George Hermanson

Owner: Patricia S. Hermanson

Legal Description: Lot 3, Abbett Addition

Address: 114 N. Ridge St.

Site Area: .307 Acres - 13,397 Square Feet

Land Use District: 18.2 Residential (20 UPA): Single family, duplex, townhome, multi-family
Commercial (1:1 FAR)
9 UPA above ground in the North End Residential #2 Historic District

Site Conditions: The property sits on the corner of Ridge Street, Wellington Road, and French Street. The property is flat; it has been benched with a retaining wall on the north and west property line. There are sparse pine trees on the property, primarily on the western side of the lot. There was an old foundation on the property, which has been removed.

Adjacent Uses: North: Wellington Place Condo South: Matthew Stais Architects
East: Fireside Inn West: Carter Museum

Item History

In 1882 the Abbett Addition was platted and recorded.

This lot was last reviewed for resubdivision in 2006. During that review and after Planning Commission approval, the Town Council called this item off the Consent Calendar for a de novo hearing. During this review, the Council discussed the section of the Subdivision Standards that requires a dedication of open space or a cash fee in lieu of land dedication, for any subdivision. The application was approved by Town Council, conditioned on the payment of a fee in lieu of a land dedication. That application has since expired. (See discussion below.)

Staff Comments

Dedication of Park Lands, Open Space and Recreational Sites or the Payment of Fees in Lieu Thereof, 9-2-4-13: The new owner is seeking to resubdivide Lot 3 in a similar manner to the last application.

With Staff, Town Attorney and Steve West's (of West Brown Huntley and Hunter) direction we have reviewed the specific language in this policy, reviewed past precedent, and most recently, the Town Council's acceptance of a Development Agreement regarding the dedication of open space in the Conservation District.

Specific Language - Per this section of the Subdivision Standards:

9-2-4-13: DEDICATION OF PARK LANDS, OPEN SPACE AND RECREATIONAL SITES OR THE PAYMENT OF FEES IN LIEU THEREOF:

All subdividers shall provide land for open space purposes, or cash contributions in lieu of land, or a combination of both, at the option of the town which are roughly proportional in both nature and extent to the impacts created by the proposed subdivision. Unless a different dedication or payment is required by the planning commission on the basis of competent evidence presented, it shall be presumed that the requirements of this section satisfy the rough proportionality requirement; provided, however, that this requirement shall not apply to a person who undertakes to resubdivide a parcel for which an open space dedication has previously been made, or a person who undertakes to subdivide a structure. This land dedication or cash or combination thereof shall be provided in accordance with the following criteria and formula: (Ord. 27, Series 1995) (Highlight added)

The applicant's property was subdivided in 1882. With the Development Code, the overall density is fixed at 1 SFE = 1,600 square feet in this case, with a multiplier based on a ratio related to the lot size. We have found that there are no additional density impacts that create any need for more open space as a result of dividing this land. The density and the impacts remain the same regardless of any divisions of the lot. (The total density of the existing lot is 9,824 square feet, with 4,421 square feet of above ground density. If the lot is subdivided into two lots, the density would be the same, but split two.)

Past Precedent:

We have been working with the applicant's attorney, Steve West, to explore any past precedent of dedications of open space within the Conservation District. (Please see attached letter from Mr. West.) We have reviewed over ten properties within the Conservation District that obtained similar subdivisions to see if any dedications were obtained by the Town. To date, none have been found.

Town Council's recent action:

The Town Attorney believes the open space requirement has been already satisfied since the process of all historic subdivisions (Abbett, Bartlett and Shock, Yingling and Mickles, etc.), throughout the Town core provided the adjacent rights-of-way and alleys as part of the initial subdivision process. Therefore any re-subdivisions of properties within the Conservation District should not be required to provide any open space. Lastly, on April 9, 2013, the Town Council approved the Council Bill No. 10 (Brown Hotel Development Agreement) that waived any open space dedications for a resubdivision for similar reasons.

A special finding has been added to the Findings and Conditions:

No open space dedication is required for this application under Section 9-2-4-13 of the Town of Breckenridge Subdivision Standards because: (i) there is no additional density to be created by virtue of the subdivision proposed this application; (ii) applying the required "nexus" and "rough proportionality" legal standards for land use exactions to the application, the Town has not determined that there is a quantifiable impact of the development proposed by the application on the Town's open space and trail system so as to authorize the Town to require an open space dedication for this application; (iii) some public dedications for the property were made when the original subdivision was created in 1882; and (iv) the Town's position with respect to the application of Section 9-2-4-1 to the application is consistent with the vast majority of the Town's historic interpretation of such section within the Conservation District, and to the extent the Town's position in this decision is inconsistent with the Town's historic interpretation of such section within the Conservation District, the Planning Commission finds that such inconsistency is not controlling and should not be followed.

Staff believes that based on Section 9-2-4-13, the impacts and past precedent that no open space dedication is required with this resubdivision. Does the Commission concur?

Density: Since all density in the Historic and Conservation Districts are in terms of square feet, approval of this subdivision will **not** result in any increase of density.

Subdivision Form and Content: The total lot size is 13,397 square feet. Per Section 9-2-4-5, Subdivision Standards: Lot Dimension, Improvements, and Configuration, lots must be a minimum of five thousand (5,000) square feet, which the application meets with Lot 3A being 6,919 square feet and Lot 3B being 6,478 square feet. Staff has no concerns with the proposed sizes of the lots.

Lot Access: The lots are proposed to be accessed from French Street, like the neighboring properties, abiding with the *Handbook of Design Standards for the Historic and Conservation Districts*:

- “Respect historic settlement patterns” (Priority #4)
- “Reinforce the visual unity of the block” (Priority #8)
- “Screen parking from view” (Policy #9)

As an added precaution, we have added a Condition of Approval that prior to recording the plat, the final plat shall show access restrictions along Ridge Street, Wellington Road and 35-feet in from the paving edge of Wellington Road along French Street. This will ensure that access will be taken from French Street.

There is a Town bus stop along French Street in front of this lot. Staff has reviewed this application with the Engineering Department (see attached memo from the Engineering Department) and has found, based on the applicant’s draft development plans and the proposed access restrictions, that the properties can each meet all of the Engineering criteria for intersection separations and still allow on-street parking and/or the bus stop to remain.

Staff Recommendation

Overall, Staff believes the applicant has done a good job of splitting this lot into two smaller lots that meet the Town’s Subdivision Standards. We also believe that there is a benefit to subdividing this large lot, in order to ensure that development on these lots is more compatible with the scale of buildings in the Historic District.

Staff recommends approval of the resubdivision of Lot 3, Abbett Addition (PC#2013019) with the attached Findings and Conditions. We have advertised this application as a Combined Preliminary and Final Hearing. If the Planning Commission has concerns with this application, or if modifications are required, we suggest that you treat this as a Preliminary Hearing, and continue this application to a later date.

LAW OFFICES
WEST BROWN HUNTLEY & HUNTER, P.C.
100 SOUTH RIDGE STREET, SUITE 204
POST OFFICE BOX 588
BRECKENRIDGE, COLORADO 80424
TELEPHONE (970) 453-2901
FAX (970) 453-0192
WWW.WESTBROWN.COM

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FELICE P. HUNTLEY
BRIN C. HUNTER
MIRO KOVACEVIC

DANIEL TRODORU
Special Counsel
JILL D. BLOCK
Paralegal

March 1, 2013

George H. Hermanson
950 Encore Way
Naples, FL 34110

Re: Lot 3, Abbett Addition to the Town of Breckenridge ("Lot 3")

Dear George:

At your request I have looked into the history of open space dedications or fees in lieu thereof in connection with the subdivision or resubdivision of lots within the Historic District of the Town of Breckenridge. It appears from everything I have been able to discover that subdivisions of lots within the Historic District have not been subject to either an open space dedication or a fee in lieu of such a dedication. I think that it would be appropriate, and it certainly is ok with me, for you to attach this letter to the subdivision application you plan to file for Lot 3.

In connection with the proposal to subdivide Lot 3, I understand that you will be including a request for a waiver of the Section 9-2-4-13 requirement for the dedication of open space or any fee in lieu of such dedication. This request appears to be consistent with the long standing and consistently applied precedent of no open space dedication or fee in lieu thereof having been required for any of the previous resubdivisions of lots within the Town's Historic District that actually have been subdivided. By way of example, there is written evidence in the Town's records of waivers of the open space the dedication or fee in lieu thereof for the resubdivisions of Block 15, Y&M and Lots 29 & 30, Snider. Additionally, and more recently, in 2008 and 2009 two lots on North Main Street (Lot 1, Snider and Lot 20, Bartlett & Shock) were resubdivided into two or more lots without any reference in staff reports or findings and conditions to or any requirement of any open space dedication or payment in lieu thereof or of any waiver. The foregoing are examples only and there are many other resubdivisions of lots in the Historic District for which there appears to be no evidence of either the dedication of open space or the payment of a fee in lieu thereof. In fact, based on a map provided by the Community Development Department, there appear to have been approximately 20 subdivisions

George H. Hermanson
March 1, 2013
Page 2

of lots just in the area of the Historic District located south of Lincoln Avenue and east of South Ridge Street for which no dedication of open space or payment of a fee in lieu thereof was required.

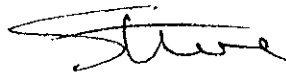
The only example of a subdivision of property within the Historic District for which anyone has found evidence that there was a requirement for payment of a fee in lieu of the 10% open space dedication was for the subject property based on an application for subdivision by Albert Stowell in 2006. However, that permit was not accepted by the applicant, the subdivision did not occur, the fee in lieu never was paid, and, therefore, no precedent was established.

Throughout the long history of waivers of any open space dedication or fee in lieu thereof having been required for the resubdivision of lots in the Historic District, Section 9-2-4-13 of the Subdivision Standards has not been amended in any significant way. It would appear from the long history of the open space dedication or fee in lieu thereof having been waived or not even having come up for resubdivisions of lots in the Historic District that the purpose of the requirement for the dedication of Open Space or the payment of the fee in lieu thereof consistently and for many years (possibly since that section of the Subdivision Standards came into being) has been interpreted to apply only to properties that had never previously been subdivided. Such previously unsubdivided properties for which an open space dedication was required would include such subdivisions as Shock Hill, Peaks 7 & 8, and the very recent old Breckenridge Building Center property, among many others.

Based on the long history of no open space dedication or fee in lieu thereof having been required for subdivisions of lots within the Historic District (and possibly never having been required), precedent for waiving the requirement clearly has been established and that precedent clearly supports a finding that the requirement for an open space dedication or fee in lieu thereof should be waived in connection with the proposed subdivision of Lot 3, Abbett Addition.

I trust this analysis is consistent with what you were expecting and will be more than sufficient to have the same waiver applied to a subdivision of Lot 3 as appears to have been applied directly or indirectly to all prior subdivisions of lots within the Historic District. If you need any additional information, please do not hesitate to let me know.

Sincerely,



Stephen C. West

SCW/amw
7618.01

MEMO

TO: Mike Mosher, Planner III
FROM: Shannon Smith, Civil Engineer II
RE: Curb Cuts for Lots 3A & 3B Abbett Addition

Mosh,

I have reviewed the code relative to driveway cuts for residential properties and have copied the applicable sections below:

Per 9-3-9: DESIGN STANDARDS FOR OFF STREET PARKING FACILITIES:

1. Location Of Driveways: No portion of any entrance or exit driveway leading from or to a public street, highway or alley for the purpose of off street parking shall be closer than thirty five feet (35') to an intersection point of two (2) or more public streets, alleys or highways. The intersection point shall be determined by the crossing of two (2) rights of way, curb lines, or two (2) physically established edges of the public street, alley or highway, whichever is most restrictive.

3. Frequency Of Driveways: No two (2) driveways connecting a public street, alley or highway to an off street parking area shall be within thirty feet (30') of one another at their intersections with the property line, curb line, right of way line or the physically established edge of the public street, alley or highway, whichever is most restrictive.

In addition, our Engineering Standards dictate the minimum width of a residential driveway shall be 12 feet.

Currently there is a bus stop and public parking along French Street in front of the proposed lots. We would encourage a combined driveway be platted and constructed in order to maximize public parking on this block. The Town will relocate the bus stop if needed for access to the properties.

Sincerely,

Shannon Smith
Engineering Department
Town of Breckenridge

TOWN OF BRECKENRIDGE

Resubdivision of Lot 3, Abbett Addition
114 N. Ridge St.
PERMIT #2013019

STAFF RECOMMENDATION: The staff recommends the Planning Commission approve this application with the following Findings and Conditions

FINDINGS

1. The proposed project is in accord with the Subdivision Ordinance 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 **April 1, 2013** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **April 16, 2013** 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. **No open space dedication is required for this application under Section 9-2-4-13 of the Town of Breckenridge Subdivision Standards because: (i) there is no additional density to be created by virtue of the subdivision proposed this application; (ii) applying the required “nexus” and “rough proportionality” legal standards for land use exactions to the application, the Town has not determined that there is a quantifiable impact of the development proposed by the application on the Town’s open space and trail system so as to authorize the Town to require an open space dedication for this application; (iii) some public dedications for the property were made when the original subdivision was created in 1882; and (iv) the Town’s position with respect to the application of Section 9-2-4-1 to the application is consistent with the vast majority of the Town’s historic interpretation of such section within the Conservation District, and to the extent the Town’s position in this decision is inconsistent with the Town’s historic interpretation of such section within the Conservation District, the Planning Commission finds that such inconsistency is not controlling and should not be followed.**

CONDITIONS

1. The Final Plat of this property may not be recorded 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, refuse to record the Final Plat, issue a stop order requiring the cessation of any work being performed under this permit, 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 will expire three (3) years from the date of Town Council approval, on **April 22, 2016** unless the Plat has been filed. 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. Applicant shall construct the subdivision according to the approved subdivision plan, and shall be responsible for and shall pay all costs of installation of public roads and all improvements including revegetation, retaining walls, and drainage system. All construction shall be in accordance with Town regulations.
6. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.

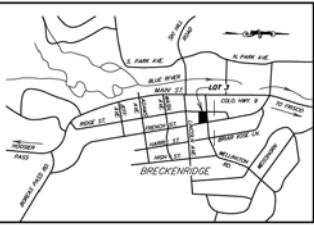
PRIOR TO RECORDATION OF FINAL PLAT

7. Applicant shall submit and obtain approval from Town staff of a final plat that meets Town subdivision requirements and the terms of the subdivision plan approval. **This plat will include delineation of a vehicular access restriction along Ridge Street, Wellington Road and 35-feet in (south) from the paving edge of Wellington Road along French Street.**
8. Applicant shall submit and obtain approval from the Town Attorney for any restrictive covenants and declarations for the property.
9. .Per Section 9-2-3-5-B of the Subdivision Standards, the following supplemental information must be submitted to the Town for review and approval prior to recordation of the final plat: title report, errors of closure, any proposed restrictive covenants, any dedications through separate documents, and proof that all taxes and assessments have been paid.

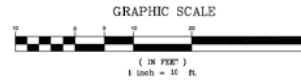
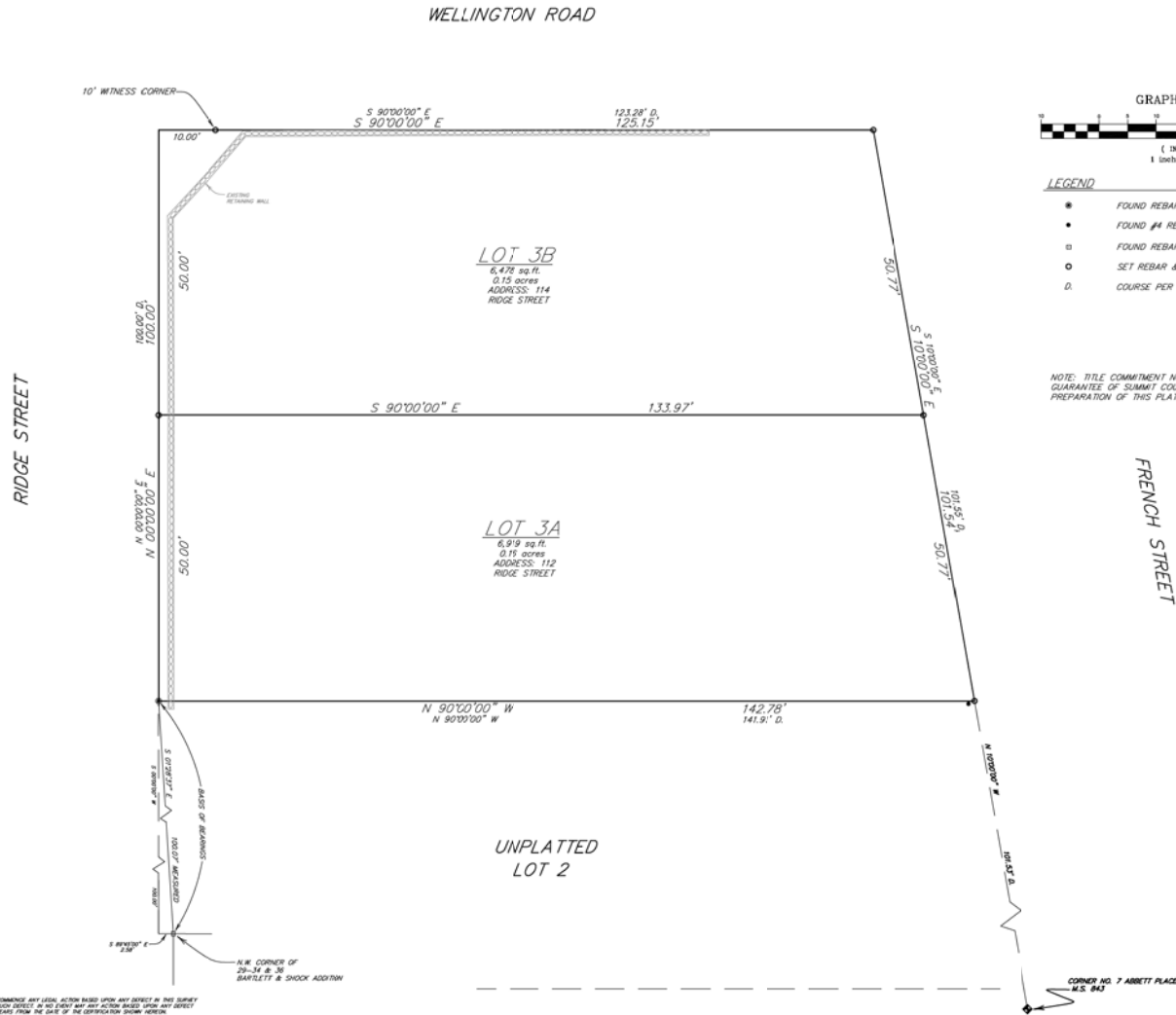
PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE

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

A RESUBDIVISION OF LOT 3, ABBETT ADDITION
UNSUBDIVIDED, ABBETT ADDITION OF THE TOWN OF BRECKENRIDGE
LOCATED IN SECTION 31, T.6S., R.77W OF THE 6TH P.M.
SUMMIT COUNTY, COLORADO



VICINITY MAP



- LEGEND**
- FOUND REBAR & PLASTIC CAP (PLS 11944)
 - FOUND #4 REBAR
 - FOUND REBAR & PLASTIC CAP (PLS 23901)
 - SET REBAR & ALUMINUM CAP (PLS 26292)
 - D. COURSE PER DEED

NOTE: TITLE COMMITMENT NO. M0122285 FROM LAND TITLE GUARANTEE OF SUMMIT COUNTY WAS REFERRED TO IN THE PREPARATION OF THIS PLAT.

OWNER'S CERTIFICATE:
 KNOW ALL MEN BY THESE PRESENTS: THAT PATRICIA S. HERMANSON BEING THE OWNER IN FEE SIMPLE OF THE REAL PROPERTY LOCATED WITHIN THE ABBETT PLAZER (M.S. 843) SUMMIT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ACCORDING TO TITLE COMMITMENT: BEGINNING AT A POINT 101.51 FEET NORTH 10' WEST OF CORNER NO. 7 ABBETT PLAZER, U.S. SURVEY NO. 843, THENCE WEST 141.91 FEET TO A POINT ON THE EAST SIDE OF RIDGE STREET, THENCE NORTH 100 FEET TO A POINT BEING THE SOUTHEAST CORNER OF RIDGE STREET AND CARTER AVENUE, THENCE EAST 123.98 FEET TO A POINT BEING THE SOUTHEAST CORNER OF CARTER AVENUE AND FRENCH STREET, THENCE SOUTH 10' EAST 103.55 FEET ALONG THE WEST SIDE OF FRENCH STREET TO THE PLACE OF BEGINNING, EXCEPT APPEARANCES AND IMPROVEMENTS, COUNTY OF SUMMIT, STATE OF COLORADO.

CONTAINING 0.31 ACRE MORE OR LESS, HAS LAD OUT SUBDIVIDED AND PLATTED THE SAME INTO LOTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "A RESUBDIVISION OF LOT 3, ABBETT ADDITION".

IN WITNESS WHEREOF, PATRICIA S. HERMANSON HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____ 20__

BY: PATRICIA S. HERMANSON _____

ACKNOWLEDGEMENT:
 STATE OF COLORADO }
 COUNTY OF SUMMIT }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__ AT _____ BY PATRICIA S. HERMANSON.

MY COMMISSION EXPIRES: _____
 ROTARY PUBLIC: _____

TITLE COMPANY'S CERTIFICATE:
 TEN MILE TITLE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREON DEDICATED BY VALUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEDICATOR FREE AND OF ALL LIENS AND ENCUMBRANCE EXCEPT AS FOLLOWS:

DATED THIS _____ DAY OF _____ 20__
 TEN MILE TITLE COMPANY
 BY: _____

BRECKENRIDGE TOWN COUNCIL CERTIFICATE:
 APPROVED THIS _____ DAY OF _____ 20__ TOWN COUNCIL BRECKENRIDGE, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OF LOTS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT MAY BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INCLUDING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNAGE AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN OF BRECKENRIDGE.

ATTEST:
 TOWN CLERK: _____

TOWN CLERK'S CERTIFICATE:
 STATE OF COLORADO }
 COUNTY OF SUMMIT }
 TOWN OF BRECKENRIDGE }
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____ 20__ AND IS DELT RECORDED.
 TOWN CLERK: _____

BRECKENRIDGE PLANNING COMMISSION CERTIFICATE:
 APPROVED THIS _____ DAY OF _____ 20__ TOWN PLANNING COMMISSION, BRECKENRIDGE, COLORADO.
 CHAIRMAN: _____

SURVEYOR'S CERTIFICATE:
 I, ROBERT R. JOHNS, A COLORADO REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF "A RESUBDIVISION OF LOT 3, ABBETT ADDITION" WAS PREPARED BY ME AND UNDER MY SUPERVISION, AND THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCORDANT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTS WERE PLACED PURSUANT TO CRS 38-31-103.
 DATED THIS _____ DAY OF _____ A.D. 20__
 ROBERT R. JOHNS, P.L.S. NO. 26292



CLERK AND RECORDER'S CERTIFICATE:
 STATE OF COLORADO }
 COUNTY OF SUMMIT }
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____ 20__ AND FILED UNDER RECEPTION NUMBER _____

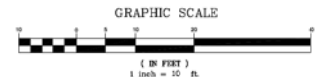
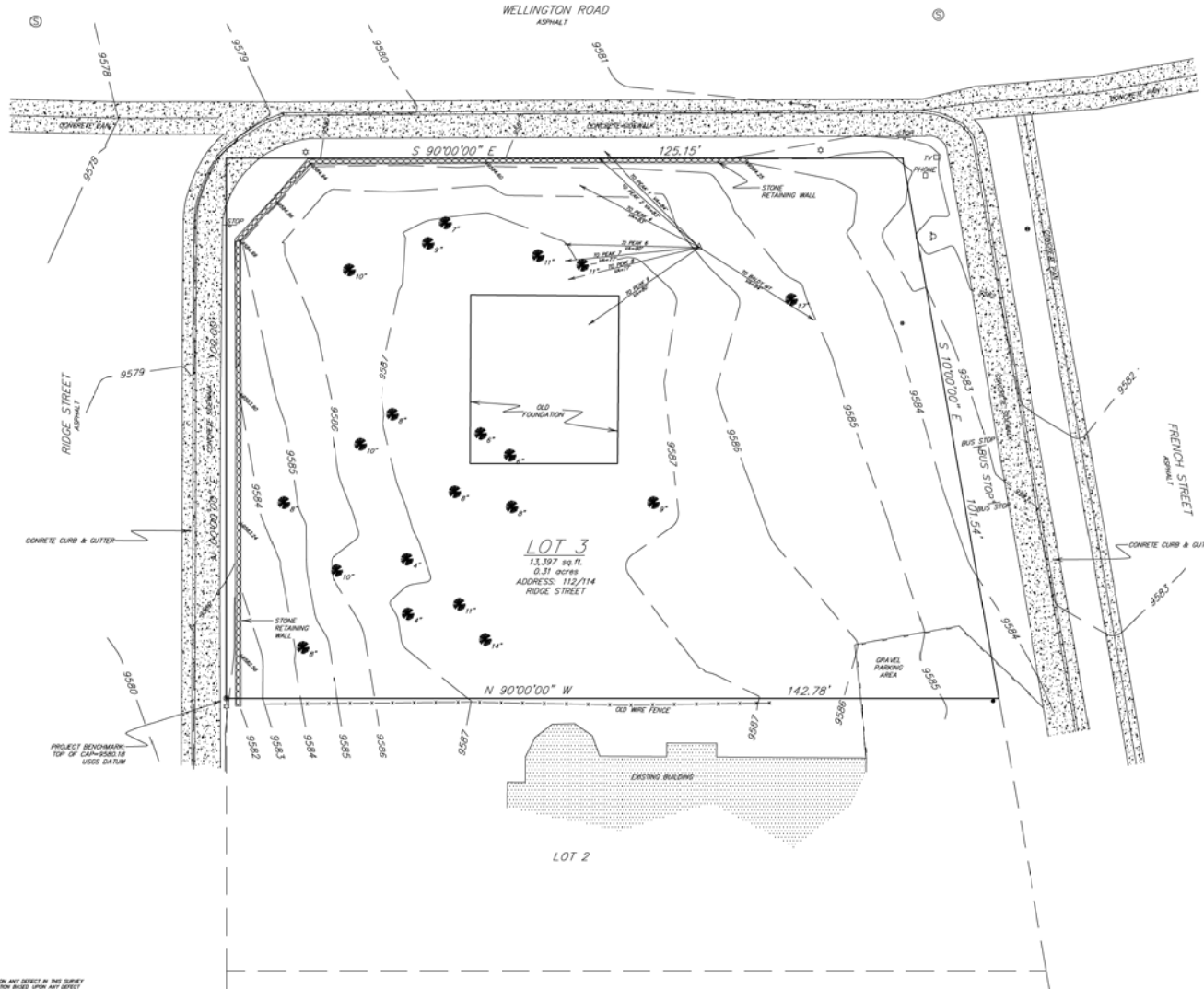
SUMMIT COUNTY CLERK AND RECORDER

Drawn: RRJ	Day: 19098PL1	Project: 19098
Checked: RRJ	Date: 02/27/23	Sheet: 1 of 1

R - A - N - G - E - W - E - S - T
 ENGINEERS & SURVEYORS INC.
 P.O. Box 589
 Silverthorne, CO 80488 970-468-6281

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

A TOPOGRAPHIC MAP OF
LOT 3, ABBETT ADDITION TO THE TOWN OF BRECKENRIDGE
 SUMMIT COUNTY, COLORADO



DATE OF FIELD SURVEY: JUNE 7, 2005
 CONTOUR INTERVAL=1 FOOT

- LEGEND**
- FOUND REBAR & PLASTIC CAP (PLS 11944)
 - FOUND #4 REBAR
 - ⊙ SEWER MANHOLE
 - WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ CURB STOP (WATER SERVICE)
 - UTILITY PEDESTAL
 - LIGHT POLE
 - ⊙ RANDOM SURVEY CONTROL POINT
 - ⊕ SIGN (AS-LABELED)
 - PINE TREE WITH TRUNK DIAMETER
 - ▲ SPOT ELEVATION AT TOP OF WALL



Drawn RRJ	Dwg 19098TP	Project 19098
Checked RRJ	Date 06/13/05	Sheet 1 of 1
RANGEL WEST ENGINEERS & SURVEYORS, INC.		
P.O. Box 589 Silverthorne, CO 80488 970-468-6281		

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU HAVE DISCOVERED SUCH DEFECT, OR NO LATER THAN ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN SIX YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.