



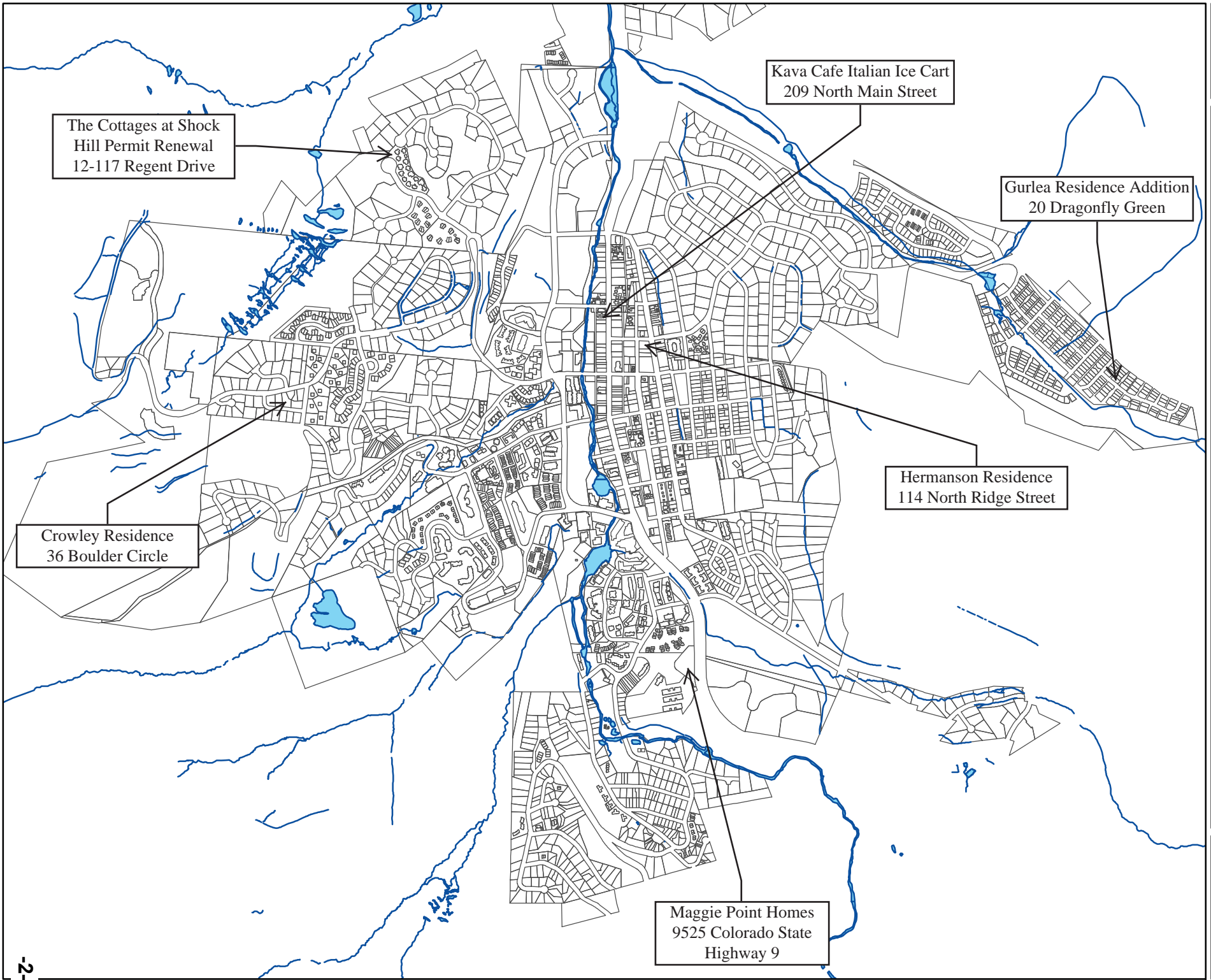
PLANNING COMMISSION AGENDA

Tuesday, July 02, 2013
Breckenridge Council Chambers
150 Ski Hill Road

12:00pm	<i>Site Visit To Hermanson Residence, PC#2013043, 114 North Ridge Street (Abbetts Lot 3B)</i>	
7:00pm	<i>Call To Order Of The July 2 Planning Commission Meeting; 7:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	3
	<i>Approval Of Agenda</i>	
7:05pm	<i>Consent Calendar</i>	
	1. Crowley Residence (MGT) PC#2013048; 36 Boulder Circle	8
	2. Gurlea Residence Addition (MM) PC#2013051; 20 Dragonfly Green	20
7:15pm	<i>Town Council Report</i>	
7:30pm	<i>Final Hearings</i>	
	1. Hermanson Residence (MGT) PC#2013043; 114 North Ridge Street	32
8:00pm	<i>Preliminary Hearings</i>	
	1. Maggie Point Homes (MM) PC#2013050; 9525 Colorado State Highway 9	60
8:45pm	<i>Combined Hearings</i>	
	1. The Cottages at Shock Hill Permit Renewal (MM) PC#2013040; 12-117 Regent Drive	75
	2. Kava Cafe Italian Ice Cart (MGT) PC#2013047; 209 North Main Street	99
9:45pm	<i>Other Matters</i>	
	1. Class C Subdivisions Approved, Jan 1 - June 30, 2013 (Memo Only)	108
10:00pm	<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.**



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Breckenridge South

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PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

ROLL CALL

Kate Christopher Trip Butler Jim Lamb
Gretchen Dudney Dan Schroder Dave Pringle arrived at 7:25pm
Jennifer McAtamney, Town Council Liaison, arrived at 7:07pm
Mr. Mamula was absent.

APPROVAL OF AGENDA

With no changes, the June 18, 2013 Planning Commission meeting agenda was approved unanimously (5-0).

APPROVAL OF MINUTES

With no changes, the June 4, 2013 Planning Commission meeting minutes were approved unanimously (5-0).

CONSENT CALENDAR:

1. Anderson Residence (JP) PC#2013038, 665 Reiling Road
2. Egbert Residence (JP) PC#2013046, 237 Campion Trail

Ms. Dudney asked if she could view the materials for the Anderson Residence on Reiling Road. Mr. Schroder said that the point analysis seemed appropriate. Ms. Christopher asked what the status of the HOA review was. (Ms. Puester: It is in process currently.) Ms. Christopher said that if the HOA is okay with it being slightly different than okay with it.

Mr. Schroder made a motion to approve the Consent Calendar as presented. Ms. Christopher seconded, and the motion was carried unanimously (5-0).

TOWN COUNCIL REPORT:

Ms. McAtamney: The Council decided to move forward with a ballot initiative to support our scholarship program and to do it via a property tax. We did a poll and found a strong support for the initiative at about 75% and the County also did some polling and we felt that it was very positive. It's been a long hard decision. Many preferred a sales tax originally but from a pragmatic standpoint, it was better to go with a real estate tax so that it would not impact the lodging and retail community so hard. Essentially one mill levy will be going away and this will be a smaller mill levy (\$131 on a million dollar home). People will see their tax bill decrease but not by as much as if the childcare issue did not proceed. 60% of families here use some kind of scholarship so it is a very important program for our local families.

Also at the last meeting, we finished the annexation and zoning of the Wakefield property; did some cleanup of Council rules and our sales tax numbers continue to perform very strongly. We have been pleasantly surprised, beating 2007 dollar numbers in almost all categories; the notable exception is utilities and supplies. However, we are starting to see an increase in building supplies, as you guys know.

We will be seeing the report from the hotel consultants on the F Lot at our next meeting. Yesterday we had a ground breaking at the Arts District and we are very excited about that. We will be having a ground breaking on July 6th for the Harris Street Building. The Council is very excited. Next time when I come I will speak to you about the Riverwalk Center and what the future of the Riverwalk Center and the Arts District will be; we are still working through some of that process.

Mr. Schroder: I had a neighbor express concern over the lack of vendors at the 'World Market' and was

disappointed as to how insignificant that it seemed. Maybe we should push some vitality into that.

Ms. McAtamney: That is not a Town event; that is the Main Street Station although I understand the concern. I go to the Dillon Market almost every Friday. I think that the Farmer's Market is really an asset to that community.

Lastly, on July 2nd, we are going to be taking a tour of our new sanitation facility and public works building. We are really focused on water; if you have the opportunity, pick up the Blue Revolution book. It's a review of the water crisis in the US. You'll be hearing a lot more about that as time goes on. We all read it before the retreat, and it's something that we've agreed to really work on. The rodeo starts very soon (answering a question from Ms. Dudney). We are also really excited about the ProCycling Challenge; it's going to be very exciting.

We had asked the Staff to find a way to evaluate events regarding ROI, how does it fit our needs, etc., to take an honest look at them as to how they might be enhanced. We will be looking at the initial templates for that soon.

FINAL HEARINGS:

1. The Brown Hotel and Stable Restoration (MM) PC#2012005, 208 North Ridge Street

Mr. Mosher presented a proposal to remove the non-historic concrete block addition to the historic hotel located on Lot 6 and future Lot 7A; restore the north wall of the hotel; restore, locally landmark the hotel and stable and add a full basement beneath the historic Stable; create a connector between the hotel and stable; and add handicapped access and parking from French Street to the property. Four parking spaces for the upstairs residential units are proposed on a future easement on the neighboring future Lot 7A (separate resubdivision permit).

Changes from the February 7, 2012 Preliminary Hearing

- The Town Council processed a Development Agreement (attached) with the applicant on April 9, 2013. The agreement lists a:
 1. Commitment to remove north non-historic addition and restore the north elevation of the historic Hotel.
 2. Commitment to restore the historic Stable.
 3. Commitment to pursue an individual listing of the Hotel and Stable on the National Register of Historic Places.

The Agreement also:

4. Allows the square footage of the portion of the non-historic concrete block addition on Lot 6 to be counted as existing density.
 5. Allows up to 360 square feet of additional density for the proposed connector link.
 6. Allows the waiver of all parking requirements for the non-residential uses (bar/restaurant).
 7. Allows for the subdivision of Lot 7 into two separate lots that are less than 5,000 square feet.
 8. Allows the residential parking requirements to be located on the neighboring future Lot 7B with a platted easement.
 9. Waives the open space requirement associated with the re-subdivision of Lot 7.
 10. Provides a timing requirement for any improvements for both Lot 6 and Lot 7.
- Access to the proposed kitchen below the Stable is now shown at the north end of the site through the residential parking area on the future Lot 7A.
 - The windows on the south elevation of the connector link have been changed to abide with the Design Standards of the *Handbook of Design Standards for the Historic and Conservation Districts* and the *Design Standards for the Historic District Character Area #2, North End Residential*. (The Commission was mixed on the connector link windows previously.)

- The drawings reflect additional detail on the restoration of the Hotel and Stable.

At the last meeting, the Commission was comfortable with recommending that own Council process the Development Agreement. There was also support for positive twelve (+12) points for the restoration efforts.

The agent has the following response to the design criteria:

1. The secondary structure (stable) is wider than the primary structure (hotel).
2. The upper level bathrooms, used for the hotel rooms, are housed in a preexisting addition that does not meet the criteria for a connector. Adding a narrower connector beneath would still not meet the criteria of Policy 80A.
3. As with any historic property, the building and site conditions are unique. As noted above under Item History, the Brown Hotel offered the first bath tub in Breckenridge. We're certain that toilets were located in outhouses away from the hotel. Subsequently, with any proposed improvements, modern, code compliant restrooms are required. Rather than remove historic fabric inside the hotel, the applicant is proposing to locate the restrooms in the new link.
4. The west wall of the barn, facing the hotel, has articulated historic openings that the applicant wants to preserve and protect. Adding a narrower functional connector would impact these openings. The current design has them inside the building rather than outside.
5. The existing layout of the restaurant and bar function better with the kitchen having access to the dining area without carrying meals for dining patrons through the bar. All access to the restroom can occur through the bar.

This proposal includes the following restoration and preservation efforts:

1. Removing the non-historic concrete block addition and restoring the historic wall and openings
2. Stabilizing, restoring, and adding a new foundation to the Stable (secondary structure)
3. Restoration/preservation of the Hotel and Stable, bringing the site back to its appearance at a particular moment in time within the Town's period of significance by reproducing a pure style and respecting the historic context of the site, but falling short of a pristine restoration (i.e. - this has an addition).

Staff had one question for the Commission: Did the Commission support having the Applicant submit an application for a variance from Priority Policy 80A of the *Handbook of Design Standards for the Conservation Districts*?

Ms. Janet Sutterley, Architect: I wanted to clarify a couple of things; on the density. To elaborate on what Mr. Mosher explained with the approved Development Agreement the density increase was for the connector, above what is on the site already is all below grade. Visually, the above ground density is a 'wash'. Also as a reminder, there is nothing being done in the interior of the hotel, all of the improvements and restoration is all outside. The Stable is being restored and the interior rehabilitated for another use. We are showing restoration of the hotel window openings; most are in pretty good shape but some need repaired/replaced. We are working towards submitting to the National Register for landmarking. Their criteria is that 3 out of the 4 sides of the buildings remain unchanged in order to meet the historic criteria. We were meeting the setback criteria for the length connector (regarding the connector); there were 3 additional openings being protected on the Stable.

Ms. Dudney opened the hearing to public comment.

Mr. Lee Edwards, property owner a block away: I would like to see the existing building and property to the north of Lot 7 as a reference point. To follow up on what Ms. Sutterley was saying, there is no work to be done on the non-historic two story element on the hotel, remaining just as it is, right? (Ms. Sutterley: Yes that is correct; only the two windows will be changed to be historically compliant. Ms. Sutterley: Pointed out the

two windows.) The status of the footprint lots itself; is it not approved yet? (Ms. Dudney: The condition of this portion is part of the Development Agreement and not part of tonight's review.) Let me refine that. The residences? (Ms. Dudney: No, those are not part of our discussion tonight.) The stone chimney is going to remain? (Ms. Dudney: Yes.) What are the stables going to be used for? (Ms. Sutterley: They are envisioning a place for expansion of the bar and restaurant needs, small weddings, things like that.) I'm trying to verify that this Application does not deal with the residences. I didn't get a chance to read all of the comments; what will happen to the rest of the property? (Mr. Mosher: Any future applications would be after this. The applicant needs to subdivide the property to pay for the restoration so the subdivision will come in shortly after this approval.) (Ms. Dudney: But there is no condition that they build that now. It is all in the Development Agreement) So, the parking lot might stay for the next 10 years, just like it is.

Ms. Monique Merrill, 212 North Ridge Street: I loved hearing about the restoration being done to the ground; but I'm concerned about the parking lot. If it all goes away. Are we losing the lot now? (Mr. Mosher: At this point the Development Agreement has given them the right to develop two homes where people park now.) (Ms. Dudney: You can kind of see on the drawing the residential footprints are just theoretical.) This second step might happen first (sell the property, and then the restoration). (Mr. Mosher: The historic restoration is primary, and in order to fund it, the land needs to be sold. It is best if you could review the attached Development Agreement. I'll send you a copy of the Development Agreement if you like and explain it after the meetings.) Do you know the timeline for any construction? (Mr. Mosher: These are details that will come forward during Development Review.) (Ms. Dudney: The houses could be years down the road.)

Allen Peterson (married to Monique Merrill), 212 North Ridge Street: So, there is obviously a lot of parking that is there; most evenings the lot is completely full with overnight parking. That lot will no longer exist, and two additional residences added, where are they supposed they park? (Mr. Mosher: The residential parking will be on-site in garages. The four spaces for the hotel are on Lot 7A with an easement. Right now, Mr. Cavanaugh owns this property and there is no real parking lot, just open dirt; also, with the Development Agreement, the town is providing the parking needs for the commercial and bar needs in the service area. There are also plans to add parking on Ridge Street).

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

Commissioner Questions / Comments:

Mr. Pringle: I appreciate your changing the wall of glass to the windows; I think the Town Council has worked very hard to come to an Agreement which allows this to go forward. I'm glad to see this, which preserves the hotel's state. Would we entertain a Variance? I certainly would; it's a solution that needs to happen and the circumstances weren't caused by the Applicant.

Mr. Schroder: The connector doesn't meet the policy criteria; I agree with Mr. Pringle, it makes me feel better that the fabric is there; it is a hardship borne by circumstances.

Mr. Lamb: I agree with everything that has been said; I agree with the connector link; it might not be exactly what the code says but we are doing the right thing.

Ms. Dudney: I agree both with the variance and the design.

Mr. Butler: I agree, although I liked the glass connector personally.

Ms. Christopher: I agree with the variance and I'm glad that we changed the glass on the connector to be historic in appearance.

Ms. Christopher made a motion to approve the point analysis for the Brown Hotel and Stable Restoration, PC#2012005, 208 North Ridge Street. Mr. Pringle seconded, and the motion was carried unanimously (6-0).

Ms. Christopher made a motion to approve the Brown Hotel and Stable Restoration, PC#2012005, 208 North Ridge Street, with the presented Findings and Conditions. Mr. Pringle seconded, and the motion was carried unanimously (6-0).

Ms. Christopher made a motion to recommend the Town Council adopt an ordinance to Landmark the historic stable based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance. Mr. Pringle seconded, and the motion was carried unanimously (6-0).

OTHER MATTERS:

Ms. Puester asked to confirm there will be a quorum on July 2. A raise of hands showed there would be.

ADJOURNMENT:

The meeting was adjourned at 7:55pm.

Gretchen Dudney, Chair



Class C Development Review Check List

Project Name/PC#:	Crowley Residence	PC#2013048
Project Manager:	Matt Thompson, AICP	
Date of Report:	June 24, 2013	For the 07/02/2013 Planning Commission Meeting
Applicant/Owner:	Keith Crowley	
Agent:	bhh Partners	
Proposed Use:	Single family residence	
Address:	36 Boulder Circle	
Legal Description:	Lot 4, Boulder Ridge #2	
Site Area:	16,913 sq. ft.	0.38 acres
Land Use District (2A/2R):	10: Residential	
Proposal:	To build a new single family residence	
Existing Site Conditions:	The lot slopes downhill from the road towards the rear of the property at approximately 8%. The property is moderately covered with mature pine trees. There is a 5' private pedestrian easement along the eastern property line and 5' public snow stacking easement along Boulder Circle.	
Density (3A/3R):	Allowed: unlimited	Proposed: 4,331 sq. ft.
Mass (4R):	Allowed: unlimited	Proposed: 5,136 sq. ft.
F.A.R.	1:3.29 FAR	
Areas:		
Lower Level:	1,655 sq. ft.	
Main Level:	2,332 sq. ft.	
Upper Level:	344 sq. ft.	
Garage:	805 sq. ft.	
Total:	5,136 sq. ft.	
Bedrooms:	5	
Bathrooms:	5.5	
Height (6A/6R):	35 feet overall	
(Max 35' for single family outside Historic District)		
Lot Coverage/Open Space (21R):		
	Building / non-Permeable: 3,245 sq. ft.	19.19%
	Hard Surface / non-Permeable: 2,081 sq. ft.	12.30%
	Open Space / Permeable: 11,587 sq. ft.	68.51%
Parking (18A/18/R):		
	Required: 2 spaces	
	Proposed: 2 spaces	
Snowstack (13A/13R):		
	Required: 521 sq. ft.	(25% of paved surfaces)
	Proposed: 550 sq. ft.	(26.43% of paved surfaces)

Fireplaces (30A/30R): 2 gas, 1 EPA Phase II wood burner

Accessory Apartment: N/A

Building/Disturbance Envelope? Building envelope

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

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

Exterior Materials: 2x12 horizontal channel chinked siding; 1x6 vertical barnwood (browns and grays); window, door, corner trim and soffits in dark brown; wainscot in natural moss rock "dry stack."

Roof: Asphalt shingles GAF Timberline in "weathered wood"

Garage Doors: Custom wood clad doors with small windows

Landscaping (22A/22R):

Planting Type	Quantity	Size
Colorado spruce	6	(3) 6', (3) 10'
Aspen	24	(14) 2" - (10) 3" caliper, 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: 2 %

Covenants:

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

Staff Action: Staff has approved the Crowley Residence, PC#2013048 located at 36 Boulder Circle, Lot 4, Boulder Ridge Subdivision Phase 2, Filing 1, with the attached Findings and Conditions.

Comments:

Additional Conditions of Approval:

TOWN OF BRECKENRIDGE

**Crowley Residence
Lot 4, Boulder Ridge Subdivision, Phase 2, Filing 1
36 Boulder Circle
PC#2013048**

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 **June 24, 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 **July 2, 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 **January 9, 2015**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 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, the second story plate, and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.**
9. At no time shall site disturbance extend beyond the limits of the platted building envelope, including building excavation, and access for equipment necessary to construct the residence.
10. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
11. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

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

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

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

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

deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**

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

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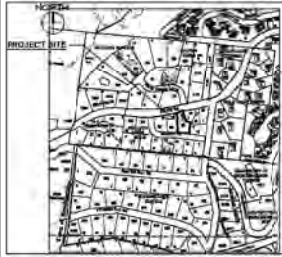
CROWLEY RESIDENCE



GENERAL NOTES

- 1) COPYRIGHT: All work designs, and drawings herein, in whole or in part, are the exclusive property of bhh Partners, Inc. No part of this work shall be used, copied, or reproduced in any form without the written consent of bhh Partners, Inc.
- 2) CODES: The project is governed by the International Residential Code, which is adopted by Town of Breckenridge. The design and construction shall conform to these codes. The General Contractor and Subcontractors shall be responsible for obtaining all applicable codes and observing all permits and required approvals. Building codes are shown for code purposes only and shall be rechecked for any other purposes.
- 3) FIELD VERIFICATION: Verify all dimensions, conditions, and utility locations in the job site prior to beginning any work or ordering any materials. Notify Architect of any conflicts or discrepancies in the design immediately.
- 4) DIMENSIONS: All dimensions shall be given in feet and inches. All dimensions shall be given to the center of framing members, face of wood framing or face of concrete walls unless otherwise noted. Section or elevation dimensions are to top of concrete, top of plywood, or top of soil unless otherwise noted.
- 5) DISCREPANCIES: The Owner has requested the Architect to provide final structural and engineering services. In the event additional items or quantities are needed by the Contractor for construction of any aspect of the project, he shall immediately notify the Architect. Failure to give proper notice shall relieve the Architect of responsibility. Do not proceed in case of discrepancy and all such discrepancies have been fully resolved with written direction from the Architect.
- 6) DUTY OF COOPERATION: Master of these plans contemplates further cooperation among the Owner, the 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 imperative, and every contingency cannot be anticipated. Any existing or developing discrepancy 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 signatory to the Architect shall relieve the Architect from responsibility for all consequences.
- 7) CHANGES TO THE WORK: Any change or alteration to these plans, 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 liability in connection with or time. Changes from the plans or specifications shall without consent of the Architect are unauthorized and shall relieve the Architect of responsibility for any and all consequences resulting from such changes.
- 8) CONTRACTORS: It is the intent and meaning of these drawings that the Contractor and each Subcontractor provide all labor, materials, transportation, supplies, equipment, etc. to insure a complete job when the recognized standards of the industry.
- 9) SUBSTITUTION: Substitution of "like" products will be acceptable with Architect's written approval. See specifications.
- 10) CONTRACTOR 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) LOCATION PROCEDURES: Upon completion of any excavation, the Owner shall retain a utility engineer to report the subsurface conditions in order to determine the locations of foundation elements. 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 first 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 strength of the building. Refer to 2009 International Building Code, manufacturer's or supplier's instructions, and structural drawings for additional requirements.
- 13) EXTERIOR MATERIAL STOCK UP: The General Contractor shall provide a stock-up of all exterior materials for review by the Owner, Architect, and Interior Designer. The stock-up shall be provided and signed off in writing prior to any exterior finish work. The samples shall include finish, color, texture, and all other exterior finishes including 3"x3" samples 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 safety problems with these surfaces. All roofing, roofing membrane, and waterproofing shall be approved in writing by product manufacturer (TUE, Grace for bitumen, etc.) prior to proceeding with any work. Failure to provide these winter approvals relieves all responsibility for the work, from the Architect.
- 15) BUILDING AREA: Building areas are shown for code purposes only and shall be rechecked for any other use.
- 16) PROJECT FINISHES: The General Contractor shall verify all existing grades and state of existing corners and driveway location for Owner/Architect and Design Review Board approval prior to beginning any site clearing.
- 17) SITE DISBURSANCE: It is the responsibility of the contractor to protect the existing state of finish and adjacent properties from damage by the construction. Provide protective fencing throughout construction.
- 18) PROJECT GRADES: The General Contractor shall check and verify all grades including paved area slopes prior to pouring any foundations. See any work sheets for verified details. See notes 3, 4, and 5.

VICINITY MAP



BUILDING HEIGHT

ROOF HEIGHT: 34'-0" MAX
 ABOVE GRADE: 34'-0" MAX
 PROPOSED GRADE: WITH FOOTPRINT
 BUILDING HEIGHT: 34'-0"

NOTE: BUILDING HEIGHT IS MEASURED FROM THE FINISH FLOOR ABOVE EXISTING ON PROPOSED GRADE (WHICH EVER IS GREATER DIRECTLY BELOW)

AREA CALCULATIONS

	UNFINISHED	FINISHED	TOTAL
LOWER	608 SF	1,688 SF	2,296 SF
MAIN	0 SF	2,332 SF	2,332 SF
UPPER	0 SF	344 SF	344 SF
TOTAL	608 SF	4,364 SF	4,972 SF

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

LEGAL DESCRIPTION

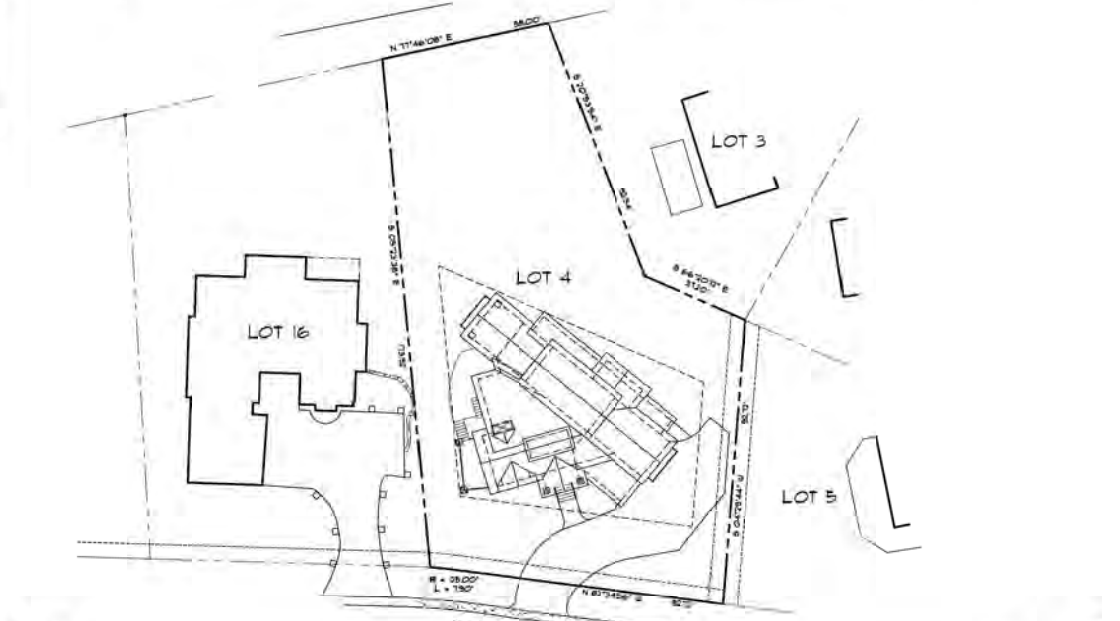
LOT 4 BOULDER RIDGE SUBDIVISION
 PHASE II, PLAT #
 BRECKENRIDGE, COLORADO

USGS DATUMS

LOWER LEVEL: 100'-0" + 3,880.0' NGVD
 GARAGE LEVEL: 100'-0" + 3,800.0' NGVD
 MAIN LEVEL: 100'-0" + 3,720.0' NGVD
 UPPER LEVEL: 100'-0" + 3,640.0' NGVD
 FINISH LEVEL: 100'-0" + 3,560.0' NGVD

SHEET INDEX

- 1-10 TITLE SHEET 4 NOTES
- 1-10 SITE PLAN
- 1-10 LANDSCAPE PLAN
- 4-10 LOWER LEVEL PLAN
- 4-11 MAIN LEVEL PLAN
- 4-12 UPPER LEVEL PLAN
- 4-13 ROOF PLAN
- 4-10 BUILDING ELEVATIONS
- 4-21 BUILDING ELEVATIONS



SITE PLAN

SCALE: 1" = 20'-0"

OWNER:	ARCHITECT:	CONTRACTOR:	ENGINEER:	SOILS ENGINEER:	SURVEYOR:
RUTH CROWLEY P.O. BOX 3433 BRECKENRIDGE CO 80478 (762) 345-4338 R.CROWLEY@GMAIL.COM	bhh PARTNERS, INC./ARCHITECTS 30 EAST 104TH STREET P.O. BOX 31 BRECKENRIDGE CO 80424 (970) 461-1800 WWW.BHHPARTNERS.COM	RUTH CROWLEY P.O. BOX 3433 BRECKENRIDGE CO 80478 (762) 345-4338 R.CROWLEY@GMAIL.COM	REDSTONE ENGINEERS/HCB SYSTEMS P.O. BOX 718 FREDERICK CO 20624 (301) 654-7600	WIP CONSULTING 240 LAUREL AVE P.O. BOX 8881 BRECKENRIDGE CO 80424 (970) 465-7895	SURPITIUS SURVEYING, INC. P.O. BOX 184 BRECKENRIDGE CO 80424 (970) 465-7895

DATE: 09/11/13
 DRAWN BY: T. GIBLIN
 CHECKED BY: R. HOGAN

CLASS: C SUPPLEMENTAL
 09-2013

bhh Partners
 30 EAST 104TH STREET
 BRECKENRIDGE, COLORADO 80424
CROWLEY RESIDENCE
 LOT 4 BOULDER RIDGE SUBDIVISION, PHASE II, PLAT #
 38 BOULDER CIRCLE BRECKENRIDGE, COLORADO

13 of 13
 SHEET NUMBER:
T-1.0
 TITLE SHEET
 OF 1

CONTOUR LEGEND	
EXISTING FINISH	DRAINAGE
EXISTING GRADE	AROUND
PROPOSED	SPOT GRADE AT DOT 3320

- SITE NOTES**
- ELECTRIC, CABLE TV, AND TELEPHONE UNDERGROUND IN COMMON TRENCH
 - VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY LOCATIONS WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND
 - PROGRAMMATIC INFORMATION OBTAINED FROM AERIAL LAND SURVEYING AND 2019 ASES
 - PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER /SLOPE AWAY FROM BUILDING AT 1/8" IN'
 - REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE SLOPED TO OUTLET TO NATURAL TRENCH
 - FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVING
 - PROTECT ALL REMAINING TREES WITH BUCK FENCE OR OTHER APPROVED BARRIER DURING CONSTRUCTION
 - PROVIDE 6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT BASE 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 SHALL SLOPE FROM ROAD EDGE OF PAVEMENT AS REQUIRED

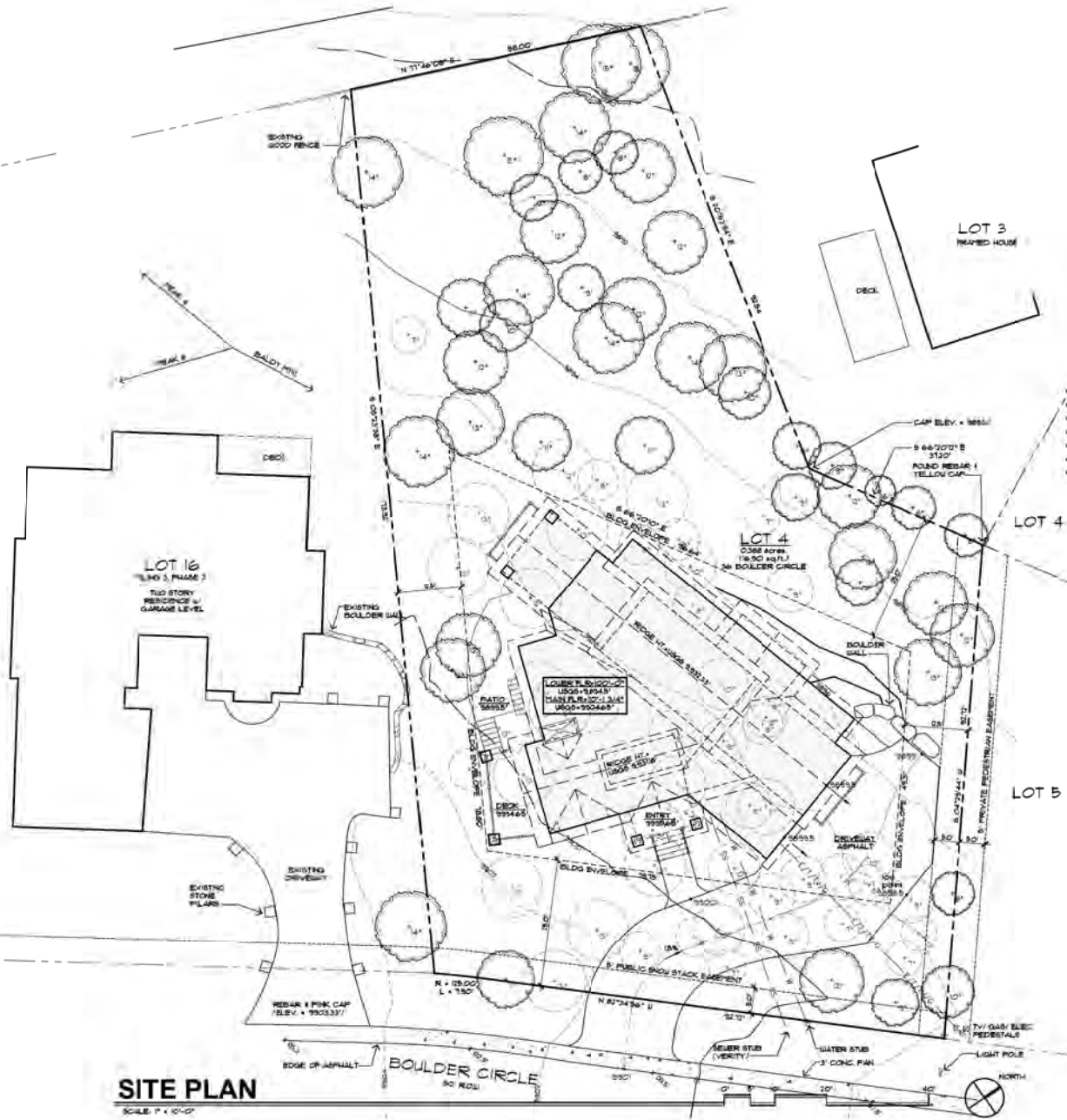
LOT COVERAGE

	SQ. FT.	%
BUILDING / INCLUDES OVERHANGS	3,228 S.F.	19%
HARDSCAPE / DECKS, PATIOS, BALCONIES & DRIVEWAYS	2,031 S.F.	12%
OPEN SPACE	13,975 S.F.	85%
TOTAL LOT SIZE	16,234 S.F.	100%

BUILDING HEIGHT

ROOF HEIGHT: 15.00 FT. (3.00 FT. OVERHANG)
 EXISTING GRADE: 5,820 FT. UGLS
 PROPOSED GRADE: WITH FOOTPRINT
 BUILDING HEIGHT: 14 FT.

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



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

DATE: 09/10
 DRAWN BY: J. GARDNER
 CHECKED BY: M. ROGER

CLASS: C SUPPLEMENTAL
 DIV: 0118
 REVISED: 01/06/2018

bhh Partners
 bhh PARTNERS ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 1000
 DENVER, CO 80202
CROWLEY RESIDENCE
 LOT 4 BOULDER RIDGE SUBDIVISION, PHASE 3, PILING #1
 36' BOULDER CIRCLE, BRECKENRIDGE, CO 80424

© 2018
 SHEET NUMBER:
SP-1.0
 SITE PLAN

COLOR LEGEND		
	COPE ROOFING	1/4" - WEATHERED WOOD
	TIMBER BEAMS & PANDA DECK BEAMS	"BENJAMIN MOORE" - OXFORD BROWN
	HORIZONTAL SIDING	"BENJAMIN MOORE" - CHESTNUT
	VERTICAL SIDING	3/8 BARRY BOARDS - BROWN & GREYS
	WINDOW CLADDING & FLASHING	"MERRILL-PACIFIC" - BRONZE
	WINDOW & DOOR TRIM	"BENJAMIN MOORE" - CORDOVAN BROWN
	STONE VENEER	EAGLE HOUSE ROCK (DRY STACKED)
	CHINKING	LOG JAP TRUFF

NOTES: COLORS ARE TYPICAL FOR ALL ELEVATIONS



SOUTHWEST ELEVATION

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



NORTHWEST ELEVATION

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

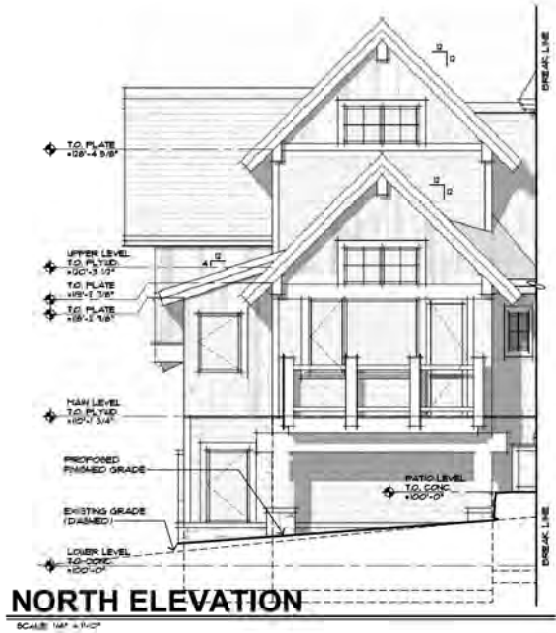
NOTE: THESE ELEVATIONS ARE FOR GRAPHICAL REFERENCE FOR THE EXTERIOR LOOK & MATERIALS FOR THIS PROJECT. DO NOT SCALE OFF ELEVATIONS.

SHEET NO. _____
 DATE: 09/11/23
 DRAWN BY: T. GILLEN
 CHECKED BY: M. ROGERS
 PROJECT: Crowley Residence

CLASS: C SUBMITTAL
 DWG NO. _____
 bhh PARTNERS
 ARCHITECTS

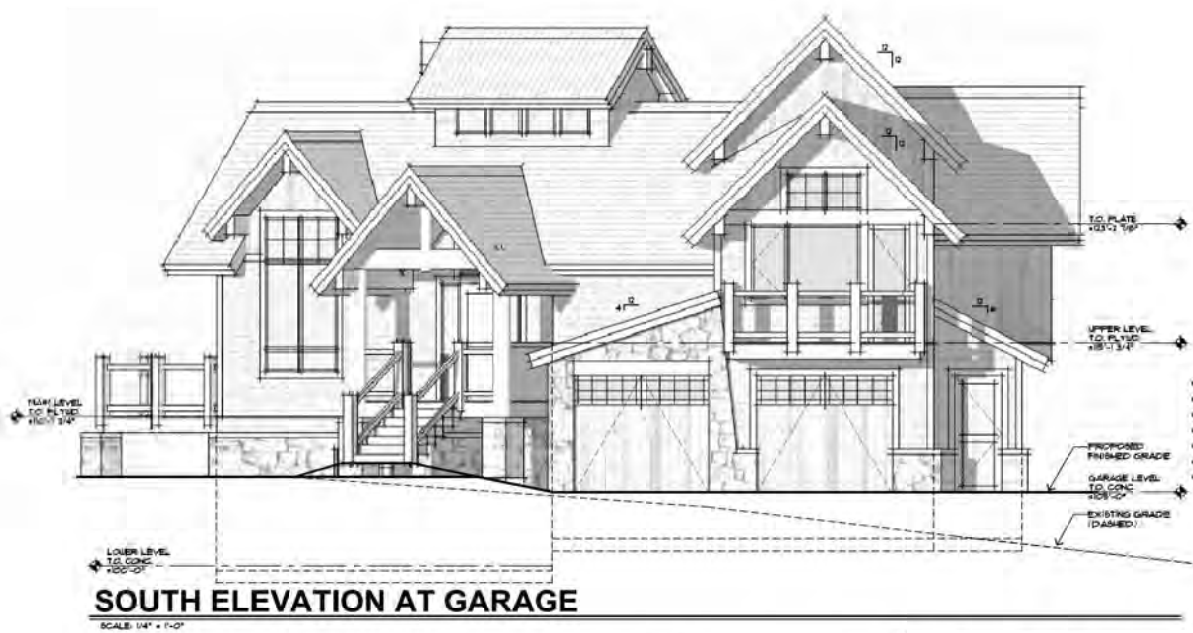
bhh Partners
 ARCHITECTS
CROWLEY RESIDENCE
 LOT 4 BOLDER RIDGE SUBDIVISION, PHASE 8, PILING #1
 38 BULLHORN CIRCLE, BREDENBURG, CO 80024

© 2023
 SHEET NAME:
A-2.0
 BUILDING SUBMITTAL
 CP-6



NORTH ELEVATION

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



SOUTH ELEVATION AT GARAGE

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



EAST ELEVATION

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

NOTE: THESE ELEVATIONS ARE FOR GRAPHICAL REFERENCE FOR THE EXTERIOR LOOK & MATERIALS FOR THIS PROJECT. DO NOT SCALE OR ELEVATIONS. REFER TO SHEET A-2.0 FOR ALL TYPICAL NOTES AND MATERIALS SPECIFICATIONS.

SHEET NO. 1
 DATE 06/11/23
 DRAWN BY T. GARDNER
 CHECKED BY M. ROGERS
 PROJECT: Crowley Residence



bhh Partners
 ARCHITECTS
CROWLEY RESIDENCE
 LOT 4 BOLDER RIDGE SUBDIVISION, PHASE B, PILING #1
 38 BULLHORN CIRCLE, BRECKENRIDGE, CO 80424

© 2023
 SHEET NAME:
A-2.1
 BUILDING ELEVATIONS
 CP-6



- 1. ROOFING - GAF TIMBERLINE "WEATHERED WOOD"
- 2. TIMBER BEAMS, COLUMNS AND FASCIA - BENJAMIN MOORE OXFORD BROWN
- 3. 2x12 CHANNEL RUSTIC - BENJAMIN MOORE CHESTNUT
- 4. VERTICAL SIDING - BARN BOARDS - BROWNS & GRAYS
- 5. WINDOW CLAD & FLASHING - SIERRA PACIFIC BRONZE
- 6. WINDOW, DOOR, CORNER TRIM AND SOFFITS - BENJAMIN MOORE CORDOVAN BROWN
- 7. STONE VENEER BASE - EAGLE MOSS ROCK "DRY STACKED"
- 8. CHINKING - LOG JAM (BUFF)

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

06/11/13
 #11323

CROWLEY RESIDENCE



Proposal: Demolish the existing garage, build a new garage with carriage house and create an addition connecting the main house to the garage/carriage House.

Project Name/PC#:	Gurlea Residence Addition with Carriage House	Class C Minor - PC#2013051
--------------------------	--	----------------------------

Project Manager: Michael Mosher
Date: June 17, 2013
Applicant/Owner: Doug and Twyla Gurlea
Agent: Allen Guerra Design Build
Proposed Use: Addition to single family residence with new 2 car garage and carriage house
Model: Winter Rose
Address: 20 Dragonfly Green
Legal Description: Lot 5, Block 2, Wellington Neighborhood Filing #2
Site Area: 5,886 sq. ft. 0.14 acres
Land Use District (2A/2R): 16 - Residential/Commercial per Wellington Neighborhood Master Plan

Existing Site Conditions: 2007. The site is relatively flat, with a slope down from east to west of about 6%. A Winter Rose Home with garage (Market Rate) was approved by the Planning Commission on May 1, 2007. There is a 4-foot side yard easement along the north property line for placement of neighbors fencing. A 10-foot by 45-foot utility easement is located at the northwest corner of the lot.

Density and Mass (3A/3R and 4R):

Density (3A/3R): Allowed: 3,600 sq. ft. Proposed: 2,865 sq. ft.
Mass (4R): Allowed: 4,320 sq. ft. Proposed: 3,441 sq. ft.
F.A.R.: 1:1.71 FAR

Areas:

Main Level SF: 1,634 sq. ft.
Upper Level SF: 739 sq. ft.
Bonus Room SF:
Carriage House SF: 492 sq. ft. *(Market Rate Only)*
Garage SF: 576 sq. ft.

Counts:

Bedrooms: 3
Bathrooms: 4
1 BR Carriage House: 1 *(Market Rate Only)*

Height (6A/6R):

35-Foot Max 25 feet overall

Lot Coverage/Open Space (21R):

Building / non-Permeable: 3,196 sq. ft. 54.30%
Hard Surface / non-Permeable: 380 sq. ft. 6.46%
Open Space / Permeable: 2,310 sq. ft. 39.25%

Parking (18A/18/R):

Required: 3 spaces
Proposed: 3 spaces

Snowstack (13A/13R):

Required: 60 sq. ft. *(25% of paved surfaces)*
Proposed: 80 sq. ft. *(21.05% of paved surfaces)*

Setbacks (9A/9R):

Front: 6 ft.
Side: 13 ft.
Side: 4 ft.
Rear: 7 ft.

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

The proposed addition, garage and carriage house will match the existing finishes and colors of the main house.

Garage Doors: Hardboard - Painted to match house

Landscaping (22A/22R):

Planting Type	Quantity	Size
Colorado Spruce	1	3 @ 6 feet tall and 3 @ 10 feet tall
Aspen	6	1.5-2 inch caliper - 50% of each and 50% multi-stem
Shrubs and perennials	5	5 Gal.

No landscaping is proposed with this application. The landscaping was reviewed with the subdivision.

Drainage (27A/27R):

Positive drainage is proposed away from the home.

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

All applicable Master Plan policies have been met with this application. Staff conducted an informal point analysis and found all the Absolute Policies of the Development Code to be met, and no reason to assign positive or negative points to this project under any Relative policies.

Staff Action:

Staff has approved the Gurlea Residence Addition with Carriage House located at 20 Dragonfly Green, Lot 20, Block 7, Wellington Phase 2, with the standard Findings and Conditions.

Comments: None

Additional Conditions of Approval: None

TOWN OF BRECKENRIDGE

Gurlea Residence Addition with Carriage House
Lot 5, Block 2, Wellington Neighborhood Filing #2
20 Dragonfly Green
PC#2013051

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 **June 17, 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 **July 2, 2013** as to the nature of the project. In addition to Commission minutes, the audio of 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 **January 9, 2015**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 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 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.
14. 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.
15. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
16. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
17. **Applicant shall execute and record with the Summit County Clerk and Recorder a covenant restricting the sale of the accessory unit from the single-family residence, in a form acceptable to the Town Attorney. The covenant shall restrict the accessory unit and single-family residence to be held in the same name.**

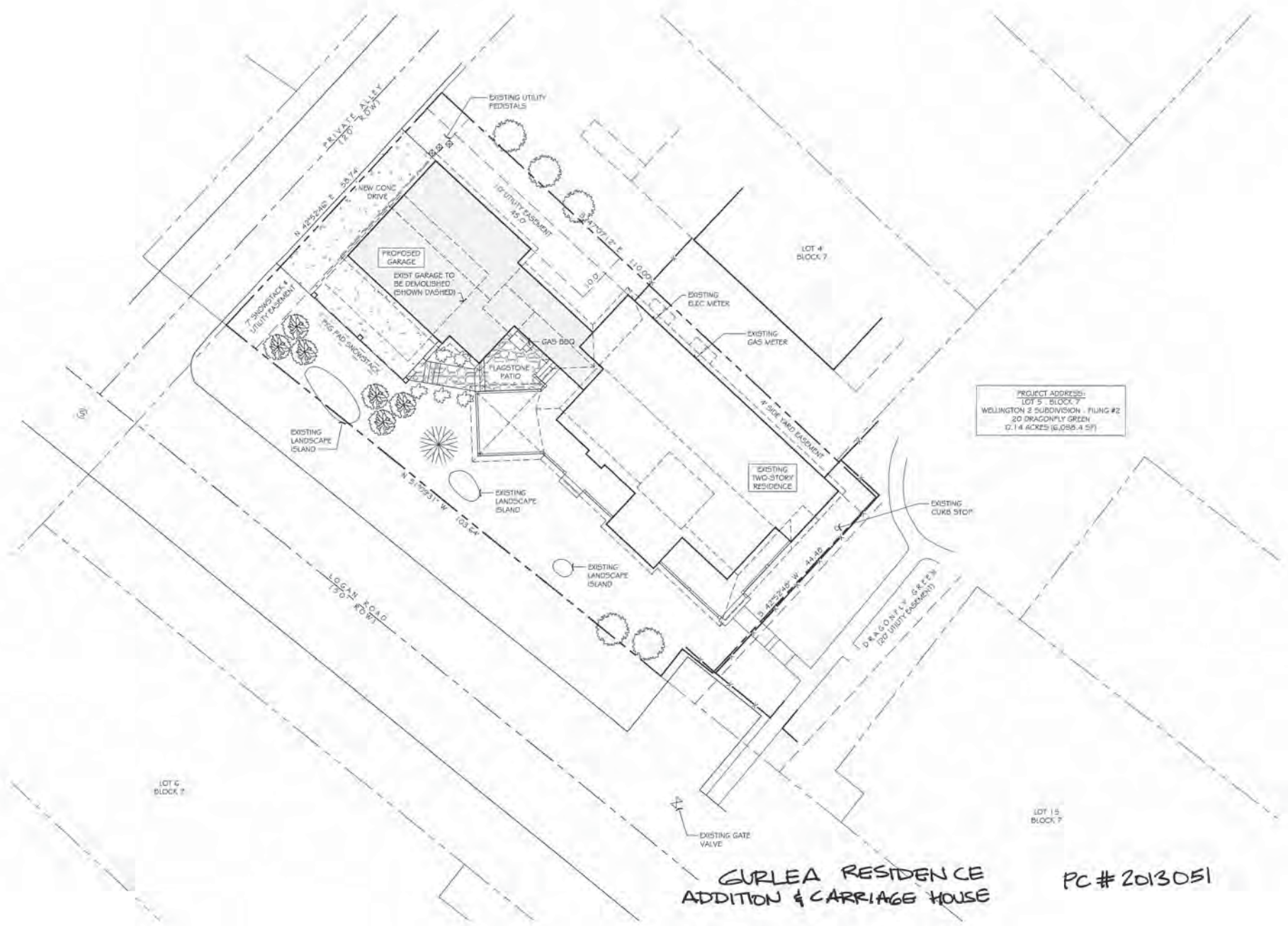
PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

18. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
19. 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.

20. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
21. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
22. Applicant shall paint all 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.
23. Applicant shall screen all utilities.
24. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
25. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
26. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town 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.
27. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
28. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
29. Applicant shall construct all proposed trails according to the Town of Breckenridge Trail Standards and Guidelines (dated June 12, 2007). All trails disturbed during construction of this project shall be repaired by the Applicant according to the Town of Breckenridge Trail Standards and Guidelines. Prior to any trail work, Applicant shall consult with the Town of Breckenridge Open Space and Trails staff.
30. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the

impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

(Initial Here)



PROJECT ADDRESS:
 LOT 3 - BLOCK 7
 WELLINGTON 2 SUBDIVISION - FILING #2
 20 DRAGONFLY GREEN
 (0.14 ACRES (6,096.4 SF))

**GURLEA RESIDENCE
 ADDITION & CARRIAGE HOUSE**

PC # 2013051



1 PROPOSED NORTHWEST ELEVATION
A3.1

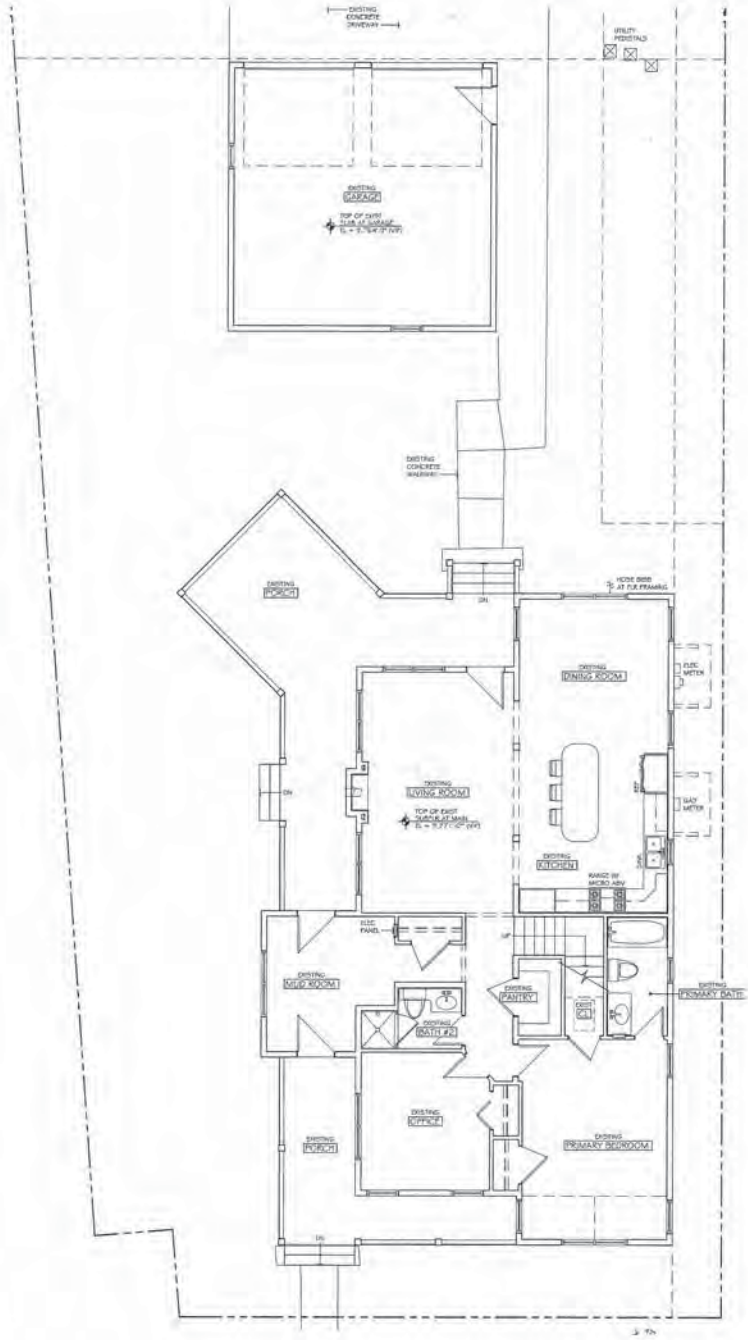
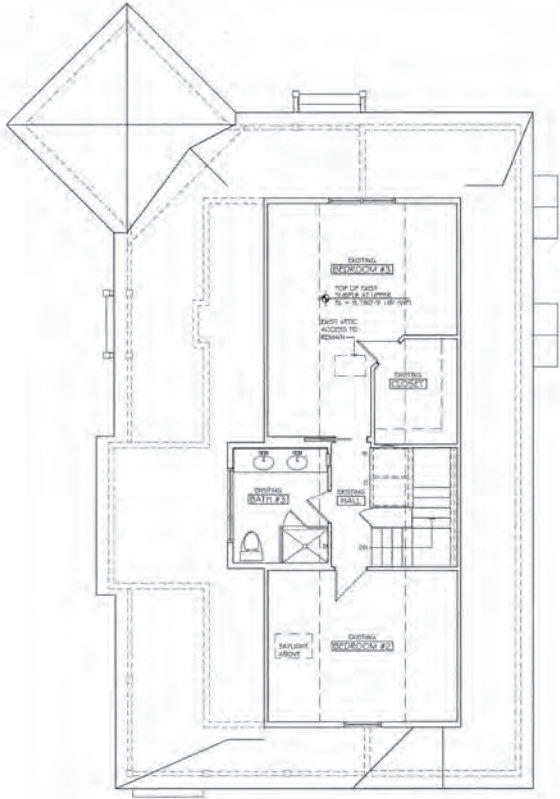
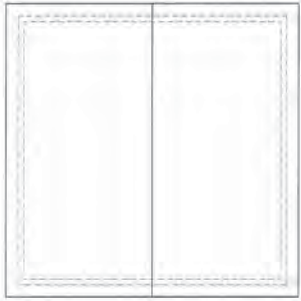




1
A3.2
PROPOSED SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
ALL EXTERIOR MATERIALS ARE
PROPOSED, UNLESS OTHERWISE NOTED,
TO MATCH THE EXISTING RESIDENCE.





Planning Commission Staff Report

Subject: Hermanson Residence (Class B Major, Final Hearing; PC#2013043)

Proposal: A new 4,195 sq. ft. single family residence including: 4 bedrooms, 4 ½ baths, a 575 sq. ft. accessory apartment below ground, two gas fireplaces, with 4 ½” reveal horizontal cedar siding and painted cedar shingles, 1 x random width rough sawn shiplap pine vertical siding on the garage, 2 ½” natural cut stone veneer, with a dark grayish 40-year asphalt shingle roof with corrugated metal on the low roofs. A material and color board has been included.

Date: June 13, 2013 (For meeting of July 2, 2013)

Project Manager: Matt Thompson, AICP

Applicant/Owner: George and Patricia Hermanson

Agent: Janet Sutterley, J.L. Sutterley, Architect, P.C.

Address: 114 N. Ridge Street

Legal Description: Lot 3B, Abbett Addition

Site Area: 0.15 acres (6,478 sq. ft.)

Land Use District: 18.2; Commercial 1:1 (FAR); Residential 20 (UPA)

Historic District: (2) North End Residential

Site Conditions: The west portion of the lot gently slopes uphill at 5% to a flat benched area of approximately 50’ then slopes downhill at 5% towards French Street. There are five existing lodgepole pine trees on the lot and three of them will be retained for this project. There are also a few small diameter pine trees that will be also retained in the front yard area. There is an existing stone retaining wall along Ridge Street and Wellington Road. There are no existing platted easements on the property.

Adjacent Uses: North: Mixed use building
South: Commercial building
West: Edwin Carter Museum
East: Residential

Density: Allowed under LUGs: 4,759 sq. ft.
Proposed density: 3,678 sq. ft.

Above ground Density: Allowed (9 UPA): 2,141 sq. ft. (Recommended)
Proposed: 2,033 sq. ft. (8.54 UPA)

Mass: Allowed under LUGs: 5,711 sq. ft.
Proposed mass: 2,537 sq. ft.

Total:	Lower Level: (incl. 588 SF accessory apartment)	1,645 sq. ft.
	Main Level:	1,085 sq. ft.
	Upper Level:	948 sq. ft.
	<u>Garage:</u>	<u>517 sq. ft.</u>
	Total	4,195 sq. ft.
Height:	Recommended:	23' (mean)
	Proposed:	22' - 4" (mean)
Lot Coverage:	Building / non-Permeable:	2,149 sq. ft. (33% of site)
	Hard Surface / non-Permeable:	994 sq. ft. (15% of site)
	Open Space / Permeable Area:	3,317 sq. ft. (52% of site)
Parking:	Required:	3 spaces
	Proposed:	3 spaces
Snowstack:	Required:	249 sq. ft. (25%)
	Proposed:	251 sq. ft. (25%)
Setbacks:	Front:	43 ft.
	Sides:	5 ft.
	Rear:	13 ft.

Changes from preliminary hearing

1. North shed element siding has been changed from vertical to horizontal bevel siding with 4 ½" reveal.
2. The brackets have been re-designed to meet the Handbook of Design Standards per Staff input. Note that the three brackets no on the front entry are structural.
3. Patio size has decreased.
4. Added stone on exposed concrete foundation walls where dark mortar wash finish was previously specified.

Staff Comments

The Policies not discussed below were omitted on purpose as they were discussed at the last preliminary hearing of this proposal on June 4, 2013. Staff heard no concerns from the Planning Commission as a result those policies will not be discussed in this report.

Architectural Compatibility (5/A & 5/R): Priority Policies must be met in order to be in substantial compliance with Policy 5/A, Architectural Compatibility. This includes the *Handbook of Design Standards for the Conservation Districts* and the *Design Standards for the Historic District Character*

Area #2, North End Residential. (Staff notes that this application was submitted prior to Ordinance No. 15, Series 2013 that moved some provisions of Policy 5 to Policy 24 within the Development Code.)

Within the conservation district, which area contains the historic district, compatibility of a proposed project with the surrounding area and the district as a whole is of the highest priority.

Architecture

The home is designed with a main gable with a 50-year asphalt composition shingles (11:12 pitch) facing Ridge Street and French Street, and other gables facing north/south, with corrugated metal proposed over the porch and other shed roofs with a 4.5:12 pitch. There is a small portion copper roof over the bay window facing Ridge Street. There is a porch on the front and south side of the home. The garage is attached to the main residence with a smaller link. The garage and the home simulate historic forms, but incorporate a bit more complexity than typical for a historic house. The windows proposed are simple, vertically oriented double hung windows (2 over 2). The main entrance to the residence is proposed from French Street.

Staff and several Planning Commission members have expressed concern that there is no walkway proposed from Ridge Street up to the house. There is a south facing door that can be used to enter the residence, but no walkway proposed from Ridge Street. In the current and proposed condition of the property, there is a stone wall along the Ridge Street frontage which further separates the appearance of the front yard settlement pattern. A walkway from Ridge to the house would reinforce the visual unity of the block. The historic settlement patterns of Breckenridge are very important to the integrity of the Historic District. Per the Handbook of Design Standards for the Historic and Conservation Districts:

Settlement Patterns

Policy:

Historic settlement patterns seen in street and alley plans contribute to the historic character of the district and should be preserved.

Design Standards:

Priority Policy 4. Respect historic settlement patterns.

- *Site new buildings such that they are arranged on their sites in ways similar to historic buildings in the area.*
- *This includes consideration of building setbacks, orientation and open space, all of which are addressed in more detail in other design standards that follow.*

Priority Policy 8. Reinforce the visual unity of the block.

- ***This is an especially important standard.*** *The more specific design standards of this document help to define the specific elements of each character area that contribute to the sense of visual unity.*
- *The specific context of each individual block is an important feature in the District.*
- *The context of each block should be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the block.*
- *In similar fashion the visual continuity of an alley should be considered for the entire length from street to street.*

- *New construction details should be simple and respect the scale and context of nearby historic structures.*

More specifically to the North End Character Area:

Character of historic development

This area was a part of Breckenridge's early residential neighborhood. Significant development occurred in this portion of town between 1875 to 1898, with most of the construction appearing during the 1880's. Houses were small, one and one-and-a-half stories in height. The Brown Hotel, although an older building, is atypical and does not represent the character of historic residential scale. Most primary dwellings had gabled roofs, often punctured with small dormers.

Buildings in this area are representative of several development eras, including early Settlement and Camp Phase log cabins (such as the Carter Museum) and clapboard sided houses from the Town Phase.

*The angled street grid layout has influenced the character of this area also: Because Ridge and French Streets converge at the northern end of this area, the block north of Wellington between Ridge and French is only one lot deep. **The result is that the primary structures in this block face onto Ridge, while the back sides of these buildings face onto French Street.** This configuration gives the appearance more like that of an alley than a traditional street. **(emphasis added)***

Historic Preservation issues

Certain historic structures merit special note: The Carter Museum site is found in this Character Area. It is a log structure that is particularly significant because of its architectural character and its association with persons who made significant contributions to the state. Development in the vicinity of this site should be especially sensitive to this context. The open space of Carter Museum site itself is also important as it helps to provide a sense of the original setting of the building.

A second site of interest contains two historic houses lying to the north of the court house. This row presents a streetscape conveying a sense of character from the period of historic significance. These buildings are now used for county offices (the northern building is now Matt Stais Architects office and southern building is still a Summit County Government building). These buildings should be preserved and future improvement plans should seek to protect their historic integrity.

Both of these historic buildings have walkways with stairs leading up from Ridge Street to front doors of the buildings. Staff believes this is the historic character of this block and that character should be maintained with new construction, hence, this proposal needs to have a walkway with stairs coming up from Ridge Street.

Priority Policy 134. Provide substantial front and side yards.

- *This is a very important standard.*
- *Align building fronts with other historic buildings in the area.*
- *The North End area setbacks occur as front and side yards rather than extensive hard-surface areas.*
- *Setbacks shall be reviewed on an individual basis. New buildings in these areas should be set back in line with traditional house types. Locating a building at the sidewalk line, in a commercial building format, would be inappropriate in this context. Similarly, a setback that is farther back than the norm is inappropriate.*

For this yard to be considered the front yard it needs to have a walkway to a door that looks like the front of the house. Similar to how the walkways are located on the historic buildings to the south. If there is no walkway up from Ridge Street this appears to be the back yard.

The three policies above are all Priority Policies that must be followed to be in substantial compliance with the Development Code Policy 5/A Architectural Compatibility.

Landscaping (22/A & 22/R): Landscaping shall be used to provide a separation of uses and to create buffers for the enhancement of privacy. *These requirements shall be met through existing vegetation, or with new landscaping providing adequate screening of the property as provided in this policy. The individual character of each neighborhood shall be considered by the planning commission in determining compliance with this requirement.*

The property has five existing lodgepole pine trees over 6” in diameter. Three of the five trees will be retained during construction of the house (two of the trees are in the proposed footprint of the house). There are also several other small diameter trees (less than 6”) that don’t show up on the survey, but will be retained. The smaller trees in the front yard will not be disturbed. The applicant has proposed four spruce trees of 8’ in height, six multi-stem aspen of 2 ½ inch caliper, two cottonwood trees of at least 2 ½ inch caliper, and nine (9) mixed shrubs.

The Historic District Guidelines encourage planting evergreen trees of substantial scale in the front and side yards. The applicant has proposed a large spruce tree in the front yard. The *Historic District Guidelines* go on to encourage the use of fences and plantings to define property lines. The use of cottonwood trees along the street edge is encouraged; two cottonwood trees are proposed along Wellington Road. Staff believes this landscaping plan warrants two positive (+2) points under Policy 22/R.

Point Analysis (Section: 9-1-17-3): As presented, Staff believes that the application is failing Policy 5/A Architecture Compatibility. If the walkway from Ridge Street to the house is not built, Staff believes that this application is failing three priority policies within the *Handbook of Design Standards for the Historic and Conservation Districts*, which in turn results in failing Policy 5/A per Development Code Policy 9-1-19 5(Absolute) (B).

An application must be found to comply with all applicable absolute policies to recommend approval.

Staff does believe the proposal warrants the following points under the Relative Policies: 9/R – Placement of Structures: negative three (-3) points for encroaching on the rear setback, Policy 18/R – Parking: positive two (+2) points for placing the parking in the rear out of public view, and Policy 22/R Landscaping: positive two (+2) points for a landscaping plan that provides some public benefit. This results in a positive (+1) point analysis.

The applicant does not believe that the walkway from Ridge Street is necessary and would like the opportunity to discuss this at the meeting. If the Planning Commission does not agree with the applicant, they respectively request a continuance of this item.

Staff Recommendation

Staff is recommending a denial of the Hermanson Residence, PC#2013043, for failing to meet priority policies 4, 8, and 134 within the *Handbook of Design Standards for the Historic and Conservation Districts*, which in turn results in failing Policy 5/A per Development Code Policy 9-1-19 5(Absolute). As a result, Staff has included a denial decision in the packet.

A second option for the Planning Commission would be to continue this application to a future meeting.

Should the Planning Commission find that the application meets all absolute policies and approves the passing point analysis, Staff has also prepared findings and conditions for approval.

Final Hearing Impact Analysis				
Project:	Hermanson Residence	Positive Points	+4	
PC#:	2013043	Negative Points	- 3	
Date:	6/27/2013			
Staff:	Matt Thompson, AICP			
		Total Allocation:	+1	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
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)		
		Fails	Fails	Not meeting three priority policies (priority policy 4, 8, and 134) of the Handbook of Design Standards for the Historic and Conservation Districts.
5/A	Architectural Compatibility / Historic Priority Policies			
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)	- 3	Does not meet the rear setback of 15'.
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	For placing the parking in the rear out of public view.
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	For a landscaping plan that provides some public benefit.
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

**Hermanson Residence
Lot 3B, Abbett Addition
114 N. Ridge Street
PC#2013043**

DECISION

1. This application (“**Application**”) was submitted by George Hermanson and Patricia Hermanson (collectively, the “**Applicant**”). The Applicant seeks a Class B Major Development Permit to construct a new 4,195 square foot single family residence, all as more specifically described in the Application and supporting documentation. The real property upon which the proposed improvements are to be constructed is located at 114 N. Ridge Street in Breckenridge, Colorado and is hereafter referred to as the “**Property.**”

2. The Planning Commission has jurisdiction over the Application pursuant to the Town of Breckenridge Development Code¹ and the power and authority granted to the Planning Commission by the Town of Breckenridge Charter and the Breckenridge Town Code.

3. The final hearing on the Application (“**Hearing**”) was held on July 2, 2013.

4. At the Hearing the Applicant, along with or through their representative, Janet Sutterly of J. L. Sutterly Architect, .P.C., appeared and gave testimony and presented evidence in support of the Application. At the Hearing other interested parties were given the opportunity to appear and gave testimony concerning the Application. Such testimony and evidence is contained in the record of the proceedings pertaining to the Application.

5. All of the members of the Planning Commission are familiar with the Property. A formal site visit to the Property was conducted by the Planning Commission on July 2, 2013.

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

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

8. The Town’s “Historic District” is defined in Section 9-1-5 of the Development Code.

9. The Property is located within the Town’s Historic District.

¹ Chapter 1 of Title 9 of the Breckenridge Town Code

10. The Town's "Conservation District" is part of (but does include all of) the Town's Historic District.

11. The Conservation District is divided into "Character Areas." Each Character Area is a specifically described geographic area of the Town that has its own, unique historic development patterns and structural characteristics.

12. The Property is located in the Town's "North End Residential Character Area."

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

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

15. The Town's land use system as reflected in the Development Code measures the impacts of a proposed development against both "absolute" development policies and "relative" development policies.

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

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

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

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

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

- + 2 (or greater) - Awarded for providing a significant public benefit with no substantial public detriment, or for an excellent job of implementation. The more the public benefit without substantial public detriment, or the better the job of implementation, the more the award of positive points.
- + 1 - Awarded for providing some public benefits, mitigating a minor public detriment, or for doing a good job of implementation.
- 0 - Awarded if the policy is irrelevant, if there is no public benefit and no public detriment from the project, if there is a public detriment which has been fully mitigated, or for an adequate job of implementation.
- 1 - Assessed for an inadequate job of implementation, or for producing some public detriment.
- 2/-3 (or greater) - Assessed for substantially no effort at implementation or for an unmitigated significant public detriment. The less the effort at implementation, or the greater the degree of unmitigated significant public detriment, the greater the assessment of negative points.

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

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

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

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

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

x5 - Indicates a policy of significant community importance.

18. Section B of Policy 5 (Absolute)² of the Development Code provides, in pertinent part, as follows:

B. Conservation District: Within the Conservation District, which area contains the Historic District (see Special Areas Map) substantial compliance with both the design standards contained in "The Handbook of Design Standards" [the Town of Breckenridge "Handbook of Design Standards for the Historic and Conservation Districts"] ("**Design Standards**") and all specific individual standards for the transition or character area within which the project is located is required to promote the educational, cultural, economic and general welfare of the community through the protection, enhancement and use of the District structures, sites and objects significant to its history, architectural and cultural values.

19. Pursuant to the Design Standards, a "priority policy" is a policy that "must be met in order for an application to be found to be in 'substantial compliance' with the Design Standards under Policy 5 (Absolute) of Section 9-1-19-5A of the Development Code." Therefore, each Priority Policy set forth in the Design Standards is treated as an absolute policy under the Development Code.

20. Priority Policy 4 of the Design Standards ("**Priority Policy 4**") requires an applicant, in pertinent part, to do the following:

Priority Policy 4. Respect historic settlement patterns.

- Site new buildings such that they are arranged on their sites in ways similar to historic buildings in the area.
- This includes consideration of building setbacks, orientation and open space, all of which are addressed in more detail in other design standards that follow.

21. Priority Policy 8 of the Design Standards ("**Priority Policy 8**") provides, in pertinent part, as follows:

Priority Policy 8. Reinforce the visual unity of the block.

- **This is an especially important standard.** (emphasis in original). The more specific design standards of this document help to define the specific elements of each character area that contribute to the sense of visual unity.
- The specific context of each individual block is an important feature in the District.
- The context of each block should be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the block.

² All development policies referred to in this Decision document, both relative and absolute, are found in Section 9-1-19 of the Development Code.

- In similar fashion the visual continuity of an alley should be considered for the entire length from street to street.
- New construction details should be simple and respect the scale and context of nearby historic structures.

22. The Town has adopted specific design standards for most of the Character Areas within the Conservation District, including the North End Character Area.

23. Both the Design Standards and the specific design standards for the North End Character Area (known as the “Design Standards For the Historic District Character Area #2 [North End Residential]”) apply to and govern the Application.

24. The Design Standards For the Historic District Character Area #2 [North End Residential] provide, in pertinent part, as follows:

Character of historic development

This area was a part of Breckenridge’s early residential neighborhood. Significant development occurred in this portion of town between 1875 to 1898, with most of the construction appearing during the 1880’s. Houses were small, one and one-and-a-half stories in height. The Brown Hotel, although an older building, is atypical and does not represent the character of historic residential scale. Most primary dwellings had gabled roofs, often punctured with small dormers.

Buildings in this area are representative of several development eras, including early Settlement and Camp Phase log cabins (such as the Carter Museum) and clapboard sided houses from the Town Phase.

...

The angled street grid layout has influenced the character of this area also: Because Ridge and French Streets converge at the northern end of this area, the block north of Wellington between Ridge and French is only one lot deep. **The result is that the primary structures in this block face onto Ridge, while the back sides of these buildings face onto French Street.** This configuration gives the appearance more like that of an alley than a traditional street. **(emphasis added)**

25. Priority Policy 134 of the Design Standards (“**Priority Policy 134**”) requires an applicant, in pertinent part, to do the following:

Priority Policy 134. Provide substantial front and side yards.

- ***This is a very important standard.*** (emphasis in original)
- Align building fronts with other historic buildings in the area.

- The North End area setbacks occur as front and side yards rather than extensive hard-surface areas.

Setbacks shall be reviewed on an individual basis. New buildings in these areas should be set back in line with traditional house types. Locating a building at the sidewalk line, in a commercial building format, would be inappropriate in this context. Similarly, a setback that is farther back than the norm is inappropriate.

26. The Planning Commission agrees with the planning staff's conclusion in the final report that if a walkway from Ridge Street to the residence proposed by the Applicant to be constructed on the Property is not built, the Application fails to implement Priority Policy 4, Priority Policy 8, and Priority Policy 134.

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

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

29. The proposed final point analysis for the Application reflects a total score of +1 point, with -3 points being assessed under Policy 18 (Relative)(Parking); +2 points being awarded under such policy for placing the parking for the project in the rear, out of public view; and +2 points being awarded under Policy 22 (Relative)(Landscaping) for a landscaping plan that provides some public benefit. The Planning staff's rationale for assessing such points is set forth in their final report, and is adopted by the Planning Commission.

30. However, the proposed final point analysis for the Application reflects the Planning staff's conclusion that the Application fails to implement Priority Policy 4, Priority Policy 8, and Priority Policy 134. The Planning staff's rationale for determining that the Applicant fails to implement Priority Policy 4, Priority Policy 8, and Priority Policy 134 is set forth in their final report, and is adopted by the Planning Commission.

31. The Department's analysis of the Application's compliance (on non-compliance) with the relevant absolute policies, as well as its relative point assignments for each of the applicable relative policies of the Development Code, as set forth in the proposed point analysis is correct. The Planning Commission adopts in all respects the Planning staff's analysis and conclusions as set forth in the final report.

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

33. The approved final points analysis reflects a net assessment of +1 point under the relevant relative policies.

34. However, the approved final point analysis reflects that the Application fails to implement Priority Policy 4, Priority Policy 8, and Priority Policy 134.

35. The Application complies with or has no effect on all other relevant absolute polices.

36. Section 9-1-18-2(E)(5) of the Development Code provides, in pertinent part, as follows:

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

...

If the proposed development does not implement all affected absolute policies . . . the Planning Commission shall deny the permit.

(emphasis added)

37. Under Section 9-1-18-2(E)(5) of the Development Code, if an application does not implement all (or any single) affected absolute polices the Planning Commission is required to deny the Application. Priority Policy 4, Priority Policy 8, and Priority Policy 134 are each an “affected absolute policy” within the meaning of Section 9-1-18-3(E)(5) of the Development Code.

Accordingly, the Application submitted by George Hermanson and Patricia Hermanson for a Class B Major Development Permit to construct a new 4,195 square foot single family residence, all as more specifically described in the Application and supporting documentation, is DENIED.

ADOPTED: July 2, 2013.

TOWN OF BRECKENRIDGE PLANNING
COMMISSION

By: _____
Chair

ATTEST:

Secretary

TOWN OF BRECKENRIDGE

Hermanson Residence
114 N. Ridge Street
Lot 3B, Abbetts Addition
PERMIT #2013043

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 **June 13, 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 **July 2, 2013**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are 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 **July 9, 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. The driveway cut shall conform to CDOT M&S Standard Plans.
9. Applicant shall field locate utility service lines to avoid existing trees.
10. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

11. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
12. 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.
13. 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.
14. 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.
15. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
- 16. Applicant shall 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.**
- 17. Applicant shall install construction fencing 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.
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 execute and record with the Summit County Clerk and Recorder the Town's standard employee housing covenant for x square feet of employee housing within the project.
22. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
23. 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.
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 flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
27. Applicant shall screen all utilities.
28. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
29. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
30. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
31. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these

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

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

(Initial Here)

△ (S)

(S)

Wellington Road
(asphalt)

Ridge Street
(asphalt)

French Street
(asphalt)

LOT 3B
6,478 Sq. Ft.
0.15 Acres
Address: 114 Ridge Street

LOT 3A
6,484 Sq. Ft.
0.15 Acres
Address: 112 Ridge Street

LOT 2

Residence

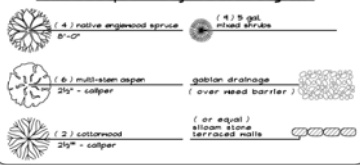
Garage

Existing Building

Landscape General Notes

- All trees shown are existing unless otherwise noted. Dashed circles indicate trees to be removed. Trees are to be permanently protected with rock walls where fresh grade differs from existing grade.
- Existing trees erect snow fencing where necessary to protect trees.
- All stone retaining walls to be flat "lilium" stone or equal.
- Site work remove all construction debris, concrete, mortar, etc. from site prior to landscape work. Grade edge to be 2" of fresh grade. Provide positive drainage on building perimeter. Place 2" of approved top soil over all disturbed property and the grade top soil for seeding.
- Locate all plant material to avoid snow shed areas from roof.
- Revegetate all disturbed property with summit county short dry grass mix. Make out areas to be seeded and apply starter fertilizer, seed and apply rock salt, apply, top soil and mulch to any revegetation on slopes greater than 3% to 1.
- Rock drip lines shall be of 3" minimum diameter cobble rock at all slope, valley, and other snow shed locations, over weed barrier.
- Provide rock rip-rap where required for erosion control.
- All shrub beds and tree beds to receive 2 inches minimum bark mulch.
- Bark mulch under all rock terrace plantings.
- Parental plants to be mixture of native alpine plants such as lupine, delphinium, poppy, phlox, columbine, garron, etc.
- Provide drip irrigation system as required to maintain plantings.

Landscape - Symbols Legend



Site Calculations

Building Footprints	1,629 Sq. Ft.
Driveway & Parking	494 Sq. Ft.
Covered Porches	149 Sq. Ft.
Hard surfaced areas & Exterior stairs	351 Sq. Ft.
Strip areas less than 3" width	18 Sq. Ft.
Total Lot Coverage (44%)	3,361 Sq. Ft.
Lot Size	6,478 Sq. Ft.
Open Space (30%)	3,917 Sq. Ft.
Snow stock provided	251 Sq. Ft.
Required 494 permeable Sq. Ft. X 25%	244 Sq. Ft.

Hermanson Residence

Lot 3B, Abbott Addition
Address: 114 Ridge Street
Lot: 6,478 Sq. Ft., 0.15 Acres

Lower Levels USGS, 9517.2'	* Arch. 90'-2"
Garage Levels USGS, 9586.5'	* Arch. 99'-6"
Main Levels USGS, 9581.2'	* Arch. 100'-0"
Upper Levels USGS, 9591.2'	* Arch. 101'-0"

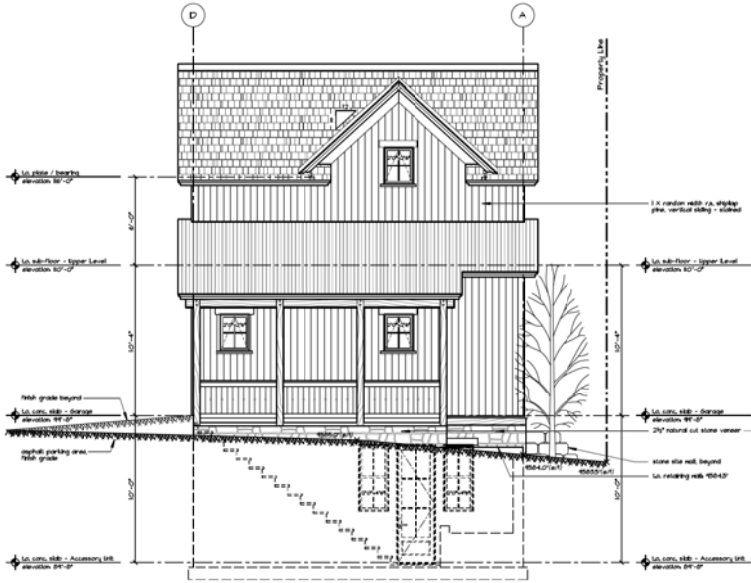
Site Plan, Landscape Plan
Scale 1/8" = 1'-0"

HERMANSON RESIDENCE
LOT 3B
ABBOTT ADDITION
TOWN OF BRECKENRIDGE, COLORADO

Site Plan, Landscape Plan
Scale 1/8" = 1'-0"
Date: 06-06-2018

architectural consultation
J.L. SUTHERLY ARCHITECT
Breckenridge, CO 81624
P.O. Box 3188 (970) 433-3718

A-1



2
A-6
East Elevation
Scale: 1/4" = 1'-0"



1
A-6
West Elevation
Scale: 1/4" = 1'-0"



3
A-6
North Elevation
Scale: 1/4" = 1'-0"

HERMANSON RESIDENCE
LOT 3B
ABBETT ADDITION
TOWN OF BRECKENRIDGE, COLORADO

Exterior Elevations:
West, East & North
Scale: 1/4" = 1'-0"
Date: 06-06-2013

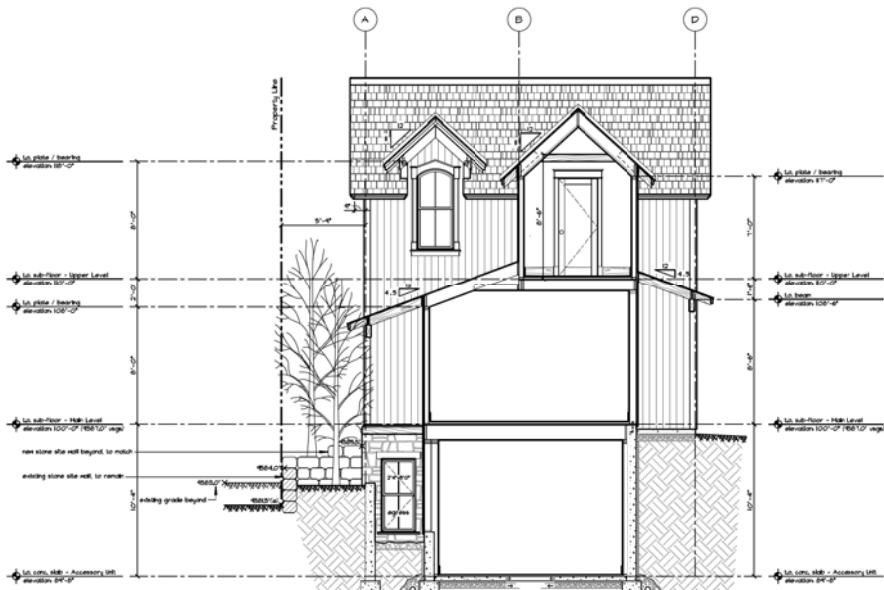


architectural
consultation
JL SUTTERLY ARCHITECT
1000 14th Street, Suite 100
Breckenridge, CO 80424
p.o. box 3638
970 433-3718





1
A-7
South Elevation
Scale: 1/4" = 1'-0"



3
A-7
East Building Section
Scale: 1/4" = 1'-0"



2
A-7
West Building Section
Scale: 1/4" = 1'-0"

HERMANSON RESIDENCE
LOT 3B
ABBETT ADDITION
TOWN OF BRECKENRIDGE, COLORADO

Exterior Elevations:
South
Building Sections:
West & East
Scale: 1/4" = 1'-0"
Date: 06-06-2013

architectural
consultation

JL SUTTERLY ARCHITECT
BRECKENRIDGE, CO 80424
p.o. box 3838
970 433-3738

A-7



Existing Wall Condition

Lot 3B

Exhibit 1



↑
Stais Building
110 N. Ridge
108 N. Ridge →



Adjacent Properties with no wall

Lot 3B

Exhibit 2



Historic Homes on Ridge Street
with West access

Lot 3B

Exhibit 3



As viewed from Lincoln

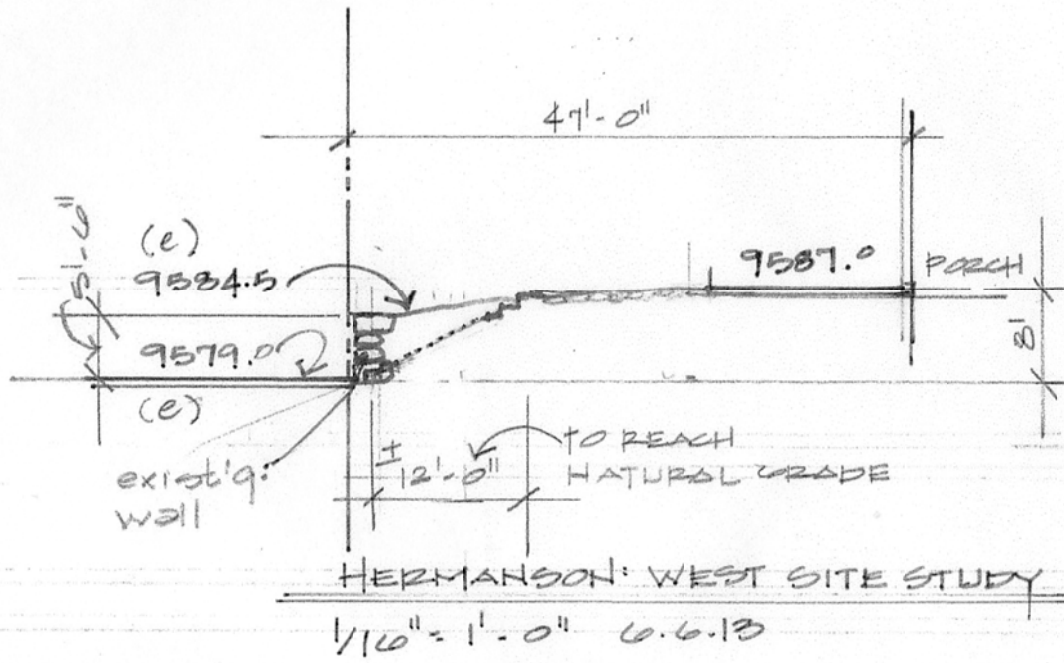


Lincoln facade

Walker House

Lot 3B

Exhibit 4



Planning Commission Staff Report

Subject: Maggie Point Homes (PC#2013050) Class A Preliminary Hearing

Date: June 18, 2013 (For meeting of July 2, 2013)

Project Manager: Michael Mosher, Planner III

Applicants/Owners: Deborah Linden, Maggie Placer, LLC and Diane M. Yost, Owners Representative

Agent: Bobby Craig, Arapahoe Architects

Proposal: Develop 18 multi-family units with 9 market-rate and 9 workforce deed restricted units. Each has at least a one-car garage (some have two-car garages).

Address: 9525 State Highway 9

Legal Description: A parcel of land located in the Maggie Placer, U.S.M.S. no. 1338, in sec. 6, township 7 south, range 77 west of the 6th p.m., County of Summit, State of Colorado

Site Area: 1.8169 acres (79,144 sq. ft.)

Land Use District: 30, Land Use Type: Residential
Intensity of Use: Per Approved Plat*
Structural Type: Duplex up to 8-Plex, Townhouses, Condominiums
*Density subject to Annexation Agreement

Site Conditions: The property is primarily treed with mature Lodgepole Pines. There are two healthy spruce trees at the north end of the property. A pocket of younger pines and aspens are at the south east corner of the property. The topography undulates and drops off sharply towards the north end of the site at 70%. Overhead power lines cross the east side of the property. There are no platted easements on the site.

Adjacent Uses: Multi-family Residential

North:	Village Point Townhomes
South:	Ski and Racquet Club
West:	Allaire Timbers B&B
East:	State Highway 9 & Southside Estates

Density: Established by Annexation Agreement at 9.73 units per acre (17.678 SFEs)

Allowed density @ 1 SFE= 1,600 SF:	28,285 sq. ft.
Proposed:	25,714 sq. ft.

Mass: Allowed - Established Density + 20%

Proposed:	33,942 sq. ft.
	30,558 sq. ft.

Height: Recommended: 35'-0" overall

Proposed:	34'-5" overall
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Lot Coverage:	Building / non-Permeable:	18,310 sq. ft. (23.1% of site)
	Hard Surface / non-Permeable:	18,666 sq. ft. (23.6% of site)
	Open Space / Permeable Area:	42,168 sq. ft. (53.3% of site)
Parking:	Required for dedicated multi-family (2 spaces/unit)	36 spaces
	Provided:	54 spaces
	Note: every unit has at least a one-car garage plus tandem surface parking.	
Snowstack:	Required:	4,666 sq. ft. (25%)
	Proposed:	7,430 sq. ft. (39%)
Setbacks:	Front:	15 ft. Proposed
	Sides:	5 ft. Proposed
	Rear:	5 ft. Proposed

Item History

In October 19, 2007, the Town entered into an annexation agreement with Henry F. Harris, Jr. (who later sold the property to John Springer, past applicant), for the development of 18 deed restricted and 4 market units on the 1.82 acre site known as Maggie Placer. The initial concept included a three story multi-family structure containing the 18 deed restricted units and 4 market rate single family lots.

After a change of ownership and modifications to the initial Annexation Agreement (August 14, 2009 and November 8, 2012), the applicant sought and received approval for a third modification to the Annexation Agreement from Town Council that:

- Reduces the maximum number of units from 20 to 18 (9 deed restricted and 9 market).
- Eliminates three-bedroom deed restricted units and construct 8 two-bedroom units and 1 one-bedroom ADA unit.
- Modifys the pricing from 2-80% AMI units and 8-95% AMI units to 2-80% AMI units and 7-100% AMI units. (Note that the owner has agreed to use the 2012 AMI numbers and an interest rate of 6.5% for pricing which is significantly higher than current rates and results in lower price points and more long term affordability-maximum price at \$295,000).
- Extends the start date from June 1, 2013 to June 1, 2014.
- Modifys the release rate from 1 market unit for every 3 deed-restricted units to 1 market unit for every 2 deed-restricted units.

Although staff wanted to make the Planning Commission aware of the potential modification to the Annexation Agreement, the terms of the Agreement is a Town Council issue only.

During the review process, the Planning Commission and Staff identified issues with the scale and mass of the structure and resulting site impacts. After feedback from Town Council, the Planning Commission and Staff, the applicants are returning with a plan for preliminary review.

This was last reviewed by the Planning Commission as a worksession on June 4, 2013. At that meeting, Staff reviewed only Policy 7, Site and Environmental Design/Site Buffering; Policy 7, Site and Environmental Design/Site Privacy; and Policy 9, Placement of Structures/Snow Storage. The changes made by the applicant were generally well received by the Commission at that hearing. This report explores all applicable Policies from the Development Code.

Staff Comments

Site and Environmental Design (7/R): 2 x (-2/+2) *The town hereby finds that it is in the public interest for all sites within the community to be designed, arranged, and developed in a safe and efficient manner. The arrangement of all functions, uses, and improvements should reflect the natural capabilities and limitations of the property. This policy is also intended to discourage levels of development intensity that result in generally compromised site functions, buffering and aesthetics. Taking into consideration the basic character of the site and the nature of the proposed uses, the development should be visually harmonious as perceived from both the interior and exterior of the project. Platted lots with building envelopes, site disturbance envelopes, or designated building locations are still subject to the following rules and recommendations unless noted otherwise.*

The overall site undulates in height and then drops off steeply to the west and north end of the property. The general development area avoids the steeper areas of the site. However, back portions of some buildings are built over parts of the site that steeply drop off.

Buildings 4 and 5, at the west end of the site, have not been depicted accurately on the plans. The grade at this end drops off sharply with an 80% slope. We have concerns about the potential disturbance and subsequent mitigation on this slope. We believe a series of spaced and planted retaining walls need to be added in this area to help maintain the slope and to add buffering to the adjacent property 12-feet below.

The north ends of buildings 6 and 7 drop off the north edge of the site as the grade here sharply slopes away at 70%. Again, the grade slopes away quickly beyond the building edges.

6-foot tall retaining walls are depicted on the side elevations. Per this policy, retaining walls taller than 4-feet are asked to be stepped and planted to buffer the impacts. We are seeking more detail on the retaining walls at the next hearing.

The submitted drawings do not depict existing and finish grade on the elevations. Overall, we are looking for more detail on the elevation sheets and clarity on the site plan to determine the site disturbance, building height and other site impacts. We asked that this be addressed at the next hearing.

With the buildings along the south and west being placed close to neighboring residential buildings, we believe buffering the development to the neighbor's buildings is important.

4 x (-2/+2) B. Site Buffering: Developments should be buffered from adjacent properties and public rights of way. To achieve this, buildings and other development impacts should be located in a manner that allows for site buffering (existing or proposed). Buffering between the developments and neighboring properties may include, but are not limited to:

- Existing mature tree stands.
- The physical distance from property edge to the development.
- New landscaping.
- Landscaped berms at the property perimeter.

The plans show that along the south property line, next to Allaire Timbers B&B, there are two aspen and two spruce proposed. Along the edge abutting the Woods Manor units there are four spruce trees shown. Staff has heard concerns from both these neighbors about the proximity of the proposed buildings and the visual impacts that may be incurred. Staff believes additional landscape buffers could be added along these edges to help mitigate the visual impacts. Does the Commission agree?

Rather than suggest any point assignment at this hearing, we will review the revised plans at the next meeting.

Placement of Structures (9/A & 9/R): Outside the Conservation District the following setbacks are suggested for non-single family residential development:

b. Other Residential Development:

- 1. Front yard: Fifteen feet (15').*
- 2. Side yard: Five feet (5').*
- 3. Rear yard: Fifteen feet (15'). (Ord. 13, Series 2000)*

Since this lot is triangular, and as discussed in the previous reviews, the lot has no “rear yard”. The minimum perimeter setbacks (front 15-feet and sides 5-feet) have all been met. Along the south and west property lines, the decks of some units are touching the relative setbacks.

Architectural Compatibility (5/A & 5/R): Per this section of the Code: *Exterior building materials and colors should not unduly contrast with the site's background. The use of natural materials, such as logs, timbers, wood siding and stone, are strongly encouraged because they weather well and reflect the area's indigenous architecture.*

The exterior materials, with exception of the asphalt roofing, are all natural. The 1X10 horizontal siding and the 1x vertical siding is natural cedar. All trim is 2X wood. There is a natural moss-rock base on portions of the buildings too. Staff has no concerns with the proposed materials or colors.

However, we have some concerns about the size of the exposure on the proposed horizontal wood siding. The 1X10 siding is showing a larger exposure than we typically see on buildings in Town. 4-6 inch lap siding is typical of newer developments. Per this section of the Code:

3 x (-2/+2) A. *General Architectural and Aesthetic Compatibility: All proposed new developments, alterations, or additions are strongly encouraged to be architecturally compatible with the general design criteria specified in the land use guidelines. It is strongly encouraged that cut and fill slopes be kept to a minimum, and that the site, when viewed from adjacent properties, be integrated into its natural surroundings as much as possible. In addition, excessive similarity or dissimilarity to other structures existing, or for which a permit has been issued, or to any other structure included in the same permit application, facing upon the same or intersecting streets within the same or adjacent land use districts is discouraged. This section only applies to areas outside of the historic district. (Ord. 19, Series 1995)*

In the past larger exposure for lap siding had been proposed on two larger projects. The Breckenridge Grand Vacations Lodge at Peak 8 (5 stories tall) will be using a 1X8 cedar lap siding. Also, the larger buildings at Main Street Station proposed a 7-inch exposure lap siding. Concerns expressed by the Commission and Staff were that larger laps appear lower quality like aluminum or vinyl siding. Staff has the concerns on using this large a lap on these much smaller buildings. One of the other reasons we may not see recent use of 1X10 wood siding is that it is subject to increased warping and curling from the elements. Does the Commission believe the 1X10 siding being proposed is too dissimilar to the architecture around Town?

Utilities Infrastructure (26/A & 26/R; 28/A): All required utilities are located near the property. However, for gravity feed, the sanitation sewer line would have to be routed through the neighboring

Village Point Townhome property. Otherwise, a lift station will be needed for the development. At the time of this writing, the applicant is discussing the options with the neighbors. We will have more information at the next hearing.

Density/Intensity (3/A & 3/R)/Mass (4/R): Per the LUGs, density for this district is established by the previously approved plats within the Warriors Mark area or by designs “compatible with the existing neighborhood, as well as sensitive and harmonious to the natural aspects of the site”.

However, the Annexation Agreement established allowed density based on a fit test. This number is 9.73 units per acre. Thus, the allowed density for this lot is 28,285 square feet. The proposal falls below the allowed density and mass. With only one existing SFE on the site (per County zoning) the added density is being brought to the site via TDRs for the market rate density and from the Town for the deed restricted density as part of the Annexation Agreement. We have no concerns.

Building Height (6/A & 6/R): With most of the buildings being duplex, Staff is measuring the height of the buildings as if all were duplex, which allows an overall maximum of 35-feet. The drawings indicate that none of the buildings exceed this height. This will be verified at the next hearing.

Snow Removal and Storage (13/R): The drawings reflect that the required snow stacking requirements have been met and have been dispersed around the paved areas adequately and in functional masses.

Refuse (15/A & 15/R): Similar to several other workforce housing developments, refuse will be collected curb-side with individual roll away trash containers.

Access / Circulation (16/A & 16/R; 17/A & 17/R): An agreement with The Ski and Racquet Club was provided, with CDOT support, to allow the Maggie Placer property to be accessed off the existing full-movement intersection just south of the property. The advantages of this change are substantial. The Ski and Racquet Club, Allaire Timbers, Powder Downs Townhomes, and now Maggie Placer can all share the same drive and connection to Highway 9.

The Town Free Ride busses have a stop at this driveway too. Currently the busses turn around using a dirt area off the paved drive. The submitted plans depict an improved bus turn-around with a 60-foot turning radius and asphalt paving. However, the Town is purchasing new transit busses and has informed Staff that the minimum turning diameter is now 80-feet. We will ask for revised drawings at the next meeting.

The existing drive off of Highway 9 to the properties mentioned above is one-way counter clockwise and is 20-feet wide. Staff believes that residents of Maggie Point and guests at Allaire Timbers will not loop the long way around, counter clockwise, through the parking lot at Ski and Racquet Club to access Highway 9. We believe they will simply go against the one-way direction to reach the Highway with the shortest route. Therefore, we are asking that the portion of the road from Allaire Timbers east be widened to 24 feet to allow full movement of vehicle in both directions.

Parking (18/A & 18/R): *1 x (-2/+2) A. General Parking Requirements: It is encouraged that each development design their parking in a manner that exceeds the minimum requirements of the off street parking regulations.* The drawings show that 54 parking spaces are being provided when 36 spaces are required. Providing extra parking is encouraged under this policy and positive points may be awarded. Staff believes that positive two (+2) points may be awarded for providing 13 common parking spaces for the project. Does the Commission concur?

Landscaping (22/A & 22/R): The majority of existing trees on the site are the tall “leggy” Lodgepoles. There are a few aspen and spruce trees on the site. The plans show that four trees at the south portion of the site are to be preserved and 31 trees at the north preserved with this development. The existing spruce trees are to be preserved at the north end of the site. Off-site along Highway 9, there are existing Lodgepole trees buffering the property.

The new plantings are 24 Colorado spruce at 8@ 8’ tall and 14 @ 10 feet; 52 Aspen at 2”-3” caliper and 50% multi-stem; and 10 Chokecherry at 1.5 to 2” caliper. In addition, 51 5-gallon shrubs are to be provided.

Based on the planned removal of existing trees, the existing trees to be preserved and the proposed plantings, staff believes that the intent of this policy has been adequately met. (Landscape buffering is discussed under Policy 7, Site and Environmental Design.)

Social Community / Employee Housing (24/A &24/R): The point assignment for providing employee housing for this project will be determined with the Town Council via the revised Annexation Agreement for this development. During a recent worksession, the Council was accepting Staff recommendation of positive six (+6) points based on the affordable to market 80% to 20% ratio being changed to 50% to 50%. We will have more information at final review.

Drainage (27/A & 27/R): The site slopes towards the north and has no existing drainage improvements. Historically, water has run along the western portion of the site towards the south. A detention pond is being located at the north end of the site to maintain historic flows with the water exiting the site in the same location.

The existing mature trees have been surveyed and are shown to be preserved. As a standard Condition of Approval, *“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.”*

The submitted plans are showing two new culverts off-site along the south property line. One is for the new access drive into the development. The other is shown just west of the driveway cut along the south property line. Both of these improvements are on Ski and Racquet Club property and will involve the removal of existing trees. We are asking for more information on these improvements and an approval letter from the Ski and Racquet Club owners at the next meeting.

Point Analysis (Section: 9-1-17-3): At this preliminary review, we find that the application is passing all Absolute Policies of the Development Code. Pending direction from the Commission the application could avoid negative three (-3) points under Policy 5, Architectural Compatibility by providing siding with a narrower exposure. Also, negative two (-2) points under Policy 7, Site and Environmental Design could be avoided by providing extra landscape buffering adjacent to the neighboring residential uses.

We anticipate the proposal passing with a positive score at the next hearing.

Staff Recommendation

The applicant and agent are seeking a quick turn-around to proceed to final review. The intent is to hear this application again on July 16, 2013 for final review. We have separately compiled a list of modifications and issues for the applicant to be processed prior to final review.

We have the following questions for the Commission:

1. Does the Commission believe the 1X10 siding being proposed is too dissimilar to the architecture around Town?
2. Staff believes additional landscape buffers could be added along the edges abutting neighboring buildings to help mitigate the visual impacts. Does the Commission agree?
3. Staff believes that positive two (+2) points may be awarded for providing 13 common parking spaces for the project. Does the Commission concur?

We welcome any other comments.

Commissioner Questions / Comments from the June 4, 2013 Worksession:

Mr. Mamula: We aren't really giving this a formal blessing. We are saying that there is the potential that this could generate enough positive points that it might pass. There is not an understanding by the Applicant that when they return to this it will be a slam dunk. This is not a promise or a blessing. Fine with a recommendation.

Ms. Dudney: Wasn't the discussion for only seven positive points? I thought that they decided they would provide a range of guidance. Does anyone want to comment to the Town Council about Council providing a set number of points and in a range? I would like to suggest to the Council that they provide a range and allow the Staff to suggest the number and Planning to approve. (Mr. Mosher: The Planning Commission has to abide by the Development Code. Currently, if an application is providing 10% or more employee housing, the maximum positive ten (+10) points must be awarded. Council has the authority to make any changes via the Annexation Agreement and will likely set a new positive point "cap" at the 10% or more option in this case.)

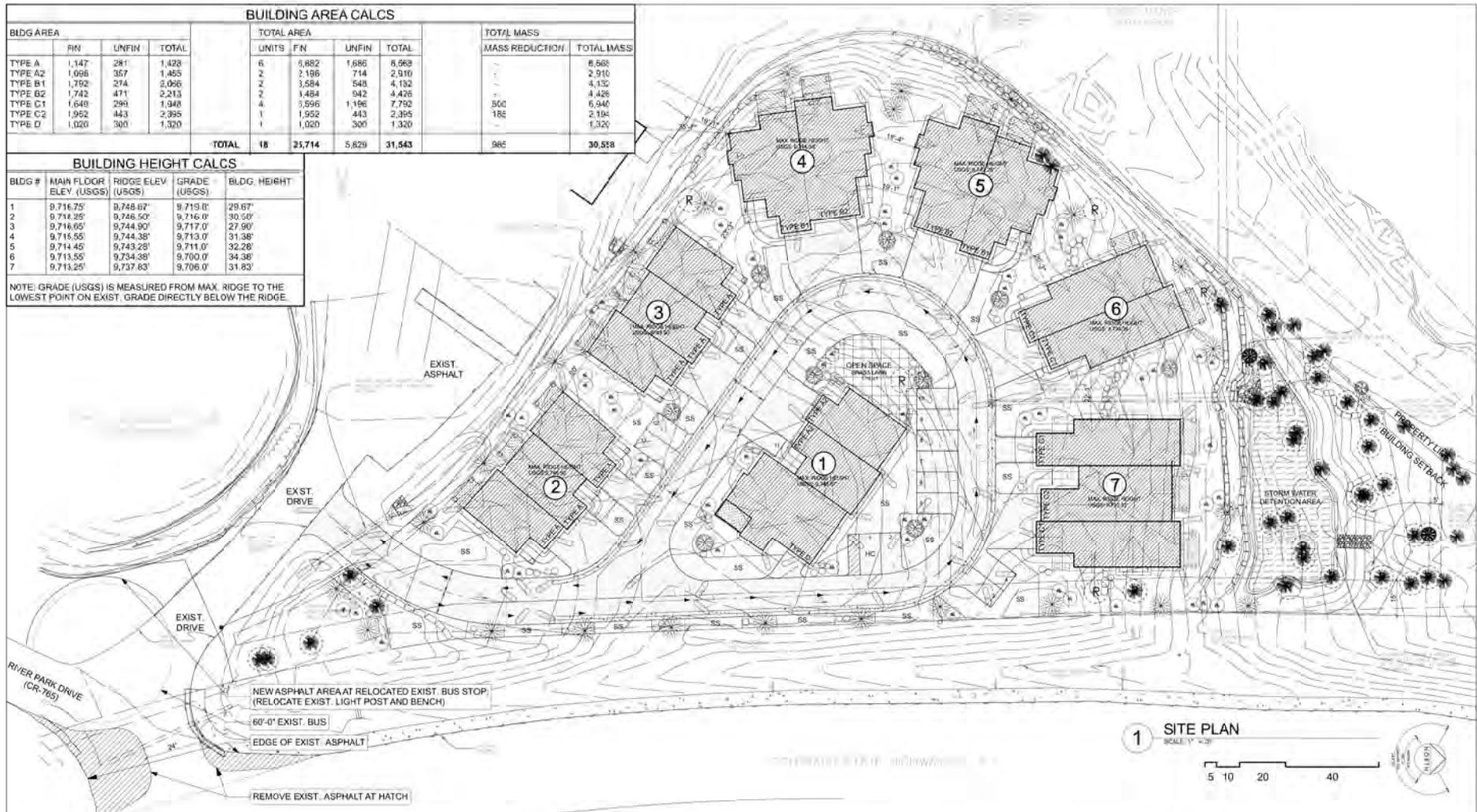
Mr. Lamb: The Council could very well see this and say positive three points; they could change the rules that they choose anyway. This is a Council decision.

Ms. Dudney: The Town Council discussed the proper policy as to whether or not they should set points a week following the last presentation that Maggie Homes provided to us. It doesn't have much to do with the number of points really, just the theory of the Council dictating the number of points.

BUILDING AREA CALCS									
BDG AREA	RN	UNFIN	TOTAL	TOTAL AREA			TOTAL MASS		
				UNITS	FN	UNFIN	TOTAL	MASS REDUCTION	TOTAL MASS
TYPE A	1,147	281	1,428	6	8,822	1,686	8,969	-	8,968
TYPE A2	1,068	357	1,425	2	2,196	714	2,310	-	2,310
TYPE B1	1,792	274	2,066	2	3,584	548	4,132	-	4,132
TYPE B2	1,742	471	2,213	2	4,484	942	4,426	-	4,426
TYPE C1	1,648	299	1,948	4	3,996	1,196	7,792	500	6,940
TYPE C2	1,952	443	2,395	1	1,952	443	2,395	186	2,194
TYPE D	1,020	300	1,320	1	1,020	300	1,320	-	1,320
TOTAL				18	25,714	5,829	31,543	965	30,558

BUILDING HEIGHT CALCS				
BDG #	MAIN FLOOR ELEV (USGS)	RIDGE ELEV (USGS)	GRADE (USGS)	BLDG. HEIGHT
1	9,716.75'	9,748.67'	9,719.0'	29.67'
2	9,712.26'	9,746.50'	9,716.0'	30.50'
3	9,716.65'	9,744.90'	9,717.0'	27.90'
4	9,716.55'	9,744.38'	9,713.0'	31.38'
5	9,714.45'	9,743.28'	9,711.0'	32.28'
6	9,713.55'	9,734.38'	9,700.0'	34.38'
7	9,713.25'	9,737.83'	9,706.0'	31.83'

NOTE: GRADE (USGS) IS MEASURED FROM MAX. RIDGE TO THE LOWEST POINT ON EXIST. GRADE DIRECTLY BELOW THE RIDGE.



1 SITE PLAN
SCALE: 1" = 20'

LANDSCAPE LEGEND		
KEY	NAME	NO. SIZE
(A)	ASPEN (POPULOUS TREMULOIDES)	52 2"-3" CAL. 50% MULTI.
(S)	SPRUCE (PICEA PUGENSIS OR PICEA ENGLERMANNI)	34 (16) 8" (14) 10"
(C)	CHOKE CHERRY (PRUNUS VIRGINIANA)	10 1.5"-2" CAL.
(W)	SHRUBS/WILDFLOWERS (POTENTILLA, PERENNIAL & COTTONEASTER)	51 5 GAL.
(R)	EXISTING TREES TO REMAIN	
(X)	EXISTING TREES TO BE REMOVED	

LANDSCAPE NOTES											
<p>1. Application of Topsoil or Mulching: Topsoil shall be saved on site during construction. Stockpiled soil shall be stored at least 10' from existing trees or prevent damage to the root systems. Topsoil grades shall be set out as to include the application of a minimum of two (2) inches of topsoil or mulch over the entire surface shown on the submitted plans. An applicant may attach a site plan in accordance with the provisions listed in Section 10.0 of the existing code. Sites shall be smooth and free of rocks and firewood that shall not be left in dumped form. A Review Authority may approve a more enhanced landscape in the periphery of a project or in more natural areas that includes sods, logs and other natural elements. If a minimum of two (2) inches of topsoil is not retained, an applicant may also apply a natural mulch (straw, hay, wood chippings, etc.) provided the earth is flat. A site only needs either topsoil or mulching and filling. Hay mulch shall consist of clean, dry or weather hay. Straw or hay in an advanced stage of decomposition that will smother or retard the normal growth of grass or other plants is not State Certified as free of noxious weed seed will not be accepted. If any straw breaks in the cleanup process, it shall not be accepted.</p> <p>2. Soil Preparation: Preparation to seeding, the top four (4) inches of the surface shall be first run an awn and loose (depth four (4) inches) deep. Free of clods or pieces of four inches or larger, in a minimum of two (2) inches of topsoil shall be applied to establish the desired ground grade. Planting of grass seed shall be done immediately following, and not more than ten (10) calendar days following surface preparation.</p> <p>3. Required Seed Mix: The seed mix purity shall be a minimum of 90% pure live seed (PLS). The specified application rate per 1,000 sq. ft. shall be 50 pounds per acre (maximum) and 15-20 pounds per acre (seed).</p>	<p>4. Spray and Drip Irrigation: All trees and shrubs to be drip irrigated unless otherwise noted on a site irrigation plan. All irrigation shall be on a central line with a backflow preventer. Drip, ferti, and soakers will provide adequate landscape and irrigation system maintenance for all site elements. The contractor shall be joint and bearing.</p> <p>5. Timing of Seeding: Where outside seeding is not a practical option, seeding shall be done in the fall after September 15, so that the seeds can germinate in the spring due to the spring melt and spring precipitation.</p> <p>6. Establishment of Revegetation: Revegetation or ground cover shall be considered established if, when viewed from above, it covers 80% or more of the ground surface in a uniform manner with no excessive bare spots. The ground cover growth shall be such that it effectively in controlling erosion and sedimentation.</p> <p>7. Seed Free Revegetation: Landscaping and plant material shall be free from weeds as identified by the County as invasive, noxious or otherwise nuisance weed species. Native seed will have nuisance weeds. A spray program will be implemented to manage invasive, noxious, or nuisance weeds.</p> <p>8. SHORT DRY GRASS SEED MIXTURE</p> <table border="1"> <tr><td>HARD FESCUE</td><td>30%</td></tr> <tr><td>CREeping RED FESCUE</td><td>30%</td></tr> <tr><td>SHEEP FESCUE</td><td>20%</td></tr> <tr><td>CANADA BLUEGRASS</td><td>10%</td></tr> <tr><td>CANBY BLUEGRASS</td><td>5%</td></tr> </table>	HARD FESCUE	30%	CREeping RED FESCUE	30%	SHEEP FESCUE	20%	CANADA BLUEGRASS	10%	CANBY BLUEGRASS	5%
HARD FESCUE	30%										
CREeping RED FESCUE	30%										
SHEEP FESCUE	20%										
CANADA BLUEGRASS	10%										
CANBY BLUEGRASS	5%										

DATA BLOCK			
ADDRESS	9525 CO HWY 9	LOT COVERAGE	
LEGAL DESCRIPTION	A PARCEL OF LAND LOCATED IN THE MAGGE PLACER U.S.M.S. NO 1138, IN SEC. 6, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6TH PM. COUNTY OF SUMMIT, STATE OF COLORADO	BUILDING	18,310 SF
LAND USE DISTRICT	30 RESIDENTIAL	PAVING	18,666 SF
LAND USE TYPE	30 RESIDENTIAL	OPEN SPACE	42,168 SF
SITE AREA	1.8169 ACRES	TOTAL	79,144 SF
DENSITY	ALLOWED 20 RES. UNITS ALLOWED MAX. PER AMENDED ANNEXATION AGREEMENT	PARKING REQUIRED	36 SPACES = 2 SPACES X 18 UNITS
MASS	ALLOWED 25,714 FIN. SF + 29% = 30,867 SF	PARKING PROVIDED	54 SPACES = 2.68 SPACES PER UNIT
PROPOSED	30,558 SF	20 GARAGE	20 GARAGE
		18 DRIVEWAY	18 DRIVEWAY
		13 COMMON	13 COMMON
		FIREPLACES	9 GAS BURNING UNITS
		DWELLING UNITS BEDROOMS	18 UNITS 44 BEDROOMS
		SNOW STACK REQUIRED	25% OF 18,666 SF = 4,666.5 SF
		PROVIDED	7,430 0.5 SF (159%)

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HOMES AT MAGGIE POINT
 9525 CO HWY 9
 TOWN OF BRECKENRIDGE, CO

SITE PLAN

2/24/23
 1/11/23 - CLASS A PRELIM
 8/20/23 - REVISION 2
 4/25/23 - REVISION 3
 5/23/23 - REVISION 3

A-1



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



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



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



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



7 BLDG TYPE A2
SCALE 1/8" = 1'-0"

AREA CALCS - A2			
	FINISHED	UNFINISHED	TOTAL
MAIN FLOOR	691		691
LOWER FLOOR	407	357	764
TOTAL	1,098	357	1,455
AREA CALCS - D - ADA UNIT			
	FINISHED	UNFINISHED	TOTAL
MAIN FLOOR	1,020	300	1,320
TOTAL	1,020	300	1,320



1 LOWER FLOOR PLAN
SCALE 1/8" = 1'-0"



2 MAIN FLOOR PLAN
SCALE 1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE		
ITEM	MATERIAL	COLOR
ROOF	42 YR. COMP. SHINGLES	
EAVE/RAKE	1/2" x 2" (E) - METAL/DRIP EDGE	
PRIMARY SIDING	HORZ. 1" (H) WOOD	
ACCENT SIDING	VERT. 1" (V) WOOD	
DOOR/WINDOW TRIM	1 1/2" (W) x 10" (H) HOOD	MT. COLUMBIA
CURTAIN CLOSER FRM.	2x6	BOARD
INSIDE CURTAIN FRM.	2x6	
DECK/RAIL	WOOD RAILS AND NEWELL	
EXPOSED BEAM/COG.	WOOD DECKING	
STONE BASE	CUL-LAM & BAMER	
	NATURAL MOSS ROCK	

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HOMES AT MAGGIE POINT
9525 CO HWY 9
TOWN OF BRECKENRIDGE, CO

BLDG 1
TYPE A2D

BLDG TYPE A

JOB 1222
DATE 12/22/13
CM

1/1/13 - CLASS 4 PRELIM
3/8/13 - REVISION 2
3/29/13 - REVISION 3
4/25/13 - REVISION 4
5/23/13 - REVISION 5

A-2



4 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



6 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



5 REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



7 BLDG TYPE A
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

ITEM	MATERIAL	COLOR
ROOF	42 1/2" COMP. SHINGLES	
EAVE/RAK	1X4 S. D.X10. 1/2" DORR. EDGE	
PRIMARY SIDING	HORZ. 7/16 WOOD	
ACCENT SIDING	VERT. 1X WOOD	
DOOR/SW WINDOWS	FRFRU	
DOOR/WINDOW TRIM	1 1/2" X 2 1/2" HOOD	SLY QUARTZ (MAGIE)
OUTSIDE CORNER TRIM	2x6	
INSIDE CORNER TRIM	2x2	
OSCK/RAILS	WOOD RAILS AND NEWELS WOOD DECKING	
EXPOSED FRAMEWORK	GLU-LAM & TIMBER	
STONE BASE	NATURAL WOLF ROCK	

AREA CALCS

	FINISHED	UNFINISHED	TOTAL
MAIN FLOOR	664		664
LOWER FLOOR	483	281	764
TOTAL	1,147	281	1,428



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HOMES AT MAGGIE POINT
9525 CO HWY 9
TOWN OF BRECKENRIDGE, CO

BLDG 2 & 3
TYPE A

2/8/13 1:21P
2/20/13 CM
3/11/13 CLASS 4 PRELIM
3/18/13 REVISION 2
3/29/13 REVISION 3
4/25/13 REVISION 4
5/23/13 REVISION 5

A-3



4 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



6 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



5 REAR ELEVATION
SCALE: 1/8" = 1'-0"



7 BLDG TYPE B
SCALE: 1:0.77

AREA CALCS - TYPE B1 - 1 CAR			
	FINISHED	UNFINISHED	TOTAL
UPPER FLOOR	847		847
MAIN FLOOR	945	274	1,219
TOTAL	1,792	274	2,066
AREA CALCS - TYPE B2 - 2 CAR			
	FINISHED	UNFINISHED	TOTAL
UPPER FLOOR	882		882
MAIN FLOOR	860	471	1,331
TOTAL	1,742	471	2,213



1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



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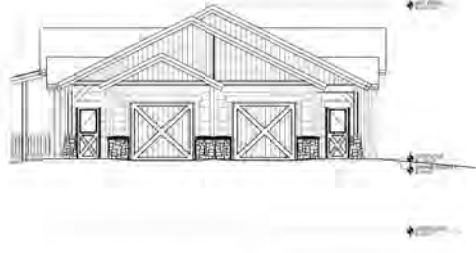
BLDG 4, 5
TYPE B

JOB: 12711
DATE: 1/21/13
CM:
1/11/13 - CLASS 4 PRELIM
3/8/13 - REVISION 2
3/29/13 - REVISION 3
4/25/13 - REVISION 4
5/23/13 - REVISION 5

A-4



4 LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



3 FRONT ELEVATION
SCALE 1/8" = 1'-0"



6 RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



5 REAR ELEVATION
SCALE 1/8" = 1'-0"



7 BLDG TYPE C
SCALE 1/8" = 1'-0"



1 MAIN FLOOR
SCALE 1/8" = 1'-0"



2 LOWER FLOOR
SCALE 1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE		
ITEM	MATERIAL	COLOR
ROOF	48 YR. DOWN SHINGLES	
EAVE/RAKE	1/2" x 2 1/2" MIL/GRP EDGE	
PRIMARY SIDING	HORIZ. 1 x 10 WOOD	
ACCENT SIDING	VERT. 1 x 10 WOOD	
DOORS/WINDOWS	ALUM. CLAD WOOD	
LOOK/WINDOW TRIM	1/2" W/2X4 WOOD	SEE COLOR BOARD
OUTSIDE CORNER TRIM	3/4"	
INSIDE CORNER TRIM	3/2"	
DECK/RAILS	WOOD RAILS AND NEWELS	
	WOOD DECKING	
EXPOSED BEAMS/COL.	GLULAM & TRIMBER	
STONE BASE	NATURAL ROCK WOOD	

	AREA CALCULATIONS		
	FINISHED	UNFINISHED	TOTAL
MAIN FLOOR	840	299	1,139
LOWER FLOOR	809		809
TOTAL	1,649	299	1,948

200 SF BELOW-GRADE MASS EACH UNIT

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HOMES AT MAGGIE POINT
9525 CO HWY 9
TOWN OF BRECKENRIDGE, CO

BLDG 6
TYPE C DUPLEX

JOB 13217
DATE 01/13/13
CM
1/11/13 - CLASS 4 PRELIM
3/8/13 - REVISION 2
3/29/13 - REVISION 3
4/25/13 - REVISION 4
5/23/13 - REVISION 5

A-5



5 LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



4 FRONT ELEVATION
SCALE 1/8" = 1'-0"



7 RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



6 REAR ELEVATION
SCALE 1/8" = 1'-0"



8 BLDG TYPE C
SCALE 1" = 1'-0"

EXTERIOR MATERIALS SCHEDULE		
ITEM	MATERIAL	COLOR
ROOF	40 YR. COMP. SHINGLES	
EAVEBRAKE	1 1/2" x 2 1/2" METAL DOWEL	
PRIMARY SIDING	HORIZ. 1 X 6 WOOD	
ACCENT SIDING	VERT. 1 X WOOD	
DOORS/WINDOWS	ALUM. CLAD WOOD	
DOOR/WINDOW TRIM	1 1/2" W/ 2 X 4 SIDING	EIF COLOR BOARD
OUTSIDE CORNER TRIM	2x4	
TRIM/ CORNER TRIM	2x4	
DECKING/BAL...	WOOD BALK AND RAILS	
EXPOSED BEAM SIDING	WOOD BECKING	
STONE BAL...	GLU LAM & TIMBER	
	NATURAL XDLS ROCK	

	AREA CALCS - C1 - EXTERIOR		
	FINISHED	UNFINISHED	TOTAL
MAIN FLOOR	840	299	1,139
LOWER FLOOR	809		809
TOTAL	1,649	299	1,948

	AREA CALCS - C2 - INTERIOR		
	FINISHED	UNFINISHED	TOTAL
UPPER FLOOR	391		391
MAIN FLOOR	870	314	1,184
LOWER FLOOR	691	129	820
TOTAL	1,952	443	2,395



3 UPPER FLOOR
SCALE 1/8" = 1'-0"



1 MAIN FLOOR
SCALE 1/8" = 1'-0"

2 LOWER FLOOR
SCALE 1/8" = 1'-0"

- GENERAL NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY CONSENTS FROM THE ADJACENT PROPERTY OWNERS.
 2. LOCATIONS OF EXISTING AND PROPOSED UTILITIES ARE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES.
 4. EXISTING UTILITIES SHALL BE PROTECTED AND REPAIRED AS NECESSARY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES.
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES.
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES.

DRAINAGE CALCULATIONS

RAIN DATA

100 Year	4.50 in/hr
50 Year	3.50 in/hr
25 Year	2.50 in/hr
10 Year	1.50 in/hr
2 Year	0.50 in/hr

HYDROLOGIC COEFFICIENTS

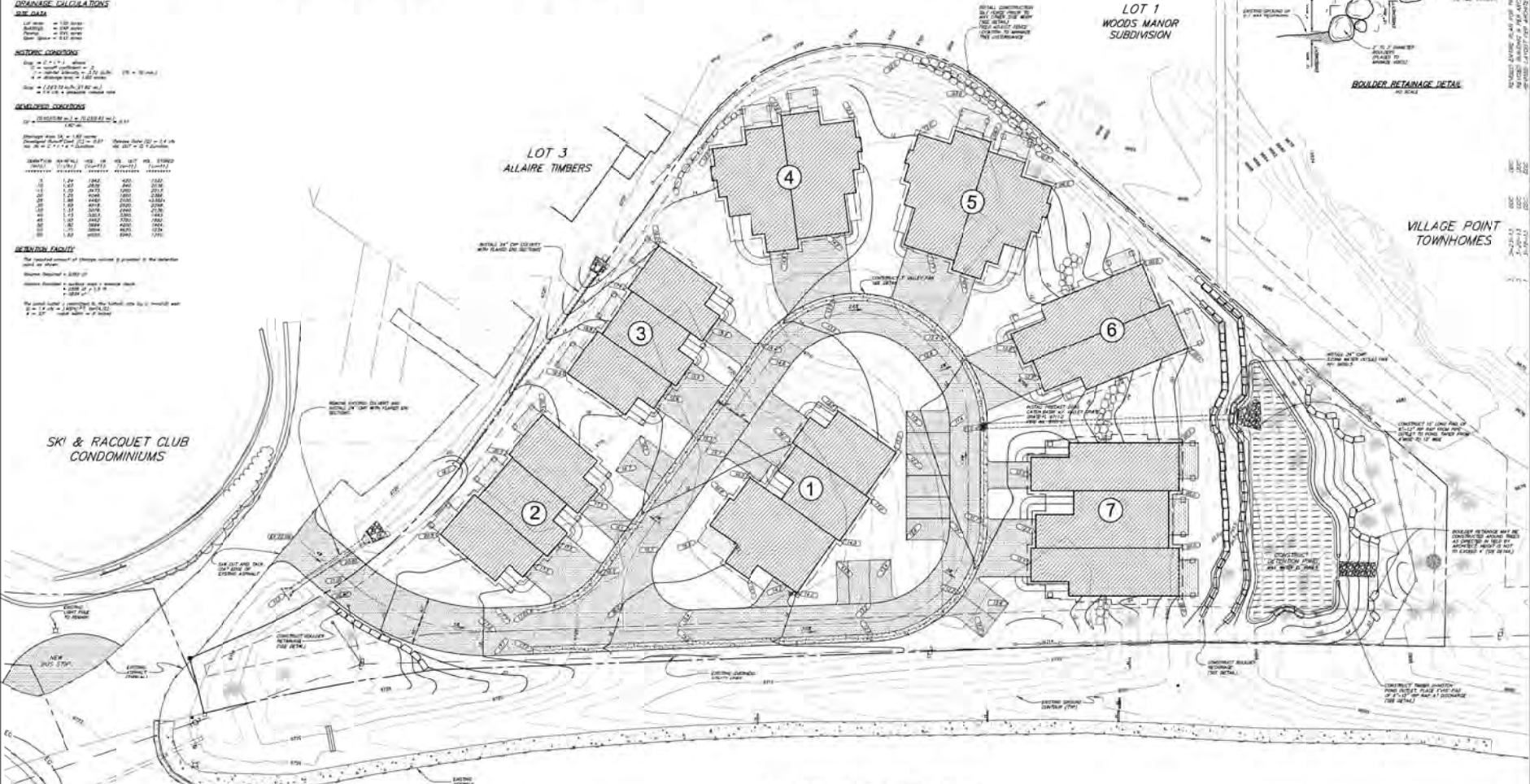
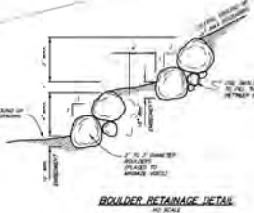
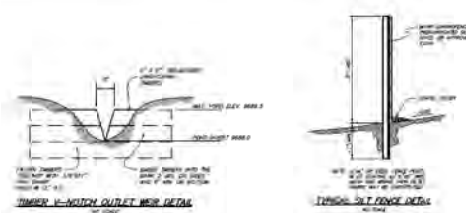
Runoff Coefficient = 0.75
 Time of Concentration = 10 min
 Time of Travel = 10 min
 Time of Baseflow = 10 min

DESIGN FLOWS

Flow Area (sq ft)	Flow Rate (cfs)	Flow Velocity (ft/s)
100	1.00	1.00
200	2.00	2.00
300	3.00	3.00
400	4.00	4.00
500	5.00	5.00
600	6.00	6.00
700	7.00	7.00
800	8.00	8.00
900	9.00	9.00
1000	10.00	10.00

PERCOLATION FACILITY

The treated effluent of this facility is proposed to be discharged into the Colorado River.











COLORADO STATE HIGHWAY No. 9

R-A-N-G-E-W-E-S-T INC.
 Consulting Engineers - Land Surveyors - Construction Managers
 P.O. Box 538 Silverthorn, CO 80498 Phone 370-489-6281 Drive Direct 823-0426

Project: MAGGIE POINT
 Drawing: GRADING AND DRAINAGE PLAN
 Sheet: 1 OF 1
 Date: 12/11/13

Author: [Name]
 Designer: [Name]
 Checker: [Name]
 Approver: [Name]

<p>Arapahoe Architects 322C N Main St Breckenridge, CO 80424 Job Number: 1237 Date: 01/11/2013</p>	<p>Homes at Maggie Point</p> <p>9592 CO Hwy 9 Breckenridge, CO 80424</p>	<p>Sheet: CBD-1</p>
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<u>MATERIALS</u>	<u>COLOR</u>	<u>SAMPLE</u>
<p>ROOFING</p> <p>Composite Asphalt Shingle</p>	<p>Tamko "Mountain Slate"</p>	
<p>CHIMNEY CHASE</p> <p>Low Profile Vert. Metal</p>	<p>"New Redwood"</p>	
<p>FASCIA AND TRIM</p> <p>1x6 on 2x12 Wood</p>	<p>"Redwood"</p>	
<p>SIDING</p> <p>1x10 Horiz. Wood</p>	<p>"Natural Tone Cedar"</p>	
<p>ACCENT SIDING</p> <p>1x Vert. Wood</p>	<p>"Sandy Hook"</p>	
<p>GARAGE DOOR AND TIMBERS</p> <p>Vert. Wood Panel and Heavy Timber</p>	<p>"Natural Tone Cedar"</p>	
<p>WINDOWS</p> <p>Alum Clad Wood and Vinyl</p>	<p>"Dark Bronze"</p>	
<p>ROCKBASE</p> <p>Thin Veneer, Natural Moss Rock</p>	<p>"Timberline"</p>	



MEMORANDUM

TO: Planning Commission

FROM: Michael Mosher, Planner III

DATE: June 21, 2013 for meeting of July 2, 2013

SUBJECT: Shock Hill Cottages - Permit Extension; (Class B Minor Development; Combined Hearing; PC#2013040)

The Town Council originally approved the Shock Hill Cottages on June 12, 2007. An extension to this permit was approved by the Town Council on June 22, 2010. This application is asking for another 3-year extension. This renewal will allow for the applicant to continue construction. To date, six of the fourteen units have been built in addition to one deed restricted unit.

There are no changes proposed to the plans since originally approved by the Town Council in 2007. The staff report, Findings and Conditions and Point Analysis remain unchanged. There are no Development Code policy changes that affect this application.

The staff report below is essentially the same as the one presented at the last renewal request in 2010.

Planning Commission Staff Report

Subject: Shock Hill Cottages - Second Permit Extension
(Class B Minor Development; Combined Hearing; PC#2013040)

Date: June 19, 2013 (For meeting of July 2, 2013)

Project Manager: Michael Mosher, Planner III

Applicants/Owners: Shock Hill Development, LLC

Agent: Tom Begley, Shock Hill Development, LLC

Proposal: Extend the vesting for Development Permit #2010033 for an additional three (3) years.

The original permit included construction of 14 clustered single-family homes, plus one deed-restricted employee-housing unit. Six of the 14 homes have been constructed so far. Natural exterior materials include: 8” board on board siding with 6” reveal, 10” half log siding or 2x10 rough sawn timber with 1 ½” chinking, cedar shake siding, 10” log brackets or 10x12 rough sawn cedar timbers, 3x8 rough sawn cedar window headers, 2x6 rough sawn cedar window side trim, 2x10 rough sawn corner boards, wire mesh deck railing, Colorado moss rock or Telluride Gold stone base and chimney, aluminum clad windows, and architectural grade asphalt shingles and core-ten metal roofing.

Address: 12-117 Regent Drive

Legal Description: The Cottages at Shock Hill (Tracts F, Shock Hill Subdivision)

Site Area: 3.23 acres (140,699 sq. ft.)

Land Use District: 10-Residential: 2 Units per acre (Single family, up to 8-plex, townhouses)

Master Plan: Recommended uses per the previous modification to the Shock Hill Master Plan:
Tract F: Clustered Single Family (“CSF”) 14 SFEs
“Each CSF home built upon Tract F shall be restricted to a maximum floor area of 3,500 square feet, plus garage”.

Site Conditions: The site is gently sloping from north to south, with a slope of about 4%. It is wooded with Lodgepole pine trees, which have been previously cleared of mountain pine beetle infected trees. The Green Loop of the Breckenridge Nordic Center abuts the east side of the property. There is a platted 15-foot Drainage Easement along the west portion of this site, along with a 5-foot Snow Stack Easement. A portion of the Gondola Easement crosses through the southwest portion of the site.

Adjacent Uses: North: Single Family lots South: Shock Hill Homes (duplexes)
East: Private Open Space West: Multi Family lots/Gondola

Density: Allowed per existing Master Plan: Tract F: 14 SFEs

Square feet (allowed per SFR unit, per Development Code):	Unlimited
Square feet (per previous Master Plan revision):	3,500 sq. ft + garage
Square feet (proposed, per unit)	
Building Type A: 3,128 sq. ft x 8 units =	25,024 sq. ft.
Building Type B: 3,417 sq. ft. x 6 units =	20,502 sq. ft.
Employee Housing Unit*: 741 sq. ft. x 1=	0 sq. ft.*
<hr/>	
Total density:	45,526 sq. ft.

*Per Section 9-1-19, Policy 3/Absolute: Density/Intensity, paragraph 6, “A maximum of ten percent (10%) of the density of a project which is located outside of the conservation district shall be excluded from the calculated density of the project if such density is used to construct "employee housing" as defined in section 9-1-5 of this chapter.” For this reason, the 741 square foot on-site employee-housing unit is not counted toward the proposed density.

Mass:	Building Type A: 3,616 sq. ft. x 8 =	28,928 sq. ft.
	Building Type B: 3,857 sq. ft. x 6 =	23,142 sq. ft.
	Employee Housing Unit + Dumpster =	1,323 sq. ft.
	<hr/>	
	Total proposed:	53,393 sq. ft.
F.A.R.	1: 2.63	
Height:	Maximum allowed:	35’ overall
	Proposed (tallest building):	34.84’ overall
Lot Coverage:	Building / non-Permeable:	29,945 sq. ft. (21.28% of site)
	Hard Surface / non-Permeable:	22,371 sq. ft. (15.90% of site)
	Open Space / Permeable Area:	88,383 sq. ft. (62.82% of site)
Parking:	Required:	30 spaces (2 per unit)
	Proposed:	29 spaces (in garages) + 29 in driveways
Snowstack:	Required:	5,593 sq. ft. (25%)
	Proposed:	6,327 sq. ft. (28%)
Setbacks: (Relative)	Front: 15 ft.	Proposed: 25 ft. (minimum)
	Sides: 5 ft.	Proposed: 30 ft.
	Rear: 15 ft.	Proposed: 15 ft.

Note: Policy 9 (Relative) Placement of Structures: (2) d. “Perimeter Boundary: The provisions of this subsection shall only apply to the perimeter boundary of any lot, tract or parcel which is being developed for attached units (such as duplexes, townhouses, multi-family, or condominium projects), or for cluster single-family (CSF) use”.

Footprint lots will be platted after the foundations are poured. There will be no individual “lots” for measuring side yard setbacks, as in a traditional single-family

residential subdivision. The footprint lots will be reviewed by staff through the Class C Subdivision process, which will not be reviewed by Planning Commission.

Item History

The Town Council originally approved this project on June 12, 2007. An extension was approved by the Town Council on June 22, 2010. This application is asking for another 3-year extension to continue construction.

Changes since previous meeting:

There are no changes proposed to the plans since originally approved by the Town Council in 2007.

Staff Comments

Master Plan/Land Use (Policies 2/A & 2/R): The Shock Hill Master Plan was modified in 2007 to allow for this development. Previous uses were for a Nordic center and lodging, with 16 SFEs. The new master plan allows Tract F to be used for cluster single family uses, with only 14 SFEs (2 SFEs were previously extinguished). The master plan includes a definition of Cluster Single Family homes, and a size limitation of 3,500 square feet per home (not including garage).

The following language is shown to address this topic is shown below:

Shock Hill Master Plan Note F :

Tract F shall be used for clustered single family residential. Cluster single family residential ("CSF") development shall mean development which concentrates buildings on the designated CSF sites in order to allow the remaining land, Tract H and designated trail easements, to be used for recreation, common open space and/or the preservation of environmentally sensitive features. In addition, each CSF development within the Master Planned Property shall be specifically designated and constructed to: (i) create a grouping of building sites that share common access by means of a private drive, or private drives when necessitated by topography or public safety, and (ii) achieve architectural compatibility through the use of a consistent palette of materials, colors, building design, roof pitch and style, with special attention being devoted to the proportions and architectural style of the adjacent structures within the cluster. Each CSF site within the Master Planned property shall be designed and built by a single developer so as to ensure architectural compatibility. Individual building envelopes within a CSF site are not specified by this Master Plan so as to allow maximum flexibility in the design and siting of individual homes within the CSF sites. Review of site specific design for each home to be constructed within the CSF site shall be undertaken by the Town at the time of issuance of development permits for the cluster. Each CSF home built upon Tract F and G shall be restricted to a maximum floor area of 3,500 square feet plus garage square footage.

Density/Intensity (3/A & 3/R)/Mass (4/R): The current density on these two tracts is 14 SFEs. As proposed, 14 SFEs are being used and the total proposed density is 45,234 square feet. The proposed Master Plan note on clustered single-family homes indicates that the floor area of each home would not be allowed to exceed 3,500 square feet, plus garages (as mass). As proposed, Building Type A units are 3,128 square feet, and Building Type B units are 3,417 square feet.

As noted above, the deed-restricted employee-housing unit does not count toward the density. As such, there are only 14 SFEs of density. Previously, there were 16 SFEs allocated to this property per the Master Plan. The applicant has already sunset the remaining 2 SFEs of density from the property.

Architectural Compatibility (5/A & 5/R): There is no change to the architecture from the approved plans. Rustic mountain architecture is proposed with mining influences. A variety of natural materials are proposed, as well as varied roof forms, a variety of roof pitches (ranging from 4:12 to 10:12), rough sawn exposed timbers, divided light windows, battered stone columns, and exposed log or timber brackets. The changes in roofs and wall planes help to break up the massing of these buildings. There are no artificial materials proposed. Muted natural colors are proposed. Staff finds that the proposed materials and architectural style are appropriate for this subdivision, and comply with the Shock Hill Master Plan and this Policy.

Two different building types are proposed, plus one design for the employee-housing unit. Each building type will be constructed with either log or timber siding. There are also two color schemes for the property, with different siding and trim colors, two window colors, two roof color and two (natural) rock treatments. Staff supports the proposed architecture.

Building Height (6/A & 6/R): The height of single-family homes outside of the Conservation District is measured to the ridge, and may not exceed 35 feet overall. No negative points are awarded for height, as this is an absolute policy. All buildings meet the required height limit, with the tallest building 34.84 feet.

Single-family buildings are eligible to receive positive under policy 6/R-Building Heights, for the lack of long, unbroken ridgelines and providing interesting roof forms:

II. For all Single Family and Duplex Units outside the Historic District:

(A.) Additional negative or positive points may be assessed or awarded based upon the Planning Commission's findings of compliance with the following:

1 x (-1/+1) a. It is encouraged that buildings incorporate the upper most story of density into the roof of the structure, where no additional height impacts are created.

1 x (-1/+1) b. Buildings are encouraged to provide broken, interesting roof forms that step down at the edges. Long, un-broken ridgelines, 50 feet or longer, are discouraged.

1 x (0/+1) c. Roof forms are encouraged to have a minimum pitch of eight in twelve (8:12) to a maximum pitch of twelve in twelve (12:12) over 90% of the roof area (measured in plan); however, up to 10% of the roof area may be flatter than an eight in twelve (8:12) pitch.

Staff believes that the proposed buildings provide interesting roof forms that step at the edges and avoid long, unbroken ridgelines. The longest unbroken ridgeline proposed is 32 feet. Each of the buildings proposes density within the roofs. Staff recommends one positive point (+1) under Policy 6/R, Building Height, for incorporating these design features.

Site and Environmental Design (7/R):

4X(-2/+2) B. *Site Buffering: Developments should be buffered from adjacent properties and public right of ways. To achieve this, buildings and other development impacts should be located in a manner that allows for site buffering (existing or proposed). Buffering between the developments and neighboring properties may include, but are not limited to:*

- *Existing mature tree stands.*
- *The physical distance from property edge to the development.*
- *New landscaping.*
- *Landscaped berms at the property perimeter.*

The average front setback is about 26.4 feet. The setback at the east side of the site, adjacent to the Nordic trail system and private open space, remains at 15 feet. The buildings are placed relatively close together in many cases, with the closest buildings 19 feet apart (roof eave to roof eave).

As proposed, about 58% of the site will be disturbed with buildings, roads or grading. Staff feels that negative points are warranted, and were previously assigned in 2007. Staff recommends negative four (-4) points under this policy for the impacts of the site design and grading along with the lack of preservation of the natural buffers on the interior of the site.

Placement of Structures (9/A & 9/R): The buildings meet all of the recommended setbacks from the perimeter boundary. The recommended setback is 15 feet to the front, 15 feet to the rear, and 5 feet to the side year property line. As proposed, the buildings are at least 15' from the property line on all sides, with a minimum setback of 25 feet from the from the front property line. Staff has no concerns.

Access / Circulation (16/A & 16/R; 17/A & 17/R): A private roadway has already been constructed within the development to access each unit. There are two access points from Shock Hill Drive. The south curb cut is aligned with Penn Lode Drive (across the street). The other curb cut is over 500 feet away, accessing from the cul-de-sac at the end of Shock Hill Drive.

Private two-car garages are proposed for each unit (except the employee unit, which has a one-car garage), with space in front of the garages for additional parking. As proposed, all garages face onto the private roadway, and accommodate spaces for cars in front without blocking the road. Staff has no concerns with the access or circulation.

Pedestrian Circulation (16/R): The provision of internal sidewalks and pedestrian circulation systems is encouraged in Policy 16/R-Internal Circulation. An internal walkway was proposed and has been installed to improve access to and from the gondola, as well as the Nordic trail and the private open space. The subdivision plan also shows an 8' wide public pedestrian easement along the path to provide public access to the trail easement. This has been completed.

Landscaping (22/A & 22/R): No changes are proposed to the landscaping plan. The proposed landscaping plan is designed to replace the buffers lost due to site disturbance from construction of the roads and new buildings. Aspen trees were previously increased in size, to 2"-3" caliper. The spruce trees were also increased in size by 2 feet in height per tree in 2007. Based on the size and quantity of trees proposed, staff recommends positive four (+4) points under Policy 22 (Relative) Landscaping. The revised landscape plan includes the following new plantings and sizes:

Planting Type	Quantity	Size
Aspen	133	2.0"- 3" caliper
Colorado spruce	60	8' – 10' tall
Colorado spruce	75	12' – 14' tall
All new plantings will be irrigated with drip irrigation system.		

Social Community / Employee Housing (24/A &24/R): One new employee-housing unit is proposed within the Homeowners Association service building. The employee-housing unit (EHU) is located opposite the north vehicular entrance to the site, and backs on to the Nordic terrain park. As proposed, the project provides 1.63% of the proposed density, or 741 square feet, in deed-restricted employee housing. The building will be owned by the Homeowners Association for Shock Hill Cottages, which would allow an on-site employee to handle maintenance of the property. In addition to the employee housing function, the building would include the trash enclosure for the development, as well as storage of tools and other equipment used by the HOA. Employee housing is not required for single-family developments. No positive or negative points are warranted under this policy.

Open Space/Nordic: All open space dedication requirements for the Shock Hill Subdivision have been previously satisfied. No changes are proposed to the dedication of Nordic trail or private open space from the last meeting. A portion of the existing Tract F (0.35 acres) would still be dedicated as private open space in Tract H.

Refuse (15/A & 15/R): A common trash enclosure is proposed along the east side of the private roadway for the residents of this development. The enclosure is incorporated into the HOA service building, and therefore warrants one (+1) positive point. The enclosure has been revised to meet the design requirements of this policy, including the minimum door width of 10 feet, and minimum height of 9 feet. Adequate circulation is provided in front of the enclosure for trash collection vehicles.

(15/R)-Refuse: The following trash dumpster enclosure design features are encouraged to be incorporated in the enclosure design:

1 x (+1) Incorporation of trash dumpster enclosure into a principal structure.

(+2) Rehabilitation of historic sheds for use as an approved trash dumpster enclosure, in a manner that preserves and/or refurbishes the integrity of the historic shed.

(+2) Dumpster sharing with neighboring property owners; and having the shared dumpster on the applicant's site. (Ord. 26, Series 2001)

Lighting: All lighting proposed will meet the adopted Exterior Lighting policy. All new lighting will be on the buildings, with no freestanding pole lamps proposed. Cut sheets of the proposed lighting have been provided and remain unchanged.

Subdivision: The applicant intends to plat footprint lots for these homes, and provide common maintenance of the landscaping and roadway (including snow removal). The current Subdivision Standards allow the use of footprint lots for master planned developments such as this. Specifically:

“1. Lots for residential uses and all lots located within residential neighborhoods shall be a minimum of five thousand (5,000) square feet in size, except lots created through the

*subdivision of townhouses, duplexes, or **building footprint lots created as part of a single-family or duplex master plan** or planned unit development, which are exempt when the lot and project as a whole is in general compliance with the town comprehensive planning program and have little or no adverse impacts on the neighborhood.” (9-2-4-5) Emphasis added.*

Staff finds that the proposal to plat footprint lots is in compliance with the current Subdivision Standards. This system will also result in common maintenance of the road and walkway as well as landscaping. A separate Class C subdivision application will be required, after the foundations for the homes are installed.

Point Analysis / Shock Hill Cottages (Section: 9-1-17-3): At this point, staff recommends negative four (-4) points under Policy 7/R-Site and Environmental Design. We recommend positive one (+1) point for Policy 6/R-Building Height, positive one (+1) points for Policy 15/R-Refuse and positive four (+4) points under Policy 22/R-Landscaping, for a total score of positive two (+2) points.

Staff Recommendation

No changes are proposed to the plans approved in 2007. Staff recommends approval of the request to extend the vesting by three (3) years. We have no concerns with this application.

Commissioner Questions/Comments from the June 15, 2010 Planning Commission Meeting

Mr. Schroder: Yes.

Mr. Pringle: Yes. Is this a permit renewal, or an extended vesting? (Mr. Neubecker: It's a permit renewal.)

Mr. Bertaux: Yes.

Mr. Lamb: Yes.

Ms. Katz: Yes.

Ms. Katz made a motion to approve the point analysis for the Shock Hill Cottages Tract F Extended Vesting, PC#2010033, 12 Regent Drive. Mr. Bertaux seconded, and the motion was approved unanimously (5-0).

Mr. Bertaux made a motion to approve the Shock Hill Cottages Tract F Extended Vesting, PC#2010033, 12 Regent Drive, with the presented findings and conditions. Ms. Katz seconded, and the motion was approved unanimously (5-0).

Final Hearing Impact Analysis

Project: Shock Hill Cottages - Second Permit Extension
 PC#: 2013040
 Date: 6/19/2013
 Staff: Michael Mosher

Positive Points +6

Negative Points - 4

Total Allocation: +2

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)	0	Cluster Single family uses proposed in revised Master Plan.
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)	0	
2/R	Land Use Guidelines - Nuisances	3x(-2/0)	0	
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)	0	Density limit of 3,500 square feet per unit, per revised Master Plan. All units meet this requirement.
4/R	Mass	5x (-2>-20)	0	
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)	0	Project is compatible with Shock Hill Subdivision. Natural materials proposed; well broken roof and wall planes.
5/R	Architectural Compatibility / Conservation District	5x(-5/0)	N/A	
5/R	Architectural Compatibility H.D. / Above Ground Density 12	(-3>-18)	N/A	
5/R	Architectural Compatibility H.D. / Above Ground Density 10	(-3>-6)	N/A	
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)	N/A	All single family homes, which meet the maximum height of 35' overall.
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)	N/A	
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)	N/A	
6/R	Building Height Outside H.D. / Stories	(-5>-20)	N/A	
6/R	Density in roof structure	1x(+1/-1)	0	
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)	0	
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)	0	
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)	+1	All buildings step down at edges and there are no long, unbroken ridges.
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)	0	Most roofs are 8:12 or 10:12, with some 5:12 and 6:12 pitches.
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)	0	
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)	0	
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)	- 4	Locations of roads and homes results in inadequate interior buffers.
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)	0	
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)	0	
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)	0	
7/R	Site and Environmental Design / Wetlands	2X(0/+2)	0	
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)	0	
9/A	Placement of Structures	Complies		All minimum setbacks are met. Front setback increased to 25' from Shock Hill Drive.
9/R	Placement of Structures - Public Safety	2x(-2/+2)	0	
9/R	Placement of Structures - Adverse Effects	3x(-2/0)	0	
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)	0	
9/R	Placement of Structures - Setbacks	3x(0/-3)	0	
12/A	Signs	Complies		All signs under separate permit.
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)	0	25% snow staking required, 28% provided.
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)	0	
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)	+1	Dumpster enclosure is incorporated into employee housing unit.
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)	0	
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)	0	

16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)	0	Good internal circulation provided.
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)	N/A	
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)	0	All units have garage parking, plus parking in front of garage doors.
18/R	Parking-Public View/Usage	2x(-2/+2)	0	
18/R	Parking - Joint Parking Facilities	1x(+1)	0	
18/R	Parking - Common Driveways	1x(+1)	0	
18/R	Parking - Downtown Service Area	2x(-2/+2)	N/A	
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)	N/A	
21/R	Open Space - Private Open Space	3x(-2/+2)	0	63% private open space. Plus, 0.35 acres of land added to Tract H, private open space.
21/R	Open Space - Public Open Space	3x(0/+2)	0	
22/A	Landscaping	Complies		
22/R	Landscaping	4x(-2/+2)	+4	133 aspen (2"-3" cal.), 135 spruce (8'-14' tall), drip irrigation to all new plantings.
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)	0	741 square feet (1.63%) employee housing proposed. No negative points warranted for single family developments.
24/R	Social Community - Community Need	3x(0/+2)	0	
24/R	Social Community - Social Services	4x(-2/+2)	0	
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)	0	
24/R	Social Community - Historic Preservation	3x(0/+5)	0	
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15	0	
25/R	Transit	4x(-2/+2)	0	
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)	0	
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)	0	
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	0	All new fireplaces are gas-burning.
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)	0	
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)	0	
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)	0	
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)	0	
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)	0	
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)	N/A	
37/R	Individual Sites	3x(-2/+2)	N/A	
37/R	Blue River	2x(0/+2)	N/A	
37R	Cucumber Gulch/Setbacks	2x(0/+2)	N/A	
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)	N/A	
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)	0	
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		

TOWN OF BRECKENRIDGE

Shock Hill Cottages - Second Permit Extension
Tracts F, Shock Hill Subdivision
Regent Drive
PERMIT #2013040

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 **June 19, 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 **July 2, 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 **July 9, 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. Applicant shall field locate utility service lines to avoid existing trees.
10. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.
11. Applicant shall move the Nordic Trails on Tract H according to the approved site plan. Applicant shall consult with the Town of Breckenridge Open Space and Trails Department prior to constructing the new Nordic Trails. All new trails shall be constructed according to the Town Trail Standards and Guidelines.
12. All landscaping installed for this project shall be installed on private property, and not within the public right-of-way. Any landscaping installed within the right-of-way may be removed or damaged by the Town of Breckenridge due to maintenance and snow plowing, and will not be repaired by the Town.

PRIOR TO ISSUANCE OF BUILDING PERMIT

13. Applicant shall submit proof of ownership of the project site.
14. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
15. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
16. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
17. 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. **No construction staging or access will be allowed from the 50' Emergency Access, Utility and Drainage Easement along the northwest boundary of the property.**

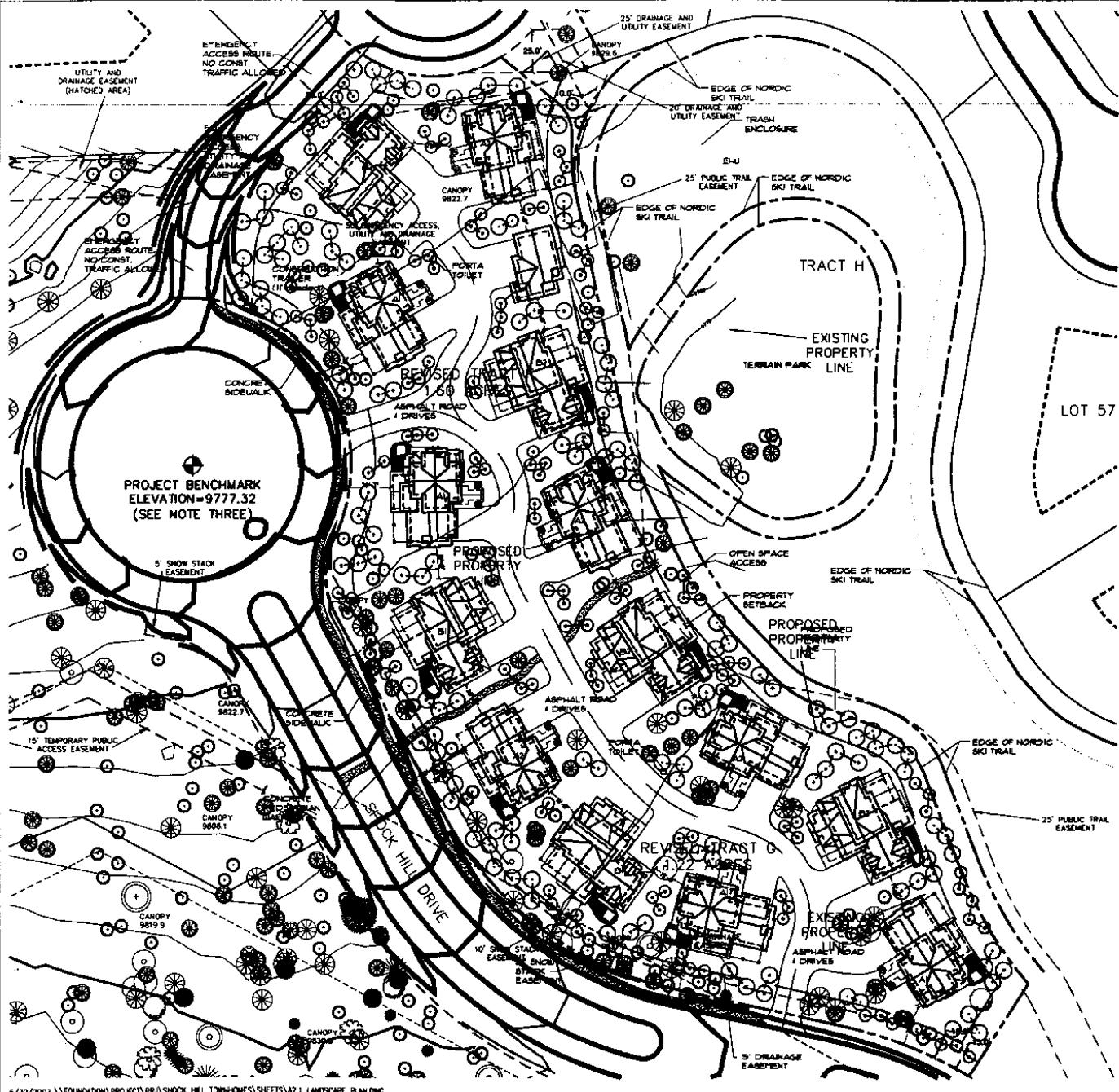
19. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property.
20. Applicant shall submit a 24"x36" Mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the Mylar.
21. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

22. Applicant shall execute and record with the Summit County Clerk and Recorder the Town's standard employee housing covenant for the 741 square feet of employee housing (EHU) within the project. The covenant shall include a provision requiring ownership of the employee housing unit, and the entire building in which the employee housing unit is located, to be owned by the Shock Hill Cottages Homeowners Association. The form of the covenant shall be subject to approval of the Town Attorney.
23. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
24. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches from the property. Dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above ground.
25. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
26. Applicant shall screen all utilities.
27. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
28. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.

29. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
30. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney.
31. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
32. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

(Initial Here)



LEGEND		
EXISTING TREES TO REMAIN	EXISTING TREES TO REMOVE	TREES TO BE ADDED
PINE TREES 8"	SPRUCE TREES 8"	2"-3" CALIPER ASPEN MULTI-STEM = (133)
10"	10"	8"-10" COLORADO SPRUCE = (80)
12"	12"	12"-14" COLORADO SPRUCE = (75)
14"	14"	
16"	16"	
18"	18"	
20"	20"	
24"	24"	

NOTES:

- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE PLANTED W/ A SHORT-DRY NATIVE GRASS REED MIX
- ALL PLANTINGS WILL BE IRRIGATED W/ A DRIP IRRIGATION SYSTEM
- UNDERSTORY WILL BE PLANTED W/ 400 1-3 GALLON NATIVE SHRUBS & GROUNDCOVER INCLUDING:
 - POTENTILLA
 - ALPINE CORIANT
 - BUFFALOBERY
 - SAGE
 - WOOD'S ROSE

O'BRYAN
PARTNERSHIP, INC.
ARCHITECTS - AIA

ARCHITECTURE,
PLANNING, INTERIORS
P. O. Box 2773
620 Main Street, Suite 6
Frisco, CO 80443
Tel: 970.688.1333
Fax: 970.688.2316
www.obparch.com

SHOCK HILL COTTAGES
TRACTS F & G
BRECKENRIDGE, Colorado 80424

Revisions:
PRELIM PLAN SUB. 5/14/06
PRELIM PLAN SUB. 9/10/06
PRELIM PLAN SUB. 9/13/07
FINAL PLAN SUB. 4/16/07

Date: 5/25/07
Project No: 2763.00
Drawn by: ATB
Checked by: KAO

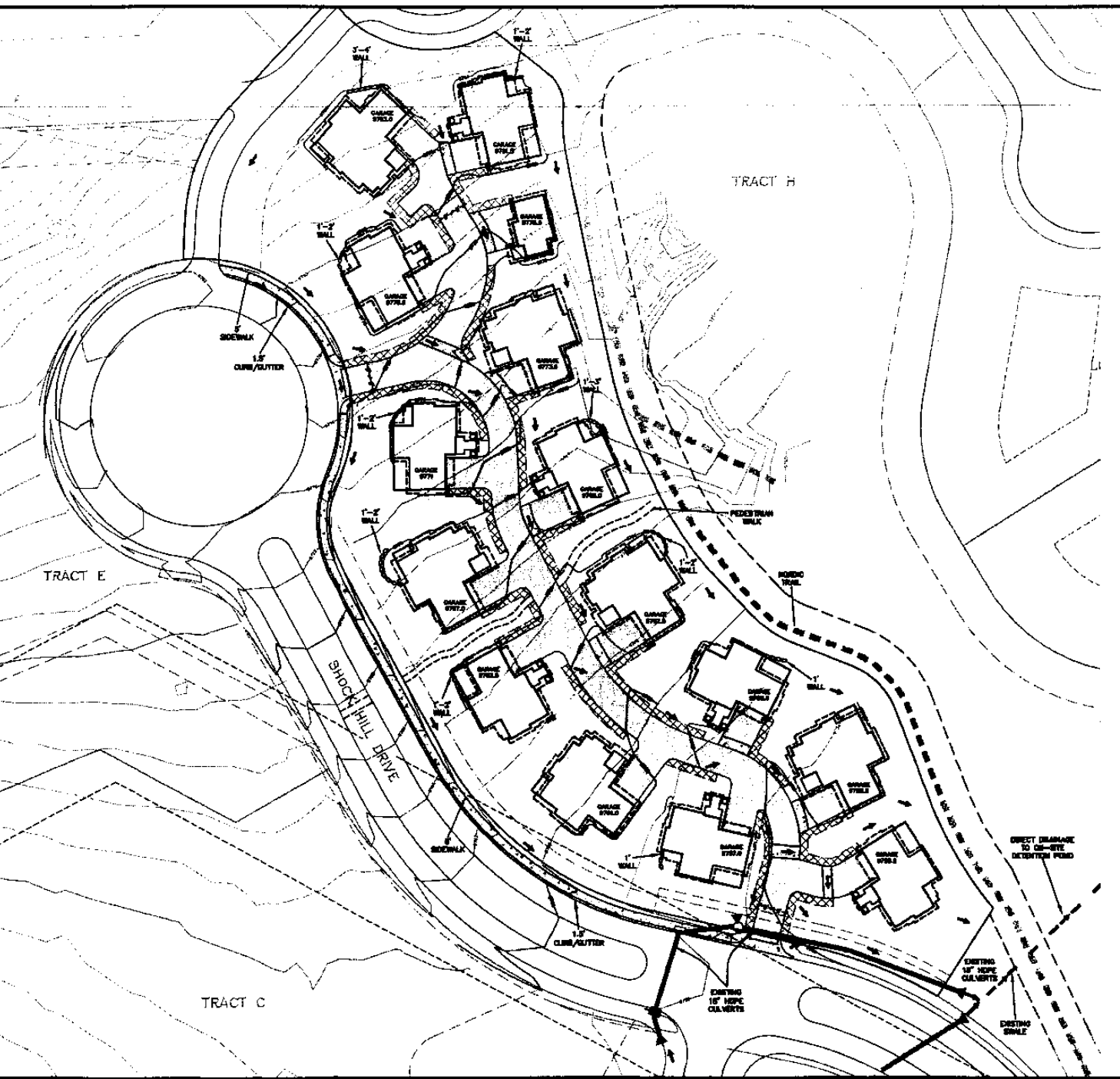
A2.1
LANDSCAPE PLAN

1 LANDSCAPE PLAN
A2.1 1" = 30'-0"

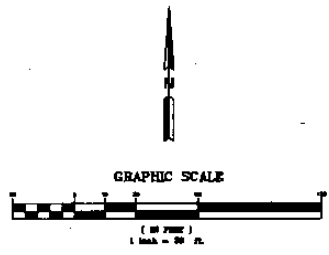


© COPYRIGHT

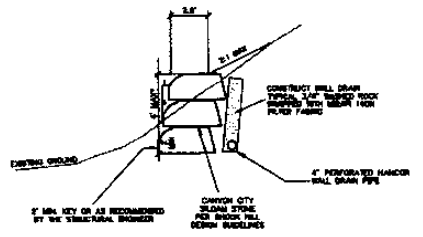
**SHOCK HILL SUBDIVISION
TRACT F
GRADING PLAN**



LEGEND	
	BOUNDARY LINE
	ROAD CENTERLINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	RUNOFF DIRECTION
	DRAINAGE SWALE
	HONIC TRAIL
	PEDESTRIAN WALK
	PROPOSED ASPHALT
	PROPOSED CONCRETE PAV
	SNOWSTACK AREA



DESCRIPTION	AREA	NOTES
ASPHALT/CONCRETE	22,341 S.F.	INTERNAL ROADS AND PAVS
SNOWSTACK AREA	6327 S.F.	28.5% OF PAVED AREA



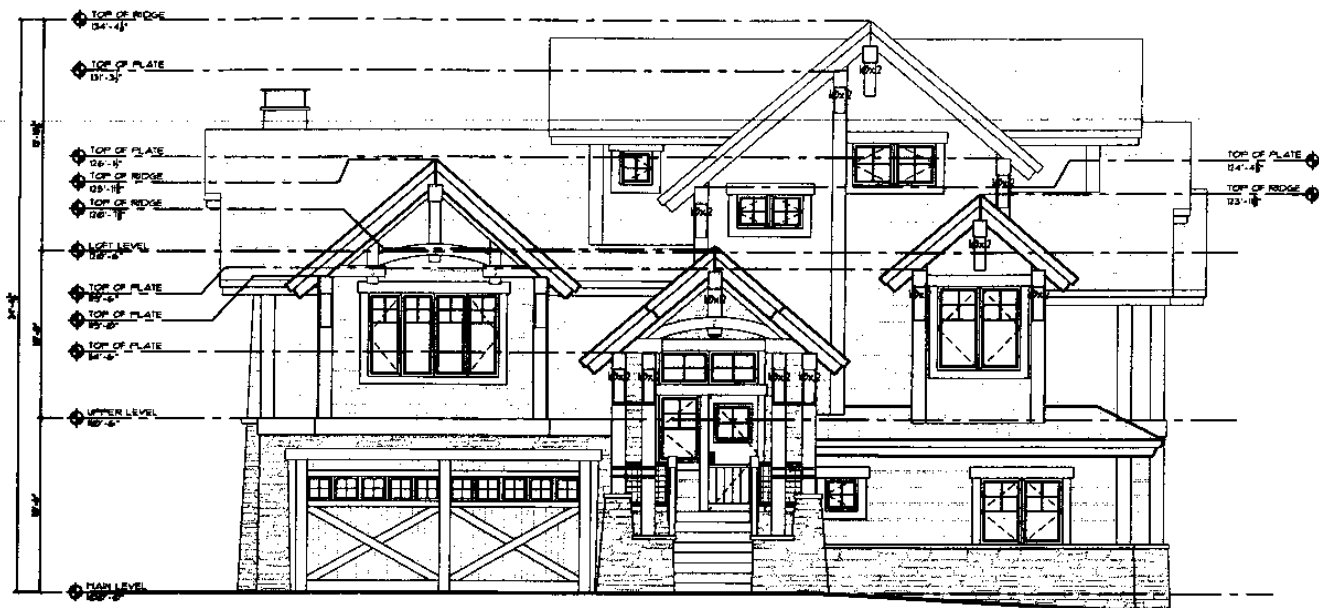
* WALLS OVER 4' TO BE DESIGNED BY STRUCTURAL ENGINEER

WALL DETAIL

NO.	REVISION DESCRIPTION	DATE	BY

DATE: 02-22-2002	DESIGNED BY: [Signature]	CHECKED BY: [Signature]	JOB NO.: 02004
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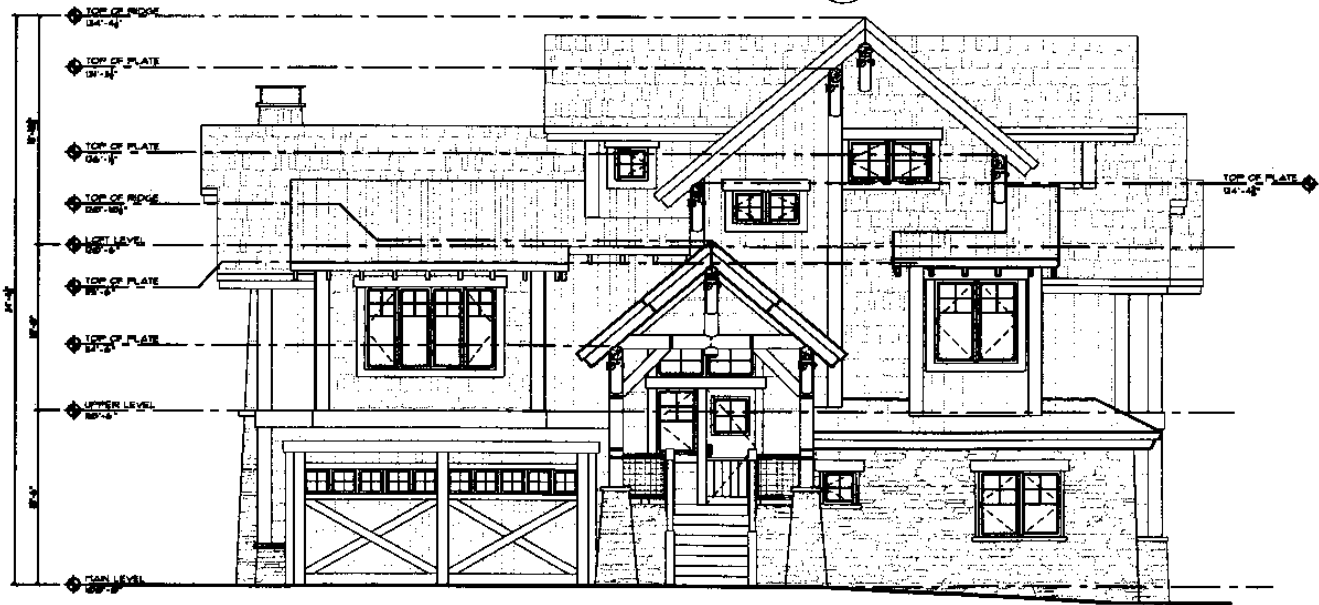
C2



1 BUILDING A1 - FRONT ELEVATION
 AA1 5.0 1/4" = 1'-0" TIMBER SCHEME SHOWN

EXTERIOR BUILDING MATERIALS:

- CEGAR SHAKE SIDING
 - 8" BOARD ON BOARD W/ 6" REVEAL
 - WINDOW HEADERS 3/4" ROUGH BAIN CEDAR
 - WINDOW SIDE TRIM AND SILL'S 3/4" ROUGH BAIN CEDAR
 - CORNER BOARDS 2"X8 ROUGH BAIN CEDAR
 - 8" LOG BRACKETS OR 1/2"X8 ROUGH BAIN CEDAR TRIMERS
 - 8"X1/2 BAIN LOG SIDING OR 2"X8 ROUGH BAIN TRIMERS BOTH WITH 1/2" CHANGING
 - STONE - COLORADO MOSS ROCK
 - ROOFING - ARCHITECTURAL ASPHALT BUNGLES - 4 CORN-TEN METAL ROOFING
 - ALUMINUM CLAD WINDOWS
- NOTE: ALL COLORS AND STAINS TO BE DETERMINED



1 BUILDING A1 - FRONT ELEVATION OPT.
 AA1 5.0 1/4" = 1'-0" LOG SCHEME SHOWN

O'BRYAN PARTNERSHIP, INC.
 ARCHITECTS - A.I.A.

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 Fax: 970.668.2316
 www.obparch.com

SHOCK HILL COTTAGES
 TRACTS F & G
 BRECKENRIDGE, Colorado 80424

Revisions:

PRELIM	PLAN SUB.	8.14.06
PRELIM	PLAN SUB.	2.10.30.06
PRELIM	PLAN SUB.	3.13.07
FINAL	PLAN SUB.	4.16.07

Date:	5.25.07
Project No:	276300
Drawn by:	ATB
Checked by:	KAO

AA1 5.0
 ELEVATIONS

SHOCK HILL COTTAGES

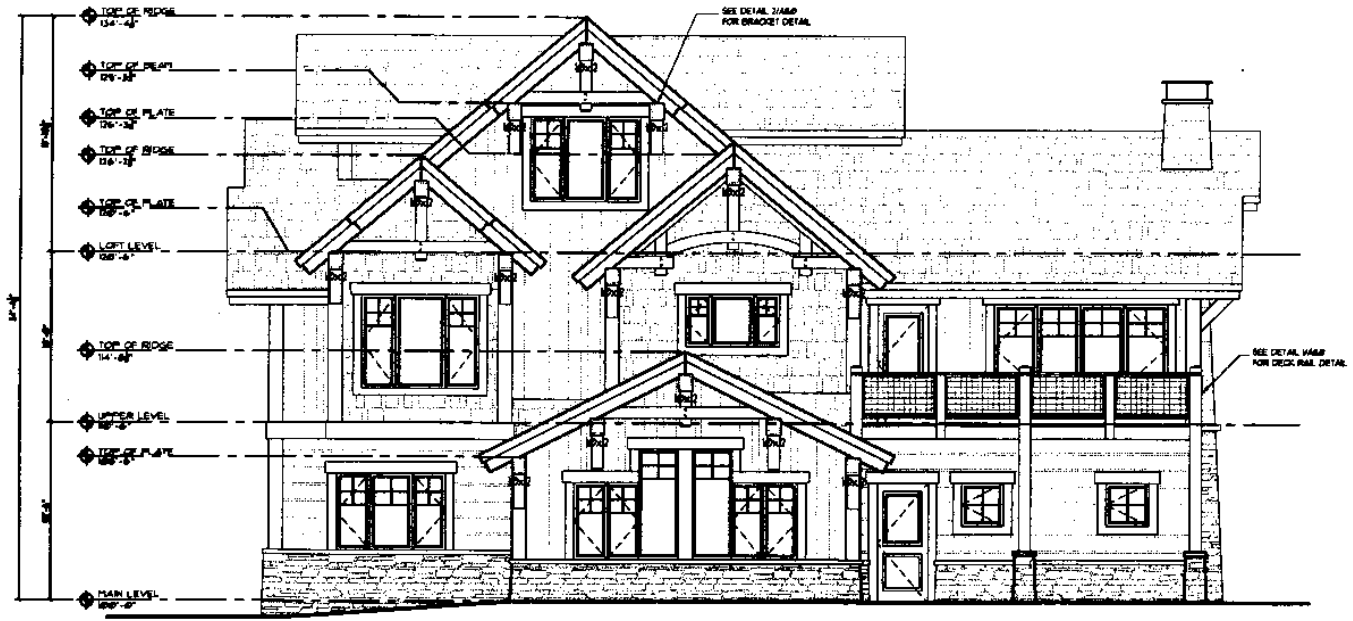
TRACTS F & G
BRECKENRIDGE, Colorado 80424

Revisions:

PRELIM.	PLAN. SUB.	8.14.06
PRELIM.	PLAN. SUB.#2	10.30.06
PRELIM.	PLAN. SUB.#3	1.31.07
FINAL	PLAN. SUB.	4.16.07

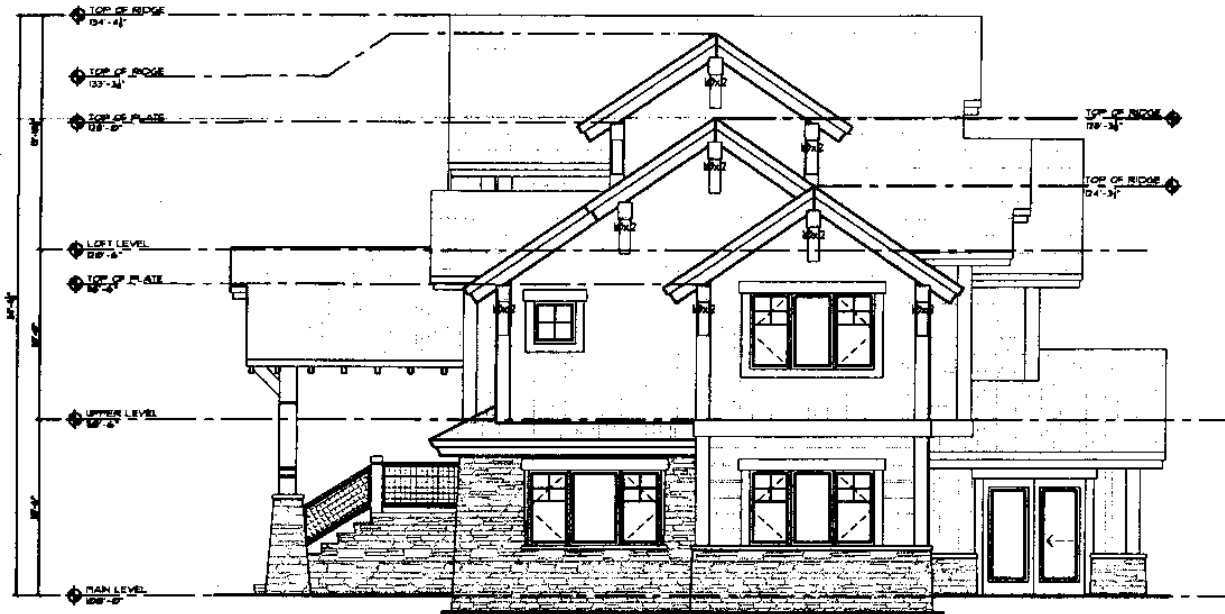
Date:	5.25.07
Project No:	226300
Drawn by:	ATB
Checked by:	KAO

AA1 5.1
ELEVATIONS

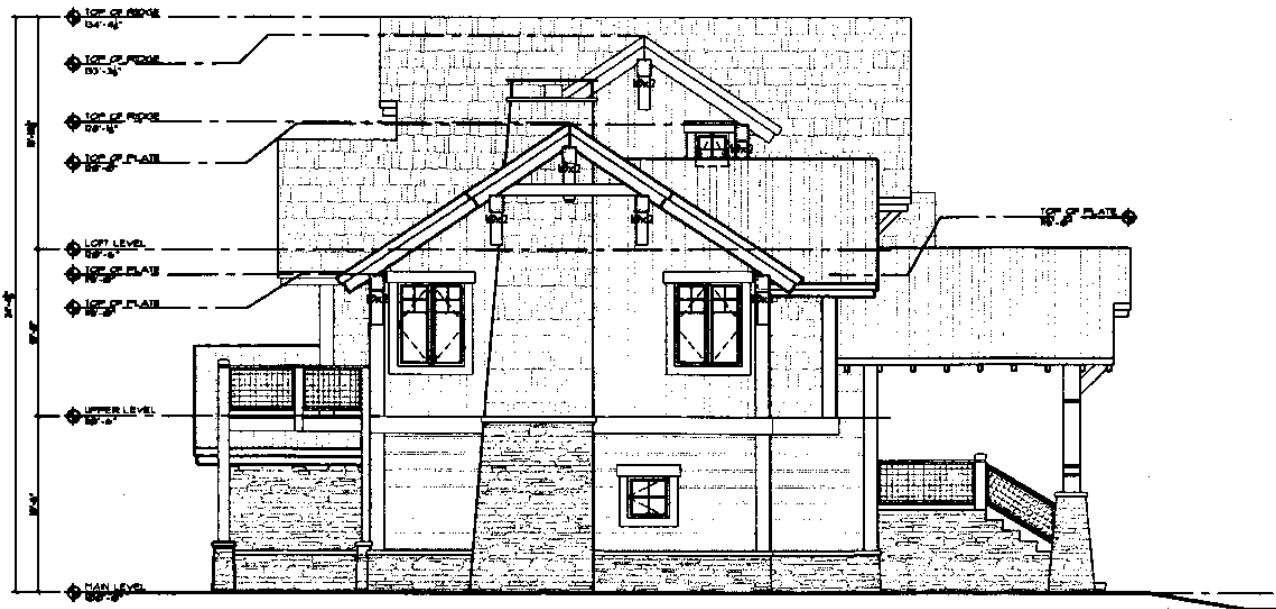


EXTERIOR BUILDING MATERIALS:
CEDAR SHAKE SIDING
8" BOARD ON BOARD W/ 6" REVEAL
WINDOW HEADERS 3x8 ROUGH SAUN CEDAR
WINDOW SIDING TRIM AND SILLS 2x8 ROUGH SAUN CEDAR
CORNER BOARDS 2x8 ROUGH SAUN CEDAR
1/2" LOG BRACKETS OR 1x12 ROUGH SAUN CEDAR TIMBERS
1/2" HALF SAUN LOG SIDING OR 2x8 ROUGH SAUN CEDAR BOTH WITH 1/2" CHUNKING
STONE - COLORADO PEBBLE ROCK
ROOFING - ARCHITECTURAL ASPHALT SHINGLES + CORN-TEN METAL ROOFING
ALUMINUM CLAD WINDOWS
NOTE: ALL COLORS AND STAIN TO BE DETERMINED

2 BUILDING A1 -- BACK ELEVATION
AA1 5.1 1/4" = 1'-0" TIMBER SCHEME SHOWN



3 BUILDING A1 - SIDE ELEVATION
AA1 5.2 1/4" = 1'-0"



4 BUILDING A1 - SIDE ELEVATION
AA1 5.2 1/4" = 1'-0"

EXTERIOR BUILDING MATERIALS:
CEDAR SHAKE SIDING
5" BOARD ON BOARD W/ 6" REVEAL
WINDOW HEADERS 2x6 ROUGH SALEM CEDAR
WINDOW SIDE TRIM AND SILL'S 2x6 ROUGH SALEM CEDAR
CORNER BOARDS 2x6 ROUGH SALEM CEDAR
1/2" LOG BRACKETS OR 1/2" ROUGH SALEM CEDAR TRIMERS
1/2" HALF SALEM LOG SIDING OR 2x6 ROUGH SALEM TRIMMER BOTH WITH 1" CHANGING
STONE - COLORADO MOSS ROCK
ROOFING - ARCHITECTURAL ASPHALT SHINGLES + CORN-TEN METAL ROOFING
ALUMINUM CLAD WINDOWS
NOTE: ALL COLORS AND STAINS TO BE DETERMINED

Revisions:
PRELIM. PLAN, SUB. 8.14.06
PRELIM. PLAN, SUB. 7.10.30.06
PRELIM. PLAN, SUB. 7.13.10.07
FINAL PLAN, SUB. 4.16.07

Date: 5.22.07

Project No: 2263002

Drawn by: ATB

Checked by: KAO

AA1 5.2

ELEVATIONS

SHOCK HILL COTTAGES

TRACTS F & G
BRECKENRIDGE, Colorado 80424

Revisions:

FRELIM	PLAN, SUB.	8/4/06
FRELIM	PLAN, SUB.	12/10/06/06
FINAL	PLAN, SUB.	13/1/07
FINAL	PLAN, SUB.	4/8/07

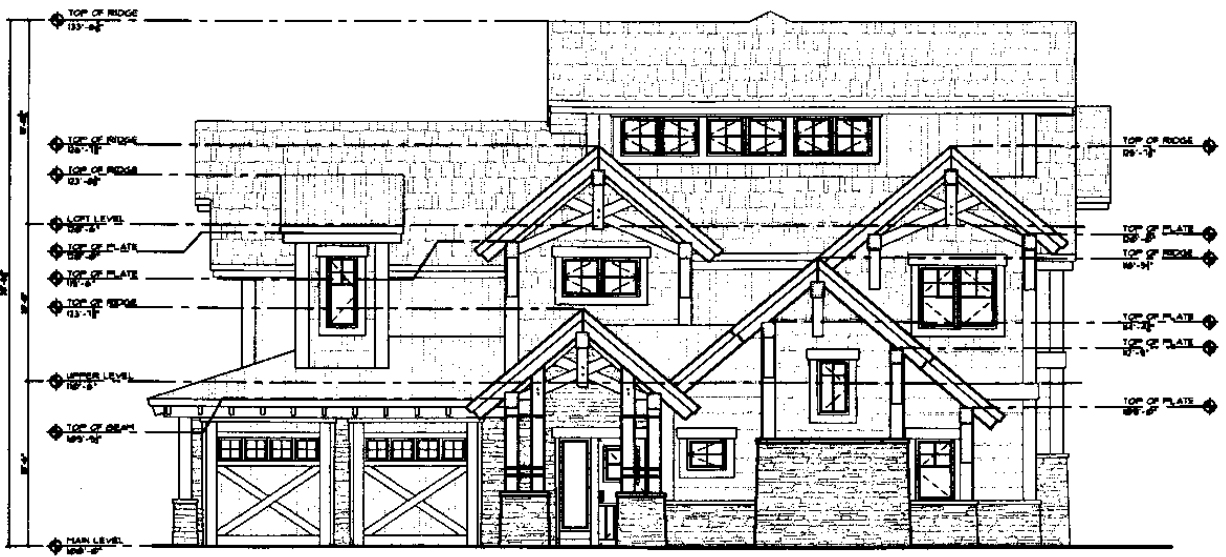
Date:	5/29/07
Project No:	2263000
Drawn by:	ATB
Checked by:	KAO

AB1 5.0
ELEVATIONS



1 BUILDING B1 - FRONT ELEVATION
ABI 5.0 1/4" = 1'-0" LOG SCHEME SHOWN

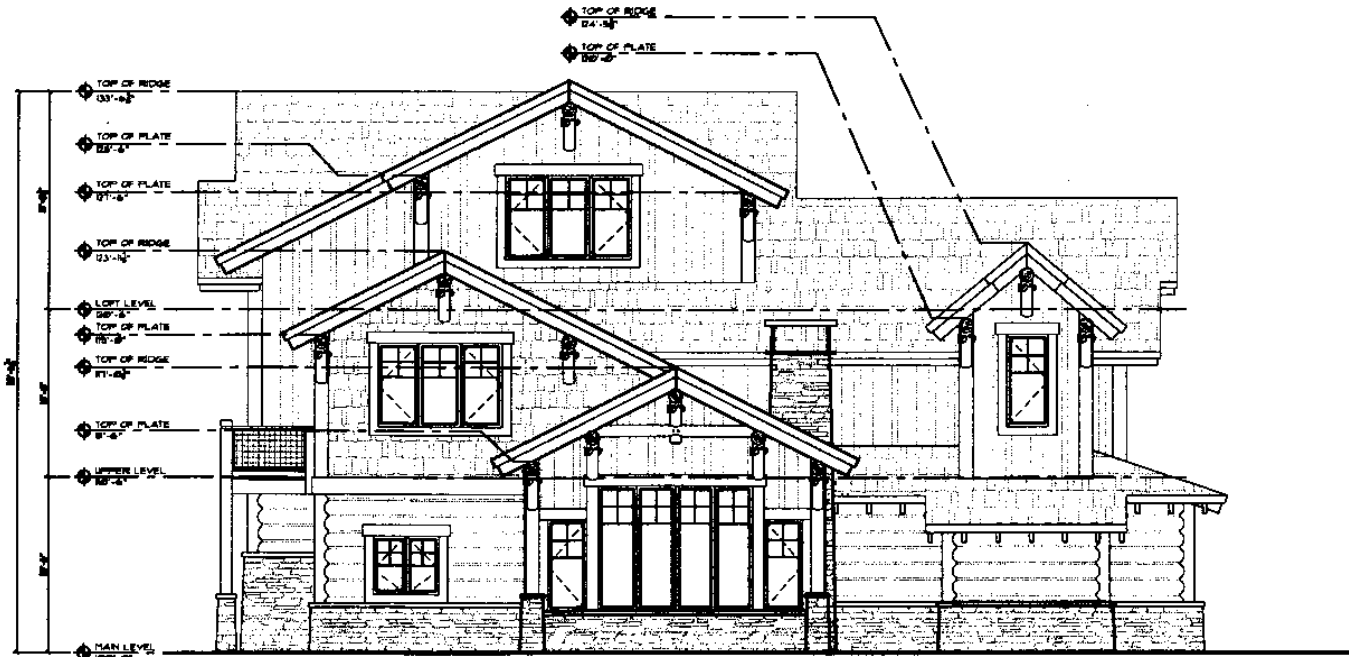
EXTERIOR BUILDING MATERIALS:
CEDAR SHAKE SIDING
6" BOARD ON BOARD W/ 6" REVEAL
WINDOW HEADERS 2x6 ROUGH SAWN CEDAR
WINDOW SIDE TRIM AND BELLS 2x6 ROUGH SAWN CEDAR
CORNER BOARDS 2x6 ROUGH SAWN CEDAR
10" LOG BRACKETS OR NEW 2" ROUGH SAWN CEDAR TIMBERS
10" HALF SAWN LOG SIDING OR 2x6 ROUGH SAWN TIMBER BOTH WITH 1/2" CHINKING
STONE - COLORADO MOSS ROCK
ROOFING - ARCHITECTURAL ASPHALT SHINGLES + CORN-TEN METAL ROOFING
ALUMINUM CLAD WINDOWS
NOTE: ALL COLORS AND STAINS TO BE DETERMINED



2 BUILDING B1 - FRONT ELEVATION
ABI 5.0 1/4" = 1'-0" TIMBER SCHEME SHOWN

SHOCK HILL COTTAGES

TRACTS F & G
BRECKENRIDGE, Colorado 80424



EXTERIOR BUILDING MATERIALS:
CEDAR SHAKE SIDING
8" BOARD ON BOARD W/ 6" REVEAL
WINDOW HEADERS 3/4" ROUGH SAWN CEDAR
WINDOW SIDING 1 1/2" AND SILL 1 1/2" ROUGH SAWN CEDAR
CORNER BOARDS 3/4" ROUGH SAWN CEDAR
1/2" LOG BRACKETS OR 1/2" ROUGH SAWN CEDAR TIMBERS
1/2" HALF SAWN LOG SIDING OR 3/4" ROUGH SAWN TIMBER BOTH WITH 1/2" CHINKING
STONE - COLORADO MOSS ROCK
ROOFING - ARCHITECTURAL ASPHALT SHINGLES + CORE-TEN METAL ROOFING
ALUMINUM CLAD WINDOWS
NOTE: ALL COLORS AND STAINS TO BE DETERMINED

2 BUILDING B1 - BACK ELEVATION
AB1 5.1 1/4" = 1'-0" LOG SCHEME SHOWN

Revisions:

PRELIM.	PLAN SUB.	04.06
PRELIM.	PLAN SUB.	07.10.30.06
PRELIM.	PLAN SUB.	03.13.07
FINAL	PLAN SUB.	4.16.07

Date: 5.25.07

Project No: 2263.00

Drawn by: ATB

Checked by: KAO

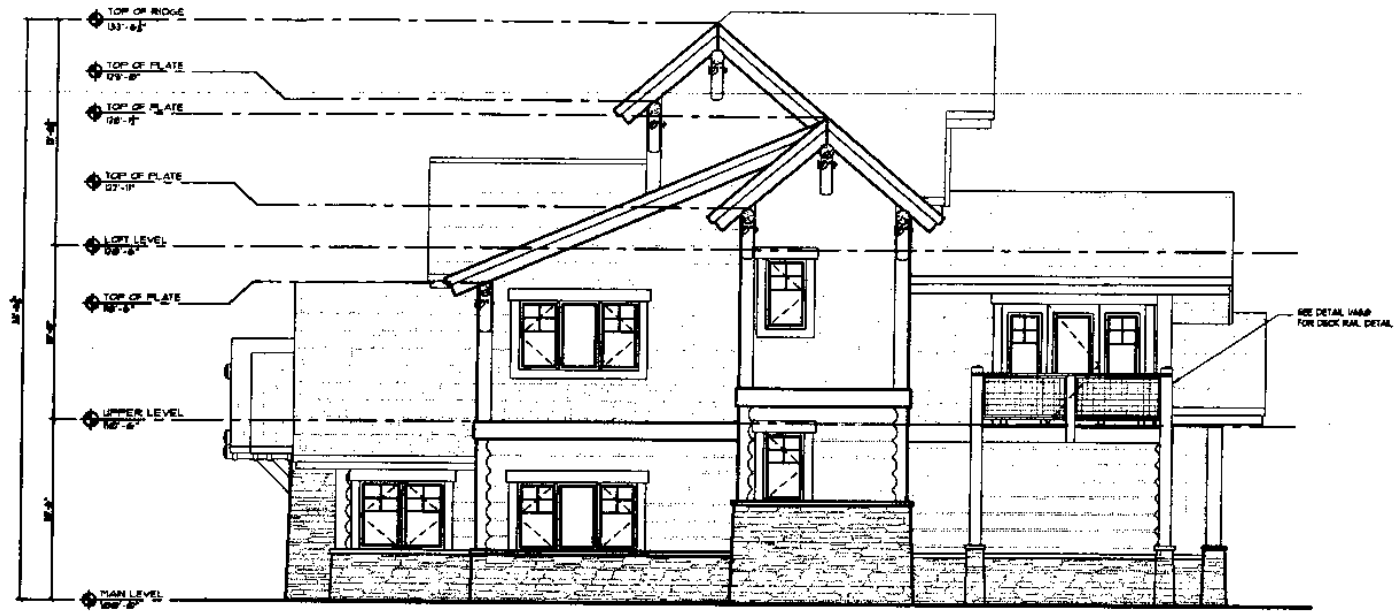
AB1 5.1

ELEVATIONS

Revisions:

PRELIM.	
PLAN SUB. #1	8.14.06
PRELIM.	
PLAN SUB. #2	10.30.06
PRELIM.	
PLAN SUB. #3	13.07
FINAL	
PLAN SUB.	4.16.07

Date:	5.25.07
Project No:	2263.000
Drawn by:	ATB
Checked by:	KAO



3 BUILDING B1 - SIDE ELEVATION
AB1 5.2 1/4" = 1'-0"

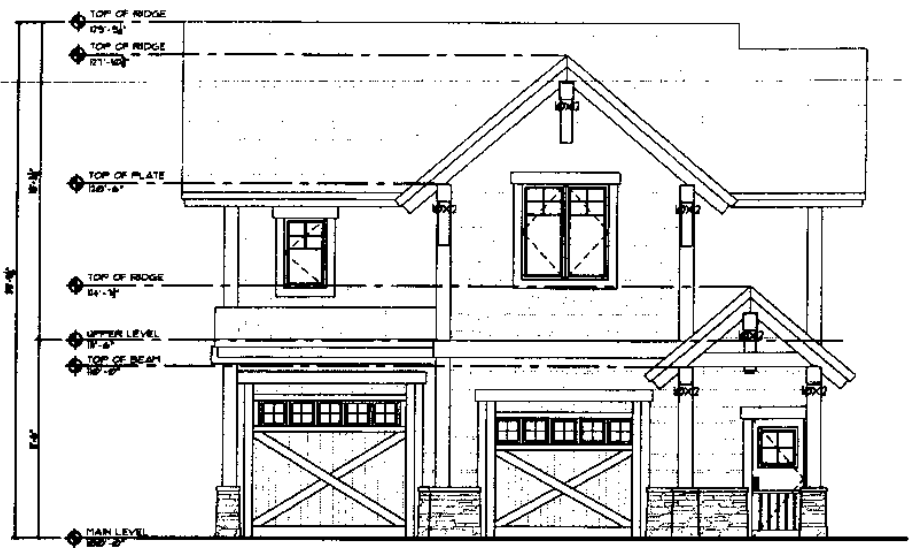
EXTERIOR BUILDING MATERIALS:
CEDAR SHAKE SIDING
8" BOARD ON BOARD W/ 8" REVEAL
WINDOW HEADERS 3x8 ROUGH SAUN CEDAR
WINDOW SIDE TRIM AND SILL 2x6 ROUGH SAUN CEDAR
CORNER BOARDS 2x6 ROUGH SAUN CEDAR
1/2" LOG BRACKETS OR 1x4x2 ROUGH SAUN CEDAR TRIMMER
1/2" HALF SAUN LOG SIDING OR 2x6 ROUGH SAUN TRIMMER BOTH WITH 1/2" CHINKING
STONE - COLORADO MOSS ROCK
ROOFING - ARCHITECTURAL ASPHALT SHINGLE & CORE-TEN METAL ROOFING
ALUMINUM CLAD WINDOWS
NOTE: ALL COLORS AND STAINS TO BE DETERMINED



4 BUILDING B1 - SIDE ELEVATION
AB1 5.2 1/4" = 1'-0"

Revisions:	
PRELIM	PLAN SUB. 8.14.06
PRELIM	PLAN SUB. 9.10.06
PRELIM	PLAN SUB. 9.13.07
FINAL	PLAN SUB. 4.16.07

Date:	5.25.07
Project No:	226-3.020
Drawn by:	ATB
Checked by:	KAO

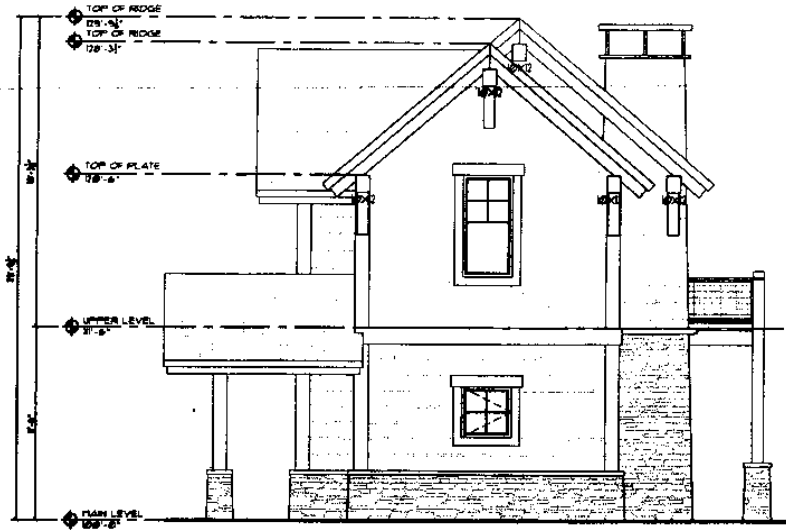


1 EHU BUILDING - FRONT ELEVATION
AEHU 5.01/4" = 1'-0"

EXTERIOR BUILDING MATERIALS:
CEDAR SHAKE SIDING
8" BOARD ON BOARD W/ 6" REVEAL
UNION HEADERS 2x6 ROUGH SAWN CEDAR
UNION SIDE TRIM AND SILL 2x6 ROUGH SAWN CEDAR
CORNER BOARDS 2x6 ROUGH SAWN CEDAR
1/2" LOG BRACKETS OR 1x4x4 ROUGH SAWN CEDAR TIMBERS
1/2" HALF SAWN LOG SIDING OR 2x6 ROUGH SAWN TIMBER BOTH WITH 1/2" CHANKING
STONE - COLORADO MOSS ROCK
ROOFING - ARCHITECTURAL ASPHALT SHINGLES 4 CORN-TEN METAL ROOFING
ALUMINUM CLAD WINDOWS
NOTE: ALL COLORS AND STAINS TO BE DETERMINED

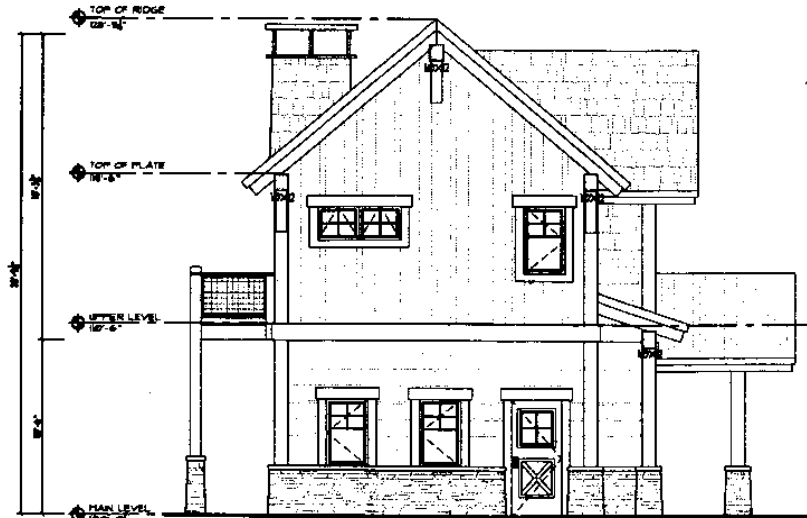


2 EHU BUILDING - BACK ELEVATION
AEHU 5.01/4" = 1'-0"



3 EHU BUILDING - SIDE ELEVATION
AEHU 5.1/4" = 1'-0"

EXTERIOR BUILDING MATERIALS:
CEDAR SHAKE SIDING
8" BOARD ON BOARD W/ 6" REVEAL
WINDOW HEADERS 3x8 ROUGH BAIN CEDAR
WINDOW SIDE TRIM AND SILLS 2x6 ROUGH BAIN CEDAR
CORNER BOARDS 2x6 ROUGH BAIN CEDAR
16" LOG BRACKETS OR 16x16 ROUGH BAIN CEDAR TIMBERS
16" HALF BAIN LOG SIDING OR 2x6 ROUGH BAIN CEDAR WITH 1" CHINKING
STONE - COLORADO HORSHOCK
ROOFING - ARCHITECTURAL ASPHALT SHINGLES / CORN-TEN METAL ROOFING
ALUMINUM CLAD WINDOWS
NOTE: ALL COLORS AND STAINS TO BE DETERMINED



4 EHU BUILDING - SIDE ELEVATION
AEHU 5.1/4" = 1'-0"

Revisions:	
PRELIM.	
PLAN. SUB.	5.14.06
PRELIM.	
PLAN. SUB. #1	10.30.06
PRELIM.	
PLAN. SUB. #3	13.10.07
FINAL	
PLAN. SUB.	4.16.07

Date: 5.25.07

Project No: 2763000

Drawn by: ATB

Checked by: KAO

AEHU 5.1

ELEVATIONS

Planning Commission Staff Report

Subject: Kava Café Italian Ice Cart (Class B Minor, Combined Hearing; PC#2013047)

Proposal: The owner of Kava Café would like to operate an Italian ice vendor cart on his private property. The space proposed is adjacent to Kava Café in the outdoor seating area. The owner has built a small wood half wall with a landscape planter on top for the vendor cart.

Date: June 27, 2013 (For meeting of July 2, 2013)

Project Manager: Matt Thompson, AICP

Applicant/Owner: Larry Cooke

Address: 209A North Main Street

Legal Description: Bison Crossing, Unit 4

Land Use District: 19: Commercial, 1:1 Floor Area Ratio (FAR)

Historic District: #5 Main Street Residential/Commercial Character Area

Site Conditions: There is an existing business at this location, Kava Café. The vendor cart is proposed adjacent to the café on the outdoor seating area south of the café.

Adjacent Uses: South: Commercial (Restaurant) West: Multi-family Residential
North: Commercial East: Commercial

Staff Comments

This proposal falls under Policy 49 (Absolute) Vendor Carts adopted May 2, 2012. This is the first application to be reviewed under this policy.

This vendor cart is classified as a small vendor cart per Section 9-1-5 Definitions as it is less than 40 square feet and will be removed from the site and properly stored out of public view each day.

Per Policy 49: B. ***Vendor Cart General Design Standards:*** *Large vendor carts and small vendor carts are subject to the following general design standards:*

1. General Design Standards - Within the Conservation District: *The following general design standards apply as indicated to large vendor carts and small vendor carts located within the Conservation District:*

A. *All large vendor carts and small vendor carts shall be designed to blend in with the existing historic character. This shall be accomplished through the proper use of architecture, materials and site planning. In the Conservation District, large vendor carts shall complement the surrounding building character through the use of high quality materials and detailing. Placing a large vendor cart in an unfinished vacant lot with no site improvements is prohibited.*

The property owner has built a grey barn wood small half wall similar to that on the Kava Café building to blend in with the historic character. There is a flower planter to the top of the half wall. Placing the cart next to the existing historic building and screening it with the matching wall, the vendor cart does not look out of place for the area. The building materials do a good job of imitating historic wood. The addition of a flower planter on top of the half wall is a nice touch that sets it off well. Staff believes the applicant has done a good job of making this vendor cart blend in with the historic character.

Policy 49 has design and operational standards as listed below for small vendor carts. Staff comments follow below.

1. *Small vendor carts must be located on private property.*
This vendor cart is proposed on private property.
2. *Small vendor carts may only sell food and beverages in forms suited for immediate consumption.*
This vendor cart only sells Italian ice for immediate consumption.
3. *Small vendor carts must be removed from its site and properly stored out of public view each day.*
The vendor cart will be put away out of public view each evening in the rear of Kava Café under a brown tarp.
4. *If a small vendor cart is connected to the Town's municipal water system, the owner must pay water plant investment fees. If a small vendor cart is connected to the Town's municipal water system, it must also be connected to the public sanitation system.*
This vendor cart is not connected to the Town's water system.
5. *If a small vendor cart uses a commissary kitchen, the commissary kitchen must be identified on the vendor cart permit application. If the commissary kitchen changes during the term of the permit, the small vendor cart permit holder must notify the Director within 10 days of the date of the change.*
The Italian ice vendor cart does not need a commissary kitchen, but if they did they can always use the kitchen Kava Café.
6. *Umbrellas may be used on a small vendor cart. Tents on or at small vendor carts are prohibited.*
As you can see in the pictures the vendor cart does have an umbrella. The umbrella may need to be changed out to plain umbrella.
7. *All signage must be attached to small vendor cart. Free standing signage on or for a small vendor cart is prohibited.*
Applicant will comply with this signage requirement.
8. *All storage boxes, cartons, and coolers used in connection with the operation of a small vendor cart shall be hidden from public view.*
All storage is under Kava Café in their basement.
9. *No decks, tables, or outdoor seating are allowed for a small vendor cart, except one seat for the operator of the small vendor cart.*

There is outdoor seating that was approved for Kava Café in their outdoor seating area.

10. No external piping or plumbing is allowed.

There is no external piping or plumbing on this vendor cart.

11. Extension cords may be used for a small vendor cart only if the cord is not located in an area where the public walks, and the placement of the extension cord does not create a public safety hazard. There is no extension cord to this vendor cart.

12. Small vendor cart must be on wheels.

This small vendor cart is on wheels.

13. Owners of small vendor carts must obtain and maintain in full force and effect throughout the permit a valid Town of Breckenridge business license.

Kava Café has a valid business license.

14. All signs for a small vendor cart shall be subject to the Breckenridge Sign Code. The maximum allowed sign area for a small vendor cart is 66% of the linear frontage of the cart.

Applicant will comply with this sign requirement.

15. The operator of a small vendor cart shall comply with all applicable health regulations with respect to the operation of the small vendor cart.

Summit County Environmental Health enforces all health regulations.

Staff has no concerns with this application and finds that it complies with the intent of Policy 49/A.

Staff Recommendation

The Planning Department recommends approval of the Kava Café Italian Ice small vendor cart (PC# 2013047) located at 209A North Main Street with the attached findings and conditions.

TOWN OF BRECKENRIDGE

**Kava Café Italian Ice Cart
Bison Crossing Unit 4
209A North Main Street
PERMIT #2013047**

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 **June 27, 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 **July 2, 2013**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

CONDITIONS

7. 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.
8. 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.
9. This permit expires one year from date of issuance, on **July 9, 2014**. 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 one year, but without the benefit of any vested property right.
10. 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.
11. Applicant shall meet Policy 9-1-5 49/A (B) Small Vendor Carts.
12. Applicant shall locate small vendor cart behind existing half wall on the front portion of the property during business hours.

13. Applicant shall remove the small vendor cart from its site and properly stored out of public view at the end of each business day.
14. All signage must be attached to small vendor cart. Free standing signage on or for a small vendor cart is prohibited. A separate sign permit is required for this small vendor cart.
15. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any operational or material deviation from the approved plans and specifications without Town approval as a modification may result in the Town legal action under the Town's development regulations.

A SUBDIVISION PLAT OF BISON CROSSING

A PLANNED COMMUNITY PURSUANT TO C.R.S. 38-33.3-101, et seq.

A RESUBDIVISION OF LOT 67 BARTLETT and SHOCK ADDITION TO THE TOWN OF BRECKENRIDGE

ACCORDING TO THE LOT VACATION PLAT OF LOTS 67 AND 68, BARTLETT AND SHOCK
ADDITION TO THE TOWN OF BRECKENRIDGE RECORDED 11/25/08 AT REC. 901022
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

SHEET 1 of 3

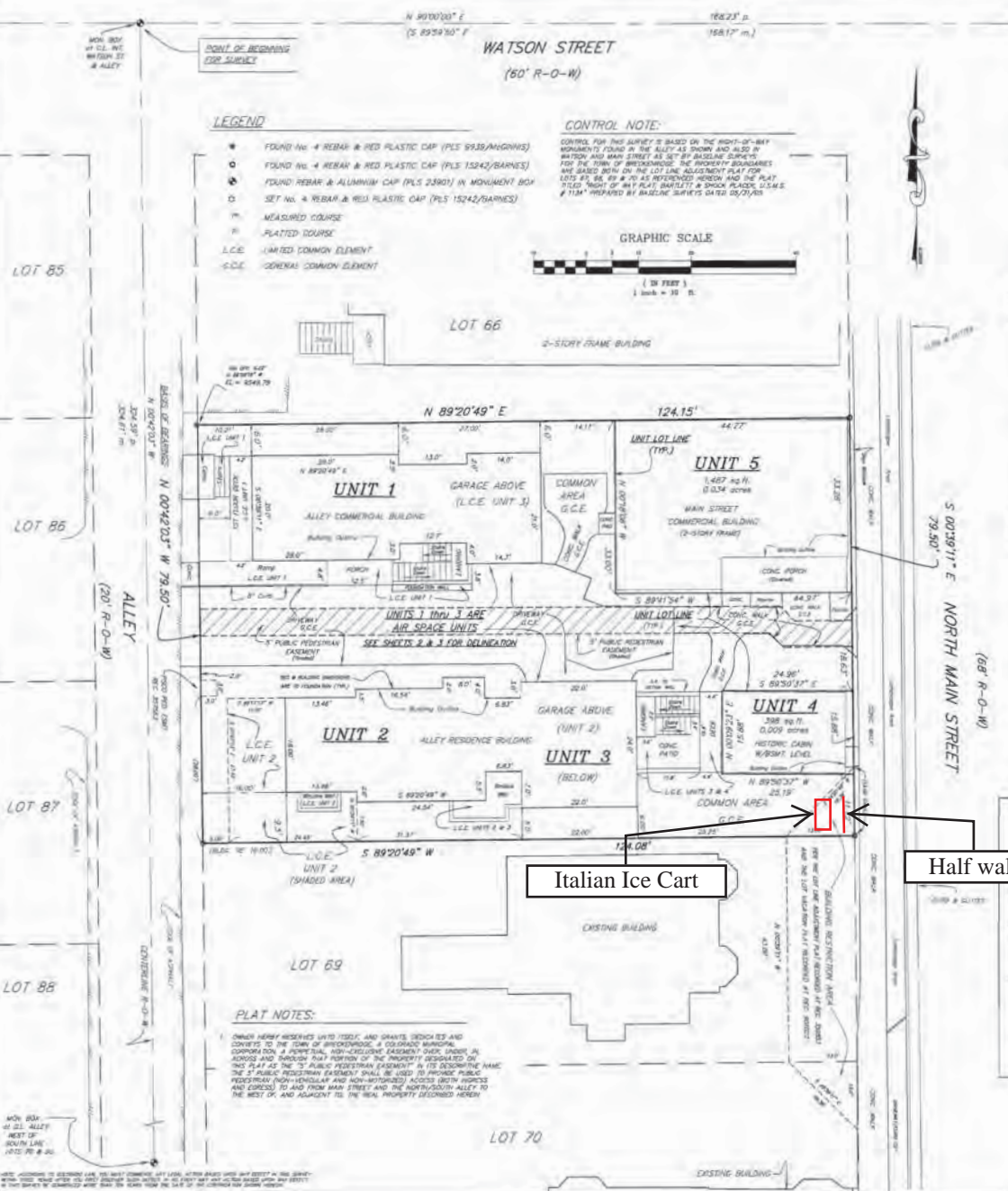
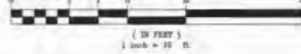
LEGEND

- FOUND NO. 4 REBAR & RED PLASTIC CAP (PLS 15242/BARNES)
- FOUND NO. 4 REBAR & RED PLASTIC CAP (PLS 15242/BARNES)
- ⊕ FOUND REBAR & ALUMINUM CAP (PLS 23901) IN MONUMENT BOX
- SET NO. 4 REBAR & RED PLASTIC CAP (PLS 15242/BARNES)
- MEASURED COURSE
- PLATTED COURSE
- UNK'D COMMON ELEMENT
- COMMON ELEMENT

CONTROL NOTE:

CONTROL FOR THIS SURVEY IS BASED ON THE POINT-OF-BUY MONUMENTS FOUND IN THE ALLEY AS SHOWN AND ALSO BY WATSON AND MAIN STREET AS SET BY BASELINE SURVEYS FOR THE TOWN OF BRECKENRIDGE. THE PROPERTY BOUNDARIES ARE BASED UPON THE LOT LINE ADJUSTMENT PLAT FOR LOTS 67, 68, 69 & 70 AS REFERENCED HEREON AND THE PLAT TILED FIRST BY RAY BARTLETT & DRUCK PLAZER, U.S.M.S. # 1134 PREPARED BY BASELINE SURVEYS DATED 05/07/05.

GRAPHIC SCALE



CERTIFICATE OF TAXES PAID:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES DUE AND PAYABLE AS OF _____ 20____
UPON PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID BY:

DATED THIS _____ DAY OF _____ 20____
SUBSCRIBED:
SUMMIT COUNTY TREASURER (OR DEPUTY)

TITLE COMPANY'S CERTIFICATE:

I, _____, TITLE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT TO ALL LOTS SHOWN HEREON, AND ALL LANDS HEREBY DESIGNATED BY WRITING OF THIS PLAT AND PREPARED BY ME AND UNDER MY SUPERVISION, AND THAT THE PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE INSTRUMENTS WERE FILED PURSUANT TO SECTION 38-33-1105, C.R.S.

DATED THIS _____ DAY OF _____ A.D. 20____
BY: _____
TITLE COMPANY

SURVEYOR'S CERTIFICATE:

I, _____, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF BISON CROSSING WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE INSTRUMENTS WERE FILED PURSUANT TO SECTION 38-33-1105, C.R.S.

DATED THIS _____ DAY OF _____ A.D. 20____
BY: _____
SURVEYOR

OWNER'S CERTIFICATE:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY DESCRIBED IN THE FOLLOWING DESCRIBED REAL PROPERTY, SITUATED IN THE TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO:
ALL OF LOT 67, BARTLETT AND SHOCK ADDITION TO THE TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO, ACCORDING TO THE LOT VACATION PLAT OF LOTS 67 AND 68, BARTLETT AND SHOCK ADDITION TO THE TOWN OF BRECKENRIDGE RECORDED 11/25/08 AT REC. 901022 IN THE COUNTY RECORDS, AND CONTAINING 8.87 SQUARE FEET OF 0.22 ACRES.
I HAVE LATE SAID, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, STREETS AND PARCELS AT BISON CROSSING AND I HEREBY CERTIFY THAT THE SAME ARE AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, I, THE UNDERSIGNED, A COLORADO LIMITED LIABILITY COMPANY, HAVE CAUSED THIS PLAT TO BE RECORDED SUBSCRIBED THIS _____ DAY OF _____ A.D. 20____
BY: _____
OWNER

ACKNOWLEDGEMENT:

STATE OF COLORADO: _____
COUNTY OF SUMMIT: _____
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE INSTRUMENTS WERE FILED PURSUANT TO SECTION 38-33-1105, C.R.S.
BY: _____
BY: _____
BY: _____

TOWN OF BRECKENRIDGE CERTIFICATE:

THIS PLAT IS APPROVED THIS _____ DAY OF _____ A.D. 20____
BY: _____
TOWN CLERK

NOTICE: PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN OF BRECKENRIDGE HEREBY ACCEPTS ALL OF THE OBLIGATIONS OF DEDICATION MADE BY THIS PLAT. HOWEVER, SUCH ACCEPTANCE DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS OF WAY SELECTED HEREON FOR MAINTENANCE BY THE TOWN.
THE TOWN OF BRECKENRIDGE HEREBY ACCEPTS ALL OF THE OBLIGATIONS OF DEDICATION MADE BY THIS PLAT. HOWEVER, SUCH ACCEPTANCE DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS OF WAY SELECTED HEREON FOR MAINTENANCE BY THE TOWN. THE TOWN OF BRECKENRIDGE HEREBY ACCEPTS ALL OF THE OBLIGATIONS OF DEDICATION MADE BY THIS PLAT. HOWEVER, SUCH ACCEPTANCE DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS OF WAY SELECTED HEREON FOR MAINTENANCE BY THE TOWN.

TOWN CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS INSTRUMENT HAS BEEN FILED IN MY OFFICE AT _____ O'Clock _____ M. THIS _____ DAY OF _____ 20____ AND IS DULY RECORDED.
TOWN CLERK

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 _____
CLERK AND RECORDER



Drawn: TCB Dwg: 184750H.DWG Project: 19475
Checked: TCB Date: 05/20/2011 Sheet: 1 of 3
RANGE WEST
ENGINEERS & SURVEYORS
P.O. Box 509
Silverthorne, CO 80498 970-468-8281

Italian Ice Cart

Half wall



Warming Hut

restaurant & bar



Little Jimmy's
Italian Ice



NOTICE

Small, illegible text on a yellow notice sign posted on a wooden post.





Little Jimmy's
Italian Ices

NOTICE



MEMORANDUM

TO: Planning Commission
FROM: Julia Puester, Senior Planner
DATE: June 25, 2013 (for meeting of July 2, 2013)
SUBJECT: Approved Class C Subdivisions

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

Class C Subdivisions are defined as follows:

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

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

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

As a result, we have included a list of Class C Subdivisions that have been approved since you were last updated in January of 2013. If you have any questions about these applications, or the review process, we would be happy to answer. Otherwise, no discussion on this matter is required.



Permit #	Project Name	Address	Description	Approval Date	Planner
2013012	Lot 7, Penn Lode	123 Windwood Circle	Move building envelope east to avoid existing repaired mine shaft	02/19/2013	Matt T
2013023	Lots 1 & 2, Yingling & Mickles	104 North High Street	Vacate the internal lot line between Lots 1 and 2	04/10/2013	Matt T
2013030	Grand Lodge on Peak 7	1979 Ski Hill Road	Subdivide 5th phase of building into condominiums	04/22/2013	Mosh
2013029	Lot 23, Filing 10, Highlands	86 Preston Way	Modification of existing disturbance envelope	04/29/2013	Matt T
2013037	Site "H", Adams Ridge	160 East Adams Avenue	Condominiumization of Big Sky Building	05/07/2013	Mosh
2013041	Bison Crossing	209 & 211 North Main Street	Subdivision of Bison Crossing (FKA Lot 67, Bartlett & Shock)	06/04/2013	Matt T