



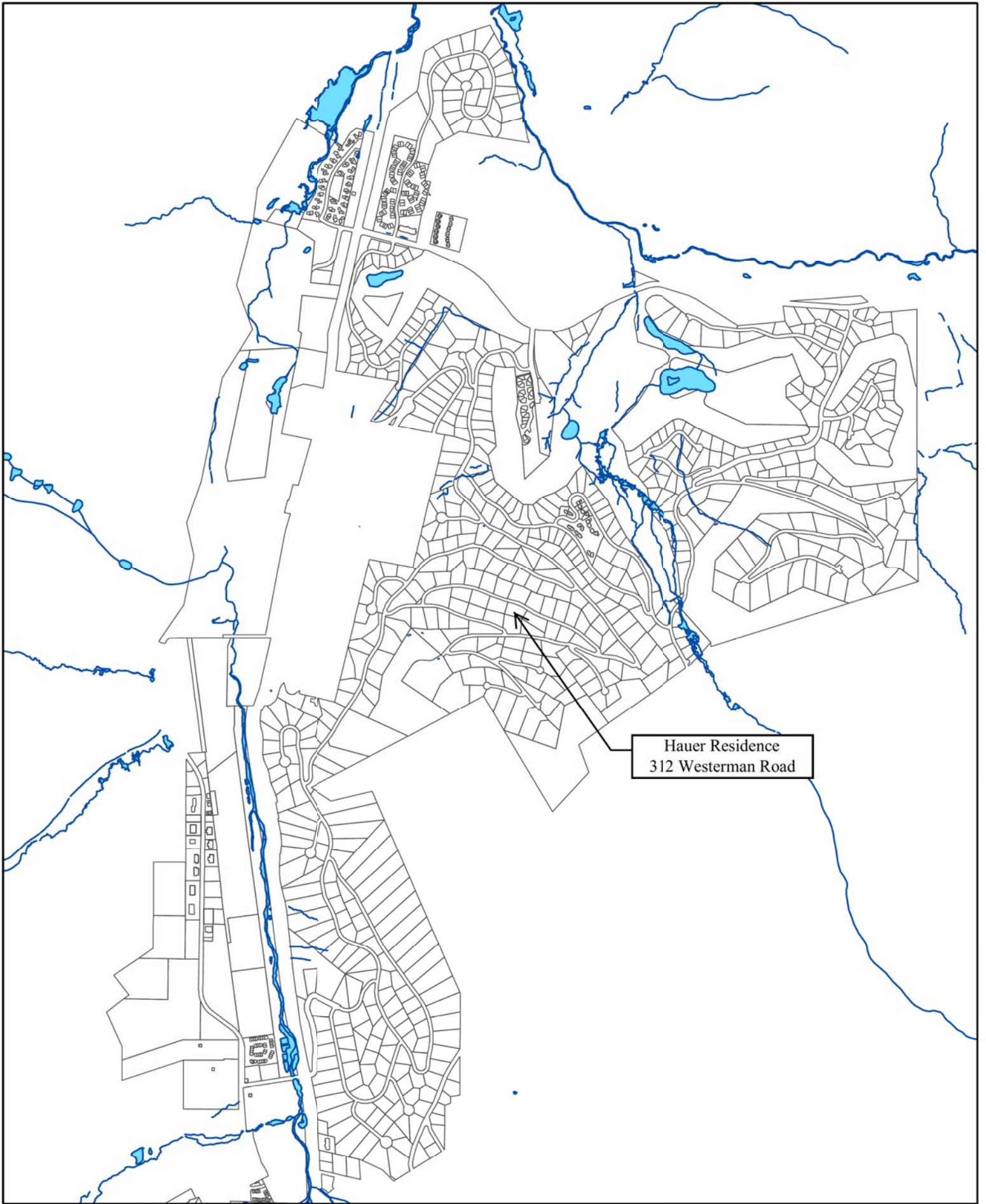
PLANNING COMMISSION AGENDA

Tuesday, September 17, 2013
Breckenridge Council Chambers
150 Ski Hill Road

12:00pm	<i>Site Visit: Peak Ten Bluffs, Silver Queen Drive (Meet At Town Hall At Noon)</i>	
7:00pm	<i>Call To Order Of The September 17 Planning Commission Meeting; 7:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	4
	<i>Approval Of Agenda</i>	
7:05pm	<i>Consent Calendar</i>	
	1. Goldreyer Residence (SG) PC#2013076; 422 Timber Trail Road	14
	2. Hart Residence (MM) PC#2013077; 201 South Pine Street	26
	3. Hauer Residence (MGT) 2013081; 312 Westerman Road	41
	4. Hirsch Retail Building Master Sign Plan (MGT) PC#2013080; 216 South Main Street	51
	5. Project X (MGT) PC#2013079; 103 North Pine Street	63
7:15pm	<i>Worksessions</i>	
	1. Planning Application Reclassifications (JP)	72
	2. Top Ten List/Council Joint Meeting Prep (JP)	80
8:00pm	<i>Town Council Report</i>	
8:15pm	<i>Preliminary Hearings</i>	
	1. Peak Ten Bluffs Master Plan (MM) PC#2013066; Silver Queen Drive	81
	2. Peak Ten Bluffs Subdivision (MM) PC#2013067; Silver Queen Drive	87
9:15pm	<i>Other Matters</i>	
9:30pm	<i>Adjournment</i>	

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

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



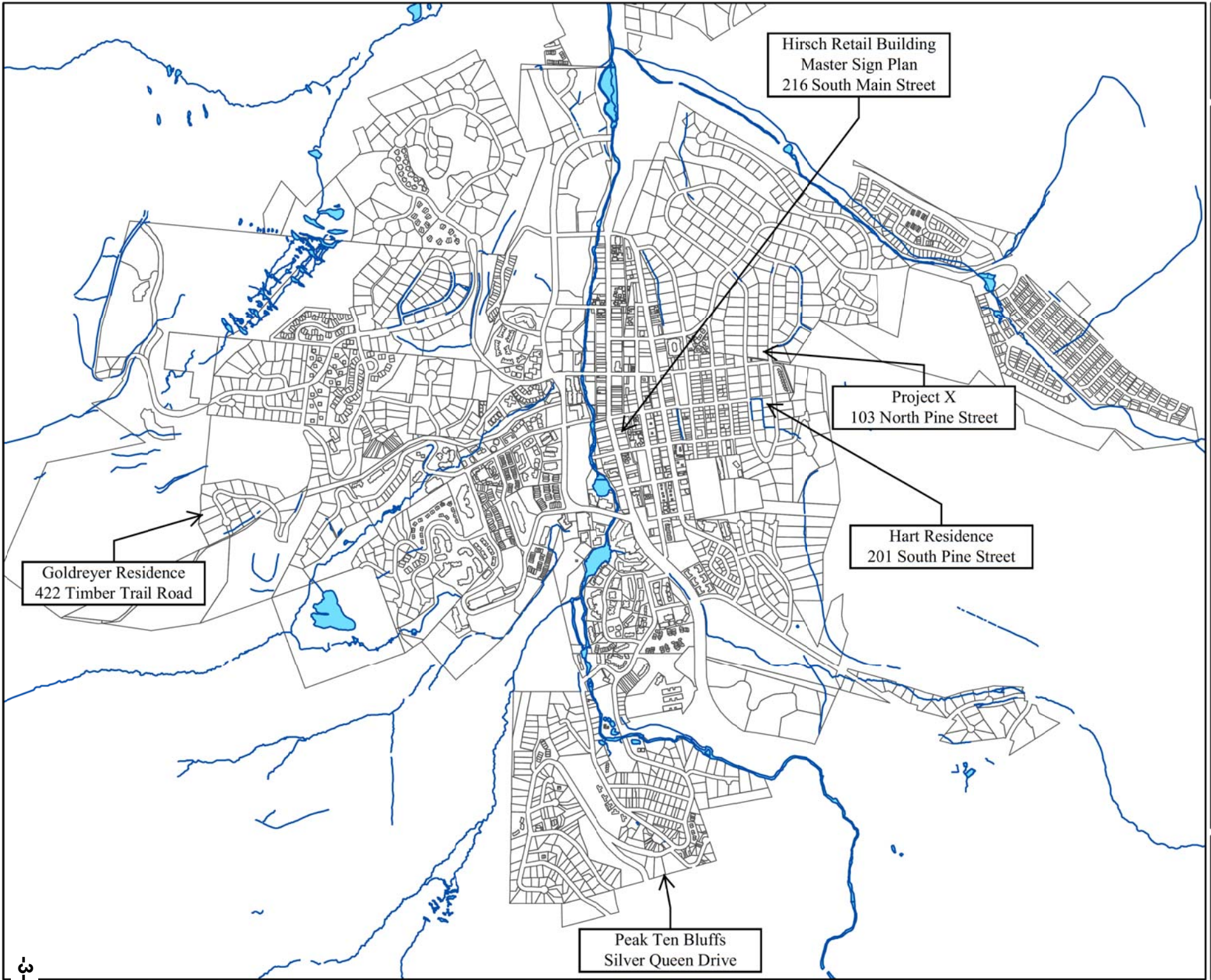
Breckenridge North

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printed 4/12/2011



NOT TO SCALE



printed 4/12/2011

Breckenridge South

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



PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

ROLL CALL

Kate Christopher Jim Lamb Gretchen Dudney
Dan Schroder Eric Mamula
Dave Pringle

Trip Butler and Jennifer McAtamney, Town Council Liaison, were absent. Mayor John Warner was present.

APPROVAL OF AGENDA

With no changes, the September 3, 2013 Planning Commission meeting agenda was approved unanimously (6-0).

APPROVAL OF MINUTES

With no changes, the August 6, 2013, Planning Commission Minutes were approved as presented.

CONSENT CALENDAR:

1. Lot 83, Highlands Park (SG) PC#2013068, 201 Lake Edge Drive
2. Lot 2, Shock Hill, Legacy Homes (SG) PC#2013069, 0065 Penn Lode
3. Sharp Residence (SG) PC#2013073, 446 Timber Trail Road
4. Synergy Market Home (MGT) PC#2013071, 0047 Galena Court
5. Lot 12, Crescent (MGT) PC#2013072, 760 Fairways Drive
6. Columbia Lode Duplex 17 & 16 (MM) PC#2013070, 76 & 82 Luisa Drive

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

TOWN COUNCIL REPORT:

Mayor John Warner gave the report filling in for Councilwoman Jennifer McAtamney. The Council had first reading of new marijuana regulations which plays into our town brand. Attorney will rewrite ordinance so that sole proprietor would be required not to have retail in the downtown corridor. Don't want to undermine the will of the voters but we feel that we have a duty to protect our brand and Main Street. This is within the town rights according to Amendment 64. It is in EngageBreck and there are numerous positive comments. Also, the Council wanted no caps on the number of dispensaries except for the Mayor. Mayor wanted a cap of 5 but the majority wanted to let the free market to play out. Feel free to get on EngageBreck. (Mr. Schroder: I am in support of no downtown dispensaries with the Council.) We are inadvertently creating a neighborhood of dispensaries on Airport Road. This is a complicated and messy issue. (Mr. Pringle: How does the law work with retail versus supply to the retail shops?) The supply must be fairly close. Could opt to be just medical marijuana or just retail or both. If you are both retail and medical you have to have 2 entrances 2 counters for the under 21 medical marijuana and the over 21 retail. (Mr. Mamula: Has the state made estimates how many people might be recreational users vs. medical?) Probably all current medical marijuana will go retail. (Mr. Pringle: Will it be like a need for additional liquor license?) There is currently no cap, but Mr. Berry (Town Attorney) might rethink some things since Council did not want a cap. At this point the person who will evaluate the applications will be the Town Manager. Currently have 5 dispensaries, but if there is more like 15 then we might need an addendum for something like a liquor license board.

Mr. Gallagher and Mayor Warner toured the Black Forest Fire, an amazing tour, saw the entirety of fire, Cathedral Pines neighborhood was asked to use best practices to prepare for fire, they lost 1 out of 100 houses and surrounding neighborhoods that weren't using preventative planning practices were 95% lost. Pre-mitigation really worked for the Cathedral Pines neighborhood. I came back with good info with Mr. Gallagher and learned a lot about best landscaping fire mitigation practices, like not using wood chips around

your home. The one house that was lost in Cathedral Pines had all of his woodworking materials under his deck. A great lesson learned. (Mr. Pringle: I am a believer in defensible space, but concerned about fires creating own weather patterns and still this neighborhood weren't touched?) Yes, because of mitigation practices used that the fire stayed within 50 feet. The homes that tried to do defensible space within other neighborhoods lost their homes because their neighbors didn't do defensible space. Need to have 100% buy in.

Arts District: We lost 30 parking spots here and with the Harris Street Building, lost 60 parking spots. This was apparent during bike race but the Arts District is going well although a couple weeks behind. Both big projects we have been underwhelmed by the number of local contractors and costs of working on that, but because economy is better, we are doing better as a town on tax revenue. Asbestos mitigation was tough on the Harris Street renovation.

(Mr. Mamula: Has the Town Council addressed the fact that local contractors are not as engaged after they complained when the economic downturn?) A lot of the workers have left the county so that's why some of the contractors haven't been around now.

Cucumber Gulch blowout: The Boreas Creek 60" pipe blew out the beaver ponds. It will be remediated. And we will do fire mitigation work on MJB and Wedge.

The US Pro Challenge: The bike race was put on EngageBreck to ask people what they think. Aspen did a live post race seminar and it was overwhelmingly positive from their residents. Restaurant Association came to Breck Town Council with a letter in support of the long range view of the Bike Race. The goal is to grow the pie year over year. If merchants are patient, this will pay dividends.

Decision to heat sidewalk on Lincoln up to Ridge Street, takes natural gas, but will reduce slips and falls.

Median Landscape from roundabout to north to Valley Brook Road, a few Council members don't like the stone, natural look, so we are getting a plan back that will be more manicured, more intense and highly maintained from roundabout to Valley Brook. From Valley Brook to Fairview will be less formal but look better than a patch of weeds. There will be a median all the way to Tiger Road, which was news to me. (Mr. Schroder: Is this a Town of Breck thing? Would like to have a choice that is minimal upkeep and money, would be better to do it right the first time and not follow Town of Frisco's example with replacing rock every year.) Valley Brook to Fairview a buff concrete paver that would have a weed barrier underneath is proposed for this area. Maybe use some Breck Street lamps every 200 feet as an icon for the Town. Maybe some stands for hanging plants but this would require a lot more upkeep. Fairview is a joint County / Town project topic.

(Ms. Dudney: Will Highway 9 be paved before snow flies?) They think they will get it done by end of October, even though Contractor is not pleasing CDOT with their progress.

(Ms. Dudney: How are sales on solar panels?) They are sold out without a lot of marketing. (Mr. Lamb: I don't even notice the solar panels, I'm pleased with how well shielded it is.) (Mr. Pringle: I don't think there is any impact from Highway 9, maybe from Fairview.) (Ms. Puester: There will be landscaping installed in strategic locations later this fall.) (Mr. Lamb: We did a good job of communicating as opposed to how it worked at Summit Cove Elementary.)

BOSAC paid for two pieces of property between Alpine Bank. EngageBreck is giving input on how to use this, some people want parking, outdoor yoga, playground, no suggestions for retail. (Mr. Thompson: The historic guidelines mention a visual corridor to the Carter Museum as well.)

WORKSESSIONS:

1. Planning Application Reclassifications (JP)

Ms. Puester presented a memo identifying some potential modifications that could assist with efficiencies in the development review process or fill in some holes that staff has identified. The proposed changes for comment are:

- Class A: Add cellular towers and antennas.
- Class B: Reclassify Small Vendor Carts to a Class C development, still requiring Planning Commission review but not requiring public notice, while keeping Large Vendor Carts a Class B (and public notice).
- Class C:

- Change Single family structures outside of the Historic District to Class D development, with the ability of the Director to reclassify to a Class C if staff identifies any issues.
- Change Duplex structures outside of the Historic District to Class D development, with the ability of the Director to reclassify to a Class C.
- Add a seasonal category to code language that states temporary structures or uses greater than three days in duration.
- Class D:
 - Add a new Master Sign Plan Modification category.
 - Add any covenant changes to the existing language of substitution of employee housing unit.
 - Allow minor remodels and additions of less than 10% of total square footage.

Class A: Add cellular towers and antennas. This would be a new section to address land use and visibility and appropriateness of the location.

Commissioner Questions / Comments:

Ms. Christopher: This is a great idea, good to address.

Mr. Mamula: I agree.

Ms. Dudney: I agree.

Mr. Pringle: I agree and would like to see what other municipalities and residential areas are doing.

Ms. Christopher: In Phoenix they have cell towers designed like palm and pine trees.

Mr. Schroder: I agree too; there is a lot of ability to hide and screen these cell towers.

Class B: Reclassify Small Vendor Carts to a Class C development, still requiring Planning Commission review but not requiring public notice, while keeping Large Vendor Carts a Class B. Staff is proposing to separate these out as small carts are limited to 40 sq. ft. for 1 year, large are 100 sq. ft. for 3 years. Small carts get put away in the evening and large carts don't. Large carts need public notice since they stay in place for 3 years.

Commissioner Questions / Comments:

Mr. Pringle: In favor.

Mr. Schroder: In favor and need to keep Class B for large carts. Do we need to spend time on large vendor carts? (Ms. Puester: We currently only allow for 3 large vendor carts, crepe cart is exempted. Large vending carts for up to 12 outdoor seating and an established look; more impact.)

Ms. Dudney: This is more fair.

Mr. Mamula: I don't agree, they all need public notice for mixed use buildings. There are potential issues for blocking doors and windows of existing businesses. I would leave it the way it is. Because small vendor carts could be objectionable to the owners of businesses but the landlord may not care. You can have 4 small carts.

Ms. Christopher: If the small cart is the same owner as the business, would that work?

Mr. Mamula: Jerky, Stellas are large. (Mr. Thompson: Kavas is small and operates only in summer.)

Mr. Pringle: Class C would not get any special notice. (Ms. Puester: Could up the notifications for this; the filing fees are hefty.)

Mr. Mamula: I care about the public notice not the filing fees. (Ms. Puester: Class C would come on a consent calendar, could modify process to require notice with it.)

Mr. Lamb: Would support a hybrid change in code so that neighbors could get a notice.

Mr. Mamula: Part of the fee structure being high is intentional to discourage the small carts.

Ms. Dudney: We all agree with the hybrid idea.

Class C:

- Change Single family structures outside of the Historic District to Class D development, with the ability of the Director to reclassify to a Class C if staff identifies issues.
- Change Duplex structures outside of the Historic District to Class D development, with the ability of the

Director to reclassify to a Class C.

Commissioner Questions / Comments:

- Ms. Dudney: What are the advantages to moving from Class C to Class D? (Ms. Puester: It would reduce the time to create all of the reports for Class C. Staff would still do a thorough review in house for the file. Would skip the Planning Commission and Council consent agenda. It also saves time for the homeowner, about 3 weeks. Would be doing some kind of hybrid fee as staff would still be spending quite a bit of time reviewing and working with applicants. Currently, staff points out issues in the reports already or requests call ups, the Commission would see those still with issues). (Mr. Grosshuesch: If we give a denial recommendation on a Class D, we would call that up. It is a significant amount of time that we spend writing these up for the packet. It will give planning more time to focus on A and B applications and give the Planning Commission more time to read those and focus on development code issues.)
- Mr. Mamula: The report is not what it used to be; it is more stripped down. There are neighborhoods that have created their own code and we have changed things for them like requiring paved driveways. I agree with 90% of these things, but we will get to the point where whole subdivisions will be redeveloped. As a Planning Commission I would like to see to help direct the planning, even when they aren't denied. Out of the 16 callups I'm glad that 4 of them didn't get built. The applicant changed because of the callup process. I'm leery. I would like to see more reasons to bump up to us like a tear down in old neighborhood, ridgeline development, I would like to have this be automatically called up. The Commission and Council need to have some input.
- Mr. Pringle: I would concur with Mr. Mamula. Speeding things up don't necessarily make the process better. We should maybe take more time on the consent calendar to make sure we do the Town service. We are a little less critical as a commission, which gives the staff a lot of latitude. We have a system that works now. Maybe we open up every consent calendar item in these meetings to discuss further. I would like to stay with the process we have, we've already streamlined it. It is still an important part of what we do.
- Mr. Lamb: We have some things come through like the Highlands that we trust their architectural board. What if we have more things beyond a steep slope like a tear down, negative points, whatever looks questionable to help streamline this that is called up? We have a short building season here so 3 weeks is important. Staff points out the issues.
- Mr. Mamula: We have looked at stuff in the Highlands.
- Ms. Dudney: I appreciate that there is tenure on this. The most difficult thing is to step back and see if we can streamline things, 3 weeks is a long time for homeowners especially with the percentage of denials. I would like to see a compromise. Could we carve out some things that we can agree on? But the large majority should go through, don't assume that government has to add on inordinately. (Mr. Grosshuesch: We have a track record of what is going to be problematic; our position is when in doubt, call it up.)
- Mr. Mamula: I would like to see the raw score and if there is anything in there then I'd like to bring that up in these meetings. (Ms. Puester: Could we do a hybrid system like negative points, no envelopes, laundry list of what would go to Planning Commission?) We have a good staff now and trust what you guys are doing but will not always have the same staff and may not always be like this.
- Mr. Pringle: We are proposing to eliminate the consent calendar so that we can at least look at the report. Maybe a one page summary.
- Mr. Lamb: Site plan, abbreviations in one page or a summary? (Ms. Puester: We have a strong code and have modified it over time to address issues. Have not changed the code based on single family review issues in a long time. Staff points out issues that are flawed with the code. We have the rules on stucco and driveways and so on. So if there were to be concerns we could

- look at those.)
- Mr. Pringle: But a lot of these happened because Planning Commission looked at it. Stucco is Mr. Mamula's baby and we stopped it. (Mr. Grosshuesch: We have learned a lot because of the boom of single family homes and the architectural review committees work out these issues before we get there.)
- Mr. Schroder: We are appointed community members. I like seeing the consent calendar and I like knowing that planners have gone through and I like being informed as a Planning Commissioner. I like the suggestion of a snapshot of the consent calendar. But this is a Planning Commission of what the role is, maybe it is not the role to review single family homes, I like knowing what is coming ahead of time. Maybe a summary like you have the class C subdivisions.
- Ms. Christopher: I agree that our job is to help guide the development of the community and that is everything including the single family homes. We don't need the full packet if that helps.
- Mr. Lamb: Anything that does not have architectural review committee, is on a hillside, ridgeline, tear down, has negative points, that is a slam dunk.
- Ms. Christopher: Would still like to see this info even though so that we know what is going through.
- Mr. Lamb: Would like to see save the 3 weeks for the homeowner if possible.
- Mr. Mamula: I agree with Mr. Grosshuesch that HOA review committees are tough. There are some subs which do not have one- Warriors Mark is a different story, glad we got as in depth as we did with a duplex there. (Ms. Puester: What if we come back with a draft proposal to identify the major points that would kick in Planning Commission review and then a briefing about projects that don't come before the Commission so that you stay informed?)
- Ms. Christopher: Suggest that we kick only some of the single family homes down like HOA review committees but the rest comes to us.
- Mr. Pringle: Don't want to see any changes, we've done enough already to streamline.
- Mr. Mamula: I don't have any problem with this if I knew this staff would be here forever, but we've had staff members that we can't trust. I'm worried about the future and the future quality of the staff. Can look into list of what would include the Planning Commission review.
(Ms. Puester: So is the direction to come back with draft language on what would go to Planning Commission and an idea of how to keep the Commission informed on all of the applications that have been approved or going through staff review?)
- Vote:
- Mr. Pringle: Don't come back with proposal.
- Mr. Mamula: Come back with proposal.
- Ms. Dudney: Come back with proposal.
- Mr. Lamb: Come back with proposal.
- Ms. Christopher: Will look at proposal.
- Mr. Schroder: Will look at proposal.

- Temporary structures or uses greater than three days in duration. Would like more direction on this with seasonal language. Is 3 days the time, could it be longer, can we get a seasonal category?

Commissioner Questions / Comments:

- Ms. Christopher: What is this? (Ms. Puester: Beaver Run Summer Tent. Special Event structures are for 3 days. Do you want to go back and think about this more or do you want us to come back with a proposal?)
- Ms. Dudney: Yes, the Planning Commission sees the same problems with this. (Consensus: Yes.)

Class D:

- Add Master Sign Plan Modifications. Reduces cost for the applicant, more of an incentive to update signs

if we drop the fees, if they are not changing square footage. This is coming as Master Sign Plan is outdated and we want to update the style with minor modifications. (Ms. Puester clarified: Major modifications would still come to Planning Commission as class C. Any new Master Sign Plans would still come to the Planning Commission. We want incentives for people to update their sign packages reduce fees from \$705. Staff will define minor modifications versus major modifications.)

Commissioner Questions / Comments:

Mr. Mamula: Make sure you look at the staff time it takes to review a sign plan and make sure the fees are appropriate. (Mr. Thompson: We want to make sure that landlords update their Master Sign Plans so that they get modernized, even though it takes more staff time to do this but it will be beneficial to do so.)

Mr. Schroder: Let's freshen the place up, like Mayor Warner talked about.
(The Commission was unanimous with this decision.)

- Add substitution of employee housing unit. Want to include more aspects, beef this language up. (Unanimous yes vote on this from Commission.)
- Allow minor remodels and additions of less than 10% of total square footage. As long as there are no changes to the exterior of the structure.

Commissioner Questions / Comments:

Mr. Schroder: I believe that this is in line with our duties. (Ms. Puester: I will wrap this in the discussion about single families and come back.)

Mr. Mamula: I would like to see a square footage cap like x% or 500 square feet total for example, whatever makes sense so that a large addition to a 10,000 square foot house can't fall under this.

(Staff will come back with language)

2. Little Red Duplex in the Historic District (MGT), 308 North French Street

Mr. Pringle stated that Mr. Hasenstab and Ms. McCormick are the applicants and are neighbors of Mr. Pringle, but they have not discussed this topic previously. He is the adjacent property owner in the back.

Mr. Thompson presented a proposal to construct a new duplex in the Historic District at 308 North French Street, former location of the Little Red Schoolhouse. The proposal calls for a 3,534 sq. ft. "mirror image" duplex (total square footage), with three bedrooms and four bathrooms in each of the two units. Each unit has a one car garage and one outdoor tandem space. Access is proposed via a shared driveway, utilizing the existing driveway on a neighbor's property to the south. The proposed building is to be created from prefabricated units joined together. It is to be two stories in height with a substantial amount of structure between floors. Each side of the duplex is identical in form and detail, or a mirror image. Staff believes that the form and shape of buildings in this character area are of the utmost importance. The proposed mirror image duplex was not a form and shape seen historically in Breckenridge. Mr. Thompson discussed the following:

- Priority Policy 140 (Use building forms similar to those found historically in the area)
- Priority Policy 8 (Reinforce the visual unity of the block)
- Priority Policy 80 (Respect the perceived building scale established by historic structures within the relevant character area)
- Priority Policy 80A (Use connectors to link smaller modules and for new additions to historic structures)
- Priority Policy 138 (New buildings should be in scale with existing historic and supporting buildings in the North End)

- Priority Policy 144 (Reinforce the typical narrow front façade widths that are typical of historic buildings in the area)
- Priority Policy 142 (Building height should be similar to nearby historic buildings)

Staff is seeking input on the key points described for design direction. A more detailed review will come before the Commission with a full development permit application.

Applicant Presentation: Ms. Mary McCormick, Architect, and Mr. Garrett Hasenstab, Applicant

Ms. McCormick: It is our intention to address and resolve these issues and that the projects contribute to the community. There are issues that are unclear so we need planning commission direction to fix things in the future. I have a revision with pulling roof line down and would like commission to see if this meets with 142? (Ms. Dudney: They are looking for direction from us as to where they should head, but by no means could we say that we approve this if you have not shown it to Staff and given them time to review the new revisions.) (Mr. Mamula: We don't want to give specific design direction.) Concerns with the math that Mr. Thompson used and don't agree with it. (Ms. Dudney: It is not appropriate for us to make an opinion on this, it would be appropriate to work with staff and see your point of view and staff's point of view. We rely on staff for consistent interpretation and calculations. We can't give you real specifics because we don't have specific plans.) (Ms. Christopher: Details need to be worked out with staff in the end.)

Staff had the following questions for the Planning Commission:

1. Did the Planning Commission agree that a mirror image duplex does not meet Priority Policy 140? (Use building forms similar to those found historically in the area.)

Mr. Lamb: I agree with staff interpretations. All of the Planning Commissioners agreed with the staff interpretation.

Ms. McCormick asked whether Priority Policy 140 refers to form or shape but nowhere does mirror images comes up, only refers to windows, rooflines. I don't see it in the code. (Mr. Grosshuesch: It says to use building forms similar to the historic character area.) (Mr. Hasenstab: No duplexes were built historically, we would like to build a duplex within the guidelines.)

Ms. Dudney: I don't object to the duplex, it is the fact that the two shapes are exactly alike, there needs to be variation.

Mr. Pringle: Two homes on the lot that are connected by common garage wall, we would like incorporate the duplex use with modules attached to make it look more like one structure, beyond just the common wall. Modules that make up that use, more like one structure

Ms. Christopher: The staff is really a good resource for you for a design that would be acceptable.

Mr. Pringle: There are examples of duplexes in the historic district that could help you. (Mr. Hasenstab: We are hoping for a bit more direction from the Commission, staff doesn't give us the direction on how to solve our issues.)

Mr. Mamula: We are like a court which we weigh your plans versus the code, all we are here to do is look at what we have here tonight and it is your job to work with staff to meet the code. We are different than the rest of the County in how the Town does it's planning, especially in the Historic District.

2. Did the Planning Commission agree with Staff that Priority Policy 8 is not being met? (Reinforce the visual unity of the block.)

All of the Planning Commissioner's agreed that this doesn't reinforce the visual unity of the block.

3. Did the Planning Commission believe that Priority Policy 80 is not being met? (Respect the perceived building scale established by historic structures within the relevant character area.)

Mr. Pringle: Ceiling to floor space is overly large; could this be compressed to help? (Mr. Thompson: Yes I think this because of the prefabricated boxes.) If there was more separation between front façade and L part there would be more set back.

Everybody agreed with staff on this point.

4. Did the Planning Commission believe that design standards in Priority Policy 80A (distance of separation provided by the connectors) are not being met? All the Planning Commission agreed 80A was not being met.

The design is going to be so different and so right now this is not met. All of these questions are interrelated.

Ms. McCormick: We thought this was a work session that would be conversational with the Planning Commission.

Ms. Dudney: I don't think I could imagine that we would go against staff in mathematical calculations. These need to be taken up with staff.

Ms. Christopher: What is in our packet is what we see. We don't expect new material that Staff has not had time to review.

5. Did the Planning Commission agree with Staff that Priority Policy 144 is not being met? (Front façade of a building may not exceed 30' in width.)

Planning Commission agreed with staff.

Mr. Mamula: Project 228 South High: 4 lots; we were very specific about the front facades these are good examples, don't look at the other structures on the block that were built before the code was created, look at PJ's house when you are trying to meet code, look at the surviving historic structures.

Mr. Pringle: The homes to the north of you are the direction to go and follow for design.

6. Does the Planning Commission agree that the front façade should be one or one and a half stories as required by Priority Policy 142 and that the current design does not meet this priority policy?

Ms. Dudney: Overall, we are behind the staff unanimously, it needs to follow the nice historic buildings on your block, which are one or one and a half stories.

Mr. Pringle: All the priority policies need to be met. When you have a list of 6 failing priority policies, hence failing 5/A Architectural Compatibility, you will need some major rethinking on the design.

Staff welcomed any additional comments.

Ms. Dudney: Even though code says max 23' you think what is important is 1 ½ stories? (Mr. Thompson: This is correct. 1 to 1 ½ stories is the historic character of the area.)

TOWN PROJECT HEARINGS:

1. Cucumber Gulch Wetland Channel Restoration (SR) PC#2013074

Mr. Reid presented that the Town is proposing to restore wetlands and beaver pond habitat in the Upper Cucumber Gulch area. The site is located immediately across Ski Hill Road from the Peak 8 Base Area development. As anticipated in 2012, Town staff is now focused on phase two of the wetland restoration which involves restoring the Boreas Creek stream channel. This proposed second phase is intended to:

1. Reduce the speed, and therefore erosive force, of the water flow in the incised Boreas Creek channel.
2. Raise the Boreas Creek channel elevation to reduce its draining effect on the adjoining wetlands.
3. Install log deadfall areas to stabilize the stream channel and reduce future erosion.
4. Create additional wetland habitat.
5. Protect the investment in the existing Cucumber wetland restoration by reducing erosion and sedimentation in the downstream beaver ponds.

The Breckenridge Open Space Advisory Commission (BOSAC) was made aware of this project and reviewed this concept in fall 2012, and more recently at its August 19th meeting. BOSAC unanimously recommended proceeding with the proposed channel restoration, and to pursue approval for a Town Project through the

Planning Commission and Town Council. BOSAC recommended prompt action be taken to address the ongoing concerns in Upper Cucumber Gulch.

Alternatives to channel restoration are 1) no action, 2) implement a more standard weir and drop-structure approach, or 3) implement portions of the proposal, but not the entirety. The Town's consultants (Ecometrics and Johnson Environmental, Inc.) have contributed their input into the proposal design, and have agreed that the proposed plan is the most appropriate course of action for this site.

This is a Town Project pursuant to the recently adopted ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013), effective April 12, 2013. As a result, the Planning Commission is asked to identify any code issues they may have with this application. In addition, the Commission is asked to make a recommendation to the Town Council. Staff suggested that the Planning Commission recommend approval of the Cucumber Gulch Channel Restoration to the Town Council, PC#2013074, with the presented Findings.

Commissioner Questions / Comments:

No commissioner questions or comments.

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

Mr. Mamula made a motion to recommend the Town Council approve the Cucumber Gulch Wetland Channel Restoration, PC#2013074, with the presented Findings. Ms. Christopher seconded, and the motion was carried unanimously (6-0).

2. Forest Health for MBJ and Wedge Parcels (SR) PC#2013075

Mr. Reid stated the Town is proposing a forest health treatment in Cucumber Gulch Preserve, specifically addressing standing dead lodgepole pines and deadfall on the former MBJ and Wedge parcels. These two parcels were acquired relatively recently by the Town and warrant tree removal in upland areas to reduce wildfire risk, diversify wildlife habitat, clean up a portion of the new open space, and remove standing dead tree hazards. The site is located immediately across Ski Hill Road from National Forest Lands and undeveloped private property. Protection of the Cucumber Gulch Preserve is a high priority for the Town of Breckenridge and its open space program. Town staff is working with qualified consultants to identify and address threats to the ecosystem health. The presented proposal is designed to fulfill that goal by improving forest health in Cucumber Gulch's dry uplands.

This is a Town Project pursuant to the recently adopted ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013), effective April 12, 2013. As a result, the Planning Commission is asked to identify any code issues they may have with this application. In addition, the Commission is asked to make a recommendation to the Town Council. Staff suggested that the Planning Commission recommend approval of the MBJ/ Cucumber Wedge Forest Health Project to the Town Council, PC#2013075, with the presented Findings.

Commissioner Questions / Comments:

Ms. Dudney: We appreciate all of your efforts.

Mr. Pringle: Prescribed burning used here? (Mr. Reid: No, these logs will be hauled out with a little left.)

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

Mr. Mamula made a motion to recommend the Town Council approve the Forest Health for MBJ and Wedge

Parcels, PC#2013075, with the presented Findings. Ms. Christopher seconded, and the motion was carried unanimously (6-0).

OTHER MATTERS:

Anyone interested in the State APA conference it is coming in early October in Vail. Ms. Dudney will not be here for first meeting in October.

Mr. Mamula: Other retailers in town have made comments that sign enforcement is not being followed. We have strayed from intent.

ADJOURNMENT:

The meeting was adjourned at 9:30 pm.

Gretchen Dudney, Chair



Class C Development Review Check List
--

Proposal: Construct a new single family home

Project Name/PC#: Goldreyer Residence PC#2013076

Project Manager: Shane Greenburg

Date of Report: September 11, 2013 For the September 17, 2013 Planning Commission Meeting

Applicant/Owner: Eric & Liz Goldreyer

Agent: BHH Partners

Proposed Use: Single Family Residence

Address: 442 Timber Trail Road

Legal Description: Lot 21, Timber Trail

Site Area: 30,958 sq. ft. 0.71 acres

Land Use District (2A/2R): LUD 40; 1 Unit per 3 Acres; Residential - Single Family, Duplex, up to 4-Plex

Existing Site Conditions: This lot is bordered by a ski run on the west side. The lot is accessed through an existing private drive which branches off of Timber Trail Rd. The lot is heavily wooded with uniform, medium-sized lodgepole pines. No specimen trees exist. The lot slopes up from the private drive at a consistent 15% grade.

Density (3A/3R): Allowed: Unlimited Proposed: 7,866 sq. ft.

Mass (4R): Allowed: Unlimited Proposed: 8,999 sq. ft.

F.A.R. 1:3.44 FAR

Areas: Proposed

Lower Level: 3,252 sq. ft.

Main Level: 3,928 sq. ft.

Upper Level: 686 sq. ft.

Garage: 1,133 sq. ft.

Total: 8,999 sq. ft.

Bedrooms: 7

Bathrooms: 8.5

Height (6A/6R): 35 feet overall

(Max 35' for single family outside Conservation District)

Lot Coverage/Open Space (21R):

Building / non-Permeable: 6,050 sq. ft.	19.54%
Hard Surface/Non-Permeable: 3,066 sq. ft.	9.90%
Open Space / Permeable: 21,842 sq. ft.	70.55%

Parking (18A/18/R):

Required: 2 spaces

Proposed: 3 spaces

Snowstack (13A/13R):

Required: 767 sq. ft. (25% of paved surfaces)

Proposed: 794 sq. ft. (25.90% of paved surfaces)

Fireplaces (30A/30R): 3 gas, 1 wood, 2 gas outdoor firepits

Building/Disturbance Envelope?

Disturbance Envelope

Setbacks (9A/9R):

Within the disturbance envelope
Within the disturbance envelope
Within the disturbance envelope
Within the disturbance envelope

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

The proposed residence will be architecturally compatible with the neighborhood.

Exterior Materials:

2x12 Channel Rustic - Benjamin Moore "Chestnut"; Timber Beams and Columns - Benjamin Moore "Oxford Brown"; Vertical Siding - Barn Boards - Browns & Grays; Window Clad and Flashing - Sierra Pacific "Colonial Red", Trim and Facsia - Benjamin Moore "Cordovan Brown"; Natural Stone Veneer Base - Eagle Moss Rock "Dry Stacked"

Roof:

Synthetic Shake Shingle - Davinci "Tahoe"

Garage:

Wood

Landscaping (22A/22R):

Planting Type	Quantity	Size
Colorado Spruce	7	4@ 6' tall 3@ 12' - 14' tall
Aspen	16	8@2" and 8@3" caliper, 50% multistem
Shrubs (Potentilla, Buffalo Juniper, Peking Cotoneaster)	30	5 Gal.

Defensible Space:

Complies- will field verify on site

Drainage (27A/27R):

Positive drainage away from the structure.

Driveway Slope:

8 % Driveway off private drive

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

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

Staff Action:

The Community Development Department has approved the single family residence on Lot 21, Timber Trail Subdivision, PC#2013076, with the attached Standard Findings and Conditions.

TOWN OF BRECKENRIDGE

Goldreyer Residence
Lot 21, Timber Trail Subdivision
422 Timber Trail Road
PC#2013076

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 **September 11, 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 **September 17, 2013**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **March 24, 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. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.

7. Applicant shall field locate utility service lines to avoid existing trees.
8. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed **35'** at any location.
9. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
10. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

11. Applicant shall submit 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. 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.
14. 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.
15. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
16. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
- 17. Applicant shall 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. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.**
- 18. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.**

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

19. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
20. Applicant shall 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.
21. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
22. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping for all existing trees.
23. 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.
24. Applicant shall screen all utilities.
25. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.
26. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
27. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
28. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**

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

(Initial Here)

CONTOUR LEGEND	
EXISTING MINOR	DRAINAGE APRON
EXISTING MAJOR	SPOT GRADE AT DOT
PROPOSED	2800

- SITE NOTES**
1. ELECTRIC, CABLE TV, AND TELEPHONE UNDERGROUND IN COMMON TRENCH
 2. VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND
 3. TOPOGRAPHIC INFORMATION OBTAINED FROM SCANNED LAND SURVEYING, N.C. JOB 1028
 4. PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 1% MIN)
 5. REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE DRAINS TO BE SLOPED TO DAYLIGHT TO MAJOR TRENCH
 6. PLANT ALL TREES FOR OWNER PRIOR TO DAMAGES OR REMOVALS
 7. PROTECT ALL REMAINING TREES WITH BIODIVERSITY OR OTHER APPROVED BARRIER DURING CONSTRUCTION
 8. PROVIDER BY CITY ENGINEER SHALL CONSIDER WIND BARRIER RATING AT BAY AND VALLEY DRIFT LOCATIONS
 9. STATE HOUSE LOCATION FOR OWNER ARCHITECT AND ARCHITECTURAL REVIEW BOARD PRIOR TO ANY WORK
 10. GENERAL CONTRACTOR TO VERIFY & COMPLY WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT
 11. DRIVEWAY BAYAN SLOPED FROM ROAD EDGE OF PAVEMENT AS REQUIRED

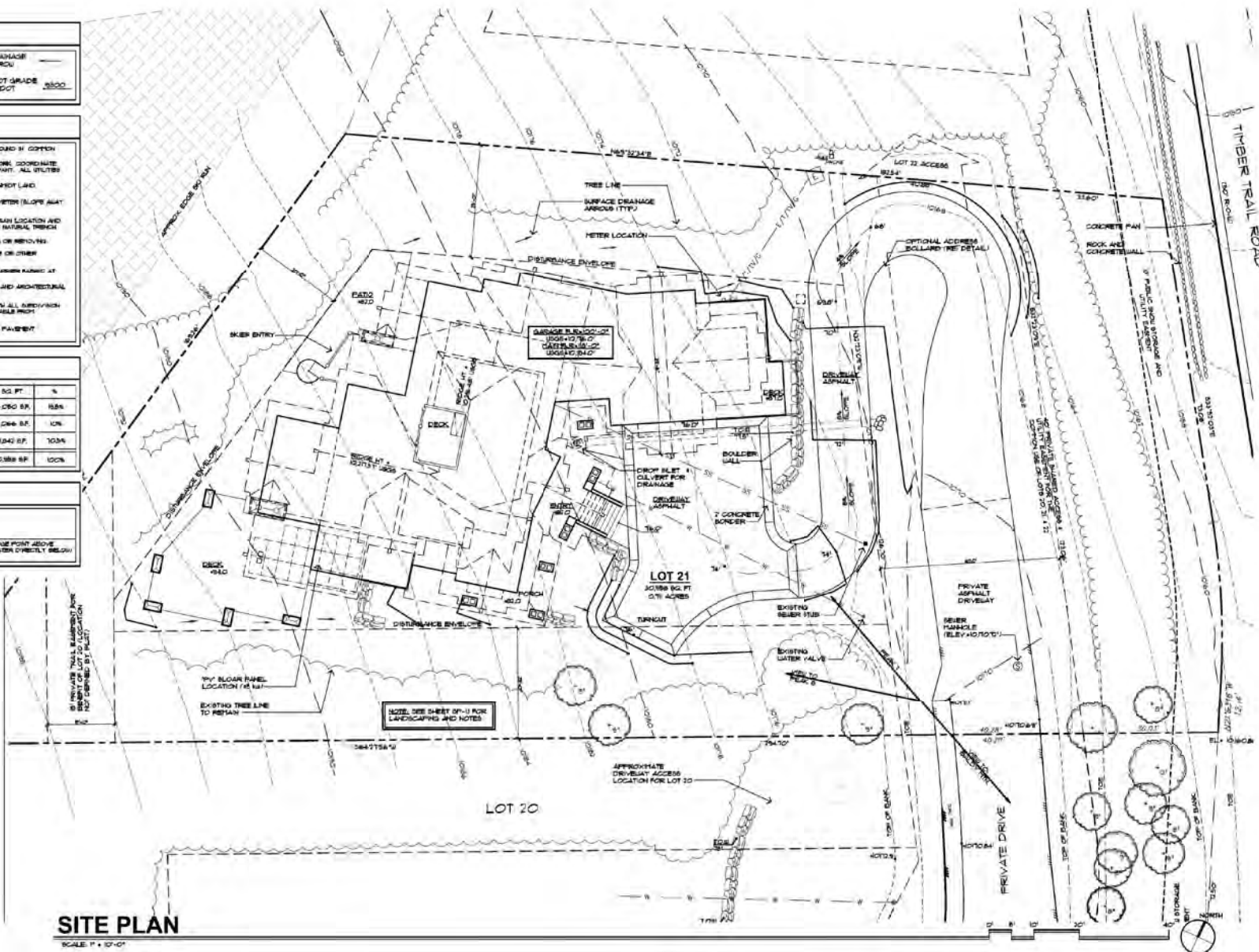
LOT COVERAGE

	SG. FT.	%
BUILDINGS INCLUDED (CONCRETE)	4,050 SF	15.6%
HARDSCAPE (DECK, PATIO, WALKS & DRIVEWAY)	3,044 SF	12%
OPEN SPACE	21,842 SF	10.3%
TOTAL LOT SIZE	30,936 SF	100%

BUILDING HEIGHT

ROOF HEIGHT: 10'-0" @ 48'
EXISTING GRADE: 5'-0" @ 11'-0"
PROPOSED GRADE: WITHIN ROOF FLOOR
BUILDING HEIGHT: 5'-0"

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



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

REVISIONS

JOB NO: 1525
DATE: 09/03
DRAWN BY: T. GERRON
CHECKED BY: T. MOGAN

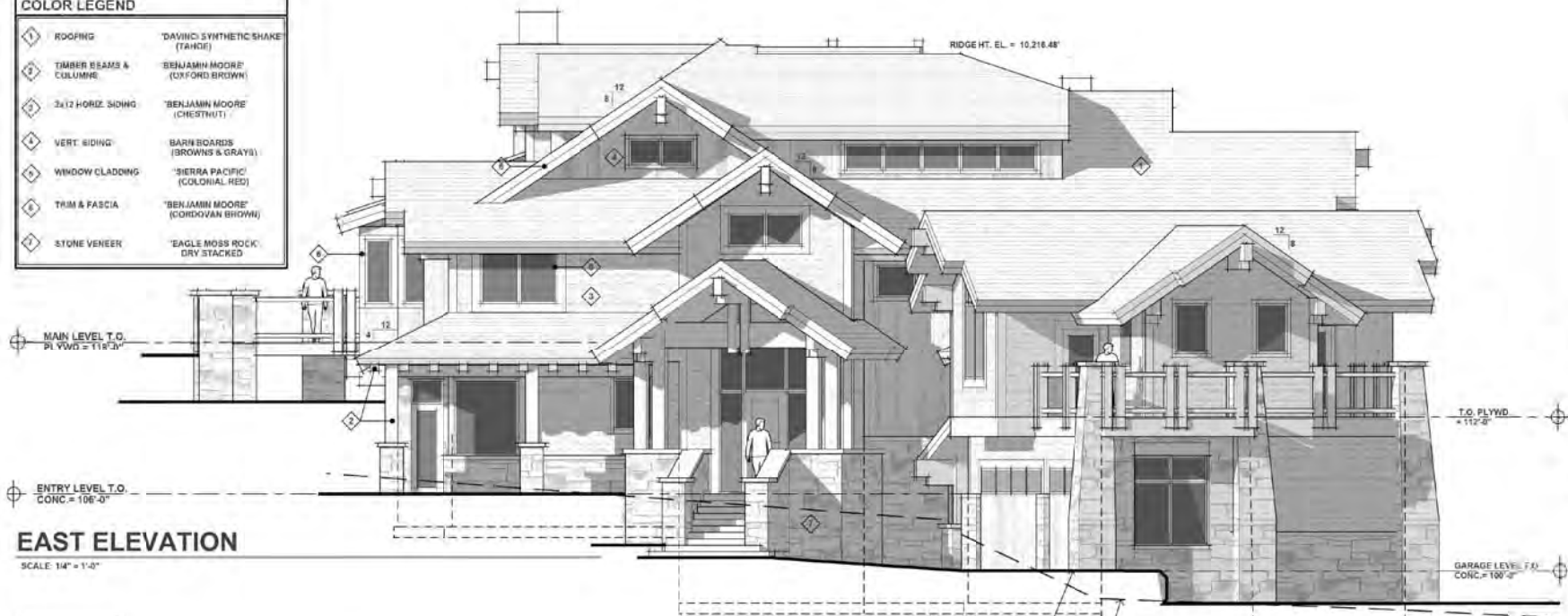
REVISED SUBMITTAL DRAWS

bhh Partners
ARCHITECTS
101 EAST 10TH AVE., SUITE 1000
DENVER, CO 80202

GOLDREYER RESIDENCE
LOT 21, TIMBER TRAIL
101 TIMBER TRAIL ROAD, BREWSTERWOOD, COLORADO 80024

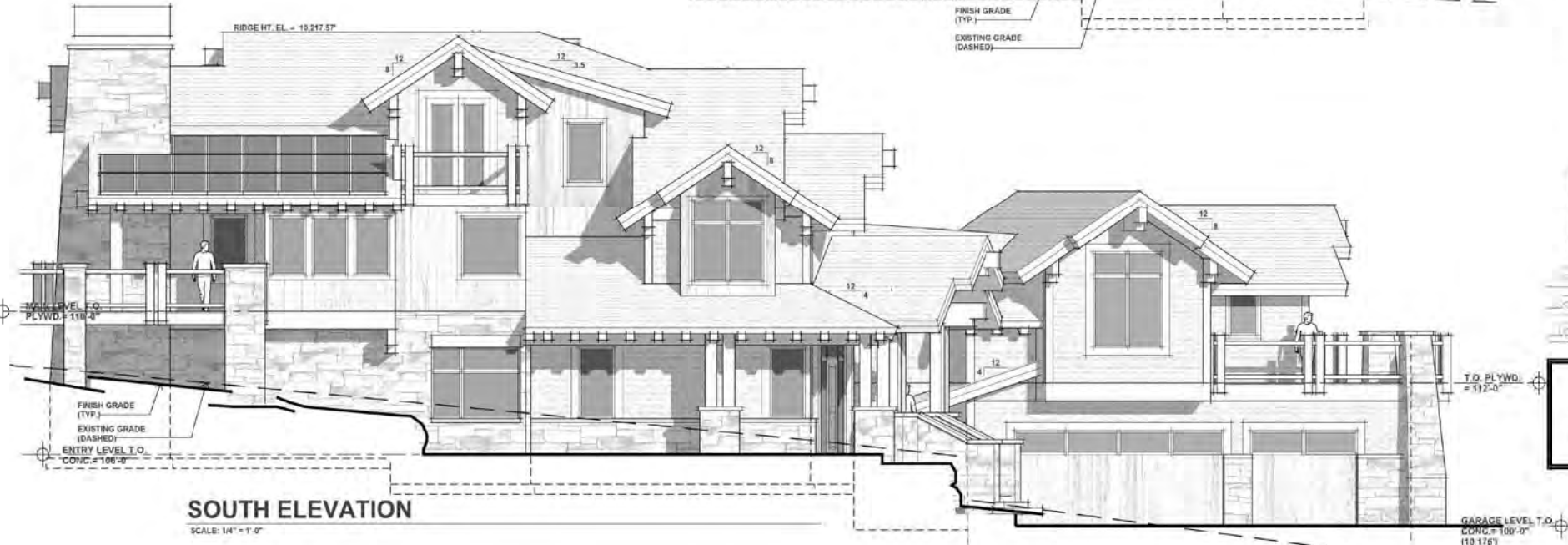
© 2012
SHEET NUMBER
SP-1.0
SITE PLAN

COLOR LEGEND	
◆ ROOFING	DAWID SYNTHETIC SHAKE (TANKE)
◆ TIMBER BEAMS & COLUMNS	BENJAMIN MOORE (CORDOVAN BROWN)
◆ 3x12 HORIZ. SIDING	BENJAMIN MOORE (CHESTNUT)
◆ VERT. SIDING	BARN BOARDS (BROWNS & GRAYS)
◆ WINDOW CLADDING	SIERRA PACIFIC (COLONIAL RED)
◆ TRIM & FASCIA	BENJAMIN MOORE (CORDOVAN BROWN)
◆ STONE VENEER	EAGLE MOSS ROCK, DRY STACKED



EAST ELEVATION

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



SOUTH ELEVATION

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

REVISIONS

ISS. NO.	1/15
SITE	10/13
DRAWN BY	T. BERKEY
CHECKED BY	M. MOGHE

GOLDREYER RESIDENCE

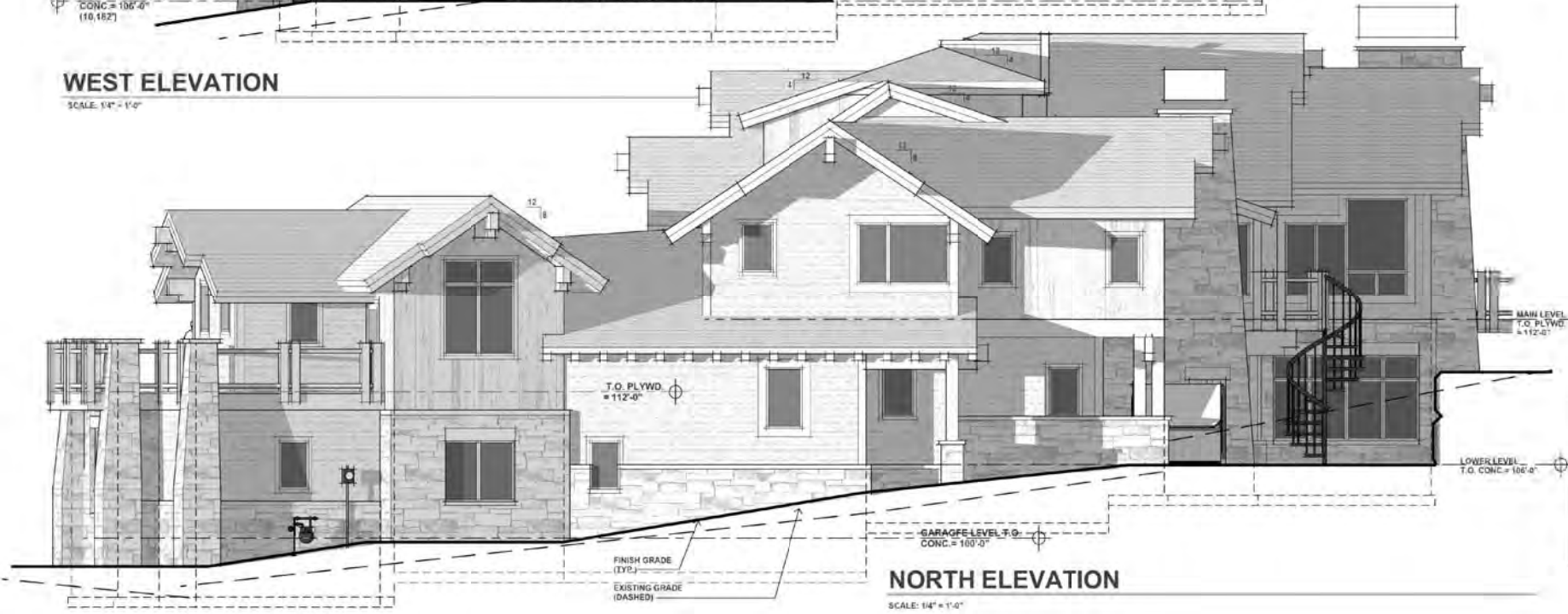
433 TIMBER TRAIL ROAD, LOT 7, TIMBER TRAIL SUBDIVISION, BRECKENRIDGE, COLORADO 80424

A-2.0
BUILDING ELEVATIONS



WEST ELEVATION

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



NORTH ELEVATION

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

REVISION:	
ISS NO:	1158
SITE:	884843
DRAWN BY:	T USKEM
CHECKED BY:	M HOGAN
<small>© 2012 THE ENGINEERING COMPANY 10000 W. 10th Avenue, Suite 100 Golden, CO 80401 TEL: 303.440.7777 FAX: 303.440.7778 WWW.THEENGINEERINGCOMPANY.COM</small>	

PROJECT NO. 1158
GOLDREYER RESIDENCE
 423 TIMBER TRAIL ROAD, LOT 7, TIMBER HILL SUBDIVISION, BRECKENRIDGE, COLORADO 80424
ARCHITECT: THE ENGINEERING COMPANY
 10000 W. 10th Avenue, Suite 100, Golden, CO 80401
 TEL: 303.440.7777 FAX: 303.440.7778
 WWW.THEENGINEERINGCOMPANY.COM

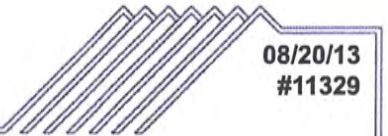
A-2.1
BUILDING ELEVATIONS



- 1. ROOFING - DAVINCI SYNTHETIC SHAKE "TAHOE"
- 2. TIMBER BEAMS & COLUMNS - BENJAMIN MOORE OXFORD BROWN
- 3. 2x12 CHANNEL RUSTIC - BENJAMIN MOORE CHESTNUT
- 4. VERTICAL SIDING - BARN BOARDS - BROWNS & GRAYS
- 5. WINDOW CLAD & FLASHING - SIERRA PACIFIC "COLONIAL RED"
- 6. TRIM & FASCIA - 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



08/20/13
 #11329

GOLDREYER RESIDENCE

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Troy Lighting B2361 Traditional / Classic One Light 11.5" Tall Dark Sky Wall Lantern from the Liberty Collection

Item #: BCI1598335

View the entire [Liberty Collection](#)

\$196.00 - \$274.00



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Do It Yourself: Installing an Outdoor Wall Sconce

Learn how to change out your wall sconce to update your home. Follow Justin Bergson as he shows you the step-by-step procedure in making this project a quick and simple one



Product Details for the Troy Lighting B2361

Troy Lighting B2361 Traditional / Classic One Light 11.5" Tall Dark Sky Wall Lantern from the Liberty Collection

Being a Leader in an Industry requires many attributes. Troy Lighting's passion for quality, design, value and service lead the way. Their Team of Lighting Professionals are serious about producing awesome lighting and having a strong, well-run company. Hand-Forged Iron, Hand Applied Finishes, Glass and Shades that compliment the style are primary ingredients in Troy Lighting products. They take great pride in their engineering and inspection standards that ensure a quality product.

Troy Lighting is committed to providing quality high styled products, at reasonable prices, backed with the highest standard of service.

Features:

- Fluorescent Fixture: Includes (1) 18 Watt GU24 Fluorescent Bulb
- Incandescent Fixture: Uses (1) 60 Watt Medium Base Bulb (not included)
- Solid Aluminum

Popular Products

	MinkaAire Concept II 44 3 Blade 44" Flushmount Ceiling Fan - Light, Handheld Remote Control and Bla... \$264.95
	MinkaAire Concept II 52 3 Blade 52" Flushmount Ceiling Fan - Light, Handheld Remote Control and Bla... \$289.95
	Kichler 9022 Transitional 1 Light Outdoor Wall Sconce from the Seaside Collection \$59.00
	Kichler 42386



Class C Development Review Check List

Proposal: Hart Residence - Residence with Accessory Apartment

Project Name/PC#: Hart Residence PC#2013077

Project Manager: Michael Mosher, Planner III

Date of Report: September 5, 2013 For the September 17, 2013 Meeting

Applicant/Owner: Michele Hart

Agent: Ben Henson, Allen Guerra Architects

Proposed Use: Single-family Residence with Accessory Apartment

Address: 201 South Pine Street

Legal Description: Lot 14, Gold Flake II Subdivision

Site Area: 15,604 sq. ft. 0.36 acres

Land Use District (2A/2R): 12 Residential @ 2 UPA - Subject to the Gold flake II Subdivision

Existing Site Conditions: The property slopes downhill East to West at 11%. It is moderately wooded with Lodgepole Pines. A 10-foot wide access, utility and drainage easement lies along the north property line there is an existing log rail fence flanking each side of the existing path within this easement. A 12.5-foot wide utility and drainage easement lies along the west property line. There is an existing sewer manhole at the northwest corner of the property. An existing Gold Flake II monument sign is located partially on the property at the northeast corner.

Density (3A/3R): Unlimited Proposed: 3,620 sq. ft.

Mass (4A): (Subject to the Town's Neighborhood Preservation Ordinance) - 593 SF of garage not counted

Allowed: 3,467 sq. ft.	Proposed: 3,443 sq. ft.
------------------------	-------------------------

Mass (4A/4R): (With garage included)

	Proposed: 4,036 sq. ft.
--	-------------------------

F.A.R. 1:4.53 FAR

Areas: Proposed Existing

Lower Level: 1,442 sq. ft.	
Main Level: 1,678 sq. ft.	
Accessory Apartment: 500 sq. ft.	
Garage: 593 sq. ft.	
Total: 4,213 sq. ft.	

Bedrooms: 5

Bathrooms: 5

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

Lot Coverage/Open Space (21R):

Building / non-Permeable: 4,002 sq. ft.	25.65%
Hard Surface/Non-Permeable: 1,658 sq. ft.	10.63%
Open Space / Permeable: 9,944 sq. ft.	63.73%

Parking (18A/18/R):

Required: 3 spaces	Assessory Unit adds 1 additional space requirement
--------------------	--

Proposed: 5 spaces

Snowstack (13A/13R):

Required: 415 sq. ft. (25% of paved surfaces)

Proposed: 415 sq. ft. (25.03% of paved surfaces)

Fireplaces (30A/30R): 1 Gas Fired

Accessory Apartment: YES
Meets Criteria: The total dwelling area of the unit is no greater in size than one-third (1/3) of the total dwelling area of the single-family unit. The total dwelling area of the unit is no greater in size than one thousand two hundred (1,200) square feet.

Building/Disturbance Envelope? No

Setbacks (9A/9R): Front: 35 ft.
Side: 27 ft. Side setbacks exceed 50' combined setbacks minimum
Side: 30 ft.
Rear: 18 ft.

Architectural Compatibility (5/A & 5/R): The colors and building forms abide with this policy. This proposal is similar to other homes in the neighborhood.

Exterior Materials: The elevations show the use of natural cedar vertical siding, trim, fascia and soffit. The lower level and chimney are wrapped in natural stone. However there are large areas of steel paneling and aluminum paneling (none over 25% on one elevation). The deck rails are made of steel the garage doors are made of aluminum. The doors and windows are made of fiberglass and the decking is composite wood.

Roof: Standing Seam Aluminum - Matte Silver Finish

Garage Doors: Aluminum - Matte Finish

Landscaping (22A/22R):

Planting Type	Quantity	Size
Colorado Spruce	8	3 @ 10 feet tall, 3 @ 12 feet tall and 2 @ 14 feet tall
Aspen	27	14 @ 1.5 inch caliper and 13 @ 2 inch caliper- 50% multi-stem
Shrubs and perennials	19	5 Gal.

Defensible Space: Complies - Will field verify conditions on-site with Building Permit Release

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

Driveway Slope: 8 %

Covenants: Standard Assessorly Unit Covenants

Point Analysis (Sec. 9-1-17-3): Complies with all Absolute Policies and has not been awarded any negative or positive points under any Relative Policies.

Staff Action: Staff has approved the Hart Residence with Accessory Apartment, PC#2013077, with the Attached Findings and Conditions

Comments: The applicant has not obtained approval from the Gold Flake HOA. As a result, this application may need to be resubmitted for review if there are any significant changes needed.

Prior to Issuance of Building Permit:

Applicant shall submit for review and approval by town staff a color and material board showing that all finishes proposed are in compliance with section 9-1-19-5R, Policy 5 (Relative) Architectural Compatibility. Exterior building materials and colors should not unduly contrast with the site's background. Inappropriate exterior building materials include, but are not limited to, and textured expose concrete, and textured or unfinished unit masonry, highly reflective glass, reflective metal roof, and unpainted aluminum window frames.

Additional Conditions of Approval:

TOWN OF BRECKENRIDGE

**Hart Residence - Residence with Accessory Apartment
Lot 14, Gold Flake II Subdivision
201 South Pine Street
PC#2013077**

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 **September 5, 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 **September 17, 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 **March 24, 2013**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.

7. Applicant shall field locate utility service lines to avoid existing trees.
8. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
9. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
10. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

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

light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.

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.**

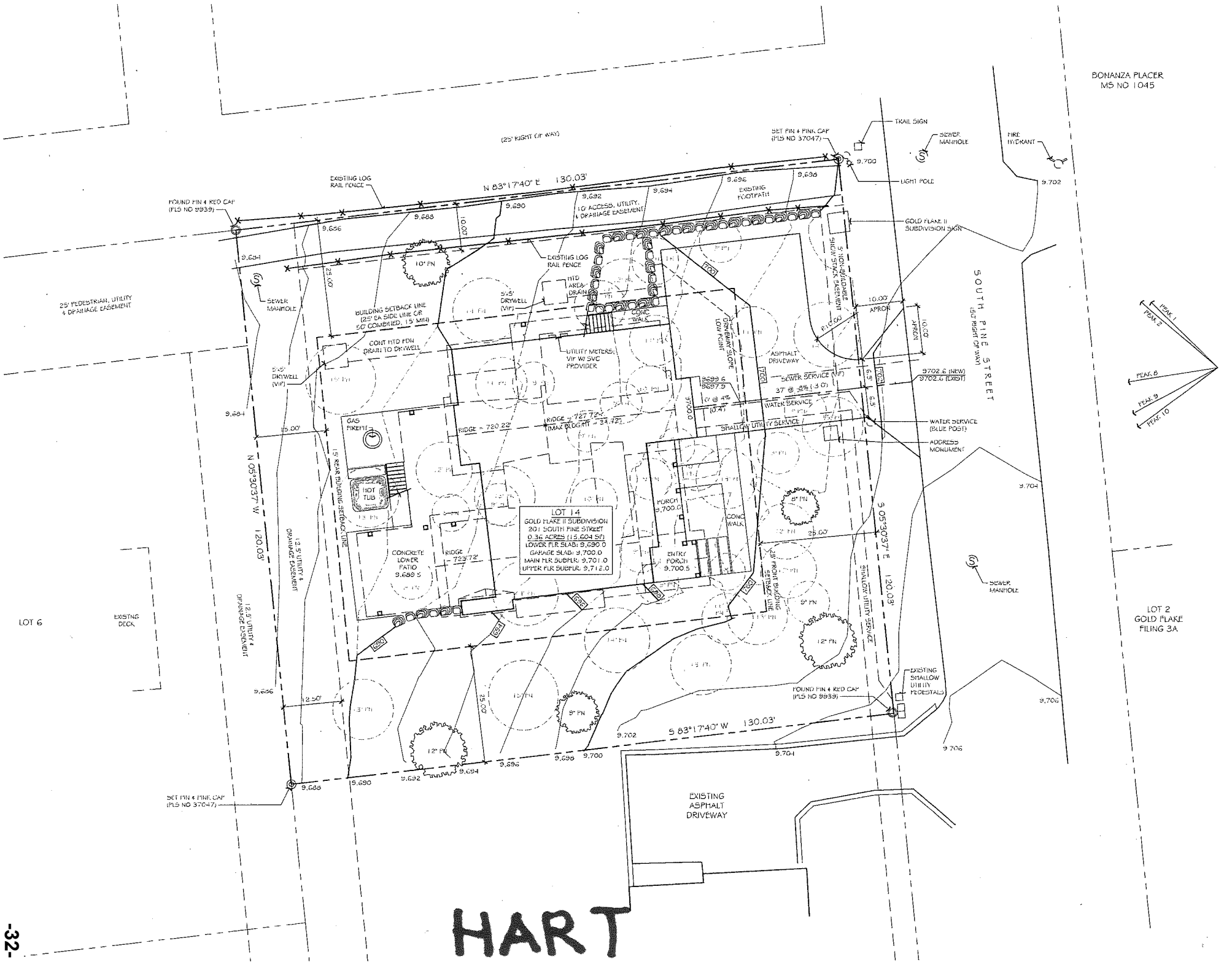
PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

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 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.**
24. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
25. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
26. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
27. Applicant shall screen all utilities.
28. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.
29. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
30. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
31. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and

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

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

(Initial Here)



HART

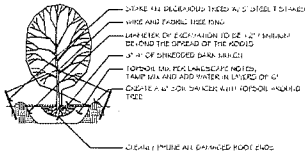
PLANT LEGEND

SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE
	10	ALPINE LINCHAIT & WOODS HOLE	ALPINE LINCHAIT & WOODS HOLE	3 GA.
	27	DWARFING ASPEN	DWARFING ASPEN	11 1/2" DIA. 2 1/2" GA.
	5	GOLDENROD SPIREA	GOLDENROD SPIREA	1 1/2" DIA. 2 1/2" GA.
		NATIVE SEED MIX (SEE LANDSCAPE NOTES)		

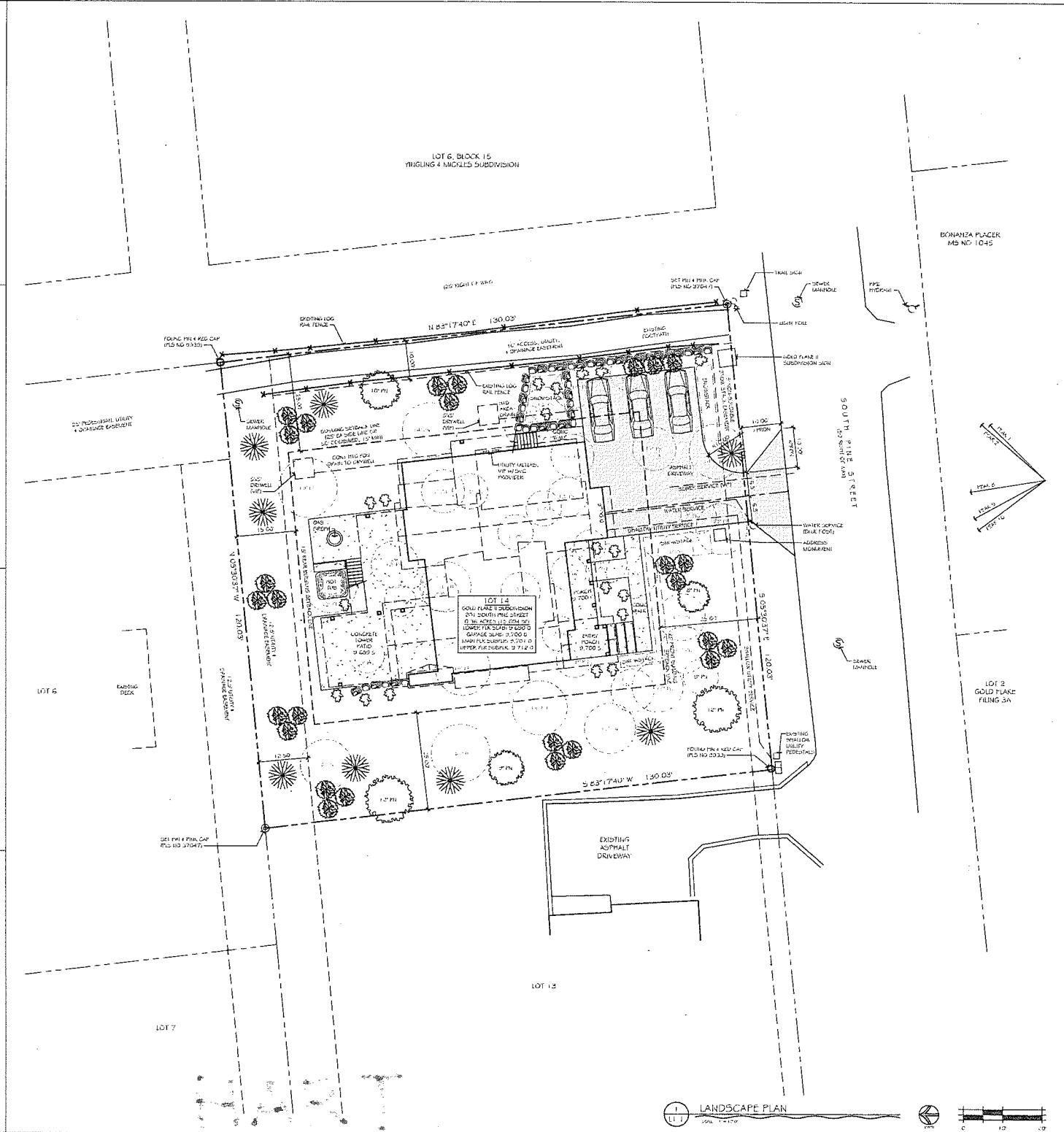
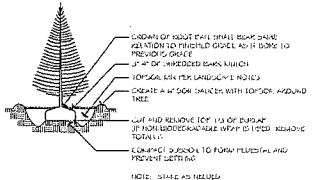
LANDSCAPE NOTES

1. PROPOSED CONSTRUCTION METHODS - CONFIRM ALL BEARING WITHIN SILL PER SUBDIVISION STATEMENTS AND COUNTY REQUIREMENTS OF MATERIALS. VERIFY WITH LOCAL JURISDICTION (10'±) DRAINAGE DITCHES, SLOPE, SLOPE LENGTH, DRAINAGE CHANNELS, AND DRAINAGE TO STREET. VERIFY WITH LOCAL JURISDICTION (10'±) DRAINAGE CHANNELS, SLOPE, SLOPE LENGTH, DRAINAGE CHANNELS, AND DRAINAGE TO STREET.
2. NATIVE VEGETATION SHALL BE PROTECTED - TO REMAIN AS POSSIBLE TO PROTECT VEGETATION FROM DAMAGE AND REMOVAL IN FINAL CONSTRUCTION. REMOVE ONLY WHAT IS NECESSARY FOR CONSTRUCTION.
3. ALL EXISTING TREES WITHIN 15' OF THE PROPOSED RESIDENCE SHALL BE REMOVED TO CREATE SAFE DRIVEWAY SPACE. PER LOCAL CODE REQUIREMENTS.
4. ALL EXISTING TREES WITHIN 15' OF THE PROPOSED RESIDENCE LIST TO BE REMOVED. PER LOCAL CODE REQUIREMENTS. LISTED TO BE REMOVED SHALL HAVE PROTECTED TREES PER LOCAL JURISDICTION AND TO BE REMOVED PER LOCAL CODE REQUIREMENTS. TREE REMOVAL TO BE CONSIDERED BETWEEN OWNER, ARCHITECT/ENGINEER, HOA, AND LOCAL PERMITS/STAFF. PRIOR TO REMOVAL.
5. ALL AREAS WITHIN 5' OF EXISTING TREES SHALL BE PROTECTED BY CONSTRUCTION OF ENVELOPE TO BE VEGETATED WITH 100% NATIVE HIGH CORNER ORNAMENTAL TREES WITHIN CONSTRUCTION OF: 30% CHERRY WINTERBURN, 10% DAWG BLOSSOM, 10% ROUND PEARL, 10% SHARP HEDGE, 10% WESTERN WITCHAMANT, 10% BLUE YEW, 5% DOTTED HAZELWOOD.
6. ALL AREAS WITHIN 5' OF EXISTING TREES SHALL BE PROTECTED BY CONSTRUCTION OF ENVELOPE TO BE VEGETATED WITH 100% NATIVE HIGH CORNER ORNAMENTAL TREES WITHIN CONSTRUCTION OF: 30% CHERRY WINTERBURN, 10% DAWG BLOSSOM, 10% ROUND PEARL, 10% SHARP HEDGE, 10% WESTERN WITCHAMANT, 10% BLUE YEW, 5% DOTTED HAZELWOOD.
7. A DRIP IRRIGATION SYSTEM SHALL BE INSTALLED TO ALL NEW TREES AND SHRUBS AS WELL AS ALL NEW SOIL MEDIA, PER THE OWNER AND LOCAL REQUIREMENTS.

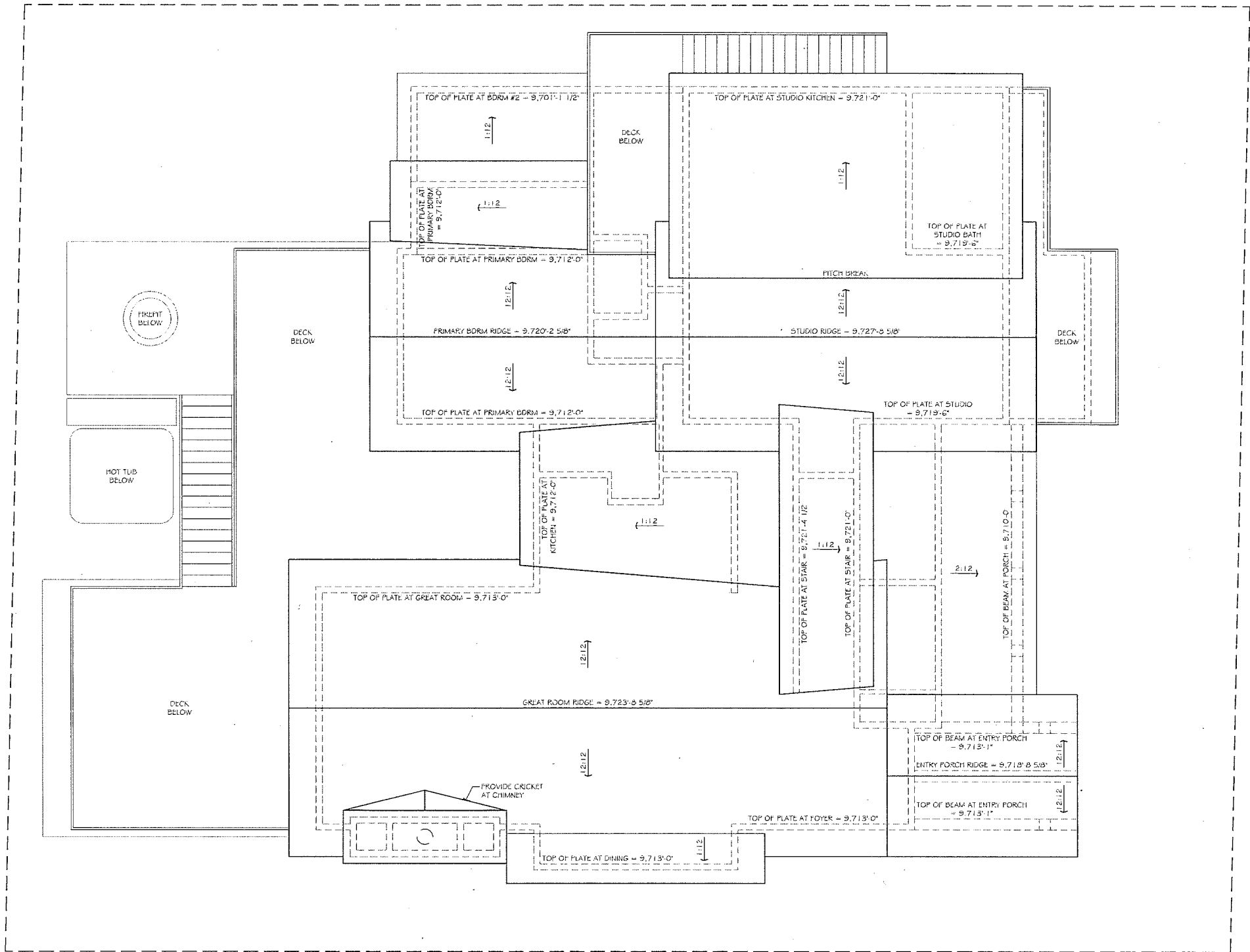
DECIDUOUS TREE PLANTING



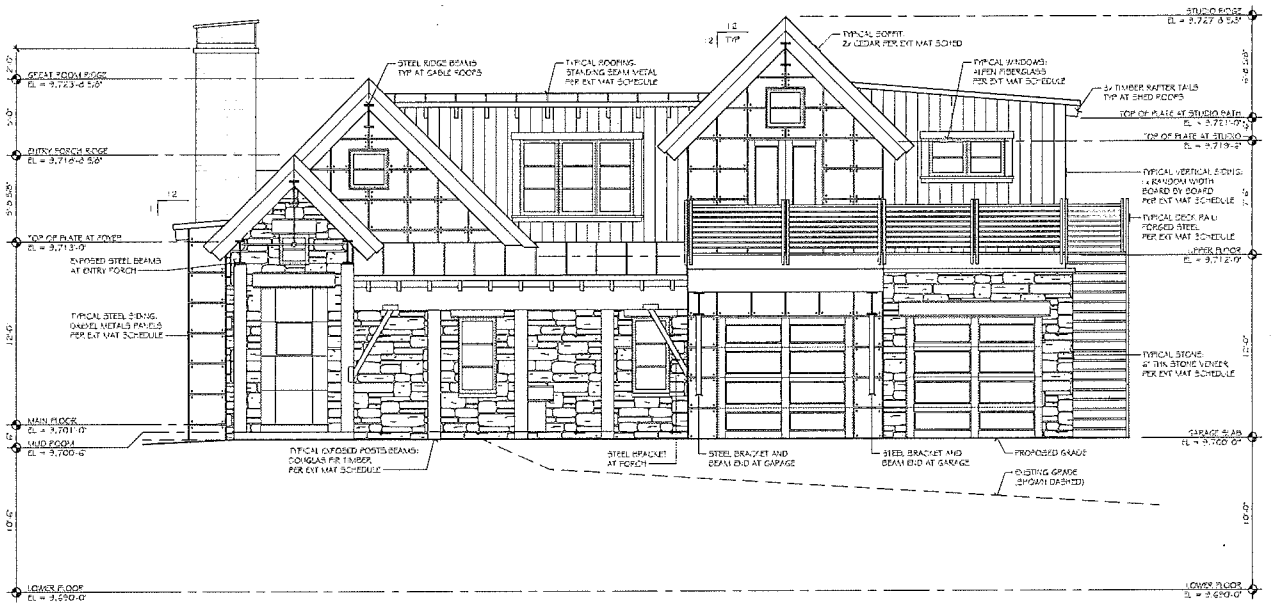
CONIFEROUS TREE PLANTING



PRELIMINARY - NOT FOR CONSTRUCTION

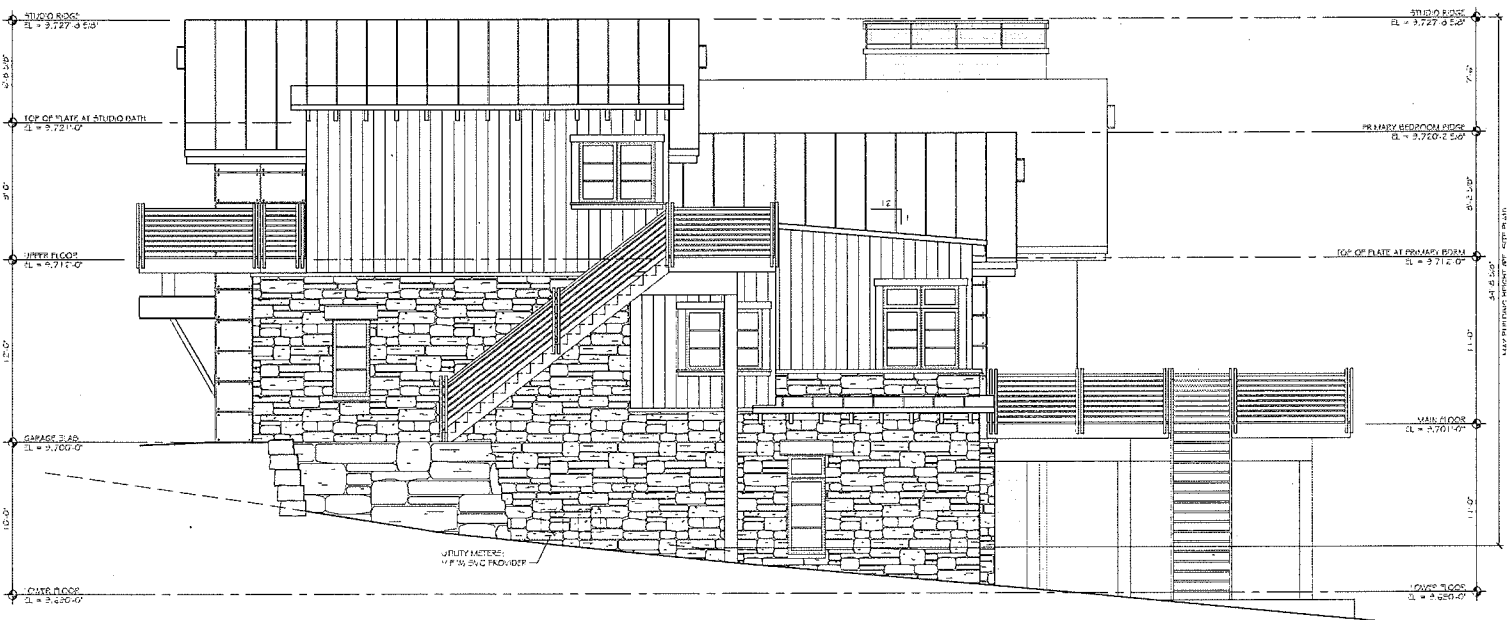


BUILDING SETBACK LINE
(RE: SITE PLAN)

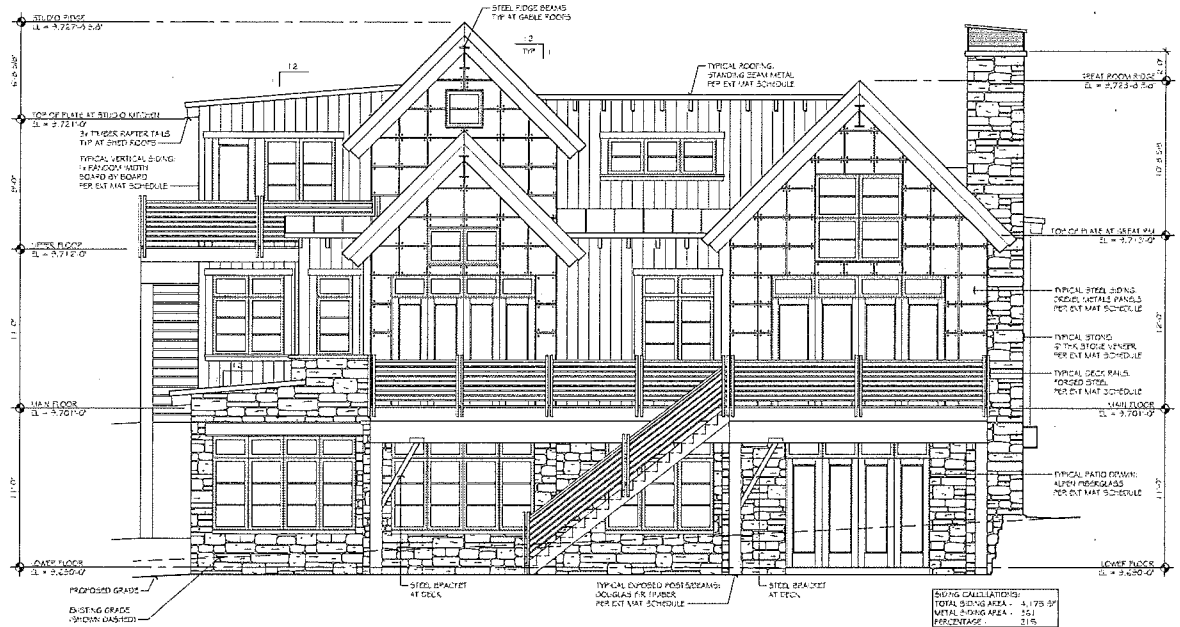


SIDING CALCULATION:
 TOTAL SIDING AREA - 4,175 SF
 NETAL SIDING AREA - 261
 PERCENTAGE - 6.2%

1 EAST ELEVATION
 A3.1

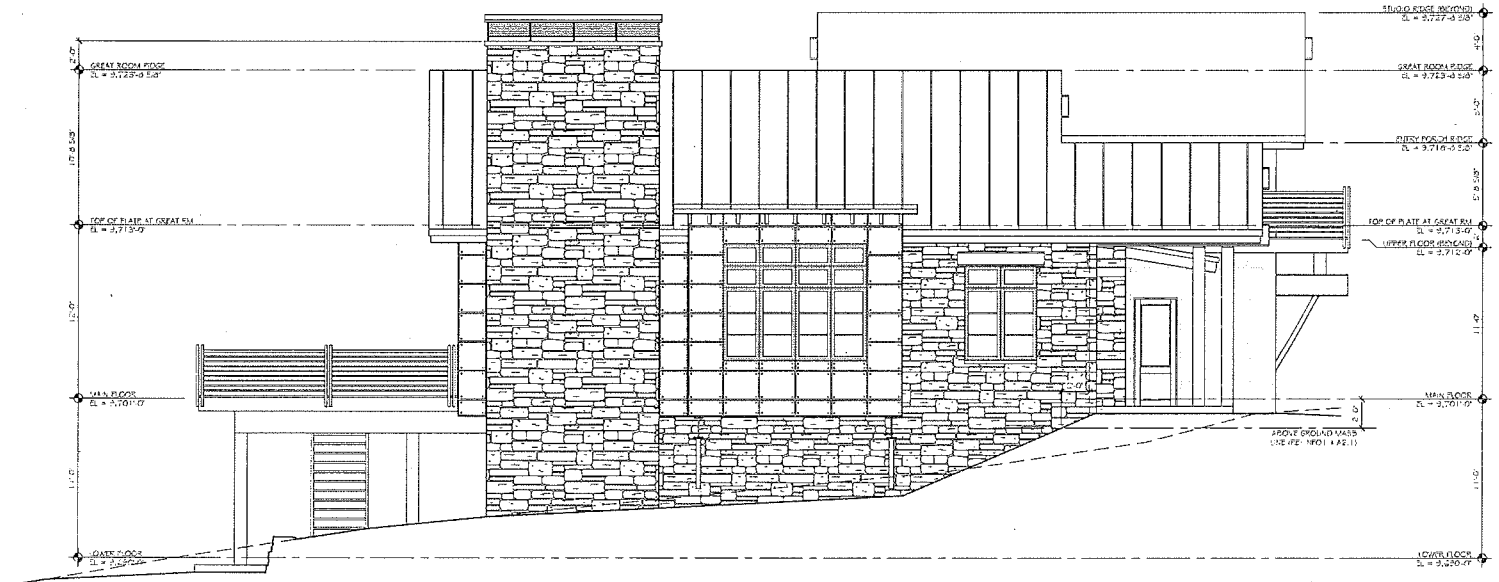


2 NORTH ELEVATION
 A3.1

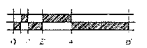


1 WEST ELEVATION
A.S. 2

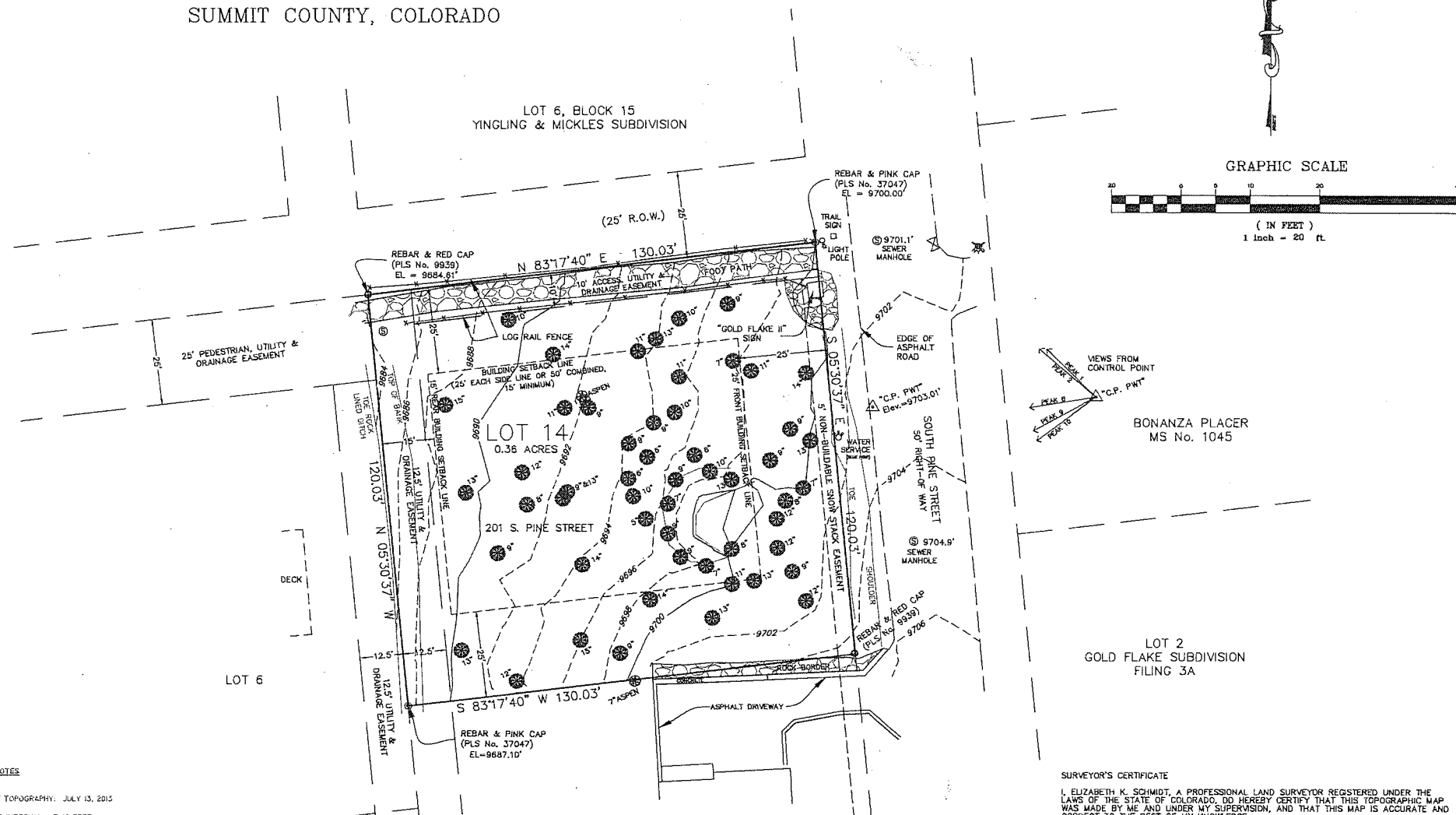
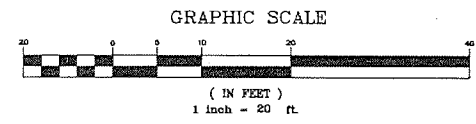
ROOFING CALCULATIONS:
TOTAL SIDING AREA = 4,175 SF
METAL SIDING AREA = 261 PERCENTAGE = 21%



2 SOUTH ELEVATION
A.S. 2



A TOPOGRAPHIC MAP OF
LOT 14, GOLD FLAKE II SUBDIVISION
 SECTION 31, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M.
 SUMMIT COUNTY, COLORADO



- GENERAL NOTES**
- 1 DATE OF TOPOGRAPHY: JULY 13, 2013
 - 2 CONTOUR INTERVAL - TWO FEET.
 - 3 PROJECT BENCHMARK: HELD ELEVATION 9700 FEET AT NORTHEAST PROPERTY CORNER LOT 14, INTERPOLATED FROM SUMMIT COUNTY GIS WEBSITE.
 - 4 THE AMENDED AND CORRECTED PLAT OF LOTS 6 THROUGH 27, GOLD FLAKE II SUBDIVISION, WAS RECORDED MAY 29, 1990 AT RECEPTION No. 267411 IN THE SUMMIT COUNTY CLERK AND RECORDER'S OFFICE.
 - 5 LOT 14 IS SUBJECT TO EASEMENTS, RIGHT OF WAY AND ALL OTHER MATTERS AS SHOWN ON THE PLAT OF SAID SUBDIVISION.
 - 6 BASIS OF BEARINGS: S 53°26'44.6" E BETWEEN THE FOUND MONUMENTS AT THE NORTHWEST PROPERTY CORNER OF LOT 14 AND THE SOUTHWEST PROPERTY CORNER OF LOT 14.
 - 7 BUILDING SETBACKS ARE 25' FROM THE FRONT (EAST) PROPERTY LINE 15' FROM THE REAR (WEST) PROPERTY LINE. SIDE SETBACKS ARE 25' EACH SIDE OR 50' TOTAL COMBINED BEING NO LESS THAN 15' ON EACH SIDE OF THE LOT PER THE TOWN OF BRECKENRIDGE CODE.
 - 8 SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD.

- LEGEND**
- FOUND REBAR AND RED CAP (PLS No. 9939)
 - ⊗ FOUND REBAR & PINK CAP (PLS No. 37047)
 - ⊗ PINE TREE WITH TRUNK DIAMETER
 - ⊗ ASPEN TREE WITH TRUNK DIAMETER

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

SURVEYOR'S CERTIFICATE
 I, ELIZABETH K. SCHMIDT, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THIS MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: _____

ELIZABETH K. SCHMIDT
 COLORADO P.L.S. 37047

Drawn EKS	Dwg 1291TP.DWG	Project 1291
Date 7/16/13	Scale 1" = 20'	Sheet 1 of 1










SCHMIDT
 LAND SURVEYING, INC.
 P.O. Box 5761
 FRISCO, CO 80443 970-409-9963

MICHELE HART RESIDENCE

EXTERIOR MATERIALS SCHEDULE

DATE: 3 SEP 2013

LABEL	ITEM	COLOR	DESCRIPTION
M1	ROOF - METAL		STANDING SEAM METAL MATTE GALVALUME
M2	FASCIA		2x S4S CEDAR PER DETAILS; STAIN W/ SUPERDECK '2320 CAPE BLACKWOOD'
M3	SOFFIT		1x6 S4S T&G CEDAR; STAIN W/ SUPERDECK '2320 CAPE BLACKWOOD' # 25% THINNER
M4	STEEL PANELING		DREXEL METALS PRE-WEATHERED GALVALUME
M5	VERTICAL SIDING		2x RANDOM WIDTH RECLAIMED BOARD BY BOARD
M6	DOORS/WINDOWS		ALPEN FIBERGLASS 'SLATE'
M7	DOOR/WINDOW TRIM		2x # 3x S4S CEDAR PER DETAILS; STAIN W/ SUPERDECK '2320 CAPE BLACKWOOD'
M8	WOOD DECKS		TAMKO EVERGRAIN COMPOSITE DECKING 'WEATHERED WOOD'





NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, TYPICAL FLASHING, DOWNSPOUTS, GUTTERS, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL BE MATTE GALVALUME.



MICHELE HART RESIDENCE

EXTERIOR MATERIALS SCHEDULE

DATE: 3 SEP 2013

LABEL	ITEM	COLOR	DESCRIPTION
M9	CHIMNEY CAP		DREXEL METALS PRE-WEATHERED GALVALUME FABRICATE PER DETAILS
M10	STONE VENEER CAP		3" GREY SANDSTONE CAP
M11	STONE VENEER		GALLEGOS CORPORATION #66 ANGEL BLUE GREY
M12	EXPOSED POSTS/BEAMS		54S DOUGLAS FIR TIMBER; STAIN W/ SUPERDECK '2320 CAPE BLACKWOOD'
M13	DECK RAILS		FORGED STEEL W/ NATURAL WAX FINISH FABRICATE PER DETAILS
M14	GARAGE DOORS		MATTE GALVALUME & TRANSLUCENT GLASS
M15	FLASHING/GUTTERS		MATTE GALVALUME

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, TYPICAL FLASHING, DOWNSPOUTS, GUTTERS, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL BE MATTE GALVALUME.



MICHELE HART RESIDENCE

LOT 14 . GOLDFLAKE II SUBDIVISION
201 SOUTH PINE STREET
BRECKENRIDGE . COLORADO



EXTERIOR LIGHT FIXTURE

MODEL # OD2211

W/ CUSTOM INSERT TO MEET DARK SKY REQUIREMENTS (SEE BELOW)

MANUFACTURER: HAMMERTON

DIMENSIONS: 19.5" HEIGHT; 6" WIDTH; 8" DEPTH

FINISH & GLASS: SLATE GREY W/ DARK MICA
& PERMANENT OPAQUE INSERT TO MEET TOWN OF BRECKENRIDGE
DARK SKY ORDINANCE

MAX WATTAGE: 60 WATTS



Class C Development Review Check List

Proposal: To construct a new single family residence

Project Name/PC#: Hauer Residence

Project Manager: Matt Thompson

Date of Report: September 11, 2012 For the September 17, 2013 Meeting

Applicant/Owner: Kris and Alicia Hauer

Agent: Pete Campbell Construction

Proposed Use: Single family residence

Address: 312 Westerman Road

Legal Description: Lot 18, Highlands at Breckenridge, Filing 10

Site Area: 47,711 sq. ft. 1.10 acres

Land Use District (2A/2R): 1: Subject to the Delaware Flats Master Plan

Existing Site Conditions: The property slopes steeply uphill at 19% from Westerman Road. The lot is moderately covered in lodgepole pines, spruce and fir trees. There is a 10' snowstack easement along Westerman Road and a 10' utility easement along the eastern property line.

Density (3A/3R): Unlimited Proposed: 4,692 sq. ft.

Mass (4R): Unlimited Proposed: 5,722 sq. ft.

F.A.R. 1:11.00 FAR

Areas: Proposed

Lower Level: 1,904 sq. ft.

Main Level: 2,788 sq. ft.

Upper Level:

Accessory Apartment:

Garage: 1,030 sq. ft.

Total: 5,722 sq. ft.

Bedrooms: 4

Bathrooms: 5

Height (6A/6R): 30 feet overall

(Max 35' for single family outside Conservation District)

Lot Coverage/Open Space (21R):

Building / non-Permeable: 6,157 sq. ft.	12.90%
Hard Surface/Non-Permeable: 3,724 sq. ft.	7.81%
Open Space / Permeable: 37,830 sq. ft.	79.29%

Parking (18A/18/R):

Required: 2 spaces

Proposed: 3 spaces

Snowstack (13A/13R):

Required: 931 sq. ft. (25% of paved surfaces)

Proposed: 1,004 sq. ft. (26.96% of paved surfaces)

Fireplaces (30A/30R): 3 gas, one EPA Phase II wood burner

Accessory Apartment: NO

Building/Disturbance Envelope? Disturbance envelope

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

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

Exterior Materials: The primary siding is hand hewn plank and chink horizontal cedar, board and batten full height vertical siding 1x4 and 1x10 rough sawn cedar, board and batten gable ends random width 1x4 and 1x10 reclaimed 75% reds and 25% grays, rough sawn douglas fir fascia, soffit and timbers, with a natural "Farmers Blend" dry stack veneer with buff stone caps.

Roof: Primary roofing material is asphalt shingles (Tamko Heritage - Weathered Wood) with rusty brown corrugated accent metal roofing.

Garage Doors: Custom wood garage doors.

Landscaping (22A/22R):

Planting Type	Quantity	Size
Colorado Spruce	8	10' - 12'
Aspen	17	2"-3" inch caliper - 50% of each and 50% multi-stem
Shrubs and perennials	14	5 Gal.

Defensible Space (22/A): Proposal does comply

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

Driveway Slope: 6 % Driveway designed around existing grade

Covenants:

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

Staff Action: Staff has approved the Hauer Residence, PC#2013081, located at 312 Westerman Road, Lot 18 Highlands Filing 10, with the attached Standard Findings and Conditions.

Comments:

Additional Conditions of Approval:

TOWN OF BRECKENRIDGE

Hauer Residence
Lot 18, Highlands at Breckenridge, Filing 10
312 Westerman Road
PC#2013081

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 **September 11, 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 **September 17, 2013**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

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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 **March 24, 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. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.

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

PRIOR TO ISSUANCE OF BUILDING PERMIT

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

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. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.**
22. **Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.**

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

23. **Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.**
24. **Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.**
25. **Applicant shall remove all vegetation and combustible material from under all eaves and decks.**
26. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
27. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
28. Applicant shall screen all utilities.
29. **All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.**
30. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
31. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
32. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these

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

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

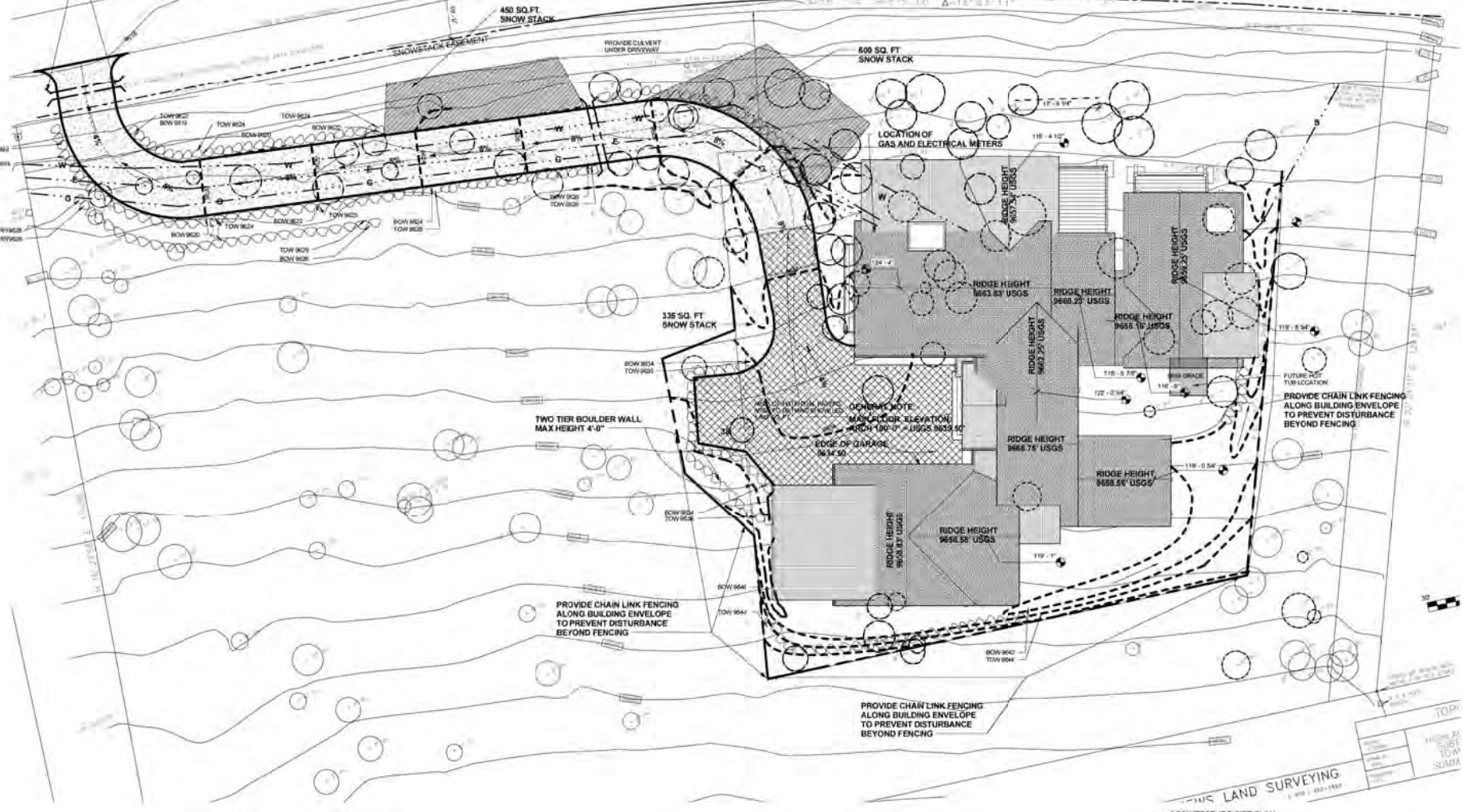
(Initial Here)

LOT COVERAGE:
 LOT: 47,711 SQ.FT.
 FOOTPRINT: 8,157 SQ.FT.
 DRIVEWAY: 3,724 SQ.FT.

SNOW STACK CALCULATIONS
 PAVED AREA OF DRIVEWAY = 3,420 SQ.FT.
 25% OF TOTAL PAVED AREA
 3,420 X .25% = 855 SQ. OF SNOW
 STACK TO BE PROVIDED FOR
 1,004 SQ. PROVIDED FOR

WESTERMAN ROAD
 13' TO 13' 0" 0" 0"

PROVIDE POLYETHYLENE CULVERT
 PIPE 16" DIA. WITH ENDS FINISHED
 WITH STONE HEADWALLS



HAUER RESIDENCE
LOT 18 HIGHLANDS
AT BRECKENGIDGE

No.	Description	Date

SITE & UTILITY PLAN

Project number: 312401-12
 Date: 05/29/13
 Drawn by: MAH
 Checked by: MAH

A1.1

Scale: 1" = 10'-0"

LAND SURVEYING
 1100 E. 100th St.
 Anchorage, Alaska 99515
 907-562-1111

ARCHITECTURE SITE PLAN
 1" = 10'-0"

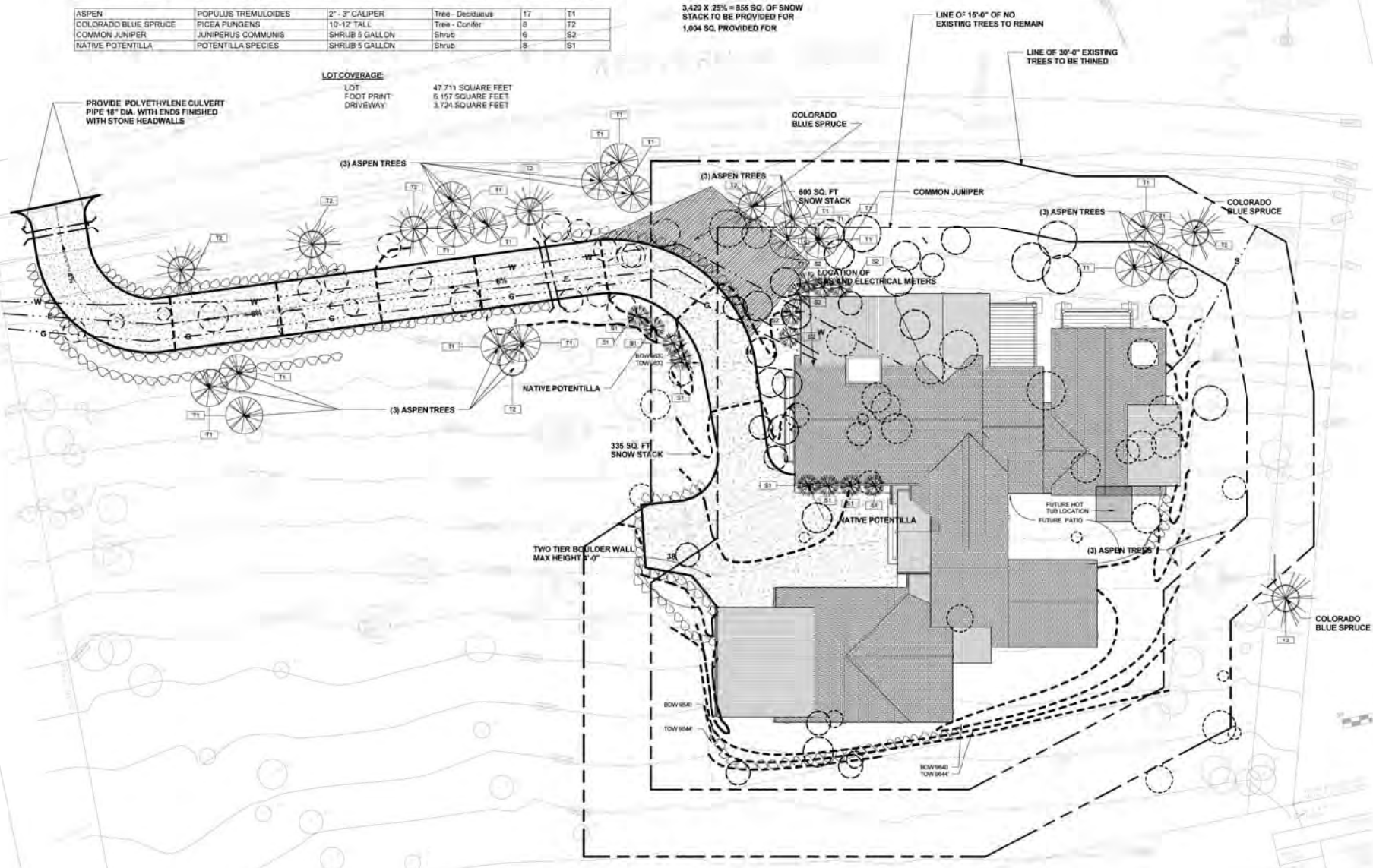
Common Name		Botanical Name		Planting Schedule		Comments		Family	Count	Type Mark
ASPEN		POPULUS TREMULOIDES		2" - 3" CALIPER				Tree - Deciduous	17	T1
COLORADO BLUE SPRUCE		PICEA PUNGENS		10-12 TALL				Tree - Conifer	8	T2
COMMON JUNIPER		JUNIPERUS COMMUNIS		SHRUB 5 GALLON				Shrub	6	S2
NATIVE POTENTILLA		POTENTILLA SPECIES		SHRUB 5 GALLON				Shrub	8	S1

SNOW STACK CALCULATIONS
 PAVED AREA OF DRIVEWAY = 3,420 SQ. FT.
 25% OF TOTAL PAVED AREA
 3,420 X 25% = 855 SQ. OF SNOW
 STACK TO BE PROVIDED FOR
 1,004 SQ. PROVIDED FOR

LOT COVERAGE:

LOT: 47,711 SQUARE FEET
 FOOT PRINT: 8,157 SQUARE FEET
 DRIVEWAY: 3,724 SQUARE FEET

PROVIDE POLYETHYLENE CULVERT
 PIPE 18" DIA. WITH ENDS FINISHED
 WITH STONE HEADWALLS



HAUER RESIDENCE
 LOT 18 HIGHLANDS AT BRECKENRIDGE
 LOT 18 HIGHLANDS AT BRECKENRIDGE COLORADO

FINAL DESIGN REVIEW &
 BUILDING PERMIT 3-5-13

No.	Description	Date



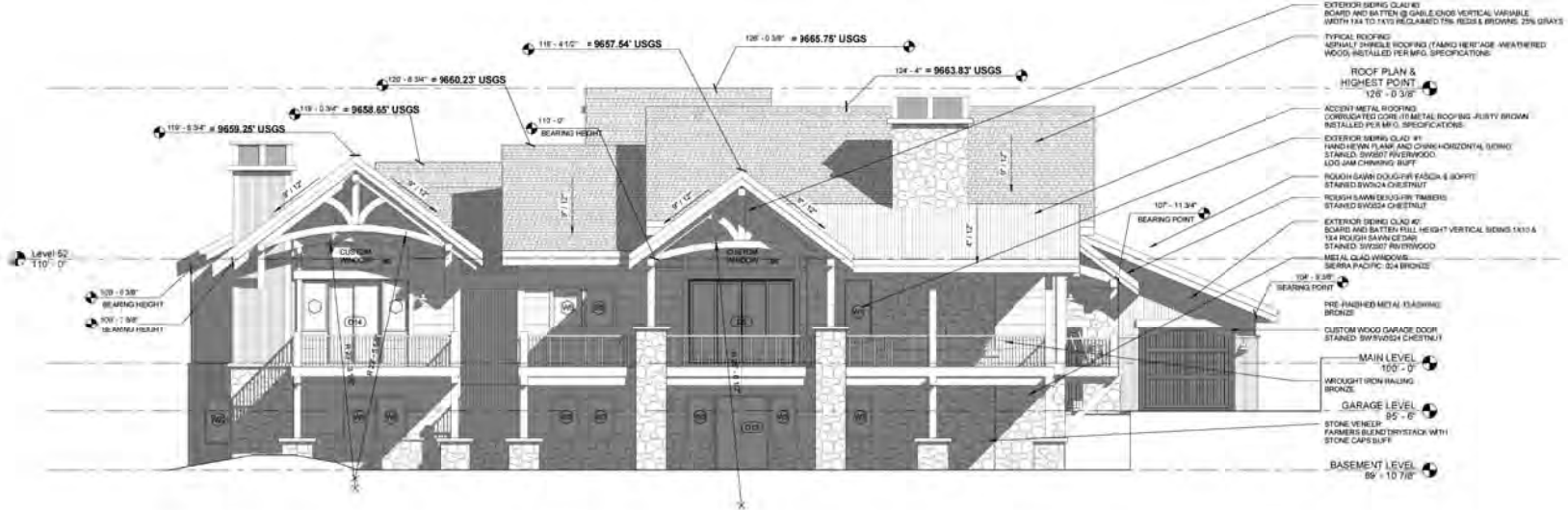
LANDSCAPE PLAN

Project number: 312401-12
 Date: 08/29/13
 Drawn by: Author
 Checked by: Checker

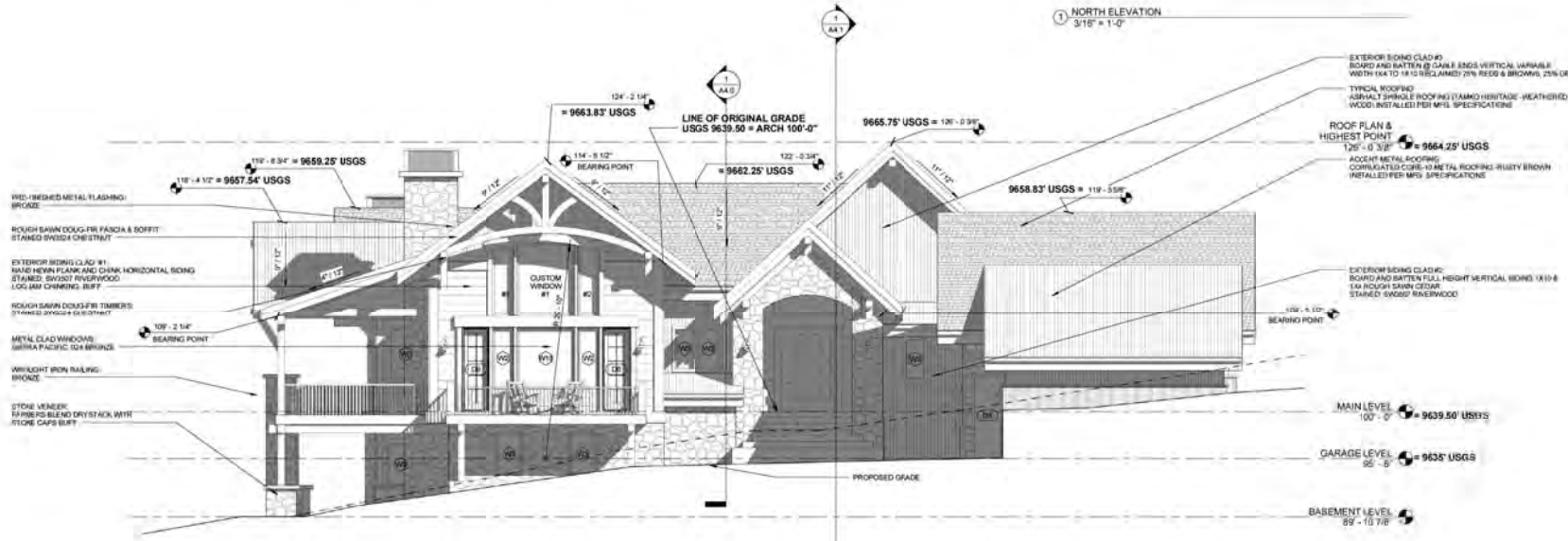
A1.3

Scale: 1" = 10'-0"

LANDSCAPE PLAN
 1" = 10'-0"



1 NORTH ELEVATION
 3/16" = 1'-0"



2 WEST ELEVATION
 3/16" = 1'-0"

HAUER RESIDENCE
 LOT 18 HIGHLANDS AT BRECKENKIDGE
 LOT 18 HIGHLANDS AT BRECKENKIDGE COLORADO

FINAL DESIGN REVIEW & BUILDING PERMIT 3-5-13

No.	Description	Date

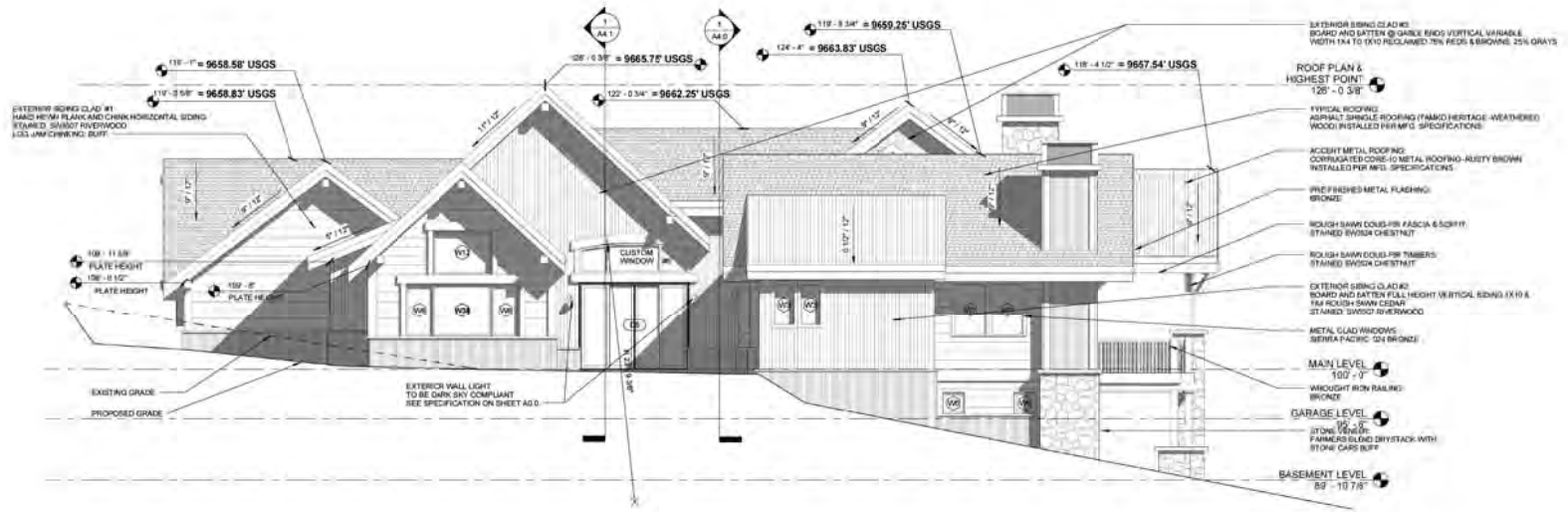


EXTERIOR ELEVATIONS

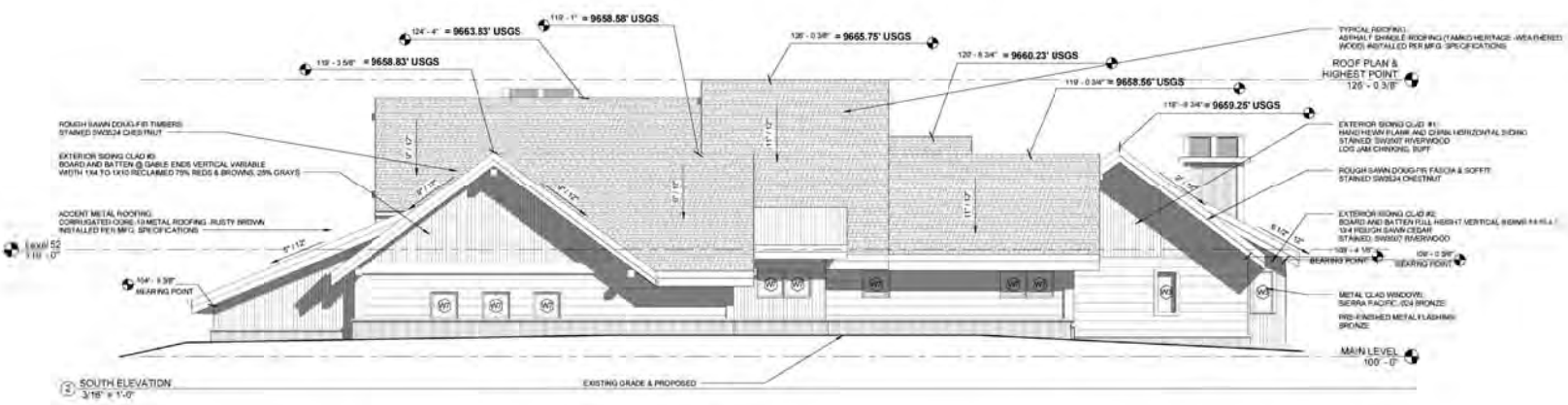
Project number: 312401-12
 Date: 06/29/13
 Drawn by: MAH
 Checked by: MAH

A3.1

Scale: 3/16" = 1'-0"



1 EAST ELEVATION
 3/16" = 1'-0"



2 SOUTH ELEVATION
 3/16" = 1'-0"

HAUER RESIDENCE
 LOT 18 HIGHLANDS AT BRECKENKIDGE
 LOT 18 HIGHLANDS AT BRECKENKIDGE COLORADO

FINAL DESIGN REVIEW &
 BUILDING PERMIT 3-5-13

No.	Description	Date



EXTERIOR ELEVATIONS

Project number: 312401-12
 Date: 06/29/13
 Drawn by: MAH
 Checked by: MAH

A3.2

Scale: 3/16" = 1'-0"

Planning Commission Staff Report

- Project Manager:** Matt Thompson, AICP
- Date:** September 11, 2013 (For meeting of September 17, 2013)
- Subject:** Hirsch Retail Building Master Sign Plan Amendment
(Class C Minor; PC#2013080)
- Applicant/Owner:** Eduardo F. Bello
- Agent:** House of Signs (Roger Cox)
- Proposal:** The applicant is proposing an overhaul of the original master sign plan, approved on February 10, 1987. The master sign plan will identify the allowed sign locations and sizes.
- Address:** 216 S. Main Street
- Legal Description:** Lot 6, Block 2, Stiles Subdivision
- Land Use District:** 19, Commercial

Item History

Section 8-2-11 of the Breckenridge Sign Code requires a Master Sign Plan (MSP) for all commercial buildings containing three or more separate business. The original master sign plan for the Hirsch Retail Building was approved in 1987. There are sign visibility issues with the current locations of two of the signs (Eyes on Breckenridge and Alpenglöw Massage), which hang from chains high above the front doors. The signs are so high it is difficult for pedestrians to see them and the mature trees now block the view of these signs.

All signs installed or maintained on the property must conform to the approved Master Sign Plan. This building currently has three tenant spaces. This Master Sign Plan identifies the total amount of signage that is allowed for the building, and how much signage is allocated for each tenant. Please see attached elevations for sign locations on the building.

Project Description

The purpose of the master sign plan amendment is to establish design and construction standards which will result in overall visual appeal and quality, while allowing and encouraging individuality and creativity for each owner/tenant within the project. Other important aspects of this MSP include:

1. To establish a sign plan which results in the opportunity for each owner/tenant to display beneficial and effective signage for their retail space.
2. To provide guidance for new owners/tenants in the aesthetic design and locations of their exterior signs.
3. To conform to Town of Breckenridge Sign Code, 8-2-1.

4. Provide a certain uniformity of appearance through consistent application of color, shape, materials and mounting.

Size Guidelines

Using guidelines defined in the Town of Breckenridge Sign Code, each retail space will be allowed the following sign area allowances:

Unit A (ground-level unit):

- 6.89 sq. ft. total for (2) sign locations
- 5.39 sq. ft. for main ID sign on the building/1.50 for sidewalk directory sign
- Two (2) approved sign locations for main business sign (only one location can be used)
- One (1) approved location for the directory sign – mounted to integrated bracket
- Can increase size by 15% if sign(s) are relief-carved with 3-D characteristics
- An additional 3 sq. ft. of window and/or glass door graphics is exempted by the Town Sign Code

Unit B (garden-level unit):

- 8.68 sq. ft. total for (2) sign locations
- 7.18 sq. ft. for main business sign on building/1.50 for sidewalk directory sign
- One (1) approved sign location for main ID sign
- Main ID sign cannot exceed 20” in height and must be horizontally proportioned
- One (1) approved location for directory sign – mounted to integrated bracket
- Can increase size by 15% if sign(s) are relief-carved with 3-D characteristics
- Additional 3 sq. ft. of window and/or glass door graphics is permitted
- Additional 2 sq. ft. for menu box display is permitted (only allowed for restaurant use)

Unit C (upper-level unit):

- 12.72 sq. ft. total for (2) sign locations
- 10.2 sq. ft. for main ID sign/2.5 sq. ft. for sidewalk directory sign
- Two (2) approved sign locations for main ID sign (only one location can be used)
- Can increase size by 15% if sign(s) are relief-carved with 3-D characteristics
- An additional 3 sq. ft. of window and/or glass door graphics is permitted

Signage Guidelines

This MSP does not require specific materials (Town Sign Code requires either wood or HDU with wood grain), but signs with 3-dimensional relief are encouraged. The plan would allow for up to a 15% increase in size if sign(s) have relief-carved 3-D characteristics. This is consistent with what is allowed per the Town of Breckenridge Sign Code, Section 8-2-12 (D.3.) *Maximum Sign Area*. This additional signage allowance is intended to encourage quality design and materials by providing a bonus in size.

- All sign design, materials and locations must comply with approved MSP and Town Sign Code, and require approval of the property manager and the Town of Breckenridge Planning Department.

- Accurate color renderings of all proposed signs shall be presented to the landlord for his/her approval.
- A design/fabrication company with experience in outdoor custom signage must be used to assure the success of the sign program and the retail effectiveness for all of the tenants.
- All signs shall be maintained in a sound condition and neat appearance.
- Lighting of signs is optional. Signs may be lit using down-lit, fully shielded lighting fixtures.

Sign Approval Process

Each individual tenant/owner must submit professional sketch renderings clearly identifying the total sign areas with dimensions, colors, materials, locations, and lighting details for review by the property management. Upon approval from management, the applicant will then take the approved copy to the Town for their approval and issuance of a Class D Sign Permit. All approvals and permits must be obtained prior to erecting any sign at the complex.

Sign Area Calculations

- Building frontage: $24.5' \times .66 = 16.17$ sq. ft.
- Garden Level Bonus (25%): $16.17 \times .25 = 4.04$ sq. ft.
- Upper Level Bonus (50%): $16.17 \times .50 = 8.08$ sq. ft.
- Totals: $16.17 + 4.04 + 8.08 = 28.29$ sq. ft. total
- Total area allowed for entire building: 28.29 sq. ft.

This has been calculated per the Town of Breckenridge Sign Code, including:

Section 8-2-12 (c) *Limitations*

“Sign Area Adjustments; Multiple Use Buildings: Each multiple use building shall be permitted one hundred percent (100%) of the allowable sign area set forth above. In addition, the second floor, if any, shall be allowed an additional fifty percent (50%) of the allowable sign area and the garden level, if any, shall be allowed an additional twenty five percent (25%) of the allowable sign area. Additional signage will be allowed for the garden level and the second floor only if separate business is operating from each of these floors. Buildings that have no street level entrances and two (2) levels of commercial use are eligible for the garden level bonus only. These additional amounts of allowable sign area shall apply only to that portion of second floors and garden levels which are used as commercial space accessible to the public.”

Staff has no concerns with the proposed sign area.

Point Analysis: Staff finds that the proposed Master Sign Plan amendment meets the requirements of the Breckenridge Sign Ordinance. We find all the Absolute Policies of the Development Code to be met. Staff does not believe the application warrants positive or negative points.

Staff Action

The Planning Department has approved the Hirsch Retail Building Master Sign Plan, PC#2013080, with the attached Findings & Conditions. We recommend the Planning Commission uphold this decision.

TOWN OF BRECKENRIDGE

**Hirsh Retail Building Master Sign Plan
Lot 6, Block 2, Stiles
216 S. Main Street
PERMIT #2013081**

STAFF RECOMMENDATION: Staff has approved this application with the following Findings and Conditions and recommends the Planning Commission uphold this decision.

FINDINGS

1. The proposed project is in accord with the Sign Ordinance and does not propose any prohibited use.
2. The signs will not have a demonstrative negative aesthetic effect.
3. This approval is based on the staff report dated **September 11, 2013**, and findings made by the Staff and/or Planning Commission with respect to the sign. Your sign was approved based on the proposed design of the sign 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 **September 17, 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 the provisions of Section 2-16 of the Sign Ordinance, may if appropriate, issue a stop order requiring the cessation of work, revoke this permit with costs to constitute a lien on the property and/or restoration of the property.
3. If this sign no longer advertises a bona fide business conducted on the premises, it shall be removed within fourteen (14) days of the closing of such business.
4. The signs shall be maintained in a sound condition and in a neat appearance.
5. Any lighting shall require staff approval at a minimum. All sign lighting shall be from above, and shall include a fully shielded light source.

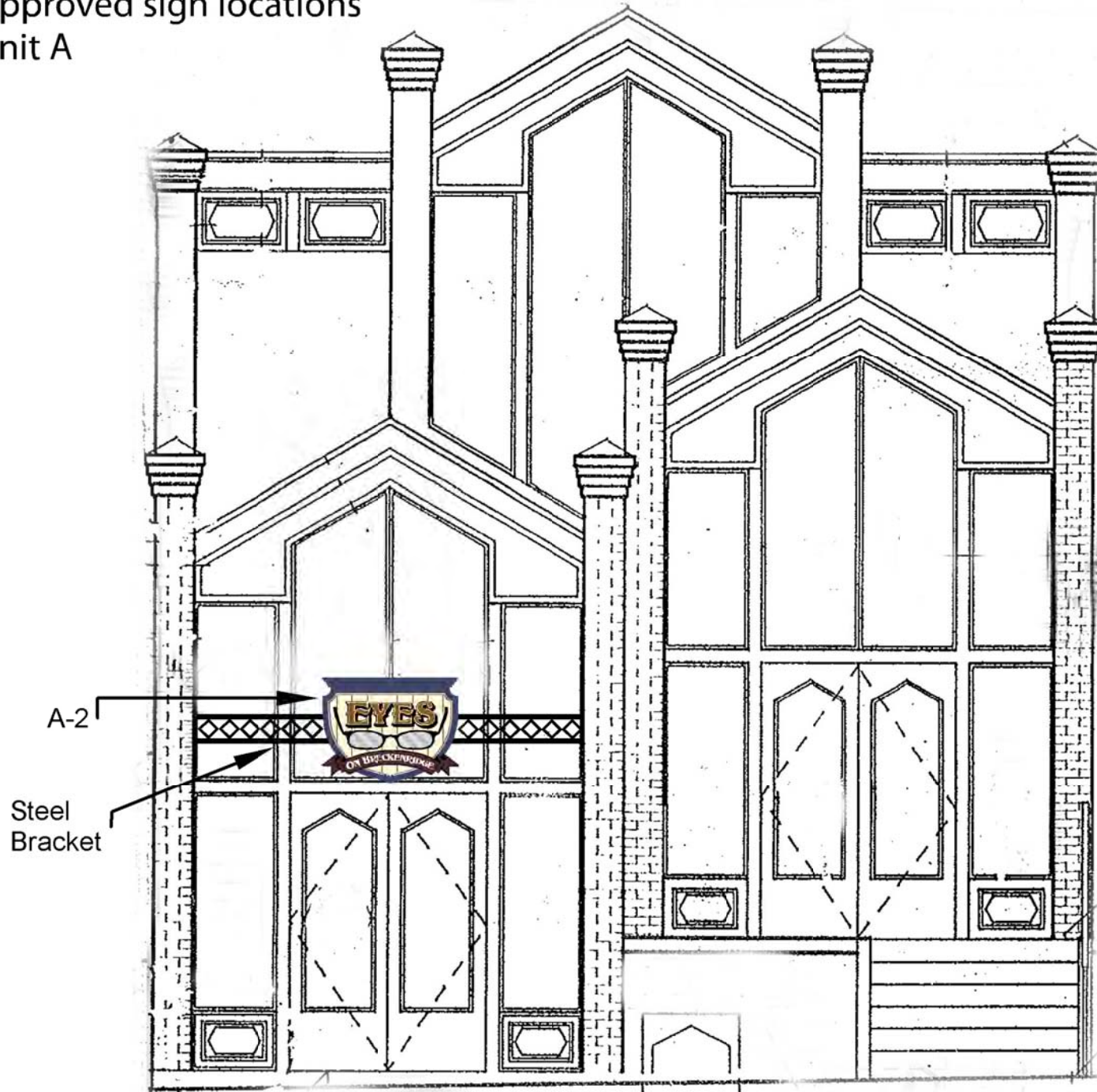
6. Any changes to the proposed square footages and/or location of any signs shall require submittal and approval of a new Master Sign Plan.
8. All new signs must comply with the current Master Sign Plan and shall require Town of Breckenridge staff approval.

216 South Main Street
Approved sign locations
Unit A



WEST ELEVATION

216 South Main Street
Approved sign locations
Unit A



WEST ELEVATION

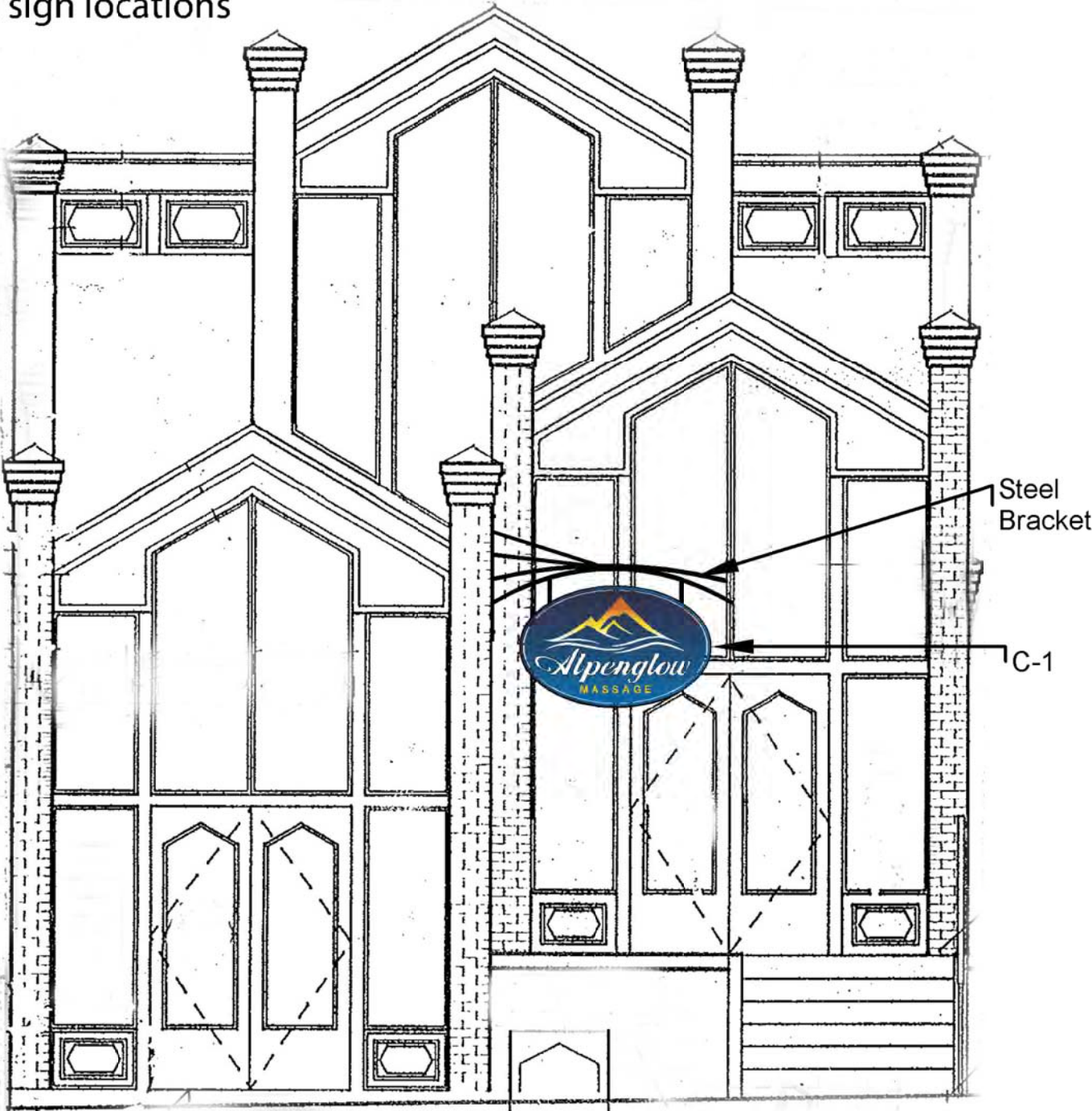
216 South Main Street
Approved sign locations
Unit B



WEST ELEVATION

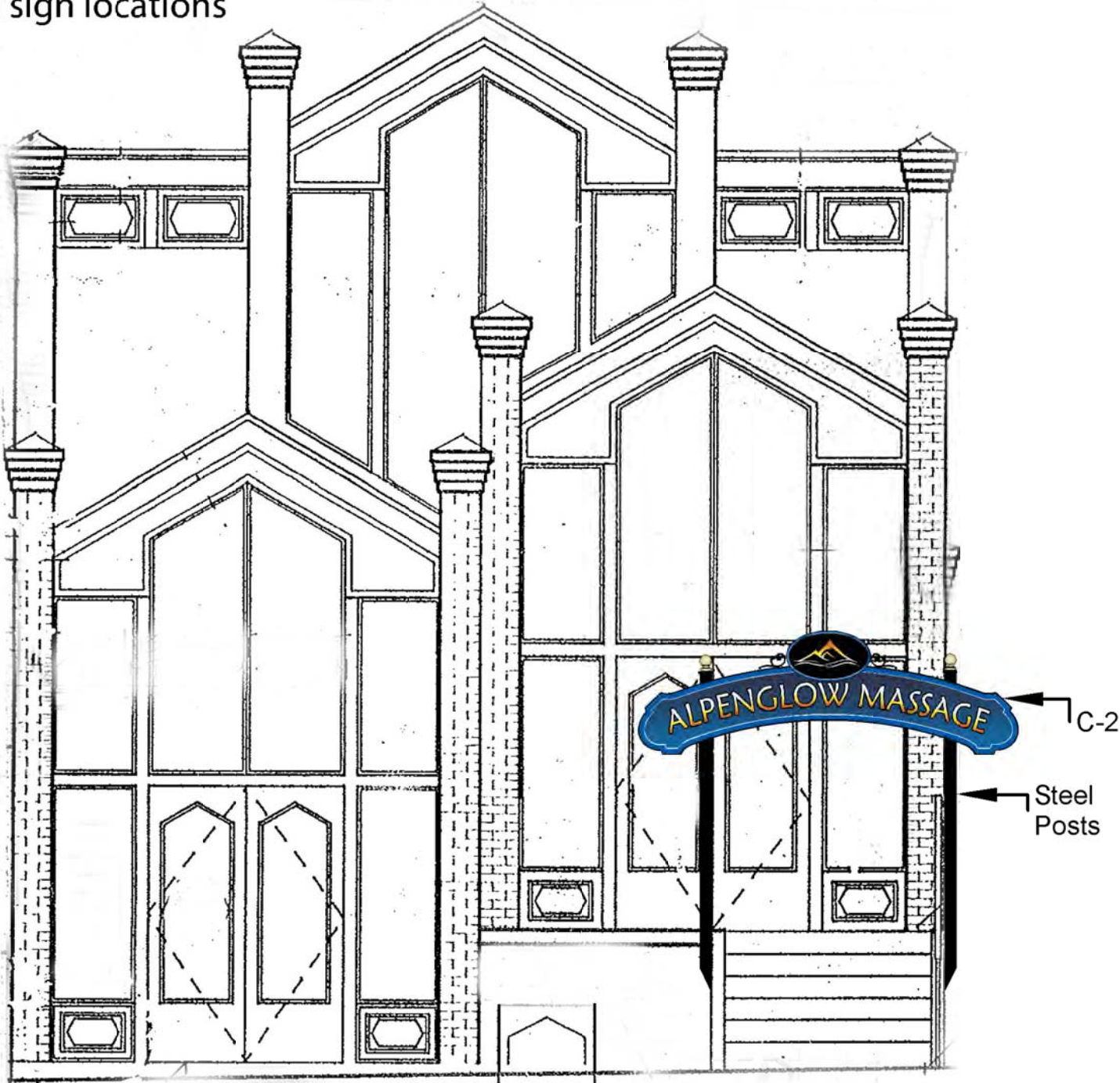
B-1 (20" height max)

216 South Main Street
Approved sign locations
Unit C



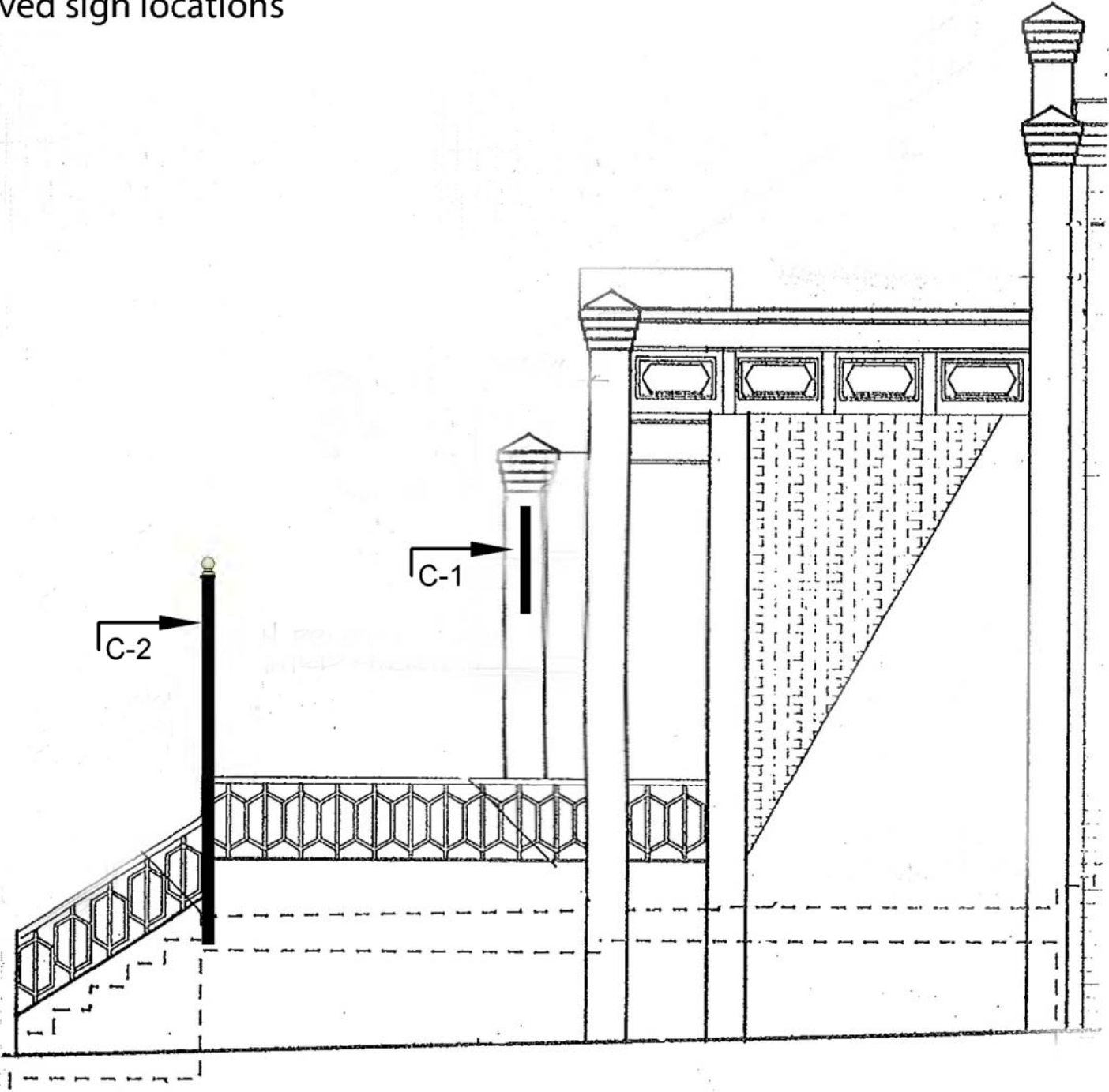
WEST ELEVATION

216 South Main Street
Approved sign locations
Unit C



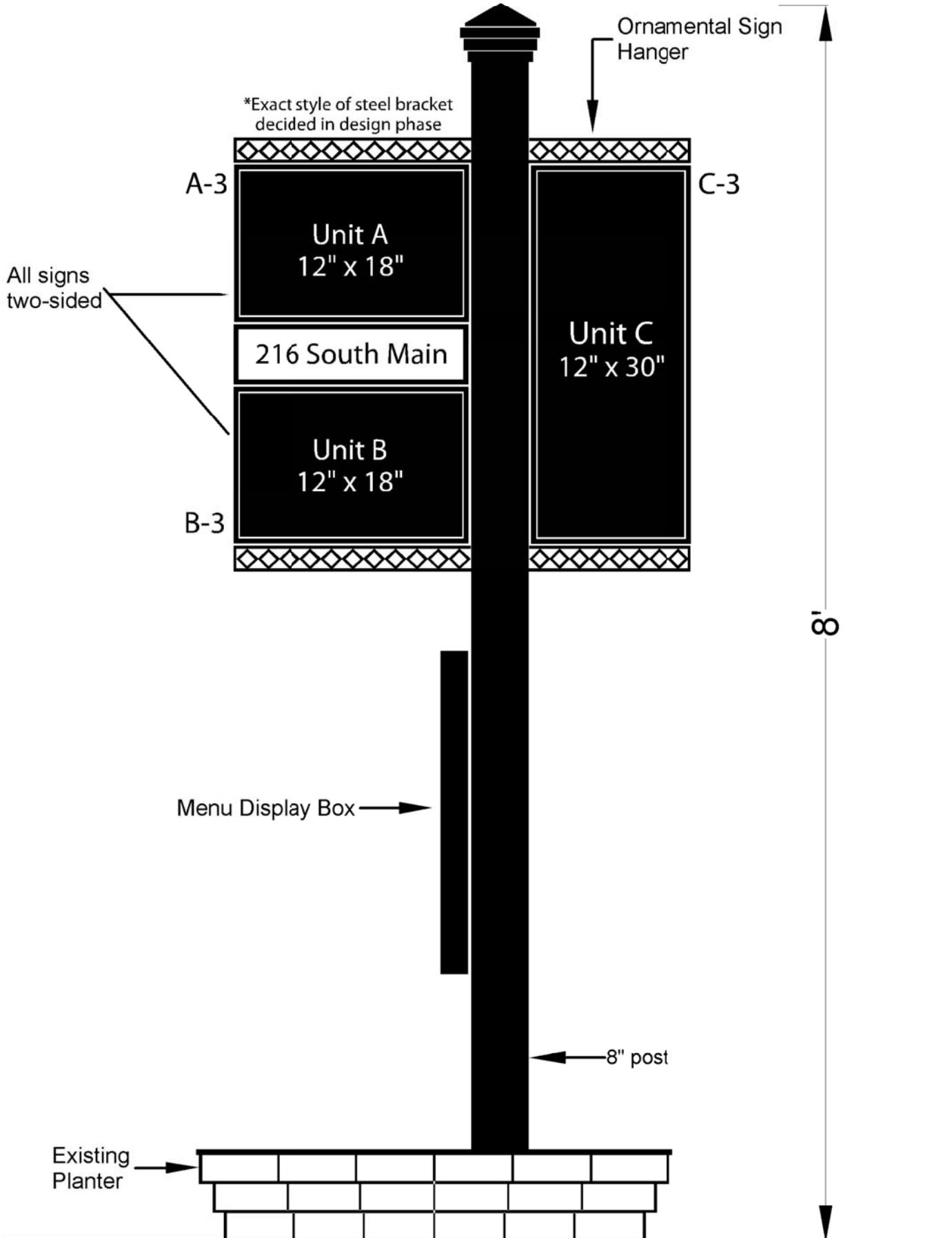
WEST ELEVATION

216 South Main Street
Approved sign locations
Unit C



SOUTH ELEVATION

216 South Main Street
Approved sign locations
Sidewalk Directory



SOUTH ELEVATION



Class C Development Review Check List

Project Name/PC#:	Project X	PC#2013079
Project Manager:	Matt Thompson, AICP	
Date of Report:	September 10, 2013	For the 09/17/2013 Planning Commission Meeting
Applicant/Owner:	Chad Christy	
Agent:	Todd Webber Architect, P.C.	
Proposed Use:	Single family residence	
Address:	103 N. Pine Street	
Legal Description:	Lot 9, Block 10, Weisshorn Subdivision	
Site Area:	19,166 sq. ft.	
Land Use District (2A/2R):	12: Residential	
Proposal:	To remove existing non-historic house to construct a new single family residence	
Existing Site Conditions:	The lot slopes downhill away from Pine Street at 10% towards the west. The property is densely covered in moderate sized lodgepole pine trees. There is an existing 676 sq. ft. single family house on the property that was built in 1966. There is a 10' utility easement along the western property line.	
Density (3A/3R):	Allowed: unlimited	Proposed: 3,232 sq. ft.
Mass (4A): (Subject to the Town's Neighborhood Preservation Ordinance) - 211 SF of garage counted	Allowed: 4,792 sq. ft.	Proposed: 3,443 sq. ft.
Mass (4A/4R): (With garage included)		Proposed: 4,554 sq. ft.
F.A.R.	1:5.57 FAR	
Areas:	Proposed:	
Lower Level:		
Main Level:	1,411 sq. ft.	
Upper Level:	1,821 sq. ft.	
Garage:		
		(For Neighborhood Preservation Policy calculation purposes, mass applies only to that portion of that garage that exceeds 900 sq. ft. , which is 211 sq. ft.)
Total:	1,111 sq. ft.	
	4,343 sq. ft.	
Bedrooms:	4	
Bathrooms:	4.5	
Height (6A/6R):	34 feet overall	
(Max 35' for single family outside Historic District)		
Lot Coverage/Open Space (21R):		
	Building / non-Permeable: 2,777 sq. ft.	14.49%
	Hard Surface / non-Permeable: 2,562 sq. ft.	13.37%
	Open Space / Permeable: 13,827 sq. ft.	72.14%
Parking (18A/18/R):	Required: 2 spaces	

Snowstack (13A/13R): Proposed: 3 spaces
 Required: 641 sq. ft. (25% of paved surfaces)
 Proposed: 1,259 sq. ft. (49.14% of paved surfaces)

Fireplaces (30A/30R): 2 gas fired

Accessory Apartment: N/A

Building/Disturbance Envelope: N/A

Setbacks (9A/9R):
 Front: 30' 25' relative setback requirement
 Side: 71' - 6" 50' combined total of both sides required
 Side: 17' - 9" 50' combined with one side no closer than 15'
 Rear: 15' - 9" 15' relative setback requirement

Architectural Compatibility (5/A & 5/R): This contemporary design will be architecturally compatible with the neighborhood. The character of the street is relativeley boxy and simple. This design is a contemporary interpretation of the simple boxy style of other houses in the area.

Exterior Materials: The primary siding material is natural vertical wood siding with elements of vertical wood siding as well, EcoClad exterior wood composite cladding as accent material, all fascia and trim natural wood, and a natural stone cut veneer.

Roof: Metal roof dark gray in color

Garage Doors: Anodized aluminum (nonreflective) with opaque glass

Landscaping (22A/22R):

Planting Type	Quantity	Size
Colorado blue spruce	2	6'- 8'
Aspen	3	2" minimum caliper

Defensible Space: Complies- Will field verify prior to building permit

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

Driveway Slope: 8 %

Covenants: None

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

Staff Action: Staff has approved PC#2013079, Project X, located at 103 N. Pine Street, Lot 9, Block 10, Weissshorn #2, with the attached Findings and Conditions.

Comments: EcoClad is a Forest Stewardship Council certified 50/50 fiber blend of 100% post-consumer recycled paper and rapidly renewable bamboo fiber. After discussion, Staff concludes this material to be natural and sustainable siding material in conformance with policy 5A. Staff will have a material sample at the meeting.

Additional Conditions of Approval:

TOWN OF BRECKENRIDGE

**Project X
Lot 9, Block 10, Weisshorn #2
103 N. Pine Street
PC#2013079**

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 **September 10, 2013**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **September 17, 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 **March 24, 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 and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.**
9. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
10. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

11. Applicant shall submit 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. 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.
14. 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.
15. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
16. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
17. Applicant shall install construction fencing in a manner acceptable to the Town Planning Department.
- 18. 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.**

19. 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

20. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
21. 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.
22. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
23. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
24. 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.
25. Applicant shall screen all utilities.
26. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
27. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
28. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May**

31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.

- 29. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
- 30. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks. (Including can lights in soffits).**
- 31. 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)



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

SQUARE FT. MATERIAL CALCULATIONS

	LIVEABLE
Wall Area	103 SQ. FT.
Natural Materials	199 SQ. FT.
EcoClad Exterior Wood Composite Cladding	344 SQ. FT.



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

SQUARE FT. MATERIAL CALCULATIONS

	LIVEABLE
Wall Area	148.4 SQ. FT.
Natural Materials	99 SQ. FT.
EcoClad Exterior Wood Composite Cladding	473 SQ. FT.

Exterior Lighting: All lighting will be recessed cans and wall mounted fixtures to be dark sky compliant.

TODD WEBBER ARCHITECT, P.C.
ARCHITECTURE
PLANNING
INTERIORS

P.O. BOX 1928
FREMONT, CO 80443
P: 303-668-3402

PROJECT X
103 NORTH PINE STREET
BRECKENRIDGE, COLORADO

PROJECT DATE
DATE REVISED
8.29.13 Tom Submit
JOB NUMBER
DRAWN BY
T.W.

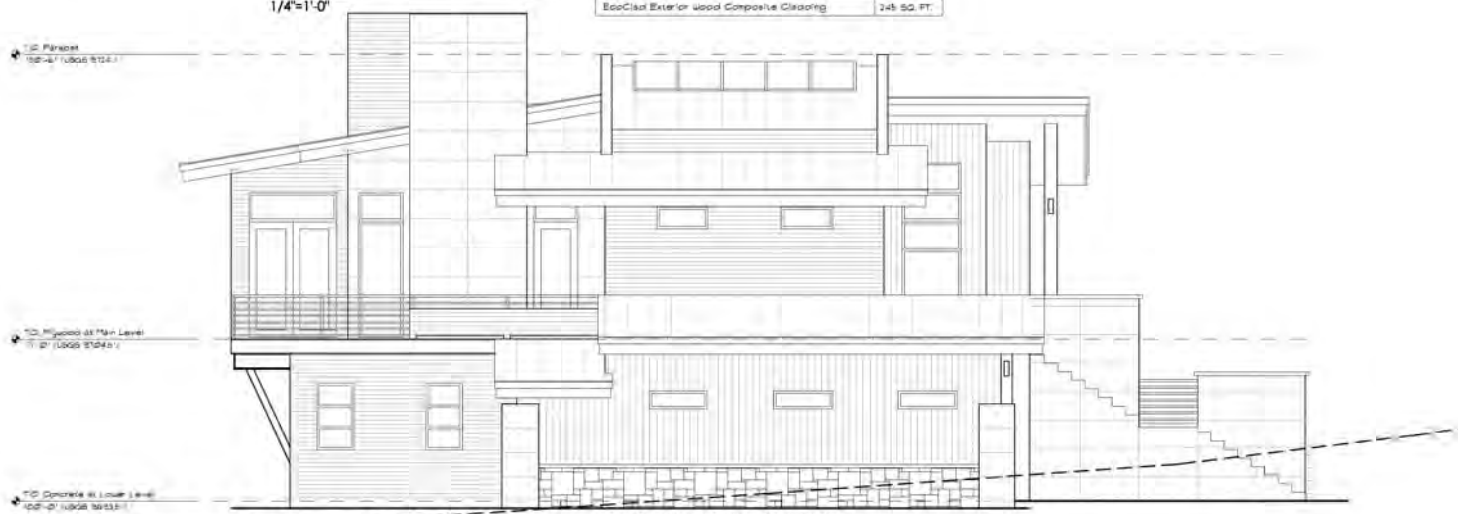
SHEET
A201



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

SQUARE FT. MATERIAL CALCULATIONS

	LIVEABLE
Wall Area	546 SQ. FT.
Natural Materials	100 SQ. FT.
EcoClad Exterior Wood Composite Cladding	248 SQ. FT.



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

SQUARE FT. MATERIAL CALCULATIONS

	LIVEABLE
Wall Area	337 SQ. FT.
Natural Materials	100 SQ. FT.
EcoClad Exterior Wood Composite Cladding	471 SQ. FT.

TODD WEBBER ARCHITECT, P.C.
ARCHITECTURE
PLANNING
INTERIORS

P.O. BOX 1928
FREMONT, CO 80443
P: 303-668-3402

PROJECT X
103 NORTH PINE STREET
BRECKENRIDGE, COLORADO

PROJECT DATE
DATE REVISED
E.28.13 Town Submittal
JOB NUMBER
DRAWN BY
T.W.

SHEET
A202



MEMORANDUM

TO: Planning Commission

FROM: Julia Puester, AICP, Senior Planner

DATE: September 10, 2013 for meeting of September 17, 2013

SUBJECT: Development Application Classifications Worksession

Staff has recently reviewed the Development Code and identified some potential modifications that could assist with efficiencies in the development review process. Staff presented this as a worksession item at the September 3 Planning Commission meeting. Based on feedback from that worksession, staff is proposing the modifications to Section 9-1-5 *Definitions* of the Development Code attached with changes shown in **bold and double underline**.

For the purpose of our discussion, staff has provided a brief synopsis of the major changes below.

Class A

- *Wireless towers and antennas.*
 - This is a new use under Class A applications. This will define a process for staff and applicants. Staff believes that a more stringent review process is warranted to address potential issues such as land use, visibility and location which have presented concerns in past applications. The Commission gave direction at the worksession to proceed with a more detailed policy. Staff has begun researching other jurisdictions and will come back before the Commission at another worksession.

Class B

- *Vendor Carts, Large.*
 - A Large Vendor Cart remains in place for a duration of up to 3 years and thus, a more detailed report and discussion at Planning Commission would occur under a Class B. There is no change to how Large Vendor Carts would be reviewed. Small Vendor Carts have been reclassified to a Class C (see Class C changes below).

Class C

- *Vendor Carts, Small.*
 - Small Vendor Carts would be reclassified to a Class C with the stipulation that public notice is still required in accordance with the Class B development permit application

guidelines. This will allow for notice to adjacent property owners within 300' to received mailed notice of the meeting and posting of the property.

- *Temporary structures.*
 - A new category for seasonal structures will address many issues that staff has seen in the past. A majority of applicants look for seasonal structures.
- *Additions to commercial, office or industrial structures **OF LESS THAN 10% OF THE EXISTING STRUCTURE MASS.***
 - This clarification is a code clean up which specifies the size of addition. Is the Commission comfortable with the 10%?

Class D

- *Single-family, duplex structure or major remodel outside of the conservation district, with or without an accessory apartment, except where development:*
 - a. *Warrants any negative points (including applications which achieve a passing point analysis);*
 - b. *Is located on a lot, tract or parcel without a platted building or disturbance envelope outside of the conservation district as defined in Section 9-1-19 4A (Mass);*
 - c. *Has no Homeowners Association Architectural Review mechanism accepted by the Town.*

A Class D development- Major permit application with conditions contained in subsections a, b or c above, shall be reclassified as a class C development permit application.

Based on our research over the past 8 years, 2% of single families have been called-up by the Commission. The majority of those stemmed from concerns raised by staff. Of those called up, even fewer resulted in changes to the applications. The two applications which were called up and denied in the past 8 years, (0.35% of total applications) were not single family applications and were also denied by staff.

- The Planning Commission had a lot of discussion at the previous worksession regarding what type of applications should be reviewed on the Commission's consent calendar. Staff has proposed subsections a, b, and c (negative points assigned by staff; lack of a building or disturbance envelope; or which had no HOA architectural review mechanism respectively) to address the Commissioner's comments and concerns. These cases would automatically be reviewed by the Planning Commission. Should there be a questionable application which does not fall under a, b, or c, staff would elevate the application to the Commission as has been done in the past with other types of development applications. (Under the Development Code, the Director is able to elevate an application to a higher classification).
- Knowledge of all applications in process (even those which would not require Planning Commission review) was another concern raised by the Commission. Staff agrees with the Commission that this information is beneficial. Staff will add this to the department's administrative guidelines to report these. Staff can include a list and map in the packet which will display locations of applications in process. Lastly, the

Community Development Department will be upgrading our internal permitting system which has the capability to automatically generate lists and maps of all permits under review and under construction. This new system will be effective early 2014.

Note that application fees would remain the same or similar to the Class C application fees currently charged.

- *Master Sign Plan Modification*
 - At the previous worksession, the Commission was supportive of a master sign plan modification category which the code currently lacks. There was discussion regarding separating the modifications into minor and major applications in which a major modification would go to the Commission. However, there are few items to change in a Master Sign Plan (square footage, location on building, mounting, materials). Staff would like sign plan modifications to be considered under one category and be classified as a Class D, as all modifications would be required to meet the limitations within the Sign Code (Section 8-2-11).

- *Substitution or modification to employee unit*
 - The proposal is to add “modification to the employee unit” to this application category. This would allow staff to have a formal check on any changes to employee housing units to identify any potential issues such as change in floor plan (unit size, kitchen, number of bedrooms, etc).

- *Minor remodel definitions.*
 - This is a clean up item. Staff is proposing to clarify a 10% residential mass addition or no change to the exterior of the structure is a class D permit.

We would like to receive input from the Commission on modifications attached and receive direction on proceeding to the Town Council.

Proposed Development Code Modifications
September 17, 2013

Section 9-1-5 Definitions:

CLASS A DEVELOPMENT: Any development which includes any of the following activities or elements:

- A. Residential uses which include three (3) units or more.
- B. Lodging and hotel uses.
- C. Any site work or landscaping which is in excess of two hundred thousand dollars (\$200,000.00) in value, to include ski lifts and parking lots.
- D. Commercial and industrial uses, additions and remodels which are one thousand (1,000) square feet in size or greater.
- E. Approval of a master plan on a site five (5) acres or more in size.
- F. Major amendment to a master plan pursuant to section 9-1-19-39A, "Policy 39 (Absolute) Master Plan", subsection L, of this chapter.

G. Wireless Towers and Antennas.

CLASS B DEVELOPMENT: Any development which includes any of the following activities or elements:

Class B - Major: A. Single-family **non historic** residential within the historic district or the conservation district.

- B. Duplex residential within the historic district **or the conservation district**.
- C. Bed and breakfasts, and boarding houses.
- D. Commercial and industrial uses, and additions which are less than one thousand (1,000) square feet in size **or 10% or more of the existing square footage, whichever is less**.
- E. Approval of a master plan on a site of less than five (5) acres.
- F. Demolition or moving of a landmark or historic structure (including any portion of the structure).

Class B - Minor: A. Major remodel¹ of any **historic** residential structure within the historic district or the conservation district.

- B. Change of use within a residential district.
- C. Site work, landscaping, grading, and utility installations on steep slopes (greater than 15 percent) or within environmentally sensitive areas.
- D. Operation of a home childcare business.
- E. Vendor carts, **Large** (~~large vendor carts and small vendor carts~~). Because a small vendor cart development permit is valid for only one year, the application fee for a small vendor cart development permit shall be one-third ($\frac{1}{3}$) of the normal class B—minor application fee.
- F. Application for exempt large vendor cart designation.

Class B development is divided into major and minor categories for purposes of payment of application fees² only. The procedures set forth in the development code for the processing of class B development permit applications apply to both major and minor categories.

CLASS C DEVELOPMENT: Any development which includes any of the following activities or elements:

~~Class C—Major: A. Single family structure outside of the historic district, with or without an accessory apartment, except where development occurs on a steep slope or within an environmentally sensitive area, in which case the project may be reclassified as a class B—major.~~

~~B. Duplex residential outside of the historic district.~~

~~Class C—Minor:~~

- A. Change of use outside of a residential district.
- B. Master sign plans.
- C. Temporary **seasonal** structures ~~or uses greater than three (3) days in duration.~~
- D. ~~Minor remodels³ and~~ Additions to commercial, office or industrial structures **of less than 10% of the existing total mass.**
- E. Matters relating to nonconforming uses.
- F. Minor amendment to a master plan pursuant to section 9-1-19-39A, subsection L, of this chapter.
- G. Installation of solar device within the conservation district.

H. **Vendor Carts, Small. A Small Vendor Cart shall be processed as a Class C development permit with public notice requirements per a Class B development permit.**

I. Major remodel to residential condominium, multi-family, lodging, or hotel structure.

Class C development is divided into major and minor categories for purposes of payment of application fees⁴ only. The procedures set forth in the development code for the processing of class C development permit applications apply to both major and minor categories.

CLASS D DEVELOPMENT: Any development which includes any of the following activities and elements:

Class D- Major:

1. Single-family, duplex structure or major remodel outside of the conservation district, with or without an accessory apartment, except where development:

- a. **Warrants any negative points (including applications which achieve a passing point analysis);**
- b. **Is located on a lot, tract or parcel without a platted building or disturbance envelope outside of the conservation district as defined in Section 9-1-19 4A (Mass);**
- c. **Has no Homeowners Association Architectural Review mechanism accepted by the Town.**

A Class D development- Major permit application that meets the criteria specified in subsection a, b or c above, shall be reclassified as a class C development permit application.

- A. Banners and sponsor banners (all).
- B. Individual signs (all).
- C. Demolition or moving of any structure outside of the ~~historic~~ **conservation** district.
- D. Demolition of nonhistoric structure within the conservation district.
- E. Fencing (all).
- F. Home occupation.
- G. Minor remodel⁵ of any residential structure.
- H. Temporary structures ~~or events~~ of three (3) days or less in duration.
- I. Operation of a chalet house.
- J. Any painting of a structure within the ~~historic~~ **conservation** district, except for paint maintenance.

- K. Any painting of a structure with a commercial or lodging use outside of the conservation district in land use districts 3, 4, 5, 6, 9, 13, 20, 23, 25, 28, 31, 32, 33, 35 or 39; except for paint maintenance.
- L. The painting of a contemporary landmark as provided in section 9-1-19-5A, "Policy 5 (Absolute) Architectural Compatibility", subsection A(2), of this chapter.
- M. The placement of a commercial handbill dispenser outside of a fully enclosed building as provided in section 11-5-6 of this code.
- N. Construction of approved trash dumpster enclosure or conversion of nonconforming trash dumpster enclosure to approved trash dumpster enclosure.
- O. Placement of public art.
- P. Substitution of employee housing unit **or modification to employee unit**.
- Q. Summer seasonal occupancy of employee housing unit as provided in section 9-1-19-24R, "Policy 24 (Relative) Social Community", subsection A(5), of this chapter.
- R. Placement of a satellite earth station larger than two meters (2 m) in diameter in land use districts where industrial or commercial uses are recommended, or larger than one meter (1 m) in diameter in land use districts where any other use is recommended.
- S. Repealed.
- T. Site work, landscaping, grading, and utility installations unless done on steep slopes or within environmentally sensitive areas.
- U. The outdoor display or storage of bicycles as provided in subsection 9-7-6C of this title.
- V. Any other development described as a class D development in any town ordinance.
- W. Installation of swimming pool, spa or hot tub.
- X. Seasonal noncommercial greenhouse.
- Y. Installation of solar device outside the conservation district.
- Z. Creation of voluntary defensible space around a building or structure, or on a parcel of land.
- AA. Application for a renewable energy mechanical system under section 9-1-19-4A of this chapter.

BB. Master Sign Plan Modification.

Class D development is divided into major and minor categories for purposes of payment of application fees only. The procedures set forth in the development code for the processing of class D development permit applications apply to both major and minor categories.

*Major remodel - Additional residential mass of more than ten percent (10%) of existing structure square footage and/or change of character to the exterior of the structure.

*Minor remodel - Additional residential mass of ten percent (10%) or less of the existing structure's mass and or no change to the exterior of the structure.



MEMORANDUM

TO: Planning Commission
FROM: Julia Puester, AICP, Senior Planner
DATE: September 10, 2013 for meeting of September 17, 2013
SUBJECT: Work Session: Top Ten List

Each year the Planning Department creates a list of the Top Ten most important policy issues and code amendments for staff to focus on in the upcoming year. Following is a list of the accomplished items from the past Top Ten list within the last year.

1. Moving Historic Structures
2. Solar Panels in the Historic District
3. Town Solar Gardens
4. Arts District Expansion
5. Energy Policy Modification

Suggested Top 10 Priorities

Staff recommends the following priority items for the Top Ten list(in no particular order):

1. Planning Classification Class A-D modifications
2. Transition Standards Near Carter Park
3. Condo Hotels Update (Amenity Bonus, Check-In Desks, Shuttles)
4. Mass Policy: Airlock Entries and other mass consuming energy conservation features
5. Wildlife Policy
6. Snack/Bar/Restaurant Water PIFs
7. Wireless Communication Towers/Antennas
8. Employee housing annexation positive point allocations
9. Parking: Residential parking in garages (positive points)
10. Water conservation practices

Staff is currently working on Class A-D modifications and has started the research for wireless communication towers/antennas.

Staff would like direction from the Planning Commission on the Top Ten list recommended above. Staff intends to pursue work on the approved top ten list as soon as time and resources allow. The order that they are forwarded to Planning Commission and Town Council will partly depend on the complexity of the project.

Planning Commission Staff Report

Subject: Peak Ten Bluffs Master Plan
(Class A, Preliminary Hearing; PC#2013066)

Proposal: To master plan the property previously known as Angel's Lookout for the development of eight cluster single-family homes on eight individual lots. Two existing private driveways will access the properties. A Development Permit application for a subdivision is being reviewed separately.

Date: August 27, 2013 (For meeting of September 17, 2013)

Project Manager: Michael Mosher, Planner III

Applicant/Owner: Breck Limited, LLC

Agent: Lou Glisan, Breck Ltd., LLC

Address: Silver Queen Drive

Legal Description: A resubdivision of Lots 57A and 57B, Warriors Mark Townhomes, Filing 5

Land Use District: 30.6 – Residential; Warriors Mark Townhouse #5 Lots 57A and 57B: 8 units

Site Area: 3.283 acres (142,987 sq. ft.)

Site Conditions: The property slopes down sharply from Silver Queen Drive at about 40 to 45%. A 5-foot wide utility easement exists at the base of the lot. There are two private drives constructed with large retaining walls accessing the property off Silver Queen Drive. These drives lay within a platted Private Access and Utility Easement. The large area of heavily wooded wetlands lies to the northeast and a 20-foot wide utility easement bisects the property from White Cloud Drive to the south. The property is heavily wooded with Lodgepole pines. The wetlands area has healthy spruce trees.

Adjacent Uses: North: Multi family residential, White Cloud Drive
East: Multi family residential
South: Gold King Placer, Summit County
West: Silver Queen Drive, Warriors Mark West

Density: Allowed per subdivision: 8 units in duplex
Proposed density: 8 units in cluster single-family

Height: Recommended: 35-feet (overall)
Proposed: 35-feet (overall)

Lot Coverage: Building / non-Permeable: (at next review)
Hard Surface / non-Permeable: (at next review)
Open Space / Permeable Area: Approximately 42% of the site

Parking:	Required:	16 spaces
	Proposed:	20 spaces
Snowstack:		
Lower Road	Required:	1,902 sq. ft. (25%)
	Proposed:	1,962 sq. ft. (25%)
Upper Road	Required:	2,692 sq. ft. (25%)
	Proposed:	2,702 sq. ft. (25.1%)
Setbacks:	Front:	15 ft.
	Sides:	5 ft.
	Rear:	15 ft.

Item History

The Board of County Commissioners approved Angels Lookout Subdivision (within Warriors Mark Subdivision) on December 5, 2002. This approved subdivision created four duplex lots, each with a building envelope, with a total of eight units of density. The project was never completed although some infrastructure was installed. Since the approval of the subdivision, the Town of Breckenridge annexed all of the Warriors Mark subdivisions and is now responsible for the review of any development within Angels Lookout.

The property is steep with slopes nearing 45% that face north towards downtown Breckenridge. Development of this property will be visible from downtown Breckenridge. The internal private access drive, Silver Queen Drive, was constructed for the County's subdivision approval and is used to access the property. The lower portion of Silver Queen is now a Town right-of-way.

With a previous owner and with the previous County approved subdivision, this property had been approved by the Planning Commission and Town Council with two development permits, a duplex for Lot 3 (PC#2003079) and a duplex for Lot 4 (PC#2003080). Lot 4 was under construction and then later all development was abandoned by the previous owner. The property remained with no further improvements for several years. The current applicant has since removed the existing foundation and the vertical construction for Lot 4. The development permit for Lot 3 was never started.

To lessen site impacts, reduce building heights and to offer more landscaping backdrop, the applicant is proposing cluster-single-family homes instead of duplexes with this master plan. There will still be eight units as originally approved and recommended per the Land Use District Guidelines.

Staff Comments

The applicant plans to obtain approval of, and construct, each of these eight cluster single-family homes. Each home will be developed with the Class C Development permit process. With the change from duplex to cluster single-family use, the previously recorded plat, a master plan and a new subdivision must be created first. The purpose of this Master Plan is to review how the proposed cluster single-family development on this property can meet the intent of the Development Code.

Land Use (Policies 2/A & 2/R): Within Land Use District (LUD) 30-6, residential uses are permitted. The LUD specifically identifies Warriors Mark Townhouse #5 Lots 57A and 57B with 8 units. The proposed use is 8 cluster single-family-homes. Staff has no concerns.

Density/Intensity (3/A & 3/R)/Mass (4/R): Based on the size of the overall site and the number of proposed units, single-family, duplex, and cluster single-family are allowed unlimited density per SFE. However, with the site constraints of the existing conditions, the proposed cluster single-family sites are relatively small. All of the units have the same internal living program - three bedrooms, three and a half baths with two family living areas. The square footage of each home averages 2,700 square feet. Staff has no concerns with the proposed density or mass.

Architectural Compatibility (5/A & 5/R): The attached drawings are showing that the buildings will be sided with all natural materials with the exception of a self-rusting corrugated metal base. The renderings are showing a dark green asphaltic shingle roof, cedar shingles, cedar horizontal and vertical siding, heavy timber columns and accents with a natural stone base. Staff has no concerns with the exterior materials.

Staff has concerns with the color of the window trim shown on the renderings. It appears to be a light green and may not be dark enough to comply with Policy 8, (Absolute) Ridgeline and Hillside Development (see discussion below). After raising this concern to the applicant he has assured staff that all of the colors for each home will meet the intent of Policy 8. The Code will also require that the glazing be non-reflective per this same policy. Materials and colors will be reviewed for compliance with Policy 5 and Policy 8 with each individual Class C Development Permit.

Building Height (6/A & 6/R): With a property this steep, Staff had shared concerns with the applicant about any construction being able to meet the overall required building height. Though the individual cluster-single-family homes will be processed separately, the conceptual plans for this Master Plan are showing that all future buildings should be no taller than 35 feet and meet the code. With this master plan staff has no concerns with building height.

Site and Environmental Design (7/R): There will be several retaining walls constructed as this site is developed. Those retaining walls between the homes will be constructed with natural dry stacked stone no taller than 4-feet. All proposed retaining walls will be faced with natural stone and be terraced to allow plantings in between the walls.

The existing retaining walls supporting the private drives are constructed of a split faced concrete block with a reddish brown color. As noted above, these were installed as part of the previous application. (The applicant is in the process of having all retaining walls reevaluated for their structural soundness.) Two new retaining walls will be constructed at the very top of the site and will use matching materials as the existing retaining walls. See Sheet C1 for their location.

The overall design concept with this change is that the masses of cluster single-family units can be broken into smaller forms than the larger duplex units allowing increased opportunity to mitigate the visual impacts of the development. With an overall narrower profile per building, there is more opportunity for plantings and buffering between the masses. The previously approved duplexes were nearly twice the width of two of the proposed cluster single-family homes. The smaller masses allow for more landscape buffer between the developments and reduced impact to the hillside when finished.. Does the Commission concur?

Ridgeline and Hillside Development (8/R): Per this policy:

Development on a ridgeline or a hillside is prohibited, except when all of the following findings are made by the planning commission:

- (1) There are no site development alternatives which avoid ridgeline or hillside development; and*
- (2) The proposed development will not have significant adverse impacts because the application includes all reasonable steps necessary to minimize the visual impacts of the development as viewed from an area of concern.*

Site Grading/Cut and Fill/Retaining Walls: The property is accessed from the upper portion allowing better opportunity for preservation the tree buffer below. In addition, each of the planned units is to be accessed from the uphill side. Efforts have been made to face the retaining walls with natural material and to screen them from below with landscaping. None of the home sites are being “benched” and the proposed masses and roof forms are stepping down the hillside.

Design Of Structures: The forms and massing of each home are respecting the slope of this very steep lot. The massing and roof forms step down with the hillside. Portions of each floor are incorporated below grade and into the hillside. Dark colors that should blend into the background are proposed. As noted above, efforts have been made to break up the massing and to keep the overall building height lower than 35-feet.

Extensive landscaping is proposed to mitigate the impacts of the development and to repair the damage from the previous owner. Larger sizes in a variety of species are planned. (See below for details.)

Exterior Lighting: All exterior lighting shall be designed to minimize off site visibility and glare. (Staff notes that the attached rendering showing an evening view of a house erroneously shows lighting in the eaves and wall lights that will not be acceptable. (The applicant has assured Staff that this will be corrected.) All lighting criteria described in this policy will be adhered to in the design of each home as they are reviewed with the Planning Commission as Class C applications.

Placement Of Structures (9/A & 9/R): Per this Policy:

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)*

*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. (Highlight added.)*

The master plan drawings show that each of the development areas lie within the required setbacks. We also note that the setbacks are going to be shown on the proposed plat. Staff has no concerns.

Snow Removal And Storage (13/R): As designed, there is adequate snow storage for the private drives and for each access area to the proposed garages. Staff has no concerns.

Access / Circulation (16/A & 16/R; 17/A & 17/R): Though Silver Queen Drive is a public right-of-way, it will be privately maintained by the Peak Ten Bluffs Homeowners Association. This was an agreement made with the Town's Public Works Department during the annexation process and will be noted such on the approved plat.

Currently Silver Queen Drive is unpaved. It will be re-graded and paved as part of the proposed subdivision improvements (separate application). The two private drives that access the development areas have pullouts for extra parking and improve circulation. These will be paved and graded to meet engineering standards. This plan has been reviewed and approved by the Red, White, and Blue Fire District. Staff has no concerns with the access and circulation for this development.

Parking (18/A & 18/R): As required by Code, each home will have two parking spaces. These are to be provided inside two-car garages. Extra parking for guests is provided in pullouts along the private drives. The parking pullouts meet the dimensional requirements for a parking space. Staff has no concern with the parking as designed.

Landscaping (22/A & 22/R): Sheets L-1 and L-2 depict the proposed landscaping plan. As shown, all of the landscaping is being placed in areas that will be disturbed or have already been disturbed. Staff notes that there is landscaping shown off-site at the south of the property as the previous owner had removed trees outside the property. Additionally, special attention is paid where the previous applicant had removed existing trees in the water/sanitary easement.

The plans are showing a variety of deciduous trees and a variety of evergreen trees. The minimum caliper size for the deciduous trees is 2 1/2 inches. The minimum size for evergreen trees is 6 feet in height. A variety of shrubs are also shown.

Some of this landscaping will be put in with the subdivision improvements. Others will be placed as each unit is developed. Since development of the property could take years, staff will be adding a Condition of Approval that all disturbed areas be maintained weed free with a native wildflower/groundcover mix. This is similar to the conditions the Planning Commission approved with Columbia Lode.

Utilities Infrastructure (26/A & 26/R; 28/A): The main utilities and infrastructure have been placed off of White Cloud Drive up the hill to the development areas. Deep utilities to each building site will be placed upon approval of the Subdivision Plan (separate application). Staff has no concerns.

Drainage (27/A & 27/R): Review of the site drainage will be discussed with the attached Subdivision staff report. Special care will be taken to protect the existing wetlands and to ensure there is no erosion on the steep slopes.

Point Analysis (Section: 9-1-17-3): At this preliminary review, Staff is finding the application passes all Absolute Policies and has not incurred any points related to Relative Policies.

Staff Recommendation / Decision

After years of having this as an abandoned development site, Staff is pleased to see a proposal to carry this forward to completion. It is a very difficult site to develop and the applicant has made great efforts to meet all criteria identified in the Development Code.

Staff has the following questions for the Planning Commission:

1. Does the Planning Commission support the change from duplex units to cluster single-family home units?
2. Does the Planning Commission have any additional comments regarding the landscaping for this proposal?

Planning Commission Staff Report

Subject: Peak Ten Bluffs Subdivision
(Class A, Preliminary Hearing; PC#2013067)

Proposal: To re-subdivide the property previously known as Angels Lookout for the development of eight cluster single-family homes on eight individual lots. Two existing private driveways will access the properties. A Development Permit application for a master plan is being reviewed separately.

Date: August 27, 2013 (For meeting of September 17, 2013)

Project Manager: Michael Mosher, Planner III

Applicant/Owner: Breck Limited, LLC

Agent: Lou Glisan, Breck Ltd., LLC

Address: Silver Queen Drive

Legal Description: A resubdivision of Lots 57A and 57B, Warriors Mark Townhomes, Filing 5

Land Use District: 30.6 – Residential; Warriors Mark Townhouse #5 Lots 57A and 57B: 8 units

Site Area: 3.283 acres (142,987 sq. ft.)

Site Conditions: The property slopes down sharply from Silver Queen Drive at about 40-45%. A 5-foot wide utility easement exists at the base of the lot. This lot has improvements from a previous development approval (abandoned). There are two private drives constructed with large retaining walls accessing the property off Silver Queen Drive. These drives lay within a platted Private Access and Utility Easement. The large area of heavily wooded wetlands lies to the northeast and a 20-foot wide utility easement bisects the property from White Cloud Drive to the south. The property is heavily wooded with Lodgepole pines. The wetlands area has healthy spruce trees.

Adjacent Uses: North: Multi Family Residential, White Cloud Drive
East: Multi Family Residential
South: Gold King Placer, Summit County jurisdiction
West: Silver Queen Drive, Warriors Mark West

Density: Allowed per subdivision: 8 units in duplex
Proposed density: 8 units in cluster single family

Lot Coverage: Building / non-Permeable: (pending development review)
Hard Surface / non-Permeable: (pending development review)
Open Space / Permeable Area: Approximately 42% of the site

Setbacks: Front: 15 ft.

Sides: 5 ft.
Rear: 15 ft.

Item History

The Board of County Commissioners approved Angels Lookout Subdivision (within Warriors Mark Subdivision) on December 5, 2002. This subdivision created four duplex lots, each with a building envelope, with a total of eight units of density. The project was never completed although some infrastructure was installed. Since the approval of the subdivision, the Town of Breckenridge annexed all of the Warriors Mark subdivisions and is now responsible for the review of any development within Angels Lookout.

The property is quite steep with slopes nearing 45% that face north towards downtown Breckenridge. The internal private access drive, Silver Queen Drive, was constructed for the County's subdivision approval and is used to access the property. The lower portion of Silver Queen is now a Town right-of-way.

With a previous owner and with the previous County approved subdivision, this property had been approved by the Planning Commission and Town Council with two development permits, a duplex for Lot 3 (PC#2003079) and a duplex for Lot 4 (PC#2003080). Lot 4 was under construction and then later all development was abandoned by the previous owner. The property remained with no further improvements for several years. The current applicant has since removed the existing foundation and the vertical construction for Lot 4. The development permit for Lot 3 was never started.

Since this is a re-subdivision, the proposed improvements must meet the Town standards instead of the County standards. As a result, some of the discussion below identifies these changes.

Staff Comments

This review is to create a plat that identifies the proposed parcels and easements. There are easements for snow stacking, public access, utilities, and drainage. As part of the subdivision improvements, preliminary finished grading / drainage plan, and utility plans are included for initial review.

This report will review all sheets against the Subdivision Ordinance, Street Standards, Development Code and other applicable documents. A drainage report will be presented to Engineering for their review with the next submittal.

Design Compatible with Natural Features (9-2-4-2): This provision of the Subdivision Standards encourages the design of subdivisions to respond to the natural limitations of the site, respect drainage patterns and to preserve natural features such as trees. In addition, it encourages the design to provide open space and adequate fire fighting capabilities.

As noted above, this subdivision was annexed into the Town of Breckenridge after approval from the County. This application and the attached drawings are striving to respond to this section of the code and to design the improvements with respect to drainage patterns and preservation of the natural features on the property.

Since this property has been previously disturbed and it is very steep, Staff believes special attention should be paid to preserving natural features of this property and to prevent any further damage during development.

The Town's standard Condition of Approval for any development states: "*Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch*", any portion of this site that is being graded or having fill brought in will be re-vegetated. In addition, we are suggesting adding a Condition of Approval that requires these areas are irrigated and free of noxious weeds. This is a similar Condition of Approval that was required of the recently approved Columbia Lode development.

The private drive design and overall site circulation has been supported by the Red White and Blue Fire District. The Red White and Blue Fire District is also requiring two additional fire hydrants to be installed as part of the improvements.

The Town's Engineering Department identified several concerns with the existing conditions on the property. There is a portion of Silver Queen that exceeds an 8% grade. There is also a portion of the upper private drive that exceeds 8%.

In addition to paving both of these roadways, the applicant will also re-grade and pave the slopes to not exceed 8%. Staff will have additional comments with the next review.

Drainage, Storm Sewers and Flood Prevention (9-2-4-3): Efforts have been made to control erosion on the steep site and to protect the existing wetlands that lie to the north below the development area. At this preliminary review, the grading and drainage plans are identifying details for silt fencing, infiltration trenches, and retaining walls. The Engineering Department supportive of the design concept and is seeking additional detail for the structures with the next review.

Staff notes that some of the structures depicted on the drawings are located outside the setbacks. We will provide further detail on these at the next review. The private access drives have existing retaining walls that go outside the property line (currently owned by Gold King 1, LLC, Peter Hamlett). The applicant has met with Engineering and Streets Departments and has agreed to obtain an Encroachment License Agreement for any off-site improvements.

Utilities (9-2-4-4): The main utilities and infrastructure have been placed off of White Cloud Drive up the hill to the development areas. With the direction of the Red White and Blue Fire District, two additional fire hydrants have been placed along the private drive. The plans also show the proposed sewer and water connections to each lot from the main lines in the water/sanitary easement running up the hill from White Cloud Drive.

Lot Dimensions, Improvements and Configuration (9-2-4-5) and Dedication of Parks and Open Space (9-2-4-13): As with all subdivisions within the Warriors Mark area, the Town annexed these properties "as is". There is no increase of density with this application. There will be a total of eight units as previously platted. There will be no required dedication of parks and open space with this re-subdivision, as this redivision is ultimately not creating any new lots.

Since the properties are being platted as Cluster Single Family lots, the required 5,000 square foot minimum lot size need not be met.

Pedestrian and Bicycle Circulation (9-2-4-7): Per the Subdivision Ordinance:

“It is the policy of the Town to require bicycle and pedestrian paths to be dedicated to the Town as a component of the Town's alternative transportation network and to provide recreational opportunities. Subdivision proposals shall include, as a component of the required public improvements, a pedestrian and bicycle path system designed to preserve existing paths, integrate with existing improvements and provide service appropriate to the character and magnitude of the proposed development.”

The Town’s Open Space and Trails Department has identified no public trails on this property or any shown on the Trails Master Plan.

However, the applicant has proposed a private pedestrian trail connecting White Cloud Drive to the development above located along the existing water/sanitary easement. This will allow the residents of Peak Ten Bluffs to walk down the hill and catch the public bus at the intersection of White Cloud Drive and Broken Lance Drive. At this preliminary review, the plans are showing the trail meandering up the hill with landscaping to buffer the improvements and seating areas. The applicant is aware that the utility companies may damage some of these improvements if any utility maintenance is required within the easement. The applicant will obtain approval for these improvements from the agencies prior to the next review of this subdivision.

Traffic Control Devices and Signs (9-2-4-9): As mentioned above, Silver Queen Drive is now a public right of way within the Town limits. It will be maintained as a private drive where it crosses the Town boundary to the south. At the base of Silver Queen Drive the plans show that a new stop sign will be placed at the intersection with White Cloud Drive.

In addition to signing Silver Queen Drive as a public right away, the two access driveways to Peak Ten Bluffs will be private drives.

Subdivision and Street Names (9-2-4-10): The subdivision is named “Peak Ten Bluffs”. This name has been cleared with the Town of Breckenridge and the County. The names of the two private drives will be determined and approved by both the Town and the County prior to recordation of the final plat.

Existing and Proposed Streets (9-2-4-11): This policy requires that new streets tie into existing streets, and conform to the Breckenridge Master Plan. The submitted plans meet this policy. The private drive is shown at 22-feet wide and meets the minimum width for a private drive. Though Silver Queen Drive is a public right-of-way, it will be privately maintained by the Peak Ten Bluffs Homeowners Association. This was an agreement made with the Town’s Public Works Department during the annexation process and will be noted such on the approved plat.

Staff Recommendation

The applicant has worked closely with planning staff to create a development that has the least amount of impact on this difficult site. As mentioned above, the subdivision was approved in the County. As currently proposed, each cluster single-family home should be able to be submitted and abide with all applicable policies in the Development Code.

At this preliminary review, staff has found no outstanding issues related to policies in the Development Code. We welcome any Commissioner comments related to this application. If possible, the applicant would like to return for final review.

PEAK 10 BLUFFS

Warriors Mark
Breckenridge, CO
Lou Gilsan

OWNER:

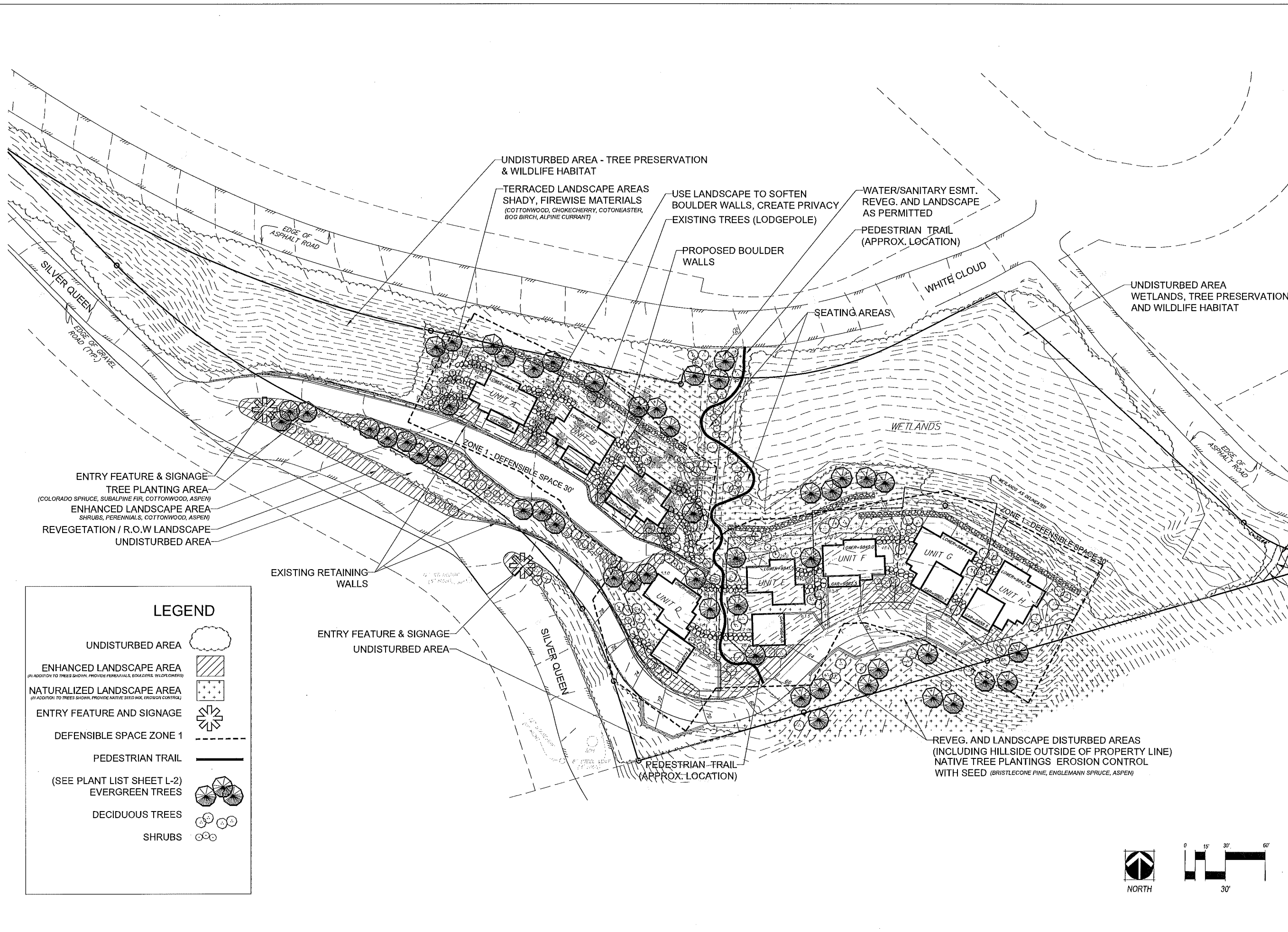
Lou Gilsan
XXXX
XXXX
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DATE:

08/26/13

SHEET TITLE:
**LANDSCAPE
MASTER PLAN**
SHEET NUMBER:

L-1



UNDISTURBED AREA - TREE PRESERVATION & WILDLIFE HABITAT

TERRACED LANDSCAPE AREAS
SHADY, FIREWISE MATERIALS
(COTTONWOOD, CHOKECHERRY, COTONEASTER,
BOG BIRCH, ALPINE CURRANT)

USE LANDSCAPE TO SOFTEN
BOULDER WALLS, CREATE PRIVACY
EXISTING TREES (LOGEPOLE)

WATER/SANITARY ESMT.
REVEG. AND LANDSCAPE
AS PERMITTED

PEDESTRIAN TRAIL
(APPROX. LOCATION)

PROPOSED BOULDER
WALLS

SEATING AREAS

WHITE CLOUD

UNDISTURBED AREA
WETLANDS, TREE PRESERVATION
AND WILDLIFE HABITAT

WETLANDS

ENTRY FEATURE & SIGNAGE

TREE PLANTING AREA

(COLORADO SPRUCE, SUBALPINE FIR, COTTONWOOD, ASPEN)

ENHANCED LANDSCAPE AREA

SHRUBS, PERENNIALS, COTTONWOOD, ASPEN)

REVEGETATION / R.O.W LANDSCAPE

UNDISTURBED AREA

LEGEND

UNDISTURBED AREA



ENHANCED LANDSCAPE AREA

(IN ADDITION TO TREES SHOWN, PROVIDE PERENNIALS, BOLLERS, WILDFLOWERS)



NATURALIZED LANDSCAPE AREA

(IN ADDITION TO TREES SHOWN, PROVIDE NATIVE SEED MIX, EROSION CONTROL)



ENTRY FEATURE AND SIGNAGE



DEFENSIBLE SPACE ZONE 1



PEDESTRIAN TRAIL



(SEE PLANT LIST SHEET L-2)

EVERGREEN TREES



DECIDUOUS TREES



SHRUBS



EXISTING RETAINING
WALLS

ENTRY FEATURE & SIGNAGE

UNDISTURBED AREA

PEDESTRIAN TRAIL
(APPROX. LOCATION)






REVEG. AND LANDSCAPE DISTURBED AREAS
(INCLUDING HILLSIDE OUTSIDE OF PROPERTY LINE)
NATIVE TREE PLANTINGS EROSION CONTROL
WITH SEED (BRISTLEcone PINE, ENGLEMANN SPRUCE, ASPEN)



NORTH



LANDSCAPE PLANT LIST

WATER USE	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
(UNLESS OTHERWISE NOTED)				
DECIDUOUS TREES				
	* MODERATE	TLA THIN-LEAF ALDER	ALNUS TENUIFOLIA	MULTI-STEM CLUMP, B&B
	* MODERATE	ASP QUAKING ASPEN	POPULUS TREMULOIDES	2 1/2" CAL. B&B
	* MODERATE	NAR NARROWLEAF COTTONWOOD	POPULUS ANGUSTIFOLIA	2 1/2" CAL. B&B
	* MODERATE	MNB MOUNTAIN BIRCH	BETULA OCCIDENTALIS	2 1/2" CAL. B&B
EVERGREEN TREES				
	* MODERATE	SUB SUBALPINE FIR	ABIES LASIOCARPA	6' HT. MIN (SPECIMEN)
	* MODERATE	COS COLORADO SPRUCE	PICEA PUNGENS	6' HT. MIN (SPECIMEN)
	* MODERATE	EGL ENGLEMANN SPRUCE	PICEA ENGELMANNI	6' HT. MIN (SPECIMEN)
	* LOW	BRI BRISTLECONE PINE	PINUS ARISTATA	6' HT. MIN (SPECIMEN)
DECIDUOUS SHRUBS- 2'-5' SPREAD				
	MODERATE	BOG BOG BIRCH	BETULA GLANDULOSA	5 GAL. CONT.
	* LOW	TBH TWINBERRY HONEYSUCKLE	LONICERA INVOLUCRATE	5 GAL. CONT.
	LOW	ALP ALPINE CURRANT	RIBES ALPINUM	5 GAL. CONT.
DECIDUOUS SHRUBS- 7'-9' SPREAD				
	MODERATE	YMW YELLOW MOUNTAIN WILLOW	SALIX MONTICOLA	5 GAL. CONT.
	LOW	RBE REDBERRIED ELDER	SAMBUCUS PUBENS	5 GAL. CONT.
	* LOW	CHO CHOKEBERRY	PRUNUS VIRGINIANA	5 GAL. CONT.
EVERGREEN SHRUBS				
	LOW	MUG MUGO PINE	PINUS MUGO	5 GAL. CONT.
PERENNIALS / FORBES				
	LOW	YAY YARROW	ACHILLEA SPP.	1 GAL. CONT.
	* LOW	CLR COLUMBINE	AQUIEGIA SPP.	1 GAL. CONT.
	LOW	COM LARKSPUR	DELPHINIUM SPP.	1 GAL. CONT.
	LOW	FIW FIREWEED	EPILOBIUM SPP.	1 GAL. CONT.
	LOW	RMI ROCKY MOUNTAIN IRIS	IRIS MISSOURIENSIS	1 GAL. CONT.
	MODERATE	LUP LUPINE	LUPINUS SPP.	1 GAL. CONT.
	MODERATE	PLO PHLOX	PHLOX SPP.	1 GAL. CONT.
	MODERATE	HOL HOLLY-GRAPE	MAHONIA REPENS	1 GAL. CONT.
	* LOW	BLU BLUEBELLS	MERTENSIA SPP.	1 GAL. CONT.
	LOW	PEN PENSTEMON	PENSTEMON SPP.	1 GAL. CONT.
	LOW	POT POTENTILLA	POTENTILLA VERNA	1 GAL. CONT.
	LOW	STO STONECROP	SEDUM SPP.	1 GAL. CONT.
	LOW	SHD SHASTA DAISY	CRYSANTHEMUM MAXIMUM	1 GAL. CONT.
	* LOW	DLP DELPHINIUM	DELPHINIUM ELATUM	1 GAL. CONT.
	* MODERATE	CAP CALIFORNIA POPPY	ESCHOTZIA SPP.	1 GAL. CONT.
	LOW	BES BLACKKEYED SUSAN	RUBBECKIA VULGARIS	1 GAL. CONT.

* NATIVE TO ROCKY MOUNTAIN REGION

NATIVE SEED MIX

LANDSCAPE NOTES

PEAK 10 BLUFFS
Warriors Mark
Breckenridge, CO
Lou Gilson

OWNER:

Lou Gilson
xxxx
xxxx
xxxx
xxxx

DATE:

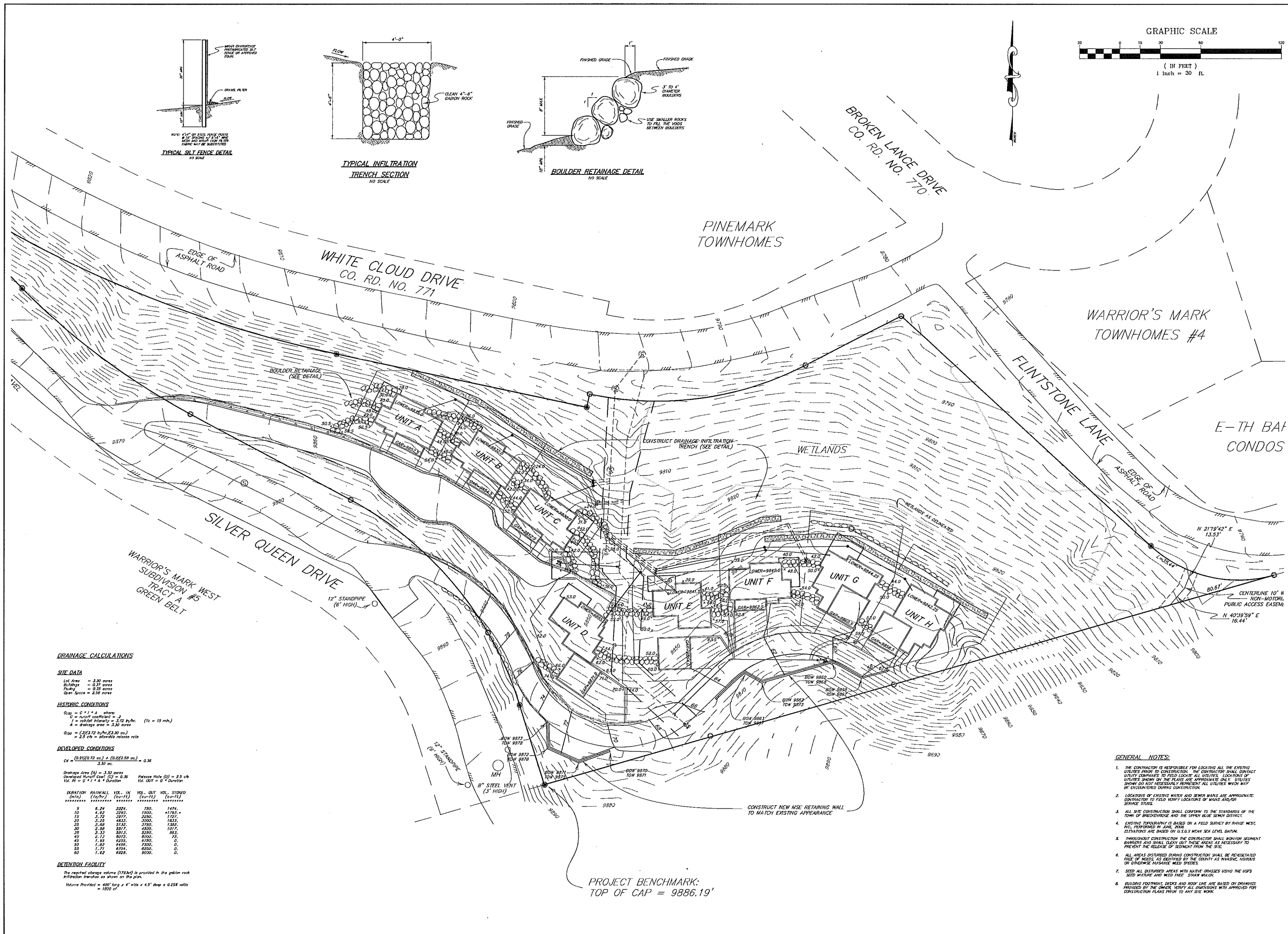
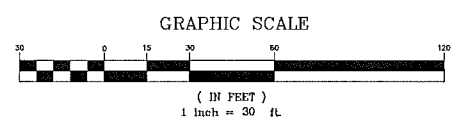
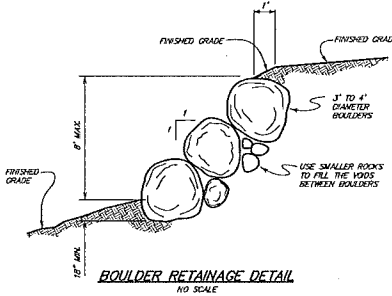
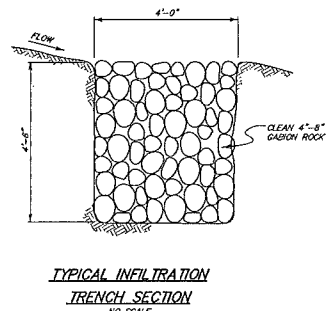
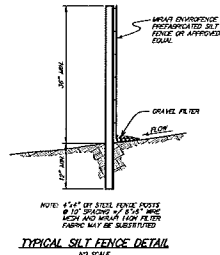
08/26/13

SHEET TITLE:

LANDSCAPE NOTES

SHEET NUMBER:

L-2



DRAINAGE CALCULATIONS

SITE DATA
 Lot Area = 3.30 acres
 Buildings = 0.31 acres
 Parking = 0.25 acres
 Open Space = 2.58 acres

HESTIC CONDITIONS
 $C_{100} = C \cdot I \cdot A$ where
 C = runoff coefficient = 2
 I = rainfall intensity = 1.72 in/hr. ($T_c = 15$ min)
 A = drainage area = 3.30 acres
 $Q_{100} = (2.48 \cdot 72 \cdot 3.30 \cdot 2) / 360 = 2.5$ cfs = allowable runoff rate

DEVELOPED CONDITIONS
 $C_d = (0.95 \cdot 72 \cdot 3.30) + (0.25 \cdot 2.58 \cdot 360) = 0.38$
 3.30 cfs

Drainage Area (A) = 3.30 acres
 Overland Runoff Coef. (C) = 0.36
 Vel. R = 0.11 * A * Duration
 Vel. Out = 0 * Duration
 Retention Rate (R) = 2.5 cfs
 Vel. In = 0 * Duration

DURATION (min)	RAINFALL (in/hr)	VEL. IN (ft/s)	VEL. OUT (ft/s)	STORAGE (cu ft)
5	5.24	2274	750	1474
10	4.62	2297	1000	1193
15	3.72	2377	2000	1221
20	3.25	2451	3000	1631
25	2.68	2512	3750	1300
30	2.58	2517	4500	1017
35	2.13	2513	5250	581
40	2.13	2070	6000	24
45	1.58	2255	6750	0
50	1.62	2188	7500	0
55	1.71	2104	8250	0
60	1.62	2228	9000	0

RETENTION FACILITY
 The required storage volume (1793 cu ft) is provided in the gabion rock infiltration trenches as shown on this plan.
 Volume Provided = 400' long x 4' wide x 4.5' deep x 0.158 cubic ft = 1200 cu ft

- GENERAL NOTES:**
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL THE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES TO FIELD LOCATE ALL UTILITIES. LOCATIONS OF UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. UTILITIES SHOWN DO NOT NECESSARILY REPRESENT ALL UTILITIES WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION.
 - LOCATIONS OF EXISTING WATER AND SEWER MAINS ARE APPROXIMATE. CONTRACTOR TO FIELD LOCATE OF MAINS AND SET SERVICE STUBS.
 - ALL SITE CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE TOWN OF BRECKENRIDGE AND THE URBAN BLUE SKYBY DESIGN.
 - EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY BY RANGE WEST, PERFORMED IN JUNE, 2006. ELEVATIONS ARE BASED ON U.S.G.S. MEAN SEA LEVEL DATUM.
 - THROUGHOUT CONSTRUCTION THE CONTRACTOR SHALL MONITOR SEDIMENT BARRIERS AND SHALL CLEAN LEFT THEM AS NECESSARY TO PREVENT THE RELEASE OF SEDIMENT FROM THE SITE.
 - ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REVEGETATED WITH SEED MIXTURE AND SHALL CLEAN LEFT THEM AS NECESSARY TO PREVENT THE RELEASE OF SEDIMENT FROM THE SITE.
 - SEED ALL DISTURBED AREAS WITH NATIVE GRASSES USING THE USFS SEED MIXTURE AND WEED FREE STRAW MULCH.
 - BUILDING FOOTPRINT, DECKS AND ROOF LINE ARE BASED ON DRAWINGS PROVIDED BY THE OWNER. VERIFY ALL DIMENSIONS WITH APPROVED FOR CONSTRUCTION PLANS PRIOR TO ANY SITE WORK.

PROJECT BENCHMARK:
TOP OF CAP = 9886.19'

RA-N-G-E-W-E-S-T INC.
 Consulting Engineers - Land Surveyors - Construction Managers
 P.O. Box 589 Silverthorne, CO 80498 Phone 970-468-6281 Denver Direct 623-0426

16673-C1.DWG
 Date: 08-21-13
 Checked: []
 Approved: []
 Drawn: DCC
 Designated: DCC

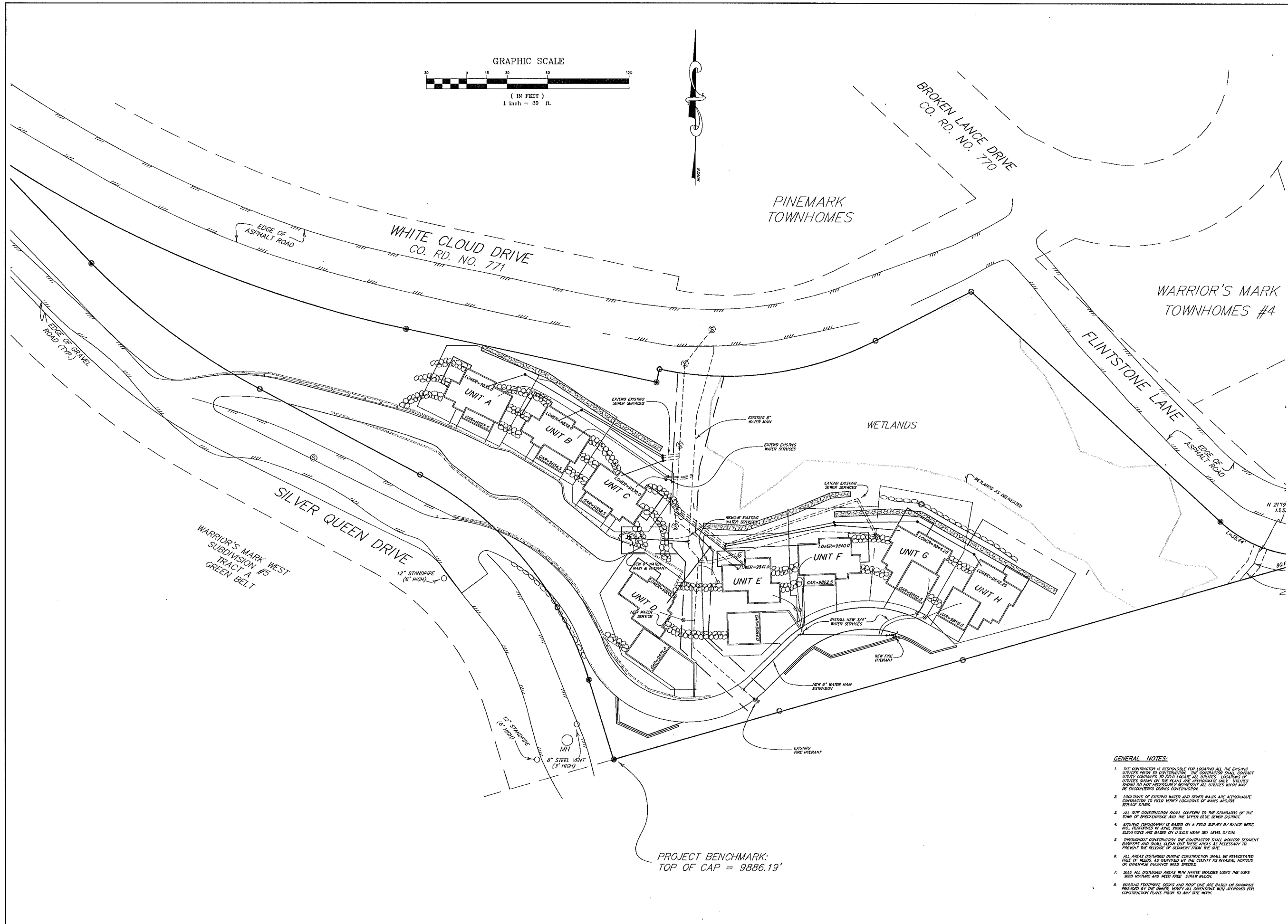
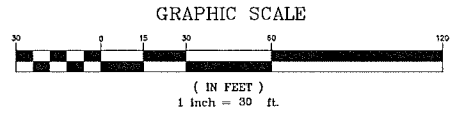
LOU GUSEN
 6286 S. YOSEMITE
 ENGLEWOOD, COLORADO 80112
 PEAK 10 BLUFFS
 LOT 57A & 57B WARRIOR'S MARK TOWNHOMES
 TOWN OF BRECKENRIDGE, COLORADO

GRADING AND
DRAINAGE PLAN

Sheet: 1 of 2

C1

Proj. No.: 16673



GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL THE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES TO FIELD LOCATE ALL UTILITIES. LOCATIONS OF UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. UTILITIES SHOWN DO NOT NECESSARILY REPRESENT ALL UTILITIES WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION.
2. LOCATIONS OF EXISTING WATER AND SEWER MAINS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATIONS OF MAINS AND/OR SERVICE SIZES.
3. ALL SITE CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE TOWN OF BRECKENRIDGE AND THE UPPER BLUE SEWER DISTRICT.
4. EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY BY RANGE WEST, INC. PERFORMED IN JAN. 2008. ELEVATIONS ARE BASED ON U.S.G.S. MEAN SEA LEVEL DATUM.
5. THROUGHOUT CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN SEDIMENT BARRIERS AND SHALL CLEAN OFF THESE AREAS AS NECESSARY TO PREVENT THE RELEASE OF SEDIMENT FROM THE SITE.
6. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REVEGETATED FREE OF WEEDS, AS DETERMINED BY THE COUNTY AS PRAKATSE, MOODS OR OTHERWISE MESSAGE WEED SPECIES.
7. SEED ALL DISTURBED AREAS WITH NATIVE GRASSES USING THE USFS SEED MIXTURE AND WEED FREE STRAW MULCH.
8. BUILDING FOOTPRINT, DECKS AND ROOF LINE ARE BASED ON DIMENSIONS PROVIDED BY THE OWNER. VERIFY ALL DIMENSIONS WITH APPROVED FOR CONSTRUCTION PLANS PRIOR TO ANY SITE WORK.

PROJECT BENCHMARK:
TOP OF CAP = 9886.19'

R=A=N=G=E=W=E=S=T
INC.
Consulting Engineers - Land Surveyors - Construction Managers
P.O. Box 589 Silverthorne, CO 80498 Phone 970 468-6281 Denver Direct 623-0426

No.	Date	Designed	Drawn	Approved	Checked	Description

Date: 09-21-13
Drawing: 16673-C1.DWG

LOU GUSEN
6286 S. YOSEMITE
ENGLEWOOD, COLORADO 80172
PEAK 10 BLUFFS
LOT 574 & 579 WARRIORS MARK TOWNHOMES
TOWN OF BRECKENRIDGE, COLORADO

**WATER AND
SEWER PLAN**

Sheet: 2 OF 2

C2

Proj. No.: 16673

IND. NO. 771 DRIVE

SILVER QUEEN DRIVE

WARRIOR'S MARK WEST
SUBDIVISION #5
TRACT A
GREEN BELT

12" STANDPIPE
(6' HIGH)

12" STANDPIPE
(6' HIGH)

MH
8" STEEL VENT
(3' HIGH)

BOW 9873
TOW 9878

BOW 9872
TOW 9878

BOW 9871
TOW 9875

BOW 9870
TOW 9871

BOW 9863
TOW 9867

BOW 9862
TOW 9873

BOW 9858
TOW 9867

BOW 9860
TOW 9868

UNIT A
GAR=9852.5
LOWER=9855.0

UNIT B
GAR=9854.5
LOWER=9857.0

UNIT C
GAR=9857.5
LOWER=9860.0

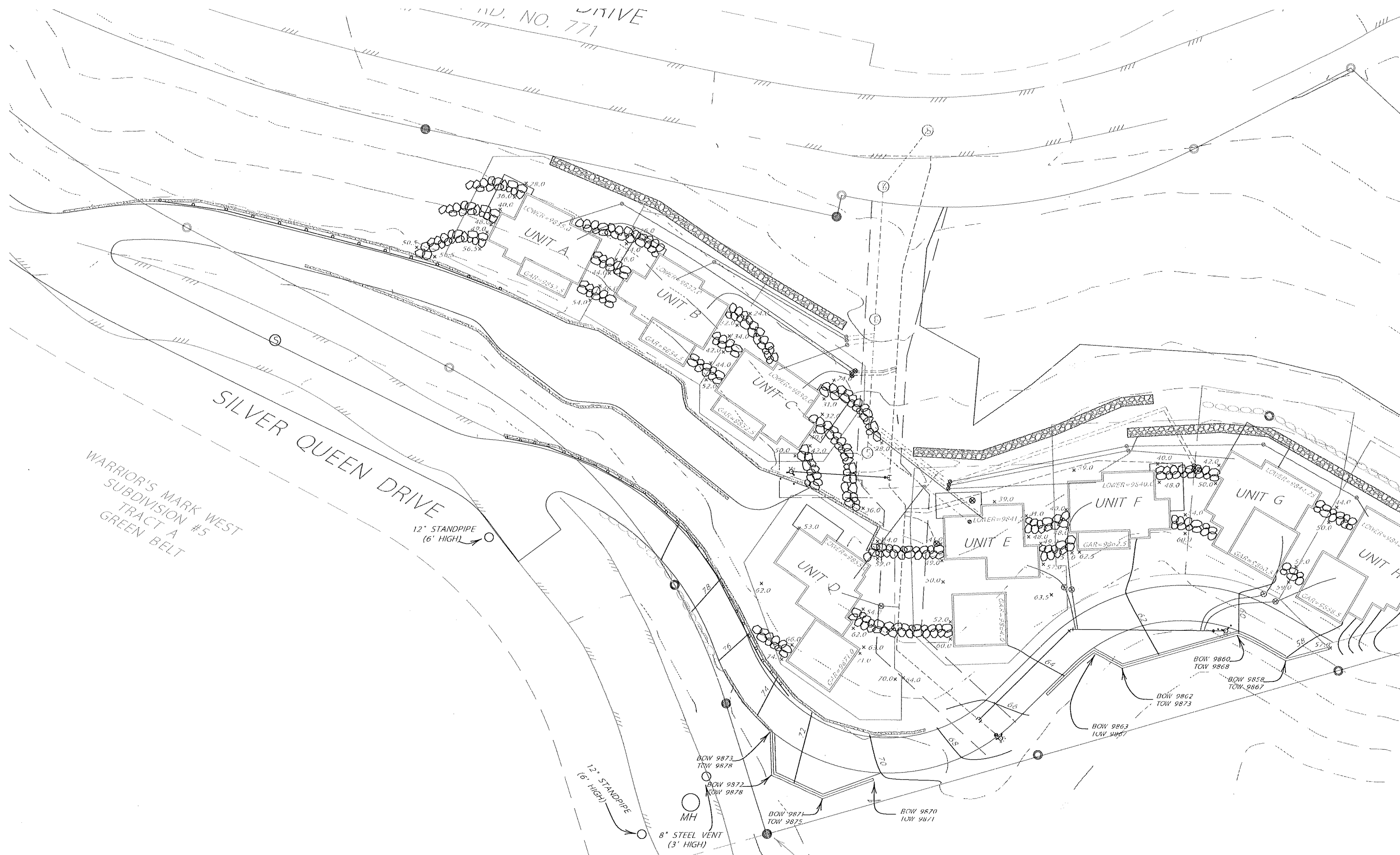
UNIT D
GAR=9871.0
LOWER=9873.5

UNIT E
GAR=9872.5
LOWER=9875.0

UNIT F
GAR=9874.5
LOWER=9877.0

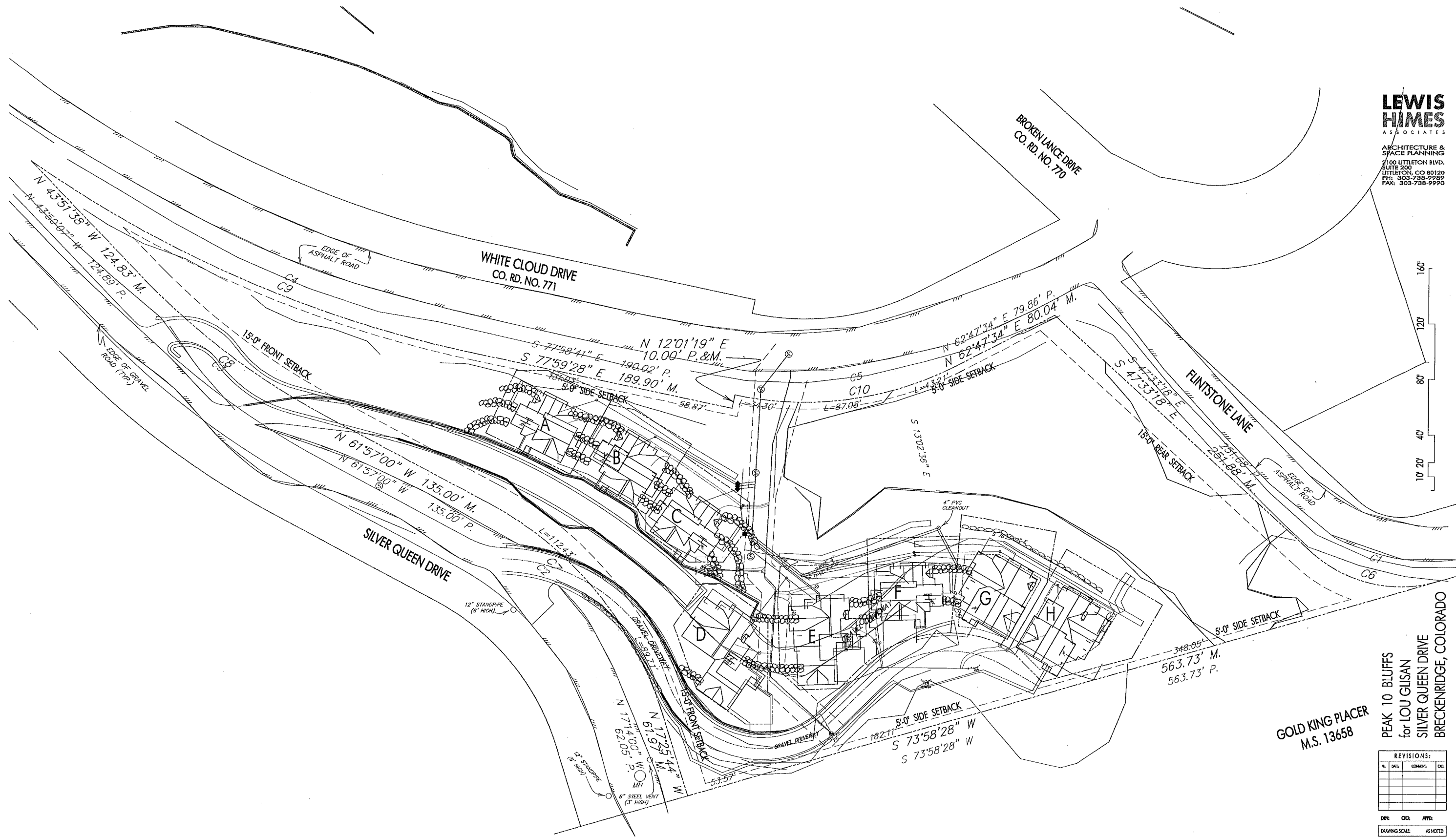
UNIT G
GAR=9876.5
LOWER=9879.0

UNIT H
GAR=9878.5
LOWER=9881.0



**LEWIS
HIMES**
ASSOCIATES

ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9989
FAX: 303-738-9990



GOLD KING PLACER
M.S. 13658
PEAK 10 BLUFFS
for LOU GILSAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:			
NO.	DATE	COMMENTS	BY

DATE: AUGUST 26, 2013

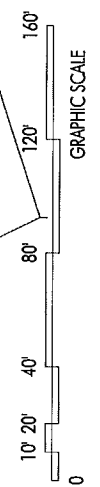
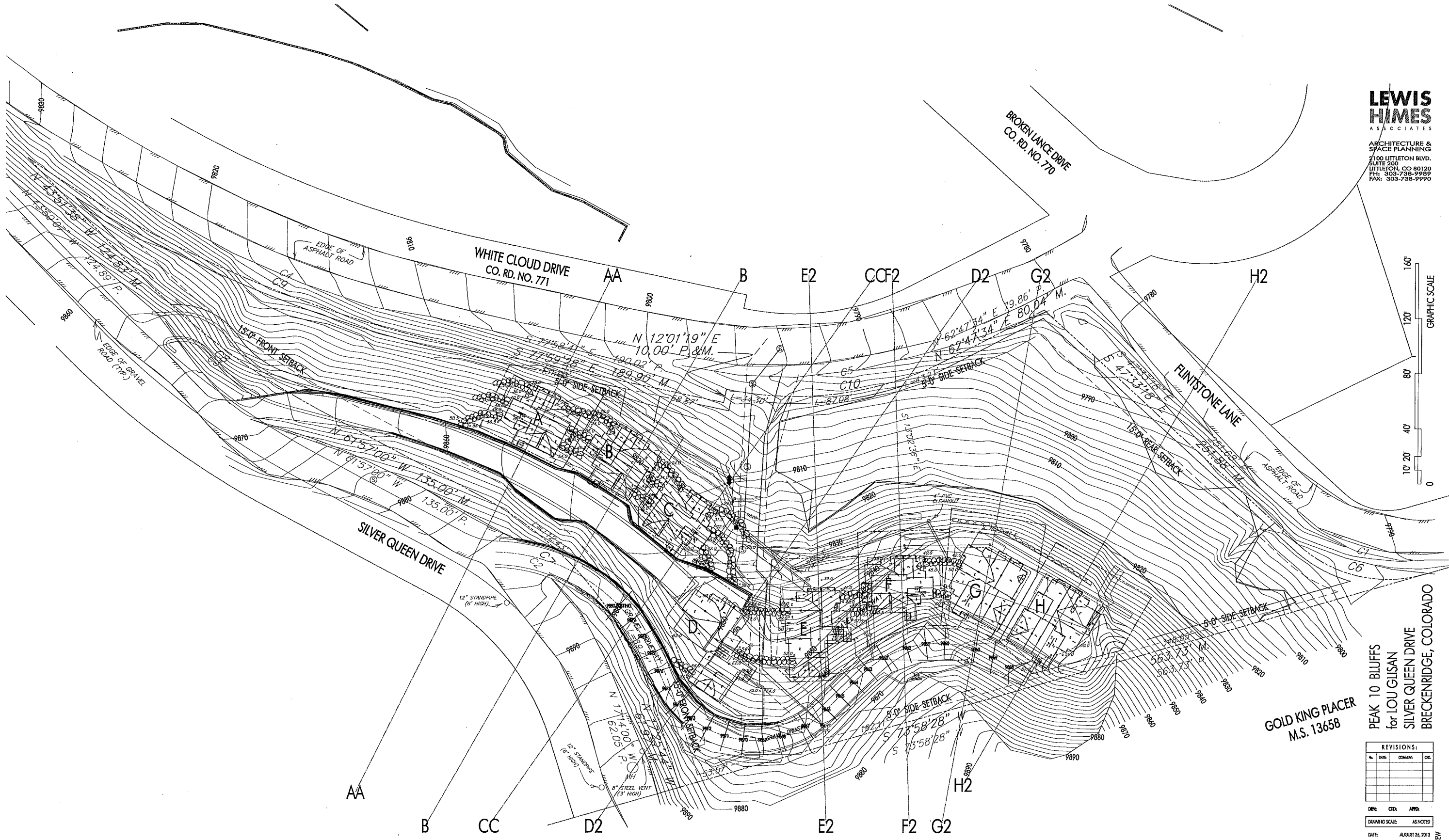
DATE: AUGUST 26, 2013

OVERALL
SITE PLAN
DRAWING No.: A1.1
JOB No.:

1 PEAK TEN BLUFFS - OVERALL SITE PLAN
A1.1 scale: 1" = 30'-0"



LEWIS HIMES
ASSOCIATES
ARCHITECTURE & SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9989
FAX: 303-738-9990



GOLD KING PLACER
M.S. 13658
PEAK 10 BLUFFS
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:			
NO.	DATE	COMMENTS	BY

DATE: AUGUST 26, 2013

DRAWING SCALE: AS NOTED

OVERALL SITE PLAN
DRAWING No.: A1.1
JOB No.: -

PEAK TEN BLUFFS - OVERALL SITE PLAN
scale: 1" = 30'-0"

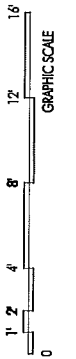
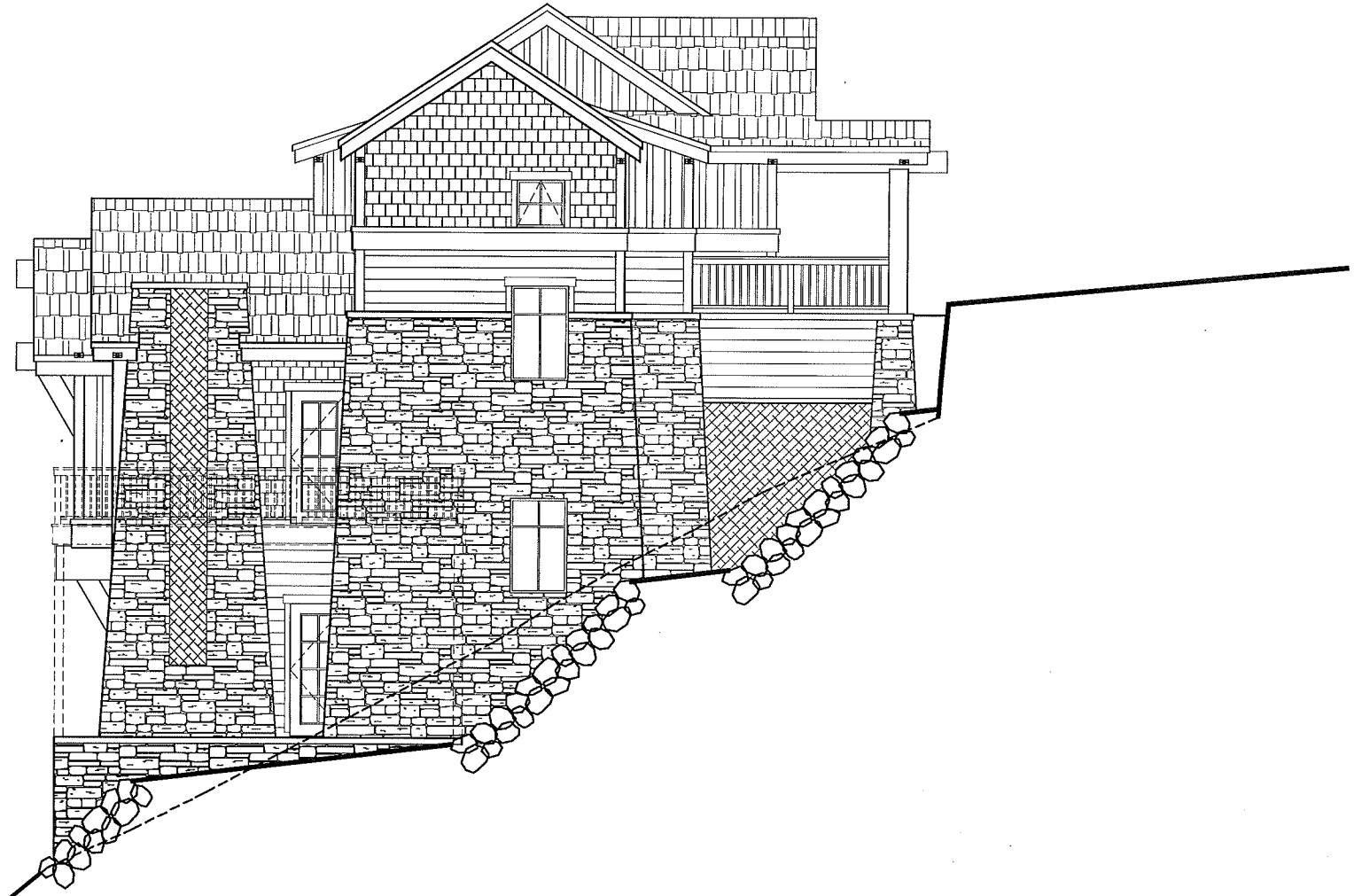
⊕ BUILDING A - GARAGE RIDGE
ELEV.: 9873'-10"

⊕ BUILDING A - LIVING ROOM RIDGE
ELEV.: 9863'-5 1/2"

⊕ BUILDING A - GARAGE
ELEV.: 9857'-6"

⊕ BUILDING A - MAIN
ELEV.: 9846'-3"

⊕ BUILDING A - WALKOUT
ELEV.: 9835'-0"

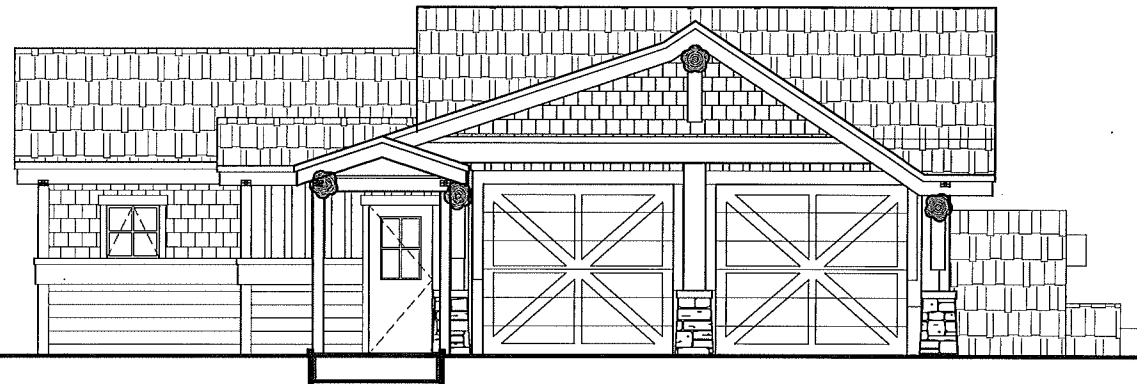


BUILDING 'A' - WEST ELEVATION
SCALE : 1/4" = 1'-0"

⊕ BUILDING A - GARAGE RIDGE
ELEV.: 9873'-10"

⊕ BUILDING A - LIVING ROOM RIDGE
ELEV.: 9863'-5 1/2"

⊕ BUILDING A - GARAGE
ELEV.: 9857'-6"



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

**TYPICAL EXTERIOR MATERIALS PALETTE
APPLIES TO ALL EXTERIOR ELEVATIONS:**

ROOFING MATERIALS SHALL BE SELECTED from the FOLLOWING :

- BROWN IRREGULAR-EDGED 40-YEAR ASPHALT SHINGLES
- WOOD CEDAR SHINGLES
- ACCENT ROOFING in LIMITED AREAS shall be 20 GAUGE RUSTED COR-TEN WAVY PANELS

SIDING MATERIALS SHALL BE SELECTED from the FOLLOWING :

- WAVEY-EDGED LAP 5/4 x 10 SIDING
- 8" ROUND LOG SIDING with SASHCO LOG CHINKING
- 2 x 12 SIDING with 1-1/4" SPACE CHINKED with SASHCO CHINKING
- 1 x 10 VERTICAL with 1 x 4 BATTENS
- SLICED BARK SIDING
- CEDAR SHINGLE SIDING APPLIED in RANDOM PATTERN
- 4' x 8' SHEETS of 20 GAUGE METAL PANELS with DILUTED SOLUTION of MURIATIC ACID to ACHIEVE HEAVY RUSTED PATINA. 1-1/2" METAL STRAPS shall be APPLIED 48" o.c. VERTICALLY and HORIZONTALLY.

AUTHENTIC STONE VENEER SHALL BE SELECTED from the FOLLOWING :

- MOSS ROCK
- TELLURIDE GOLD

PEAK 10 BLUFFS - BUILDING 'A'
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:

No.	DATE	COMMENTS	BY

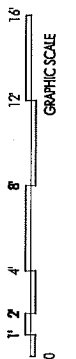
DATE: AS NOTED

DATE: AUGUST 26, 2013

BUILDING - A
EXTERIOR ELEVATIONS
DRAWING No.: A3.1
DATE: 8/26/13

**LEWIS
HIMES**
ASSOCIATES

ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9989
FAX: 303-738-9990



BUILDING A - GARAGE RIDGE
ELEV.: 9873'-10"

BUILDING A - LIVING ROOM RIDGE
ELEV.: 9863'-5 1/2"

BUILDING A - GARAGE
ELEV.: 9857'-6"

BUILDING A - MAIN
ELEV.: 9846'-3"

BUILDING A - WALKOUT
ELEV.: 9835'-0"

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

BUILDING A - GARAGE RIDGE
ELEV.: 9873'-10"

BUILDING A - LIVING ROOM RIDGE
ELEV.: 9863'-5 1/2"

BUILDING A - GARAGE
ELEV.: 9857'-6"

BUILDING A - MAIN
ELEV.: 9846'-3"

BUILDING A - WALKOUT
ELEV.: 9835'-0"

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

PEAK 10 BLUFFS - BUILDING 'A'
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:			
No.	DATE	COMMENTS	BY

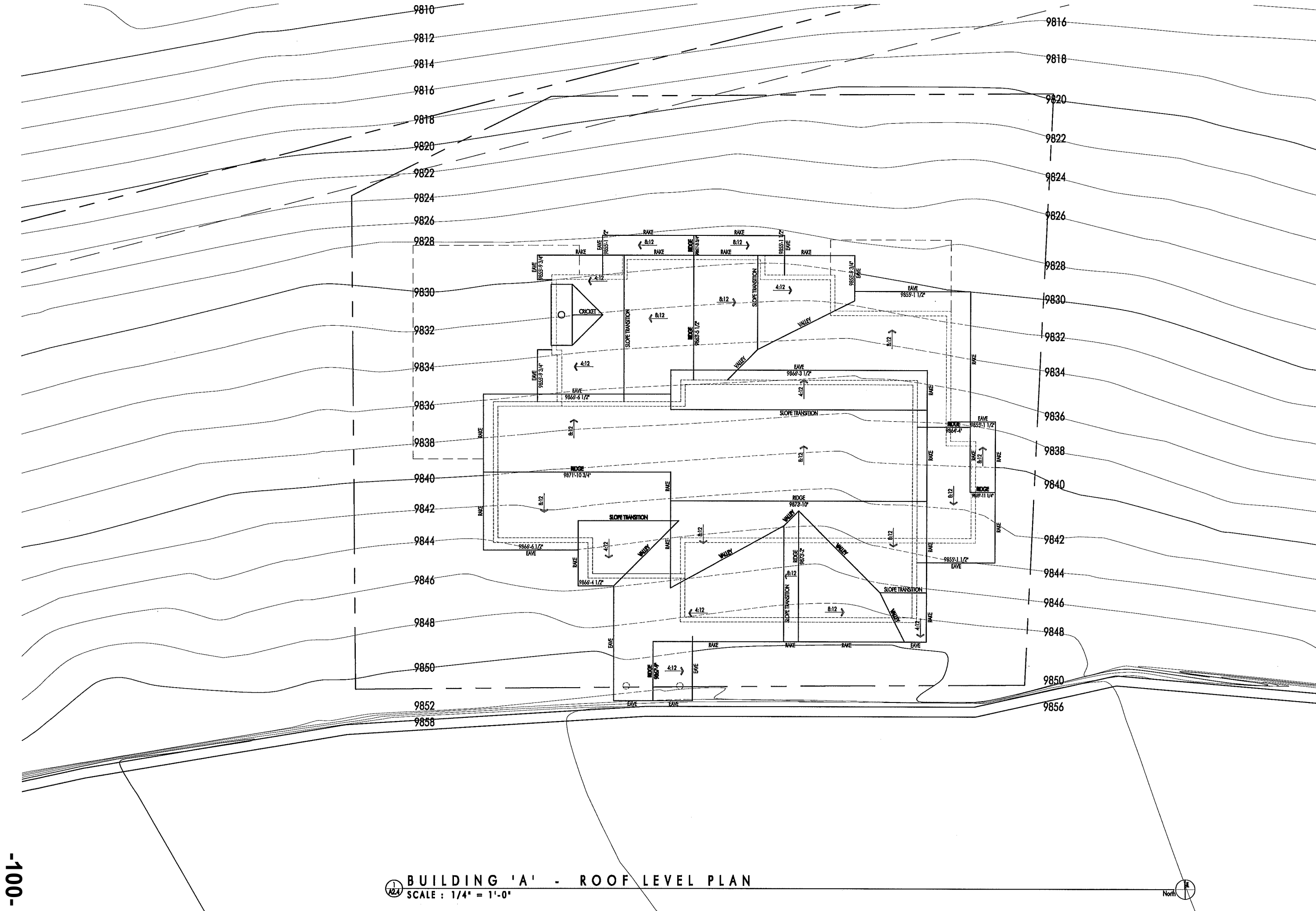
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DRAWING SCALE: AS NOTED

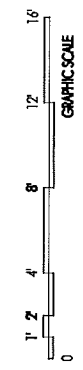
DATE: AUGUST 26, 2013

BUILDING - A
EXTERIOR
ELEVATIONS
DRAWING No.: A3.2
JOB No.: -

INITIAL PLANNING SUBMITTAL REVIEW



LEWIS HIMES
ASSOCIATES
ARCHITECTURE & SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9989
FAX: 303-738-9990



PEAK 10 BLUFFS - BUILDING 'A'
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:			
NO.	DATE	BY	CHK.

DATE: AUGUST 14, 1983

DRAWING SCALE: AS NOTED

BUILDING - A
ROOF PLAN
DRAWING No. A2.4
REV No. -

BUILDING 'A' - ROOF LEVEL PLAN
SCALE: 1/4" = 1'-0"



⊕ BUILDING B - GARAGE RIDGE
ELEV.: 9870'-2"

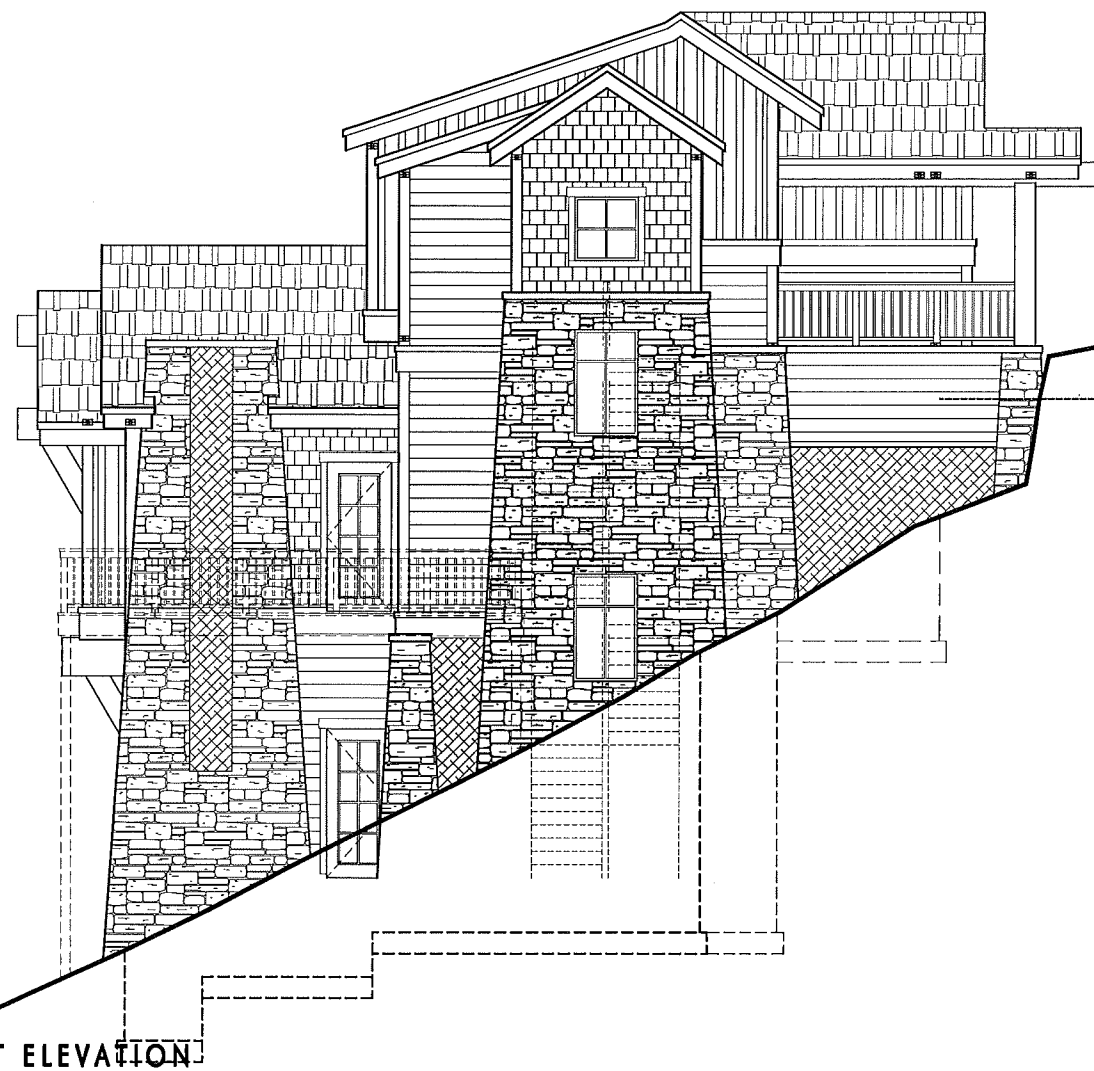
⊕ BUILDING B - LIVING ROOM RIDGE
ELEV.: 9859'-2 1/2"

⊕ BUILDING B - GARAGE
ELEV.: 9854'-6"

⊕ BUILDING B - MAIN
ELEV.: 9842'-0"

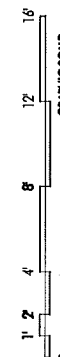
⊕ BUILDING B - WALKOUT
ELEV.: 9829'-6"

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



**LEWIS
HIMES**
ASSOCIATES

ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9989
FAX: 303-738-9990



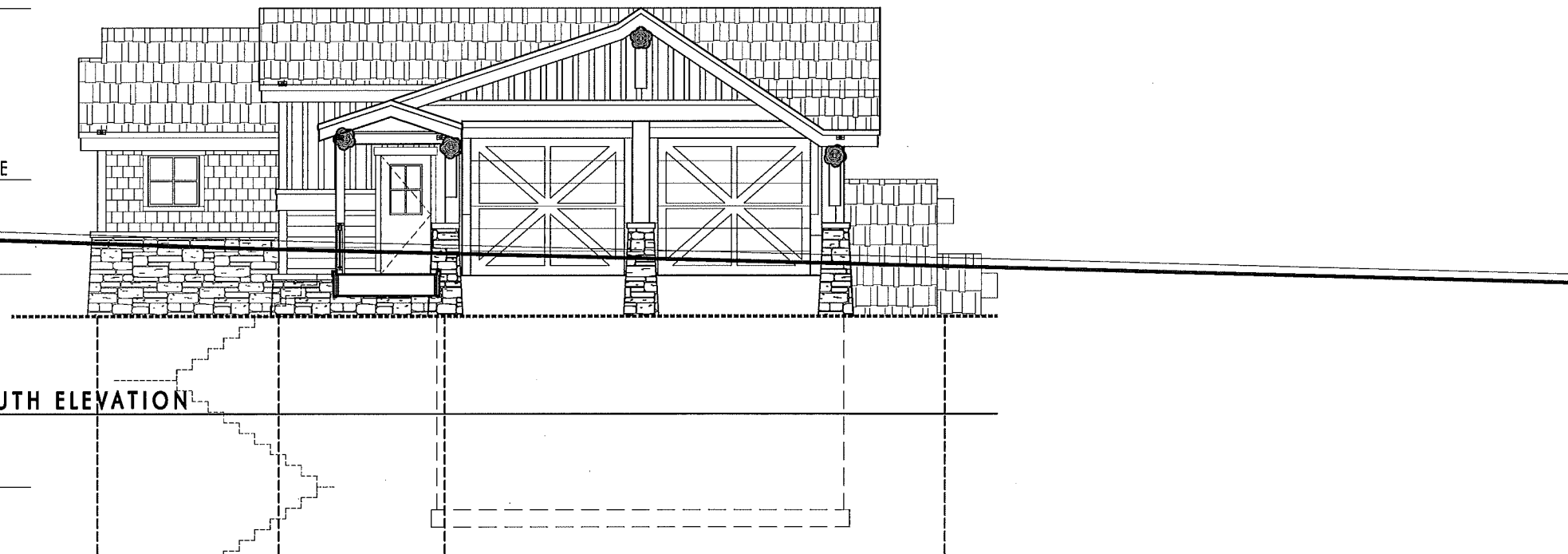
⊕ BUILDING B - GARAGE RIDGE
ELEV.: 9870'-2"

⊕ BUILDING B - LIVING ROOM RIDGE
ELEV.: 9859'-2 1/2"

⊕ BUILDING B - GARAGE
ELEV.: 9854'-6"

⊕ BUILDING 'B' - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

⊕ BUILDING B - MAIN
ELEV.: 9842'-0"



PEAK 10 BLUFFS - BUILDING 'B'
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:			
NO.	DATE	COMMENTS	BY

DRN: CDR: AWD:

DRAWING SCALE: AS NOTED

DATE: AUGUST 26, 2013

BUILDING - B
EXTERIOR
ELEVATIONS

DRAWING No.:

JOB No.:

INITIAL PLANNING SUBMITTAL REVIEW

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HIMES**
ASSOCIATES

ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9989
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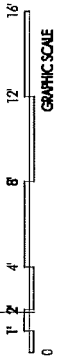
BUILDING B - GARAGE RIDGE
ELEV.: 9870'-2"

BUILDING B - LIVING ROOM RIDGE
ELEV.: 9859'-2 1/2"

BUILDING B - GARAGE
ELEV.: 9854'-6"

BUILDING B - MAIN
ELEV.: 9842'-0"

BUILDING B - WALKOUT
ELEV.: 9829'-6"



BUILDING B - GARAGE RIDGE
ELEV.: 9870'-2"

BUILDING B - LIVING ROOM RIDGE
ELEV.: 9859'-2 1/2"

BUILDING B - GARAGE
ELEV.: 9854'-6"

BUILDING B - MAIN
ELEV.: 9842'-0"

BUILDING B - WALKOUT
ELEV.: 9829'-6"

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

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

PEAK 10 BLUFFS - BUILDING 'B'
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

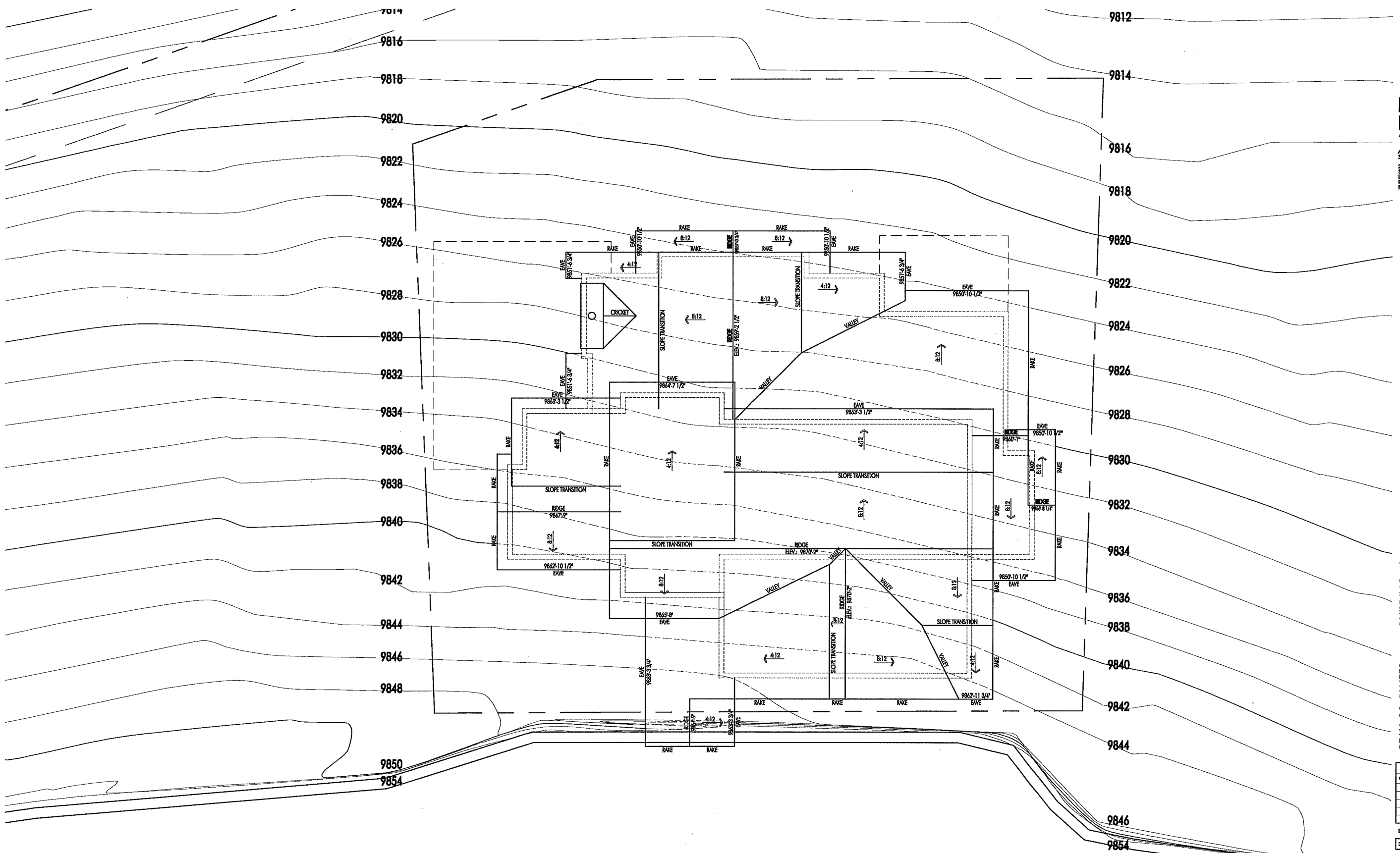
REVISIONS:			
NO.	DATE	CHANGES	BY

DRAWING SCALE: AS NOTED

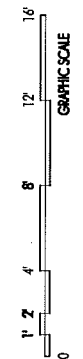
DATE: AUGUST 26, 2013

BUILDING - B
EXTERIOR
ELEVATIONS
DRAWING No. 1
JOB No. 1

INITIAL PLANNING SUBMITTAL REVIEW



**LEWIS
HIMES**
ASSOCIATES
ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9989
FAX: 303-738-9990



PEAK 10 BLUFFS - BUILDING 'B'
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:			
N.	DATE	COMMENTS	BY

DRW: CB AFD
DRAWING SCALE: AS NOTED

DATE: AUGUST 26, 2013

BUILDING - B
ROOF
LEVEL PLAN
DRAWING No.: A2.1
JOB No.:
INITIAL PLANNING SUBMITTAL REVIEW

BUILDING 'B' - ROOF LEVEL PLAN
SCALE: 1/4" = 1'-0"



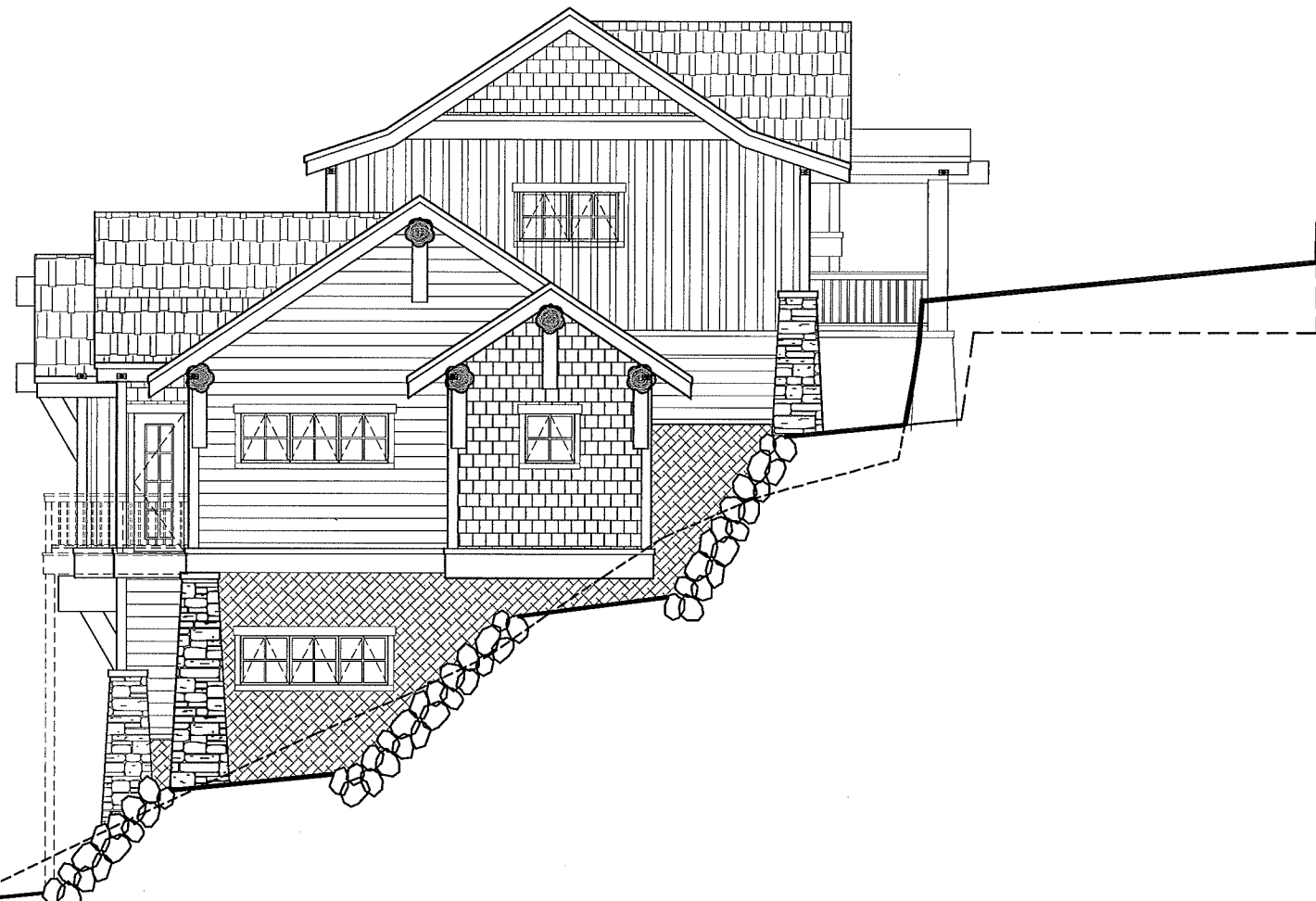
⊕ BUILDING C - GARAGE RIDGE
ELEV.: 9868'-10"

⊕ BUILDING C - LIVING ROOM RIDGE
ELEV.: 9858'-5 1/2"

⊕ BUILDING C - GARAGE
ELEV.: 9852'-6"

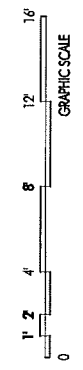
⊕ BUILDING C - MAIN
ELEV.: 9841'-3"

⊕ BUILDING C - WALKOUT
ELEV.: 9830'-0"



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

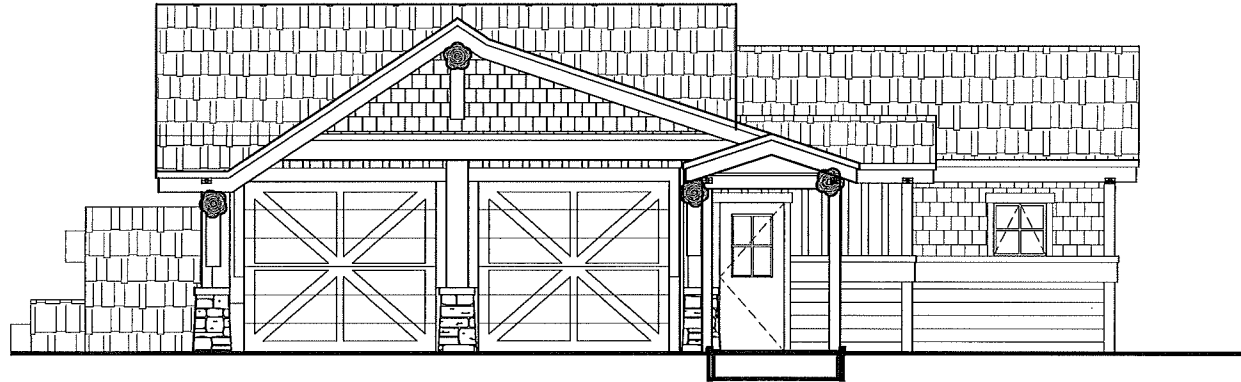
**LEWIS
HIMES**
ASSOCIATES
ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
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PH: 303-738-9989
FAX: 303-738-9990



⊕ BUILDING C - GARAGE RIDGE
ELEV.: 9868'-10"

⊕ BUILDING C - LIVING ROOM RIDGE
ELEV.: 9858'-5 1/2"

⊕ BUILDING C - GARAGE
ELEV.: 9852'-6"



Ⓜ BUILDING 'C' - SOUTH ELEVATION
SCALE : 1/4" = 1'-0"

PEAK 10 BLUFFS - BUILDING 'C'
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

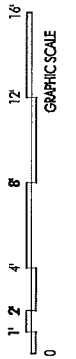
REVISIONS:			
No.	Date	Comments	By

DATE: AUGUST 26, 2013
DRAWING SCALE: AS NOTED

BUILDING - C
EXTERIOR
ELEVATIONS
DRAWING No.: A3.1
DATE: 8/26/13

**LEWIS
HIMES**
ASSOCIATES

ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9989
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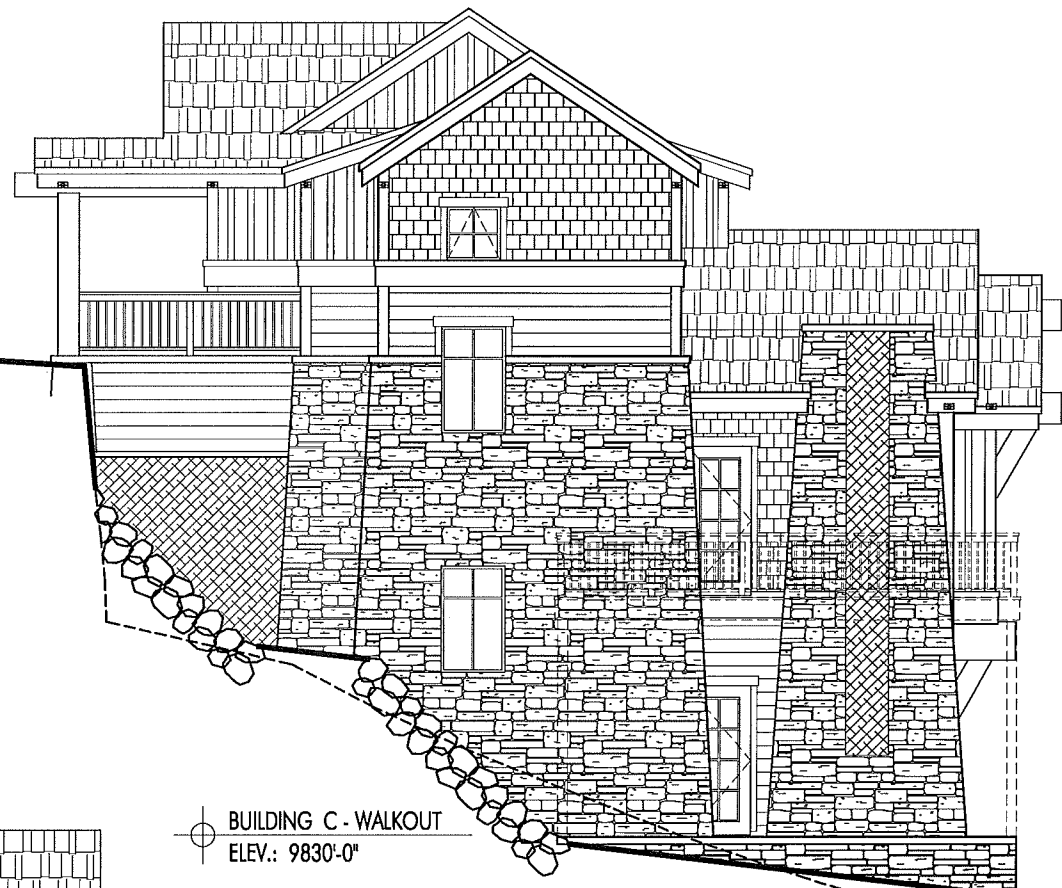


BUILDING C - GARAGE RIDGE
ELEV.: 9868'-10"

BUILDING C - LIVING ROOM RIDGE
ELEV.: 9858'-5 1/2"

BUILDING C - GARAGE
ELEV.: 9852'-6"

BUILDING C - MAIN
ELEV.: 9841'-3"



BUILDING C - WALKOUT
ELEV.: 9830'-0"

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

BUILDING C - GARAGE RIDGE
ELEV.: 9868'-10"

BUILDING C - LIVING ROOM RIDGE
ELEV.: 9858'-5 1/2"

BUILDING C - GARAGE
ELEV.: 9852'-6"

BUILDING C - MAIN
ELEV.: 9841'-3"

BUILDING C - WALKOUT
ELEV.: 9830'-0"



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

PEAK 10 BLUFFS - BUILDING 'C'
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

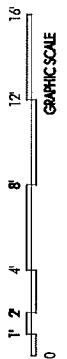
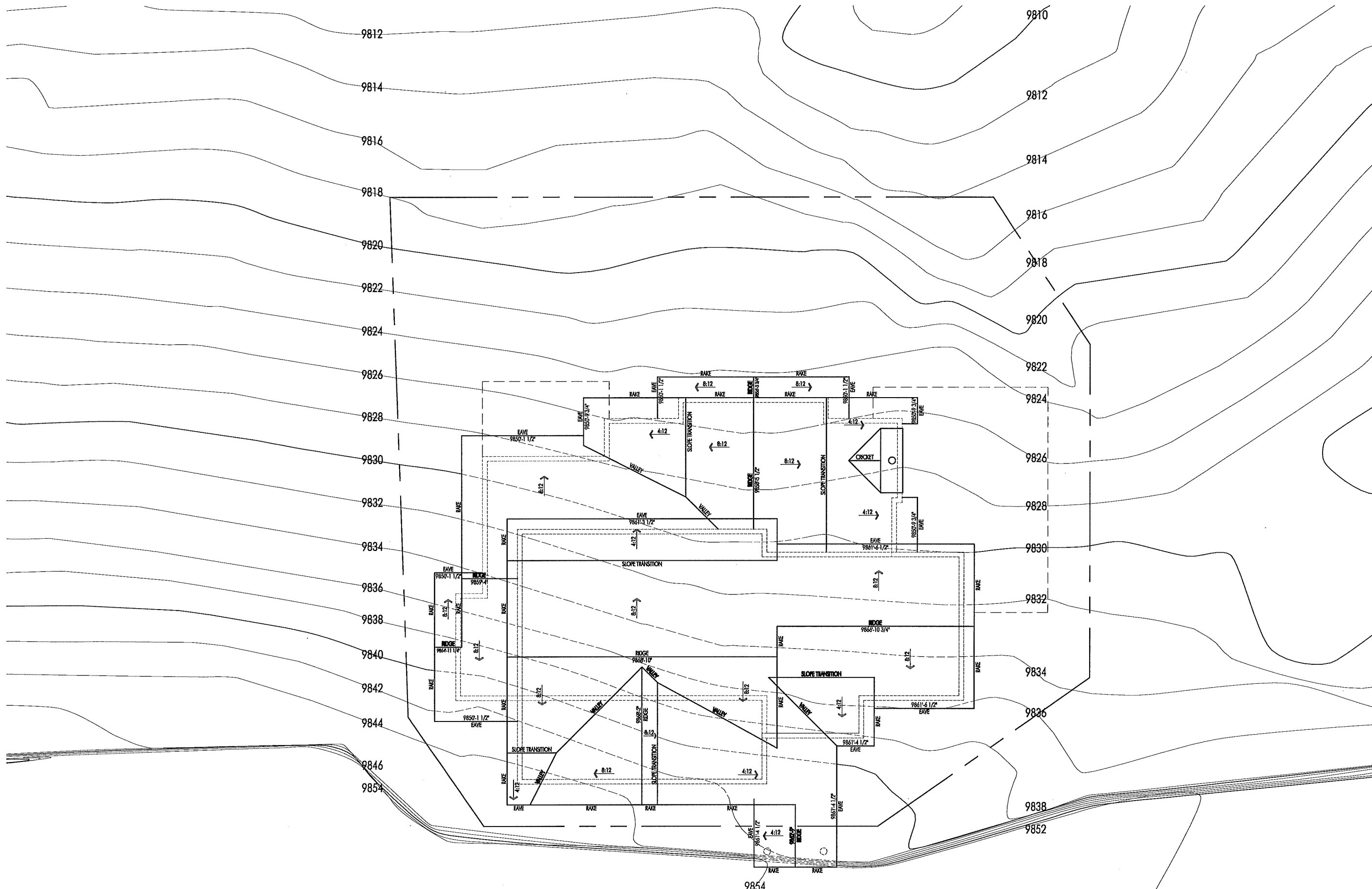
REVISIONS:			
NO.	DATE	BY	APP.

DWG. CD. APP.
DRAWING SCALE: AS NOTED

DATE: AUGUST 26, 2013

BUILDING - C
EXTERIOR
ELEVATIONS
DRAWING No. A3.2
JOB No. -

INITIAL PLANNING SUBMITTAL REVIEW



PEAK 10 BLUFFS - BUILDING 'C'
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:			
No.	DATE	COMMENTS	BY

DATE: AUGUST 1983
DRAWING SCALE: AS NOTED

BUILDING - C
-
ROOF
PLAN
DRAWING No. A2.4
DATE: AUGUST 1983

BUILDING 'C' - ROOF LEVEL PLAN
SCALE: 1/4" = 1'-0"



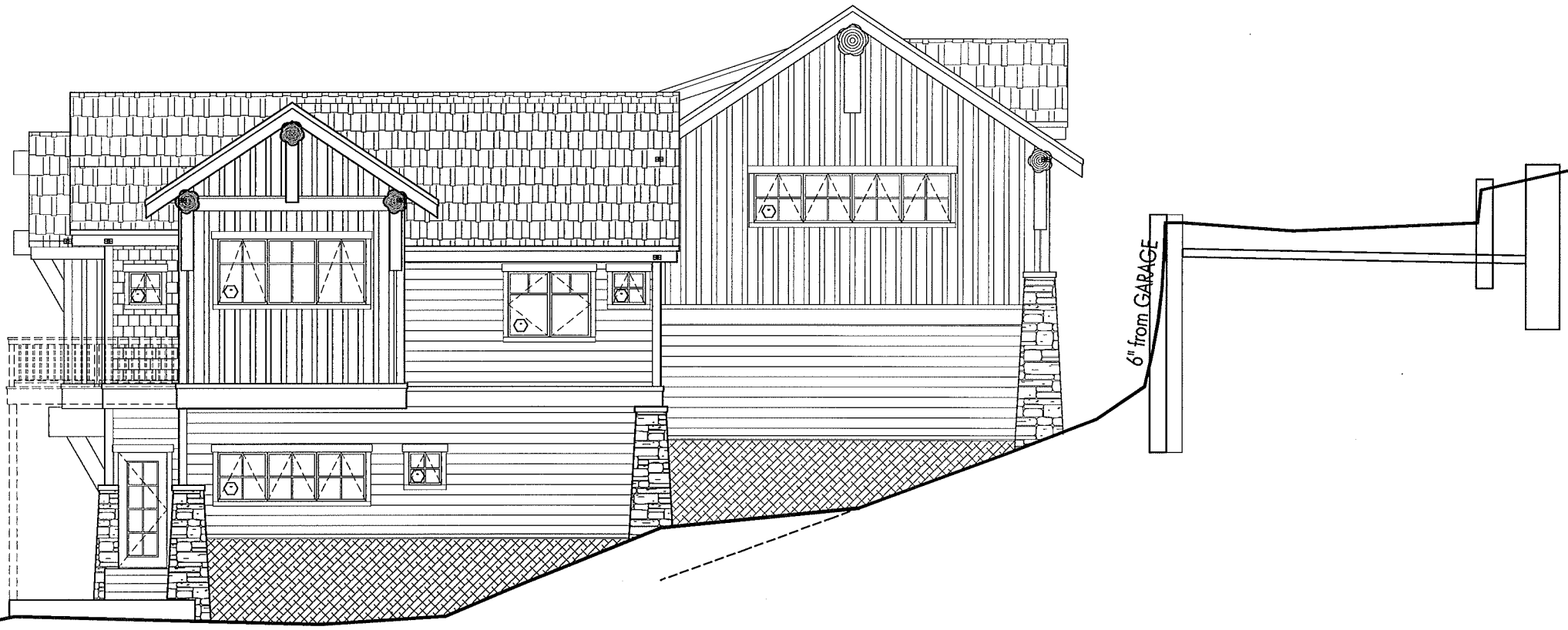
BLDG. D - GARAGE RIDGE
ELEV.: 9,889'-3"

BLDG. D - LIVING RIDGE
ELEV.: 9,883'-10 1/4"

BLDG. D - GARAGE
ELEV.: 9,871'-0"

BLDG. D - MAIN
ELEV.: 9,866'-0"

BLDG. D - WALKOUT
ELEV.: 9,855'-0"



6" from RESIDENCE

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

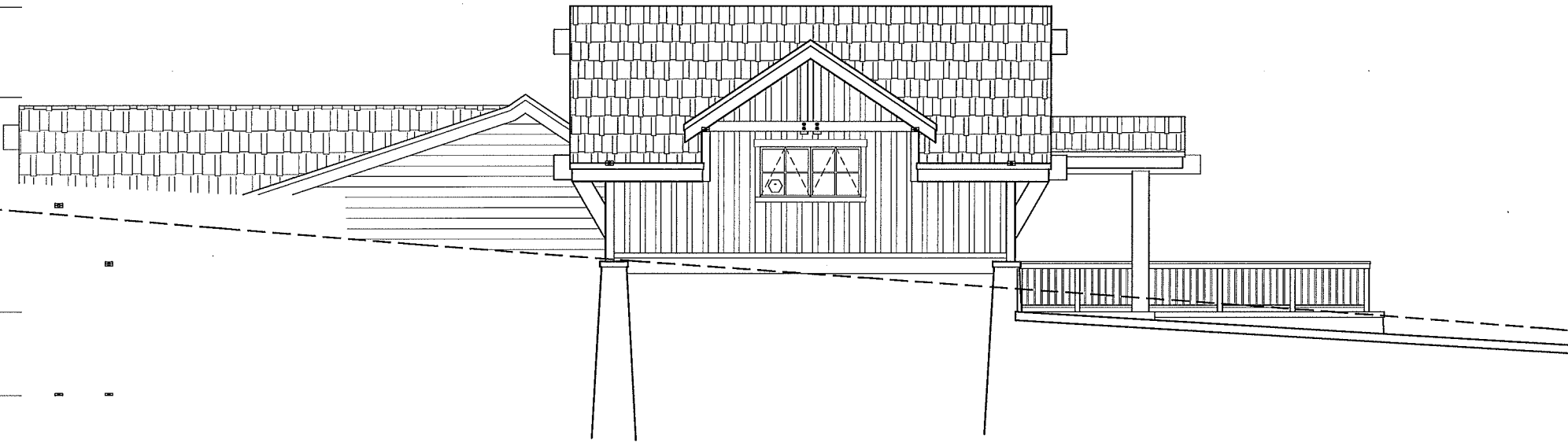
BLDG. D - GARAGE RIDGE
ELEV.: 9,889'-3"

BLDG. D - LIVING RIDGE
ELEV.: 9,883'-10 1/4"

BLDG. D - GARAGE
ELEV.: 9,871'-0"

BLDG. D - MAIN
ELEV.: 9,866'-0"

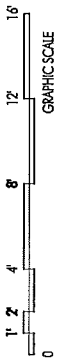
BLDG. D - WALKOUT
ELEV.: 9,855'-0"



ROAD PROFILE

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

**LEWIS
HIMES**
ASSOCIATES
ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9989
FAX: 303-738-9990



PEAK 10 BLUFFS - BUILDING 'D'
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:

No.	DATE	COMMENTS	BY

DWG. DATE APPR.
DRAWING SCALE: AS NOTED

DATE: AUGUST 26, 2013

BUILDING - D
EXTERIOR
ELEVATIONS
DRAWING No.:
JOB No.:

INITIAL PLANNING SUBMITTAL REVIEW

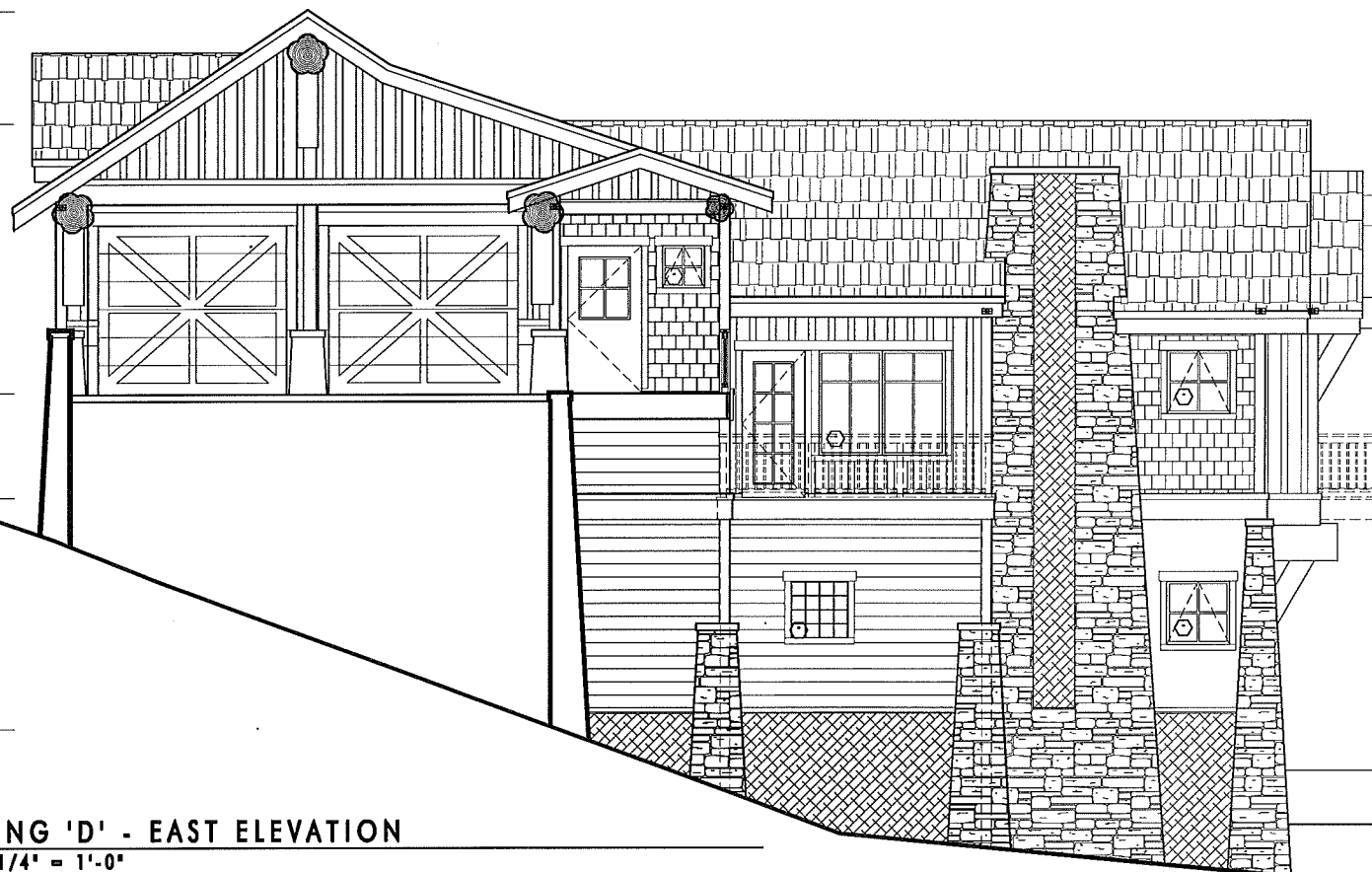
BLDG. D - GARAGE RIDGE
ELEV.: 9,889'-3"

BLDG. D - LIVING RIDGE
ELEV.: 9,883'-10 1/4"

BLDG. D - GARAGE
ELEV.: 9,871'-0"

BLDG. D - MAIN
ELEV.: 9,866'-0"

BLDG. D - WALKOUT
ELEV.: 9,855'-0"



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

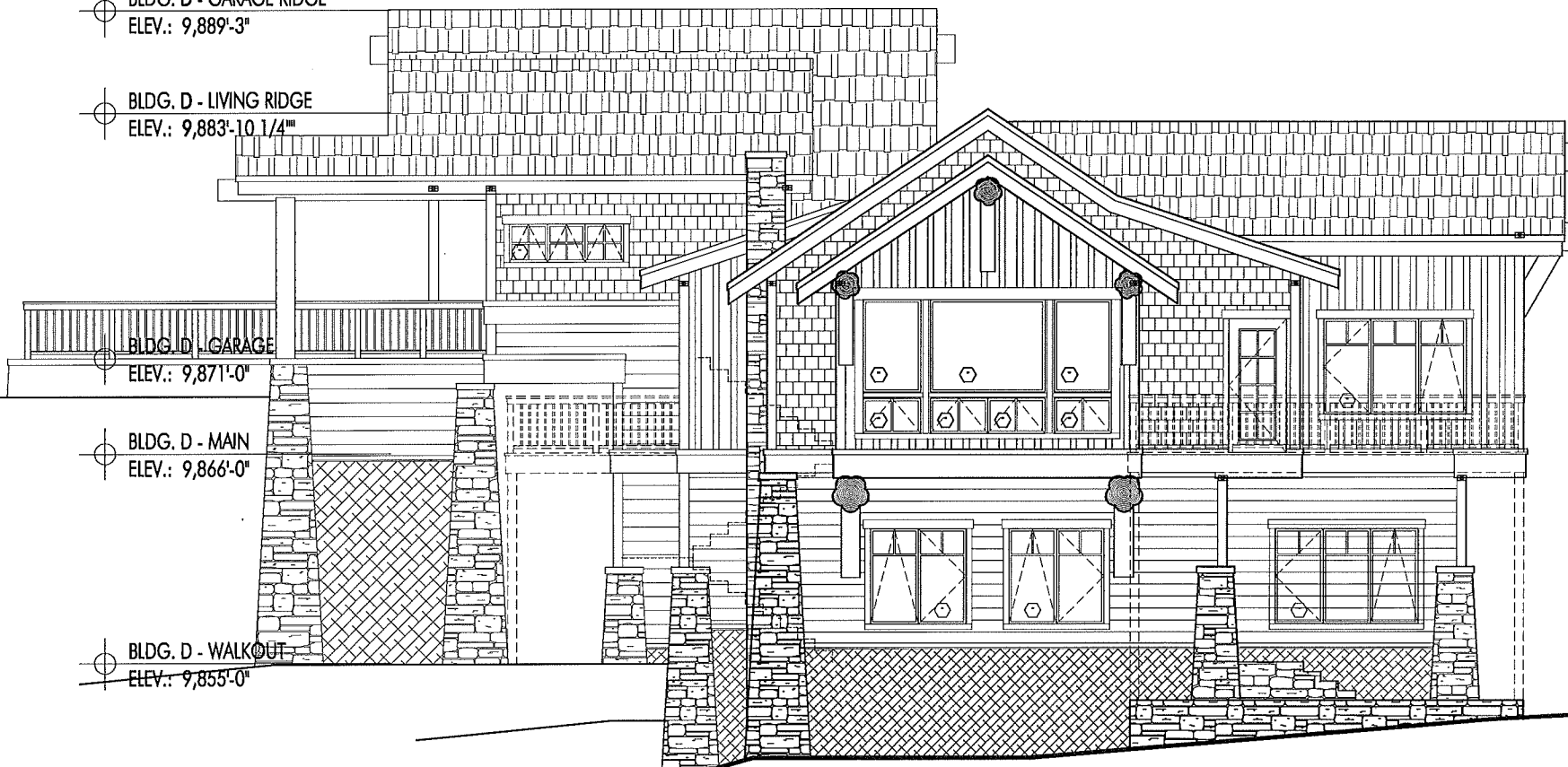
BLDG. D - GARAGE RIDGE
ELEV.: 9,889'-3"

BLDG. D - LIVING RIDGE
ELEV.: 9,883'-10 1/4"

BLDG. D - GARAGE
ELEV.: 9,871'-0"

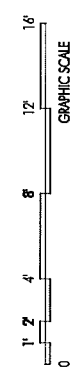
BLDG. D - MAIN
ELEV.: 9,866'-0"

BLDG. D - WALKOUT
ELEV.: 9,855'-0"



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

**LEWIS
HIMES**
ASSOCIATES
ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9989
FAX: 303-738-9990



PEAK 10 BLUFFS - BUILDING 'D'
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:

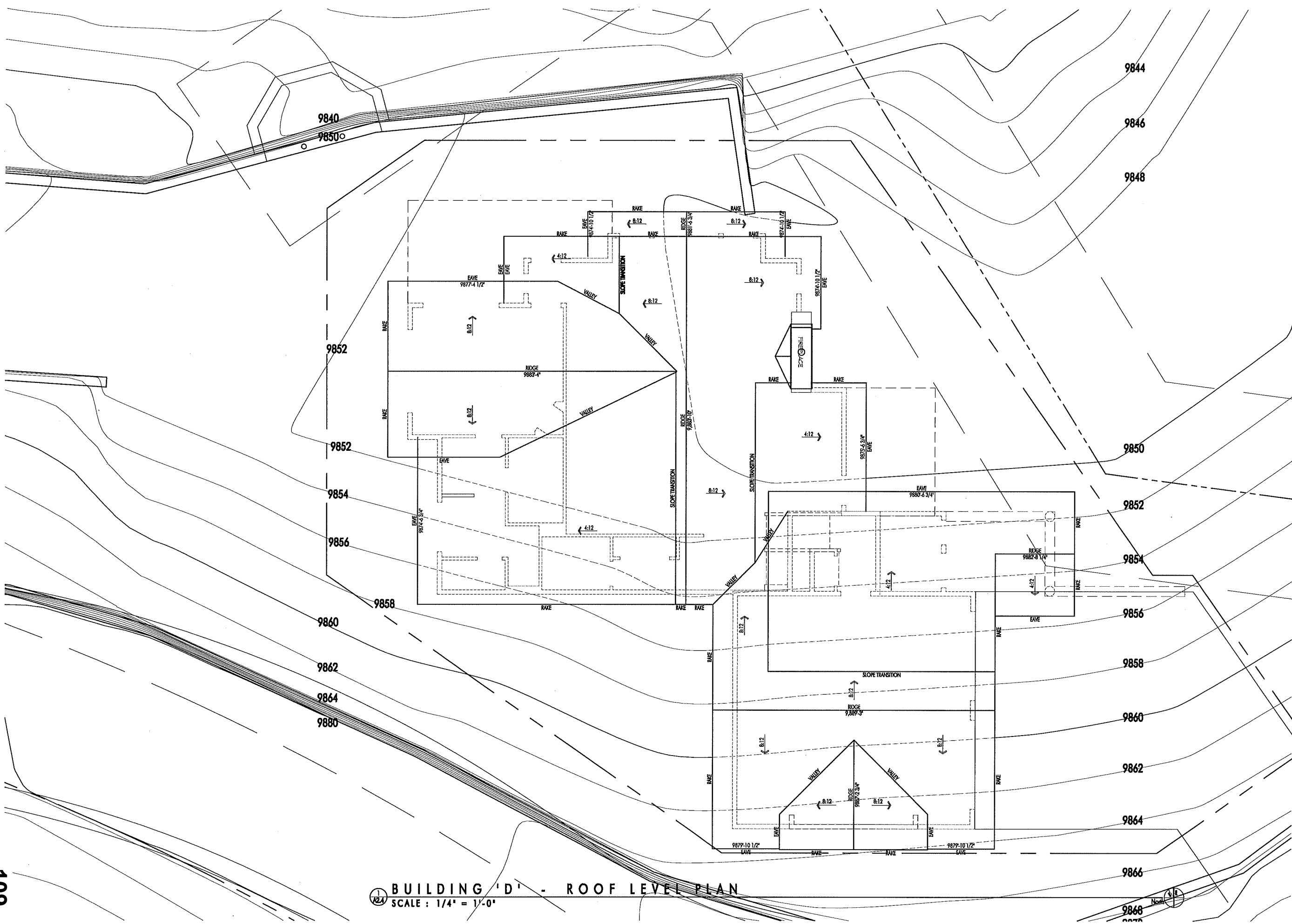
NO.	DATE	COMMENTS	BY

DWG: CDL AFD
DRAWING SCALE: AS NOTED

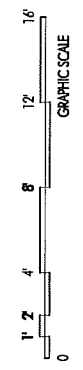
DATE: AUGUST 26, 2013

BUILDING - D
EXTERIOR
ELEVATIONS
DRAWING No. _____
JOB No. _____

INITIAL PLANNING SUBMITTAL REVIEW



LEWIS HIMES
ASSOCIATES
ARCHITECTURE & SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9989
FAX: 303-738-9990



PEAK 10 BLUFFS - BUILDING 'D'
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:

No.	DATE	COMMENTS	BY

DWG: [] CR: [] APP: []
DRAWING SCALE: AS NOTED
DATE: AUGUST 26, 2013

BUILDING - D
ROOF LEVEL PLAN
DRAWING No.: A2.4
JOB No.: []

INITIAL PLANNING SUBMITTAL REVIEW

BUILDING 'D' - ROOF LEVEL PLAN
SCALE: 1/4" = 1'-0"

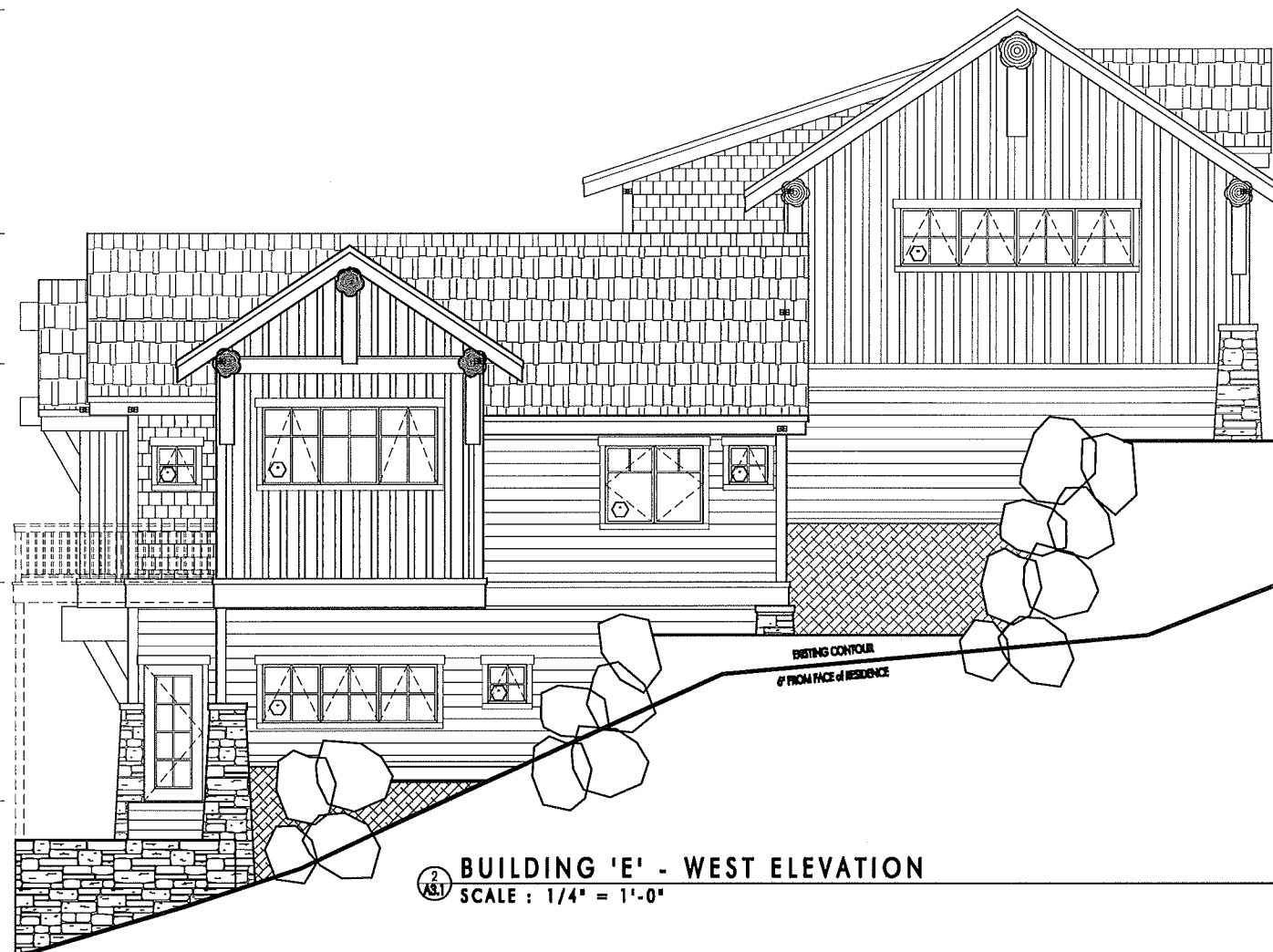
BLDG. E - GARAGE RIDGE
ELEV.: 9882'-3"

BLDG. E - LIVING RIDGE
ELEV.: 9870'-8 3/4"

BUILDING E - GARAGE SLAB
ELEV.: 9,864'-0"

BLDG. E - MAIN
ELEV.: 9,852'-9"

BLDG. E - WALKOUT
ELEV.: 9,841'-6"



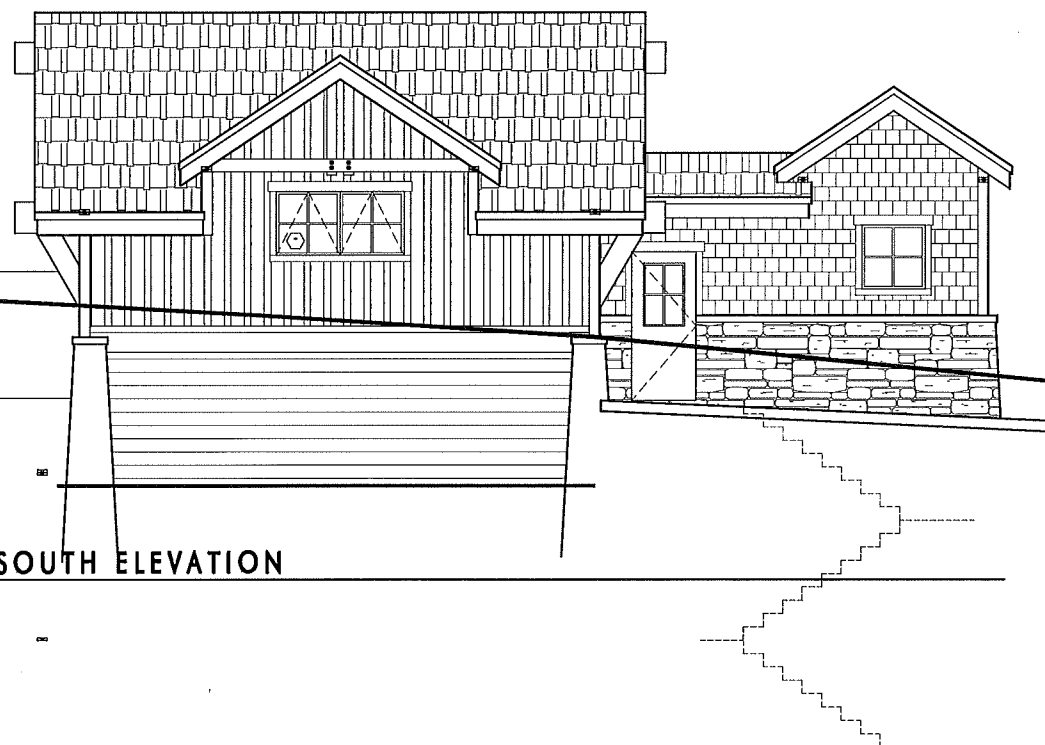
BUILDING 'E' - WEST ELEVATION
SCALE : 1/4" = 1'-0"

BLDG. E - GARAGE RIDGE
ELEV.: 9882'-3"

BLDG. E - LIVING RIDGE
ELEV.: 9870'-8 3/4"

BUILDING E - GARAGE SLAB
ELEV.: 9,864'-0"

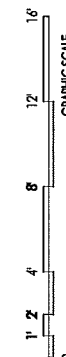
BLDG. E - MAIN
ELEV.: 9,852'-9"



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

**LEWIS
HIMES**
ASSOCIATES

ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9989
FAX: 303-738-9990



PEAK 10 BLUFFS - BUILDING 'E'
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:			
No.	DATE	COMMENTS	BY

DES: CDB APP: JWB

DRAWING SCALE: AS NOTED

DATE: AUGUST 26, 2013

BUILDING - E
EXTERIOR
ELEVATIONS
DRAWING No. 2
JOB No. 2

INITIAL PLANNING SUBMITTAL REVIEW

**LEWIS
HIMES**
ASSOCIATES

ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9988
FAX: 303-738-9990

BLDG. E - GARAGE RIDGE
ELEV.: 9882'-3"

BLDG. E - LIVING RIDGE
ELEV.: 9870'-8 3/4"

BUILDING E - GARAGE SLAB
ELEV.: 9,864'-0"

BLDG. E - MAIN
ELEV.: 9,852'-9"

BLDG. E - GARAGE RIDGE
ELEV.: 9882'-3"

BLDG. E - LIVING RIDGE
ELEV.: 9870'-8 3/4"

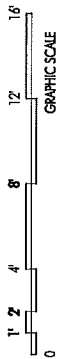
BUILDING E - GARAGE SLAB
ELEV.: 9,864'-0"

BLDG. E - MAIN
ELEV.: 9,852'-9"

BLDG. E - WALKOUT
ELEV.: 9,841'-6"

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

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



BLDG. E - WALKOUT
ELEV.: 9,841'-6"

PEAK 10 BLUFFS - BUILDING 'E'
for LOU GLUSAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:			
NO.	DATE	COMMENTS	BY

DRW: [] CD: [] AYC: []

DRAWING SCALE: AS NOTED

DATE: AUGUST 26, 2013

BUILDING - E
EXTERIOR
ELEVATIONS

DRAWING No.: []

REV No.: []

INITIAL PLANNING SUBMITTAL REVIEW

**LEWIS
HIMES**
ASSOCIATES

ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9989
FAX: 303-738-9990

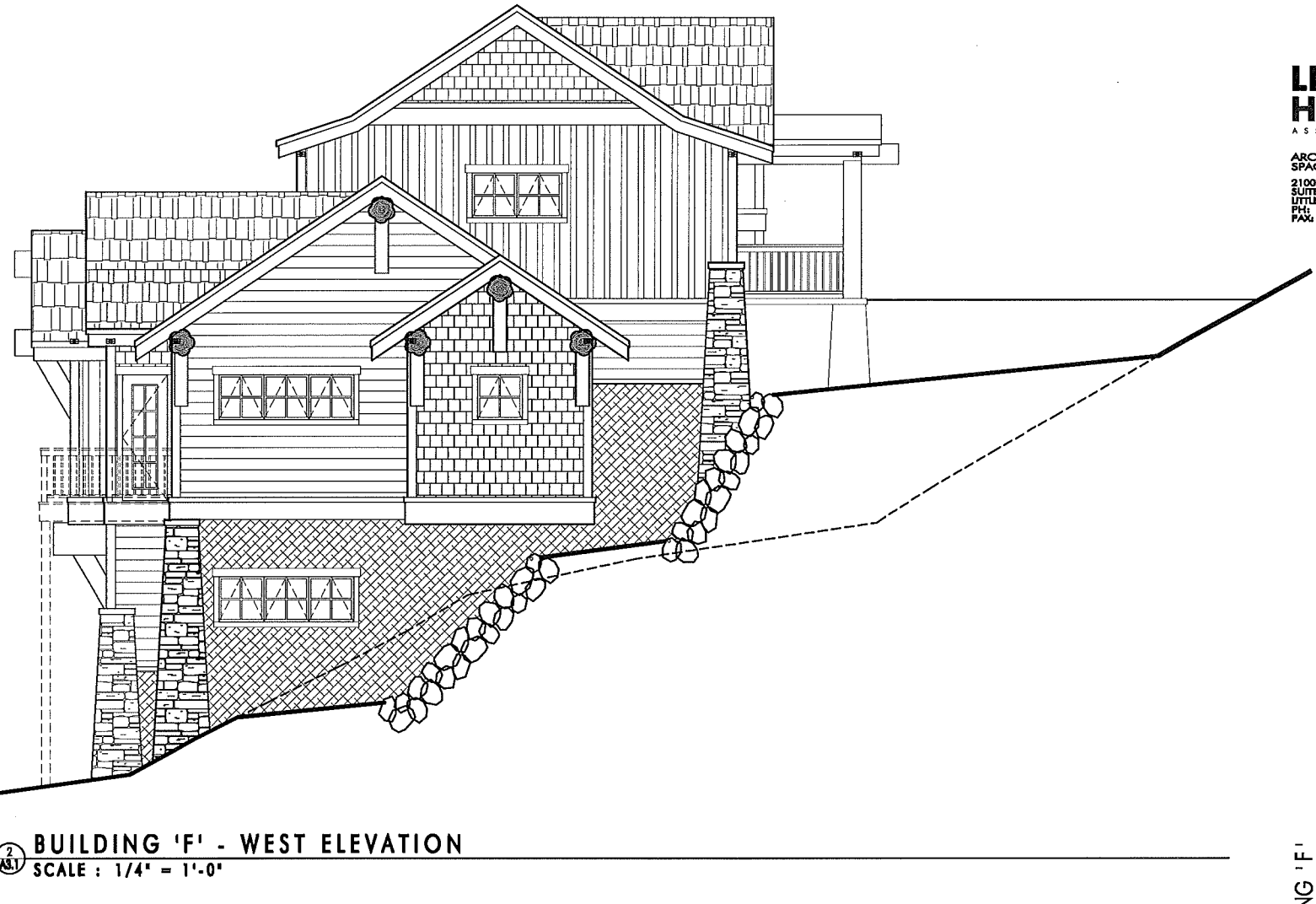
⊕ BUILDING F - GARAGE RIDGE
ELEV.: 9878'-10"

⊕ BUILDING F - LIVING ROOM RIDGE
ELEV.: 9868'-5 1/2"

⊕ BUILDING F - GARAGE
ELEV.: 9862'-6"

⊕ BUILDING F - MAIN
ELEV.: 9851'-3"

⊕ BUILDING F - WALKOUT
ELEV.: 9840'-0"

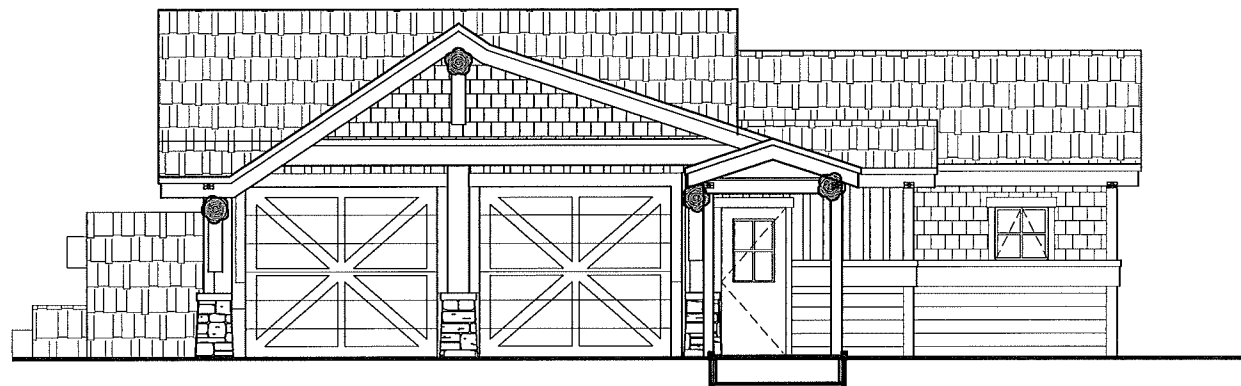


⊕ BUILDING 'F' - WEST ELEVATION
SCALE : 1/4" = 1'-0"

⊕ BUILDING F - GARAGE RIDGE
ELEV.: 9878'-10"

⊕ BUILDING F - LIVING ROOM RIDGE
ELEV.: 9868'-5 1/2"

⊕ BUILDING F - GARAGE
ELEV.: 9862'-6"



⊕ BUILDING 'F' - SOUTH ELEVATION
SCALE : 1/4" = 1'-0"

BUILDING 'F'
PEAK 10 BLUFFS -
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:			
NO.	DATE	COMMENTS	BY

DATE: AUGUST 26, 2013

DRAWING SCALE: AS NOTED

DATE: AUGUST 26, 2013

BUILDING - F
EXTERIOR
ELEVATIONS
DRAWING No. A3.1
DATE: AUGUST 26, 2013

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ASSOCIATES

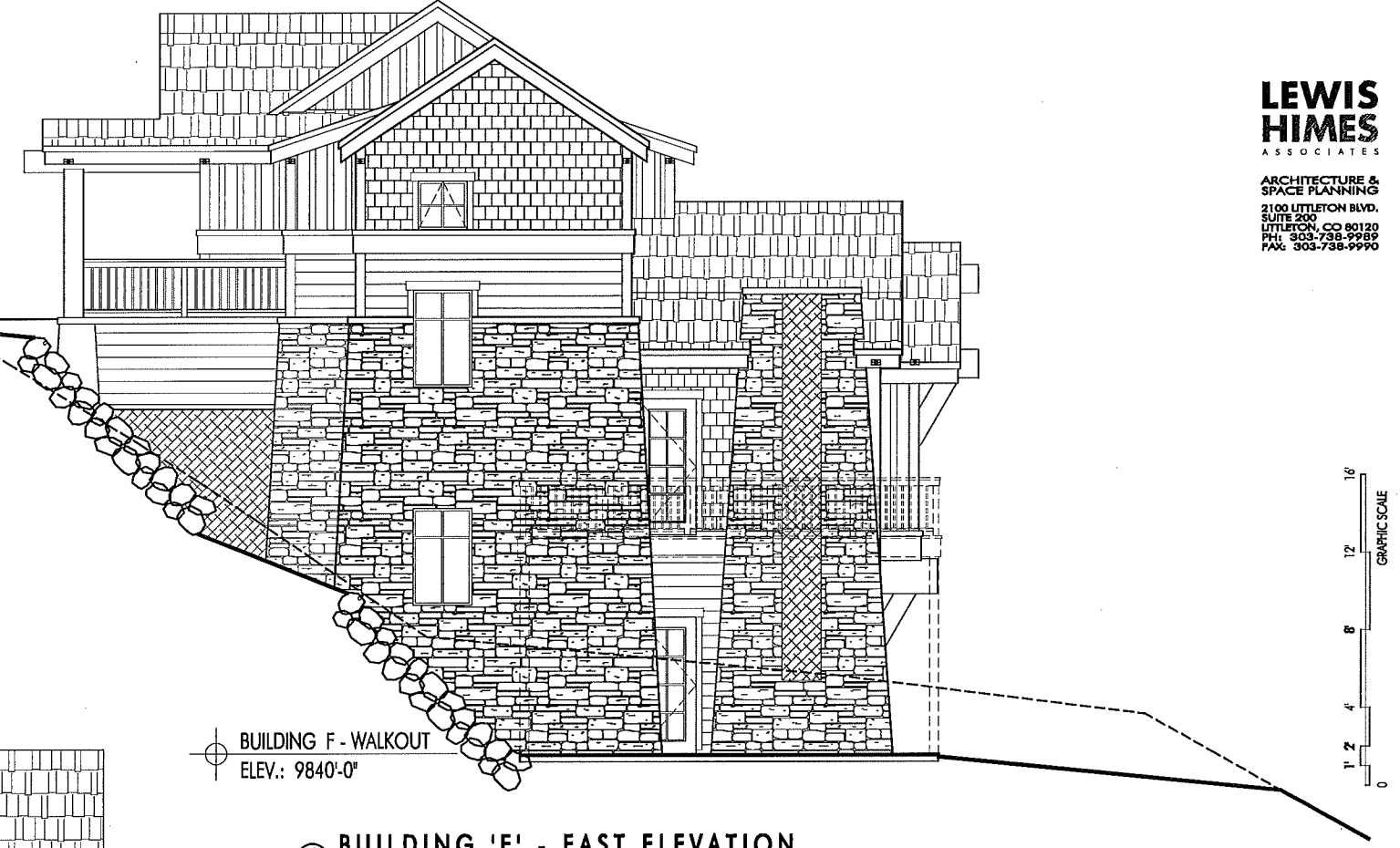
ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9989
FAX: 303-738-9990

⊕ BUILDING F - GARAGE RIDGE
ELEV.: 9878'-10"

⊕ BUILDING F - LIVING ROOM RIDGE
ELEV.: 9868'-5 1/2"

⊕ BUILDING F - GARAGE
ELEV.: 9862'-6"

⊕ BUILDING F - MAIN
ELEV.: 9851'-3"



⊕ BUILDING F - WALKOUT
ELEV.: 9840'-0"

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

⊕ BUILDING F - GARAGE RIDGE
ELEV.: 9878'-10"

⊕ BUILDING F - LIVING ROOM RIDGE
ELEV.: 9868'-5 1/2"

⊕ BUILDING F - GARAGE
ELEV.: 9862'-6"

⊕ BUILDING F - MAIN
ELEV.: 9851'-3"

⊕ BUILDING F - WALKOUT
ELEV.: 9840'-0"



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

PEAK 10 BLUFFS - BUILDING 'F'
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:			
No.	DATE	COMMENTS	BY

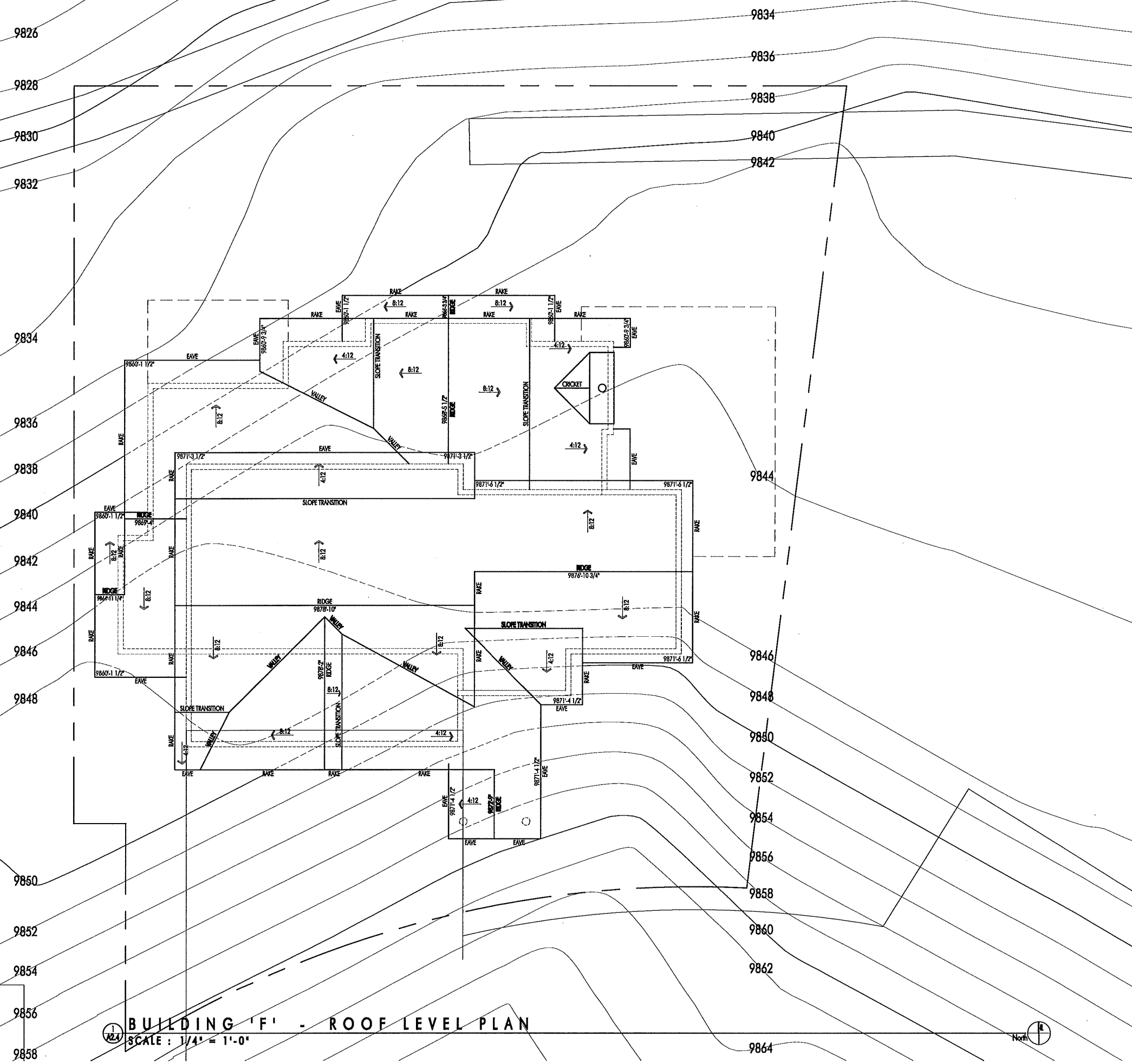
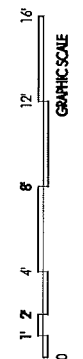
DATE: AUGUST 26, 2013

DRAWING SCALE: AS NOTED

BUILDING - F
EXTERIOR
ELEVATIONS
DRAWING No. A3.2
JOB No. -

INITIAL PLANNING SUBMITTAL REVIEW

LEWIS HIMES
ASSOCIATES
ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9989
FAX: 303-738-9990



BUILDING 'F' - ROOF LEVEL PLAN
SCALE: 1/4" = 1'-0"

PEAK 10 BLUFFS - BUILDING 'F'
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:

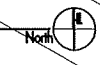
No.	Date	Comments	By

DRW: CDB PWD
DRAWING SCALE: AS NOTED

DATE: AUGUST 24, 2003

BUILDING - F
ROOF PLAN
DRAWING No.: A2.4
JOB No.: .

INITIAL PLANNING SUBMITTAL REVIEW

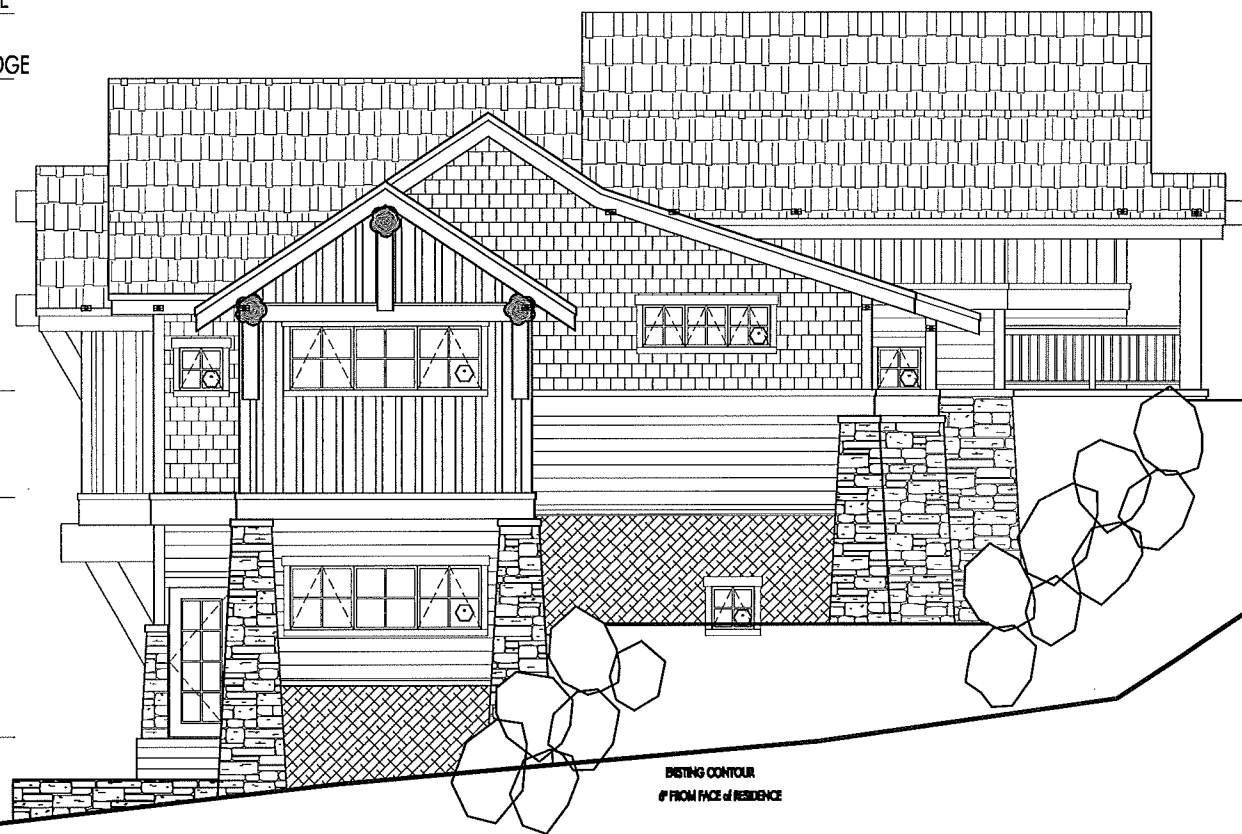


BLDG. G - GARAGE RIDGE
ELEV.: 9878'-3"
BLDG. G - LIVING RM. RIDGE
ELEV.: 9875'-2"

BLDG. G - GARAGE
ELEV.: 9860'-6"

BLDG. G - MAIN
ELEV.: 9855'-6"

BLDG. G - WALKOUT
ELEV.: 9844'-3"

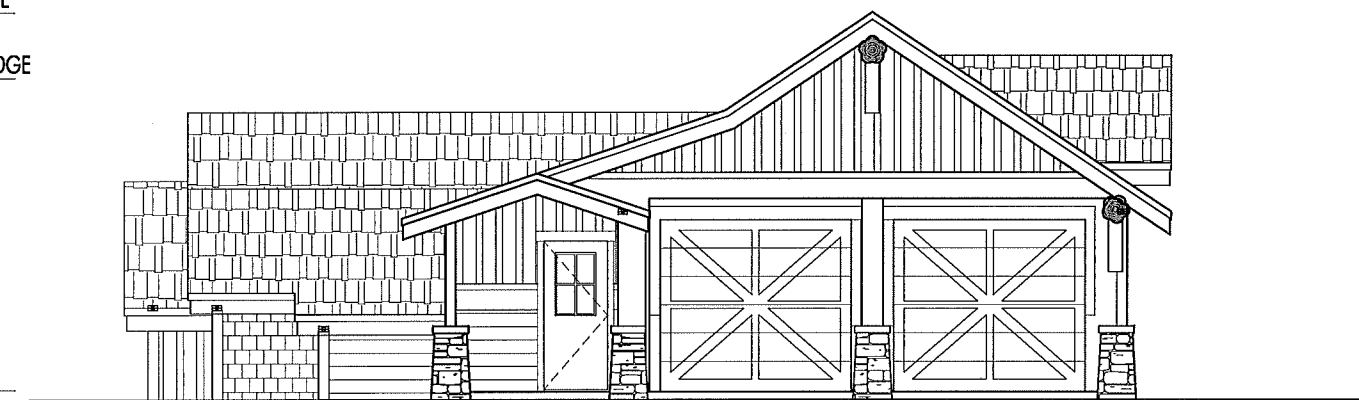


BUILDING 'G' - WEST ELEVATION
SCALE : 1/4" = 1'-0"

BLDG. G - GARAGE RIDGE
ELEV.: 9878'-3"
BLDG. G - LIVING RM. RIDGE
ELEV.: 9875'-2"

BLDG. G - GARAGE
ELEV.: 9860'-6"

BLDG. G - MAIN
ELEV.: 9855'-6"

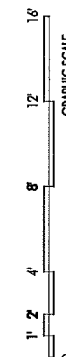


BUILDING 'G' - SOUTH ELEVATION
SCALE : 1/4" = 1'-0"

BLDG. G - WALKOUT
ELEV.: 9844'-3"

**LEWIS
HIMES**
ASSOCIATES

ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9989
FAX: 303-738-9990



PEAK 10 BLUFFS - BUILDING 'G'
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:			
NO.	DATE	COMMENTS	BY

DATE: AUGUST 26, 2013

DRAWING SCALE: AS NOTED

DATE: AUGUST 26, 2013

BUILDING - G
EXTERIOR
ELEVATIONS
DRAWING No.: _____
DATE: _____

INITIAL PLAN - PENDING SUBMITTAL REVIEW

BLDG. G - GARAGE RIDGE
ELEV.: 9878'-3"
BLDG. G - LIVING RM. RIDGE
ELEV.: 9875'-2"

BLDG. G - GARAGE
ELEV.: 9860'-6"

BLDG. G - MAIN
ELEV.: 9855'-6"

BLDG. G - WALKOUT
ELEV.: 9844'-3"



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

EXISTING CONTOUR
6' FROM FACE OF RESIDENCE



BLDG. G - GARAGE RIDGE
ELEV.: 9878'-3"
BLDG. G - LIVING RM. RIDGE
ELEV.: 9875'-2"

BLDG. G - GARAGE
ELEV.: 9860'-6"

BLDG. G - MAIN
ELEV.: 9855'-6"

BLDG. G - WALKOUT
ELEV.: 9844'-3"



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

EXISTING CONTOUR
6' FROM FACE OF RESIDENCE

PEAK 10 BLUFFS - BUILDING 'G'
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:			
NO.	DATE	COMMENTS	BY

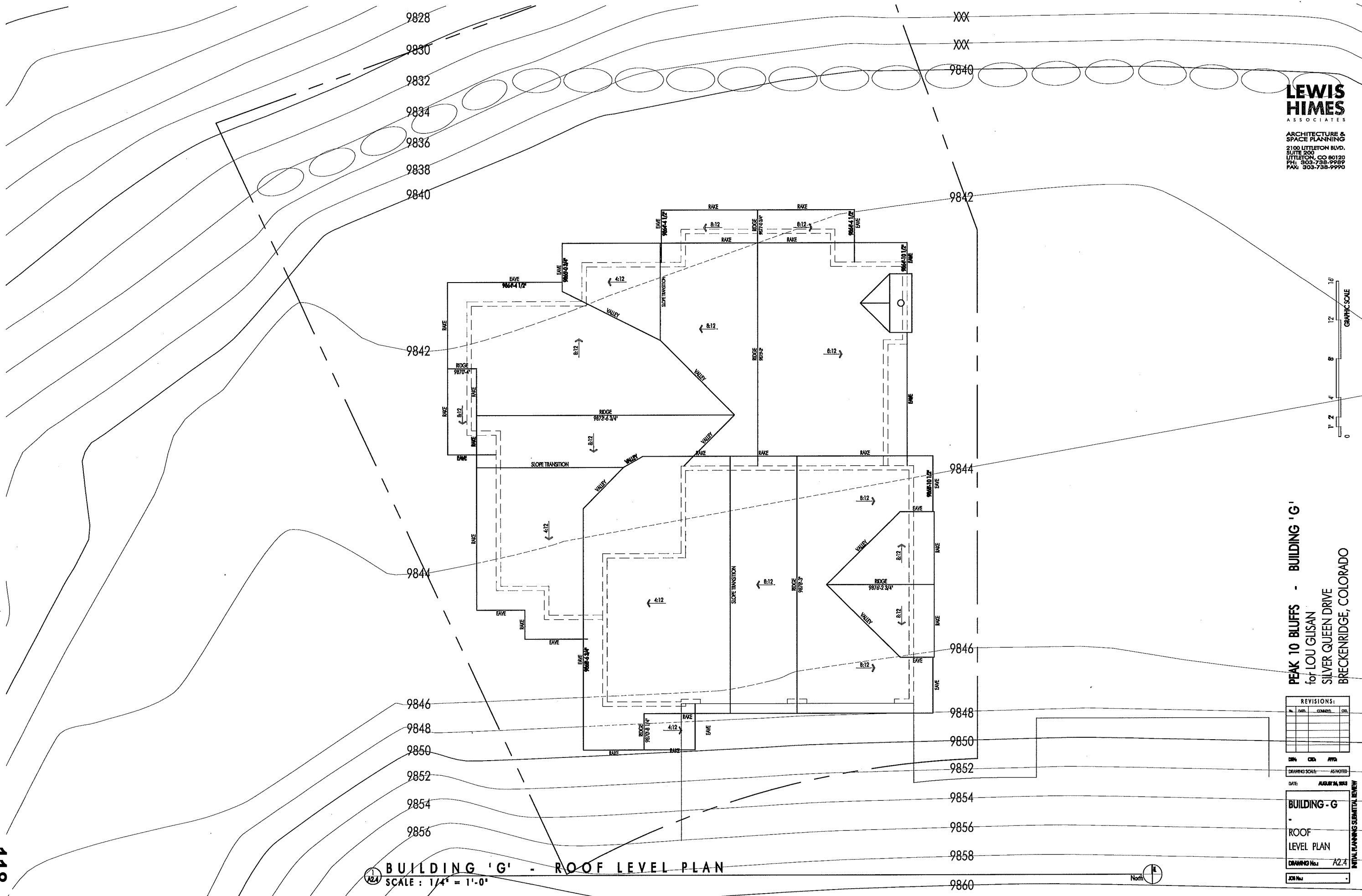
DATE: AUGUST 26, 2010

DRAWING SCALE: AS NOTED

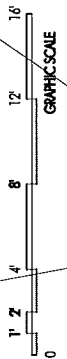
DATE: AUGUST 26, 2010

BUILDING - G
EXTERIOR
ELEVATIONS
DRAWING No. 1
JOB No. 1

INITIAL PLANNING SUBMITTAL REVIEW



**LEWIS
HIMES**
ASSOCIATES
ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9989
FAX: 303-738-9990



BUILDING 'G' - ROOF LEVEL PLAN
SCALE: 1/4" = 1'-0"

PEAK 10 BLUFFS - BUILDING 'G'
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:			
NO.	DATE	COMMENTS	BY

DATE: AUGUST 14, 1993

DRAWING SCALE: AS NOTED

BUILDING - G
ROOF
LEVEL PLAN
DRAWING No.: A2.4
JOB No.:

INITIAL PLANNING SUBMITTAL REVIEW

BLDG. H - GARAGE RIDGE
ELEV.: 9,877'-3"

BLDG. H - LIVING RM. RIDGE
ELEV.: 9,871'-6 3/4"

BLDG. H - GARAGE
ELEV.: 9,858'-6"

BLDG. H - MAIN
ELEV.: 9,853'-6"

BLDG. H - WALKOUT
ELEV.: 9,842'-3"



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

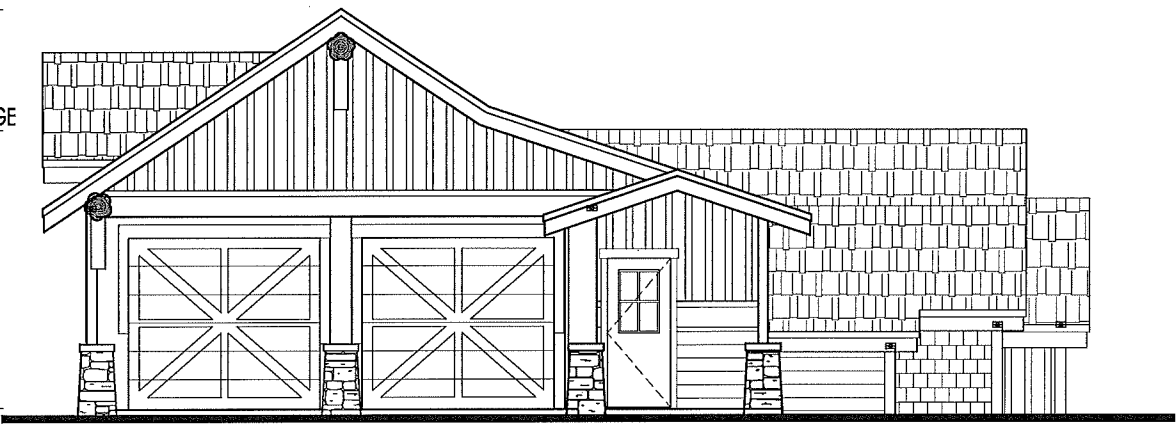
BLDG. H - GARAGE RIDGE
ELEV.: 9,877'-3"

BLDG. H - LIVING RM. RIDGE
ELEV.: 9,871'-6 3/4"

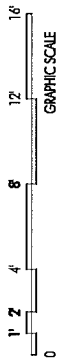
BLDG. H - GARAGE
ELEV.: 9,858'-6"

BLDG. H - MAIN
ELEV.: 9,853'-6"

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



**LEWIS
HIMES**
ASSOCIATES
ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9988
FAX: 303-738-9990



PEAK 10 BLUFFS - BUILDING 'H'
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:			
NO.	DATE	COMMENTS	BY

DATE: AUGUST 26, 2013

BUILDING - H
EXTERIOR
ELEVATIONS
DRAWING No.:
JOB No.:

INITIAL PLANNING SUBMITTAL REVIEW

BLDG. H - GARAGE RIDGE
ELEV.: 9,877'-3"

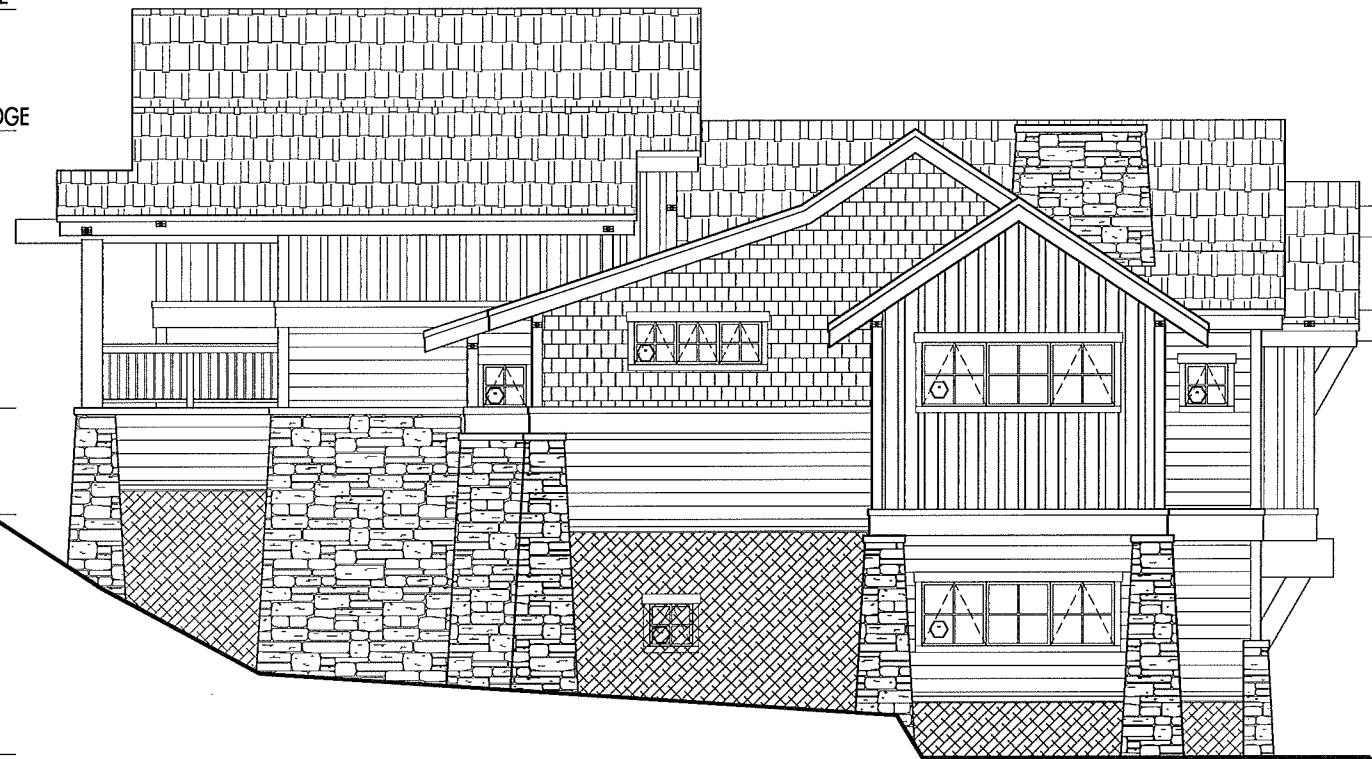
BLDG. H - LIVING RM. RIDGE
ELEV.: 9,871'-6 3/4"

BLDG. H - GARAGE
ELEV.: 9,858'-6"

BLDG. H - MAIN
ELEV.: 9,853'-6"

BLDG. H - WALKOUT
ELEV.: 9,842'-3"

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



EXISTING CONTOUR
@ FROM FACE of RESIDENCE

BLDG. H - GARAGE RIDGE
ELEV.: 9,877'-3"

BLDG. H - LIVING RM. RIDGE
ELEV.: 9,871'-6 3/4"

BLDG. H - GARAGE
ELEV.: 9,858'-6"

BLDG. H - MAIN
ELEV.: 9,853'-6"

BLDG. H - WALKOUT
ELEV.: 9,842'-3"

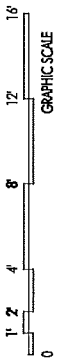
BUILDING 'H' - NORTH ELEVATION
SCALE : 1/4" = 1'-0"



EXISTING CONTOUR
@ FROM FACE of RESIDENCE

**LEWIS
HIMES**
ASSOCIATES

ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9989
FAX: 303-738-9990



PEAK 10 BLUFFS - BUILDING 'H'
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:			
No.	DATE	COMMENTS	BY

DATE: AUGUST 26, 2013

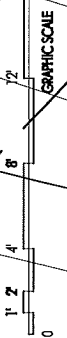
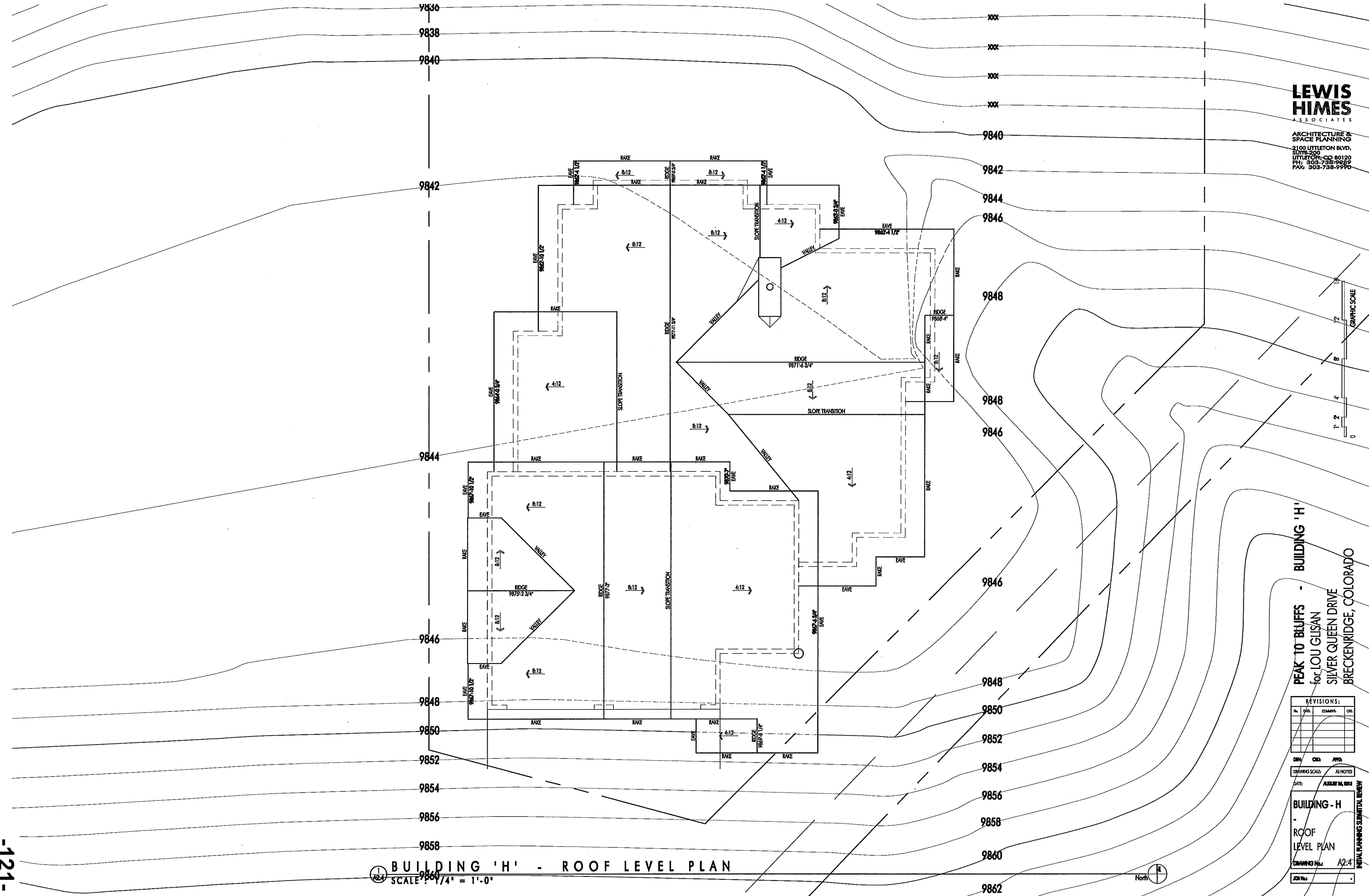
DRAWING SCALE: AS NOTED

BUILDING - H
EXTERIOR
ELEVATIONS
DRAWING No.:
JOB No.:

INITIAL PLANNING SUBMITTAL REVIEW

**LEWIS
HIMES**
ASSOCIATES

ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9889
FAX: 303-738-9970



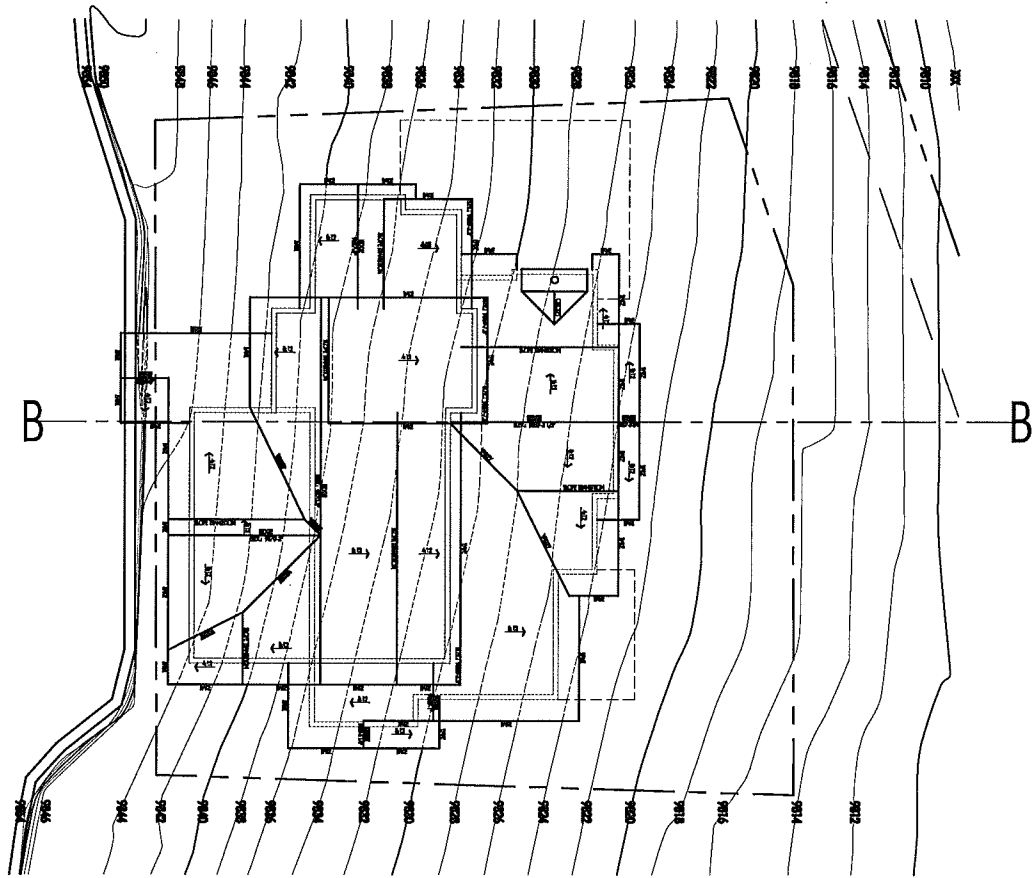
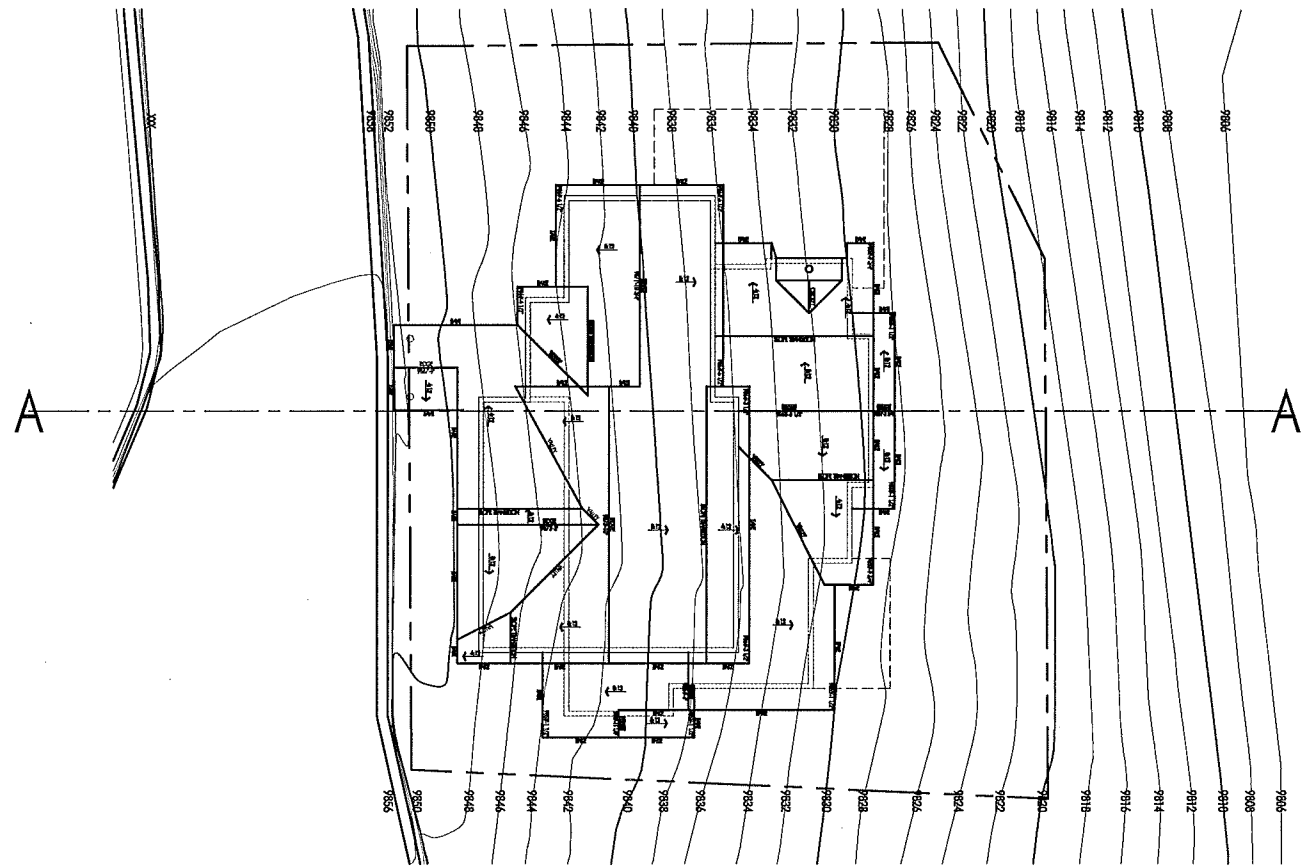
BUILDING 'H'
PEAK TO BLUFFS -
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:			
#	DATE	BY	REVISION

DATE: AUGUST 20, 2014
DRAWING SCALE: AS NOTED

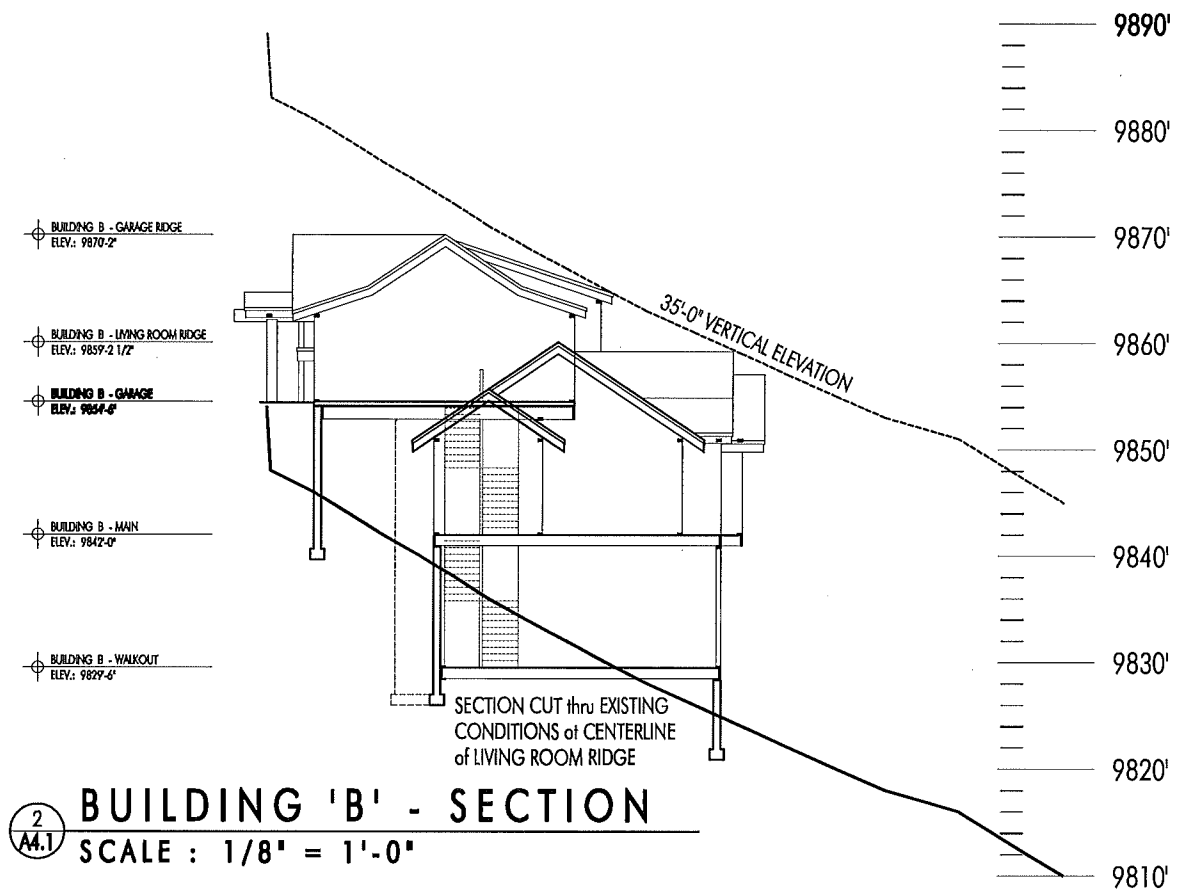
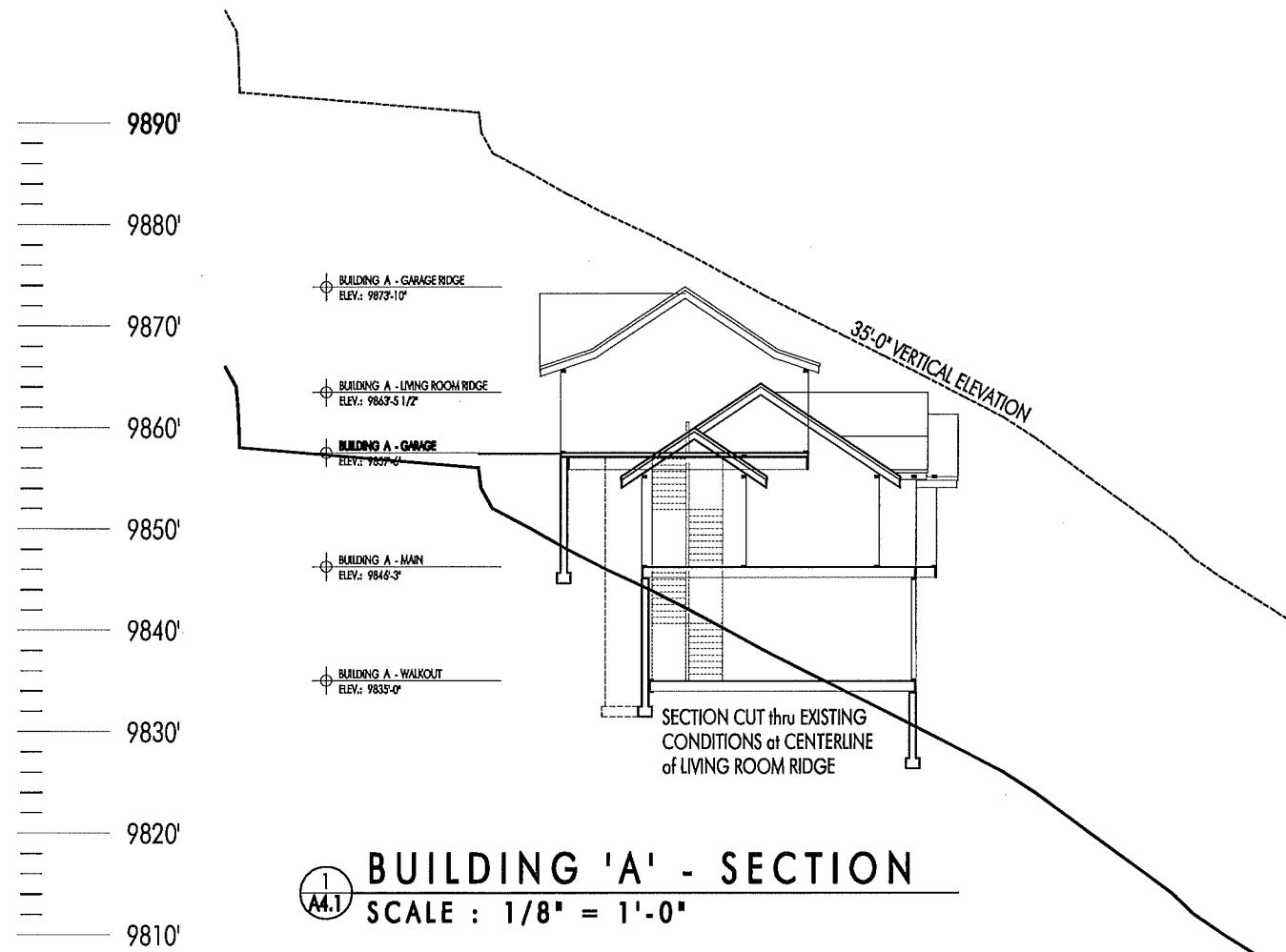
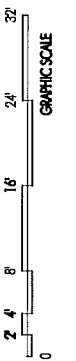
BUILDING - H
ROOF
LEVEL PLAN
DRAWING No.: A2.4
JOB No.:

BUILDING 'H' - ROOF LEVEL PLAN
SCALE: 1/4" = 1'-0"



**LEWIS
HIMES**
ASSOCIATES

ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9989
FAX: 303-738-9990

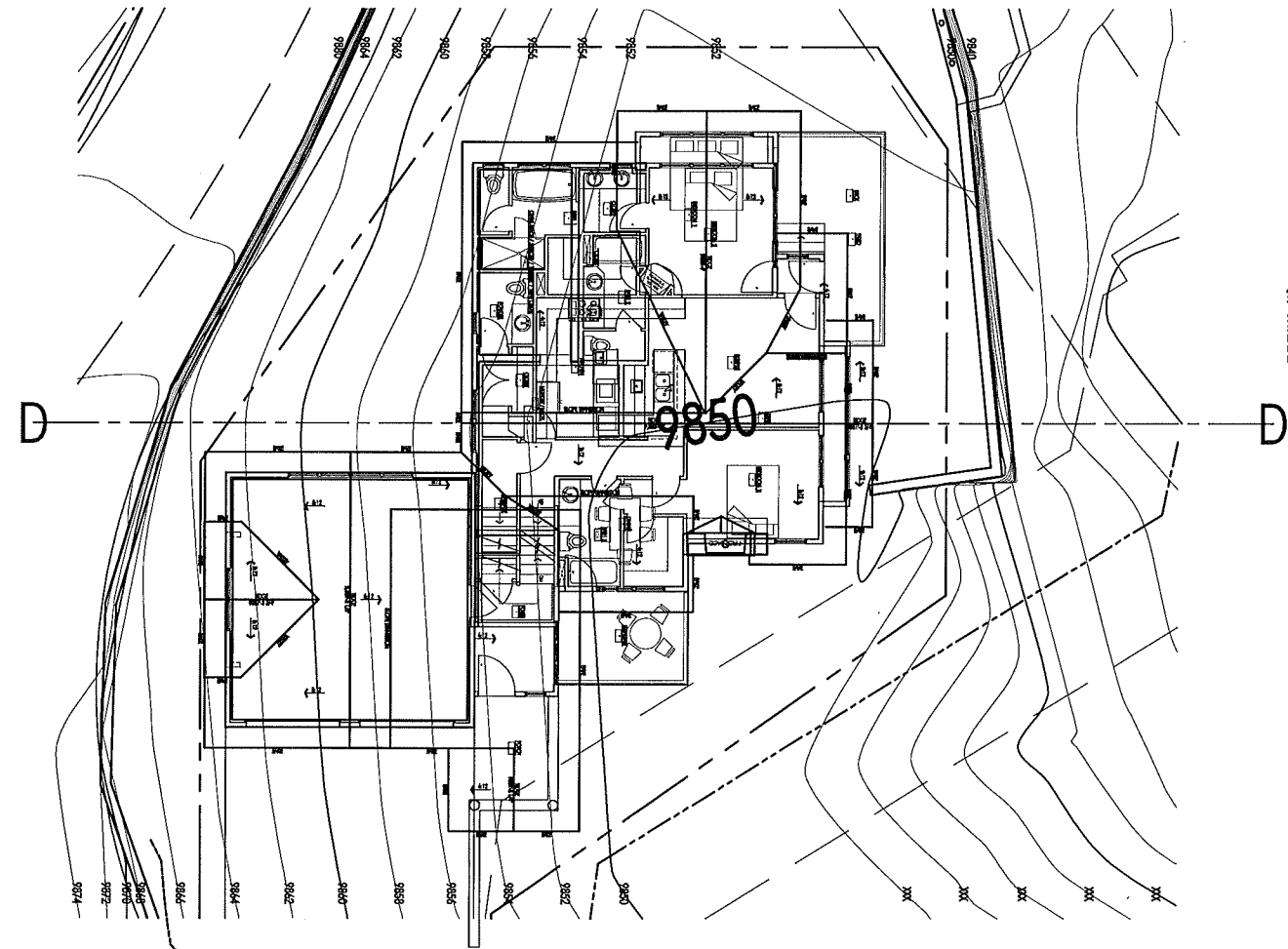
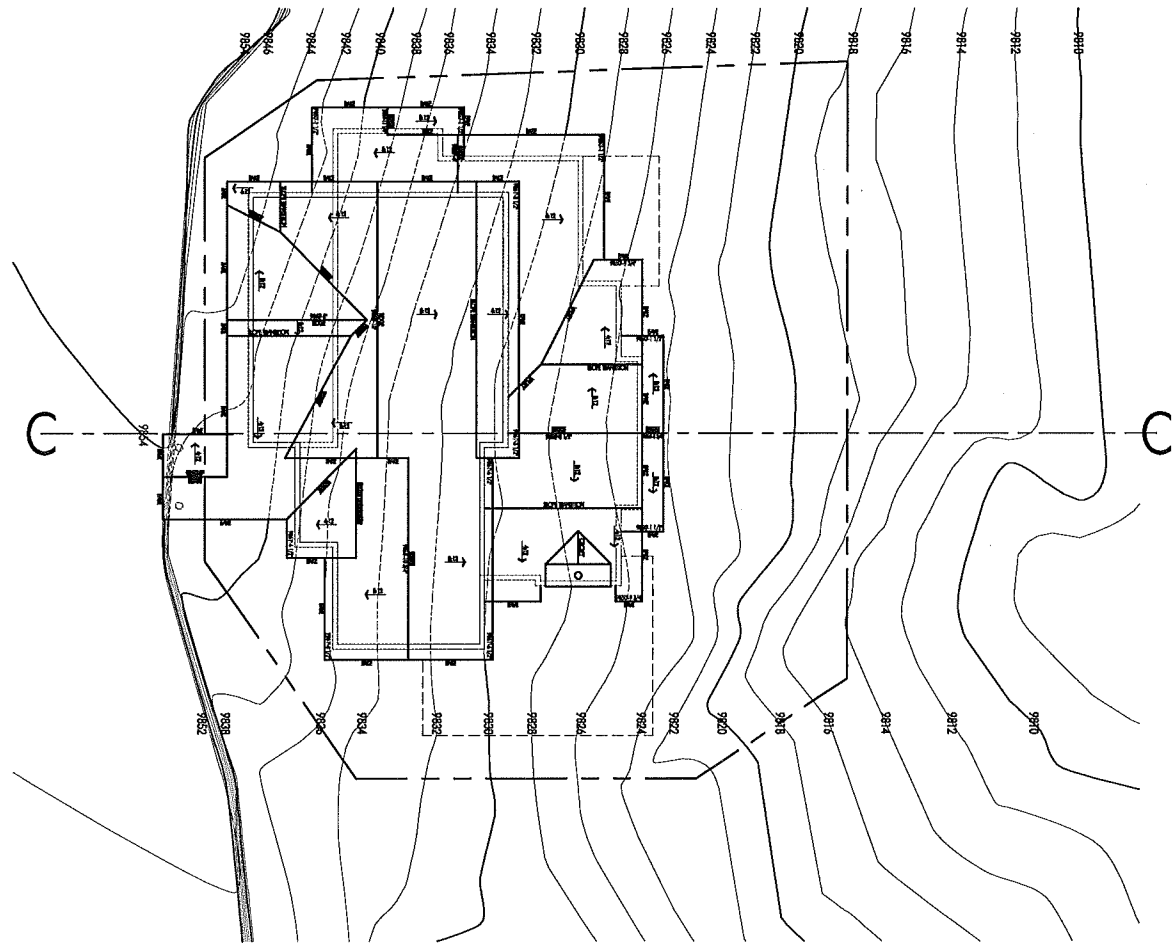


PEAK 10 BLUFFS
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

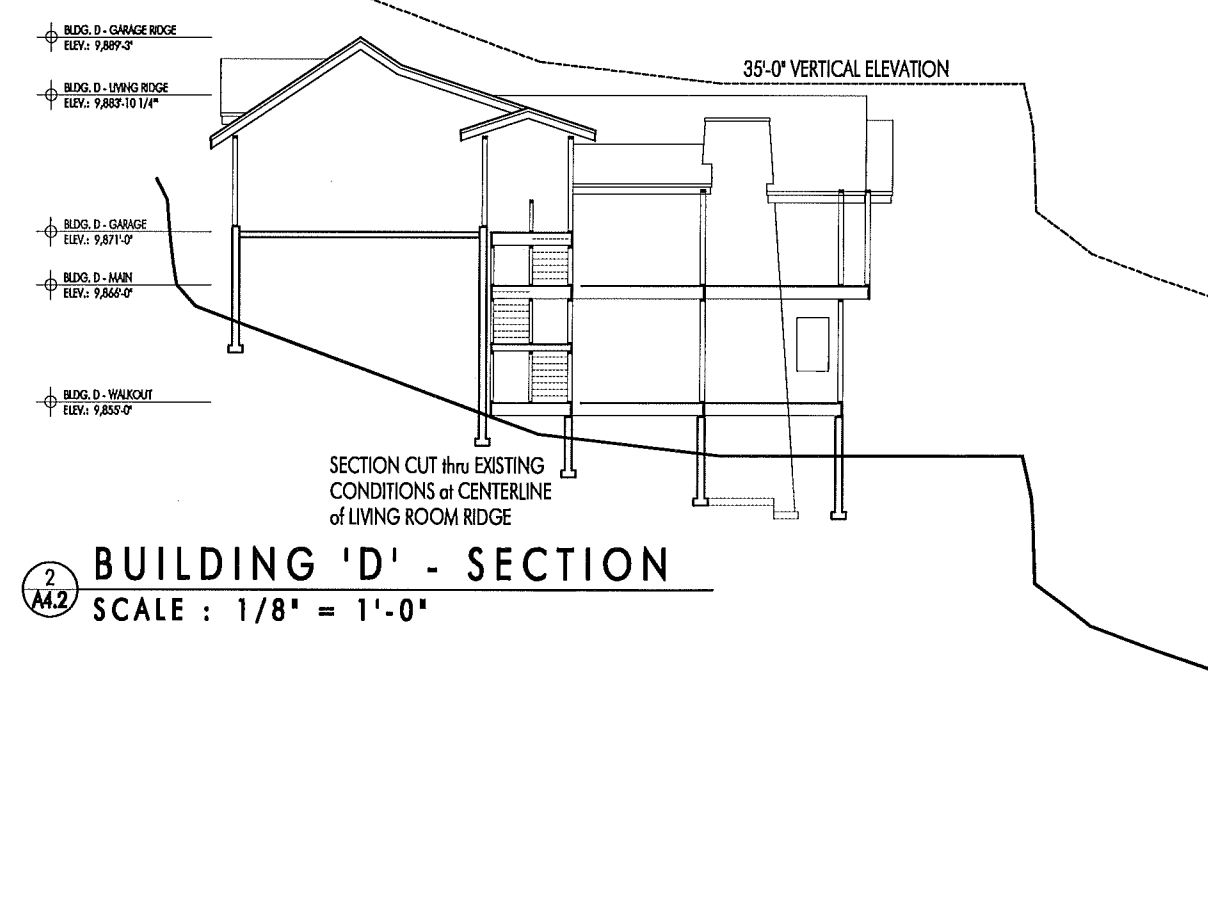
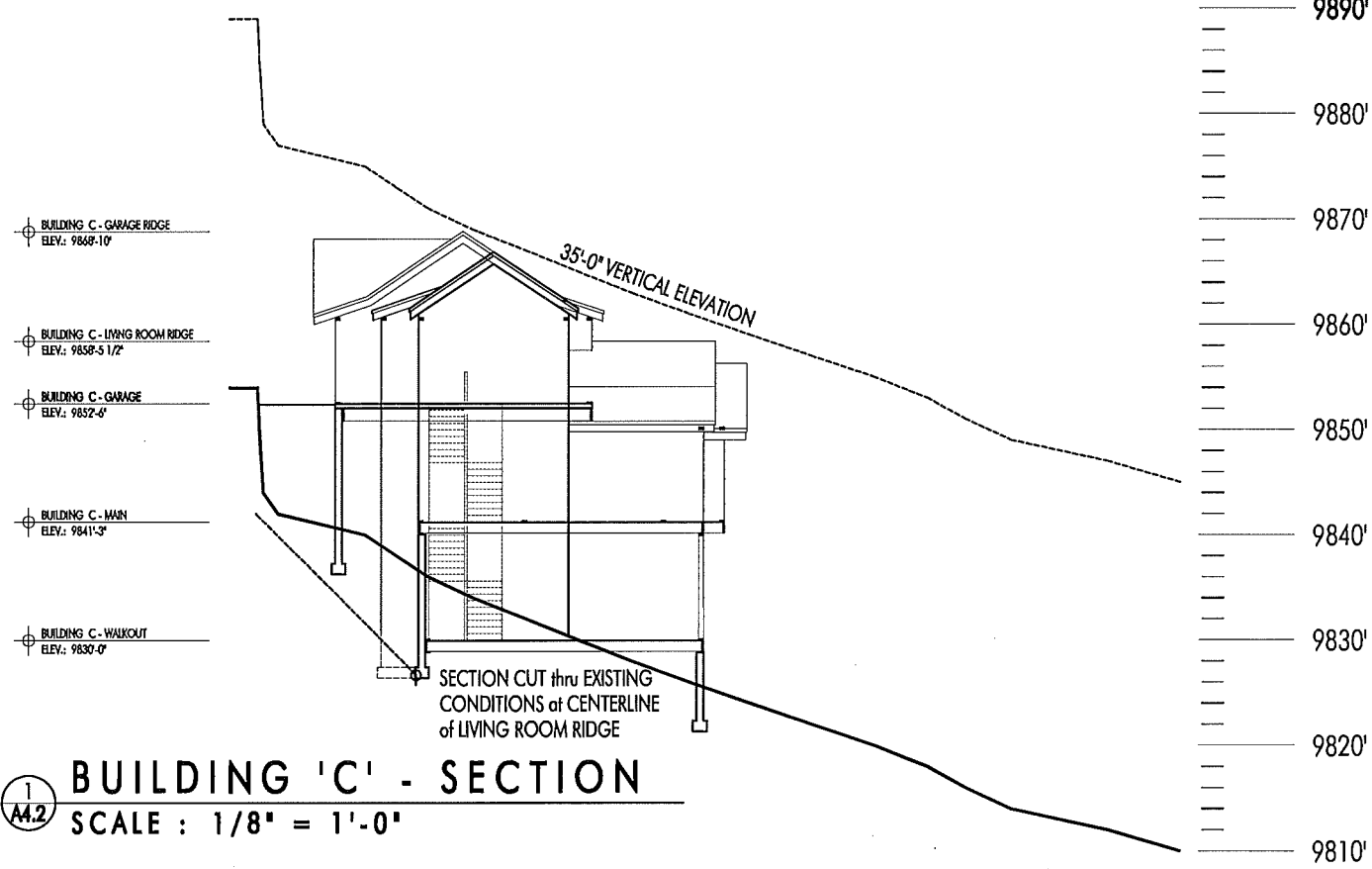
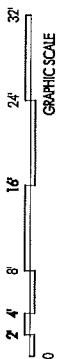
REVISIONS:			
#	DATE	DESCRIPTION	BY

DATE: AUGUST 24, 2013

BUILDINGS 'A' and 'B' ILLUSTRATIVE SECTIONS	DRAWING No.: A4.1
DATE: AUGUST 24, 2013	SCALE: AS NOTED



LEWIS HIMES
ASSOCIATES
ARCHITECTURE & SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9989
FAX: 303-738-9990



PEAK 10 BLUFFS
for LOU GLISAN
SILVER QUEEN DRIVE
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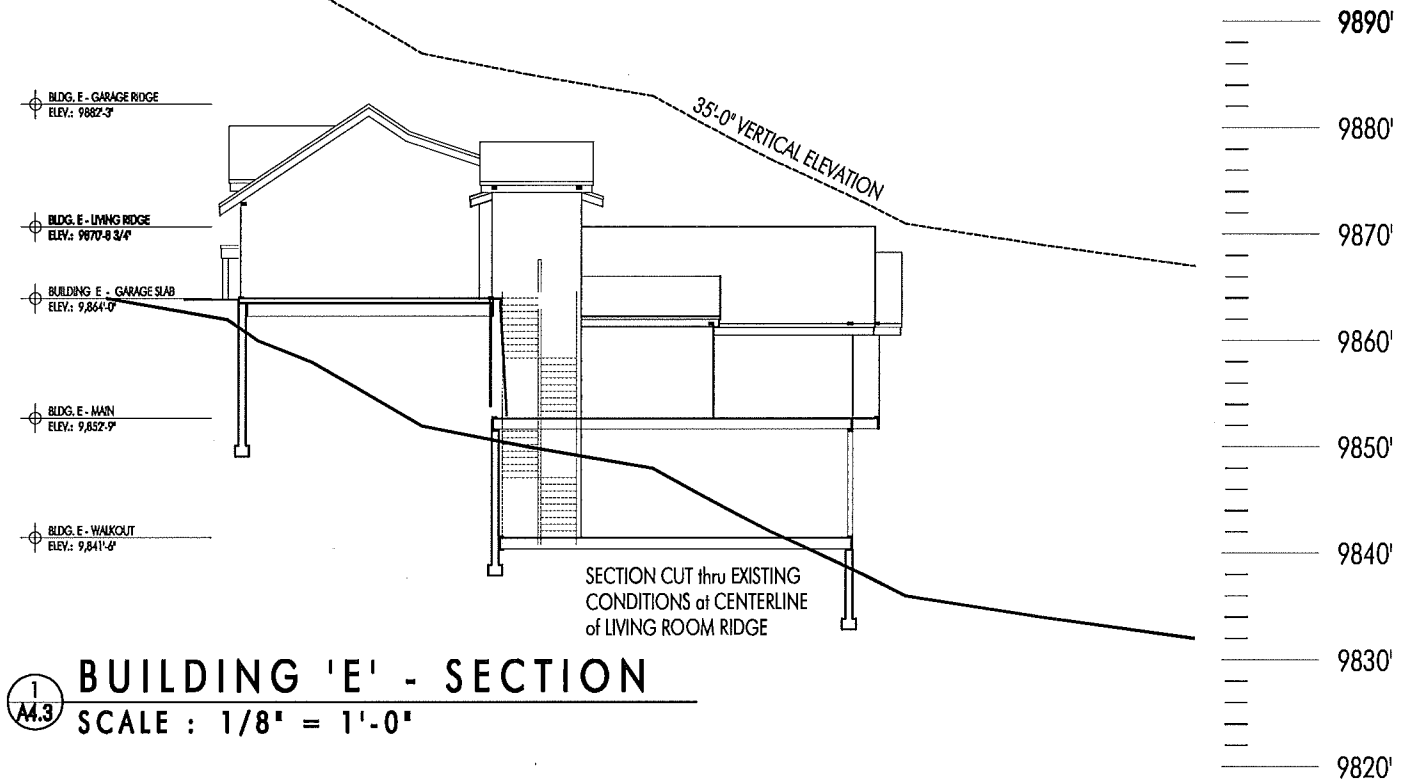
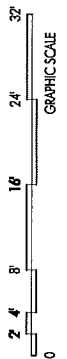
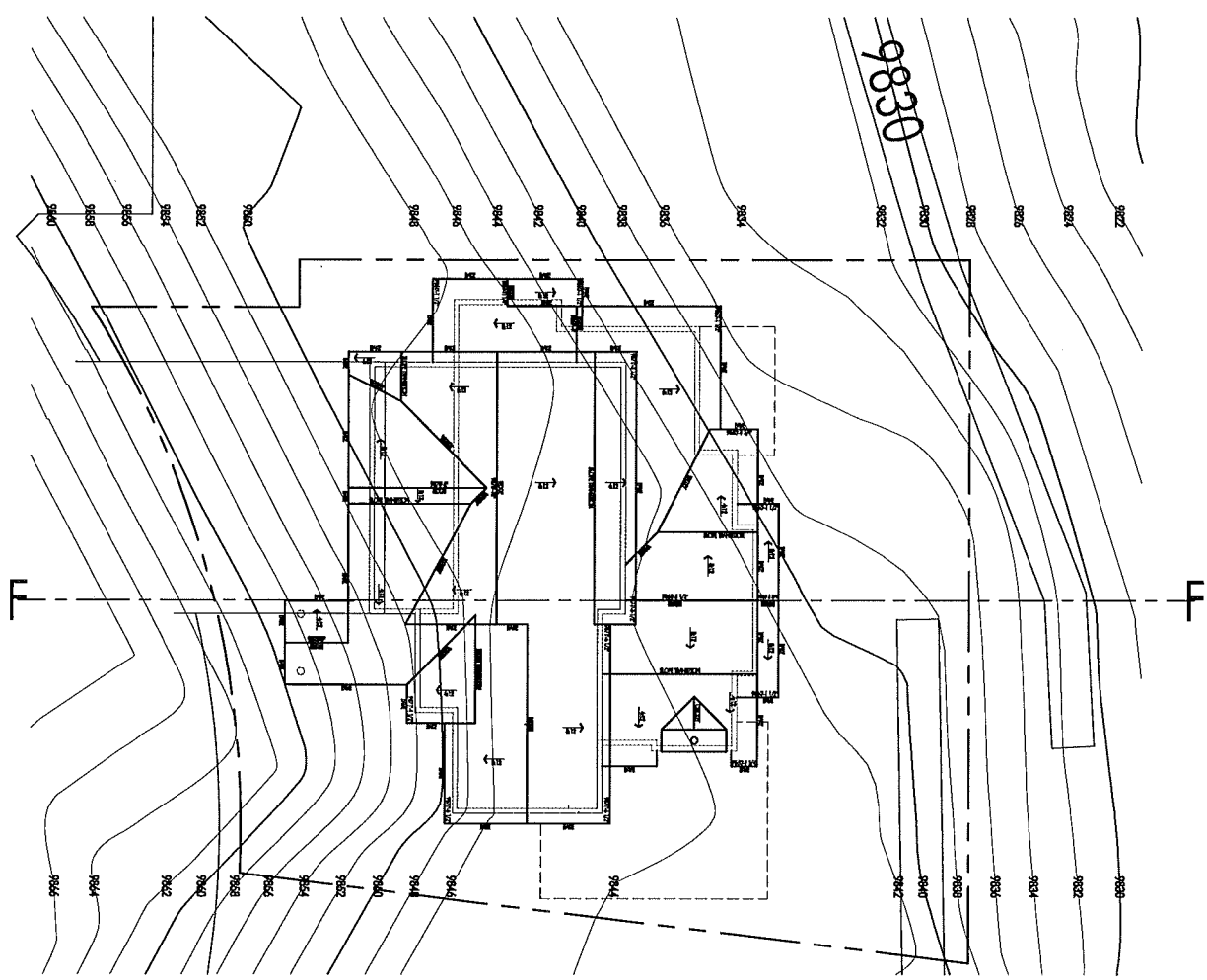
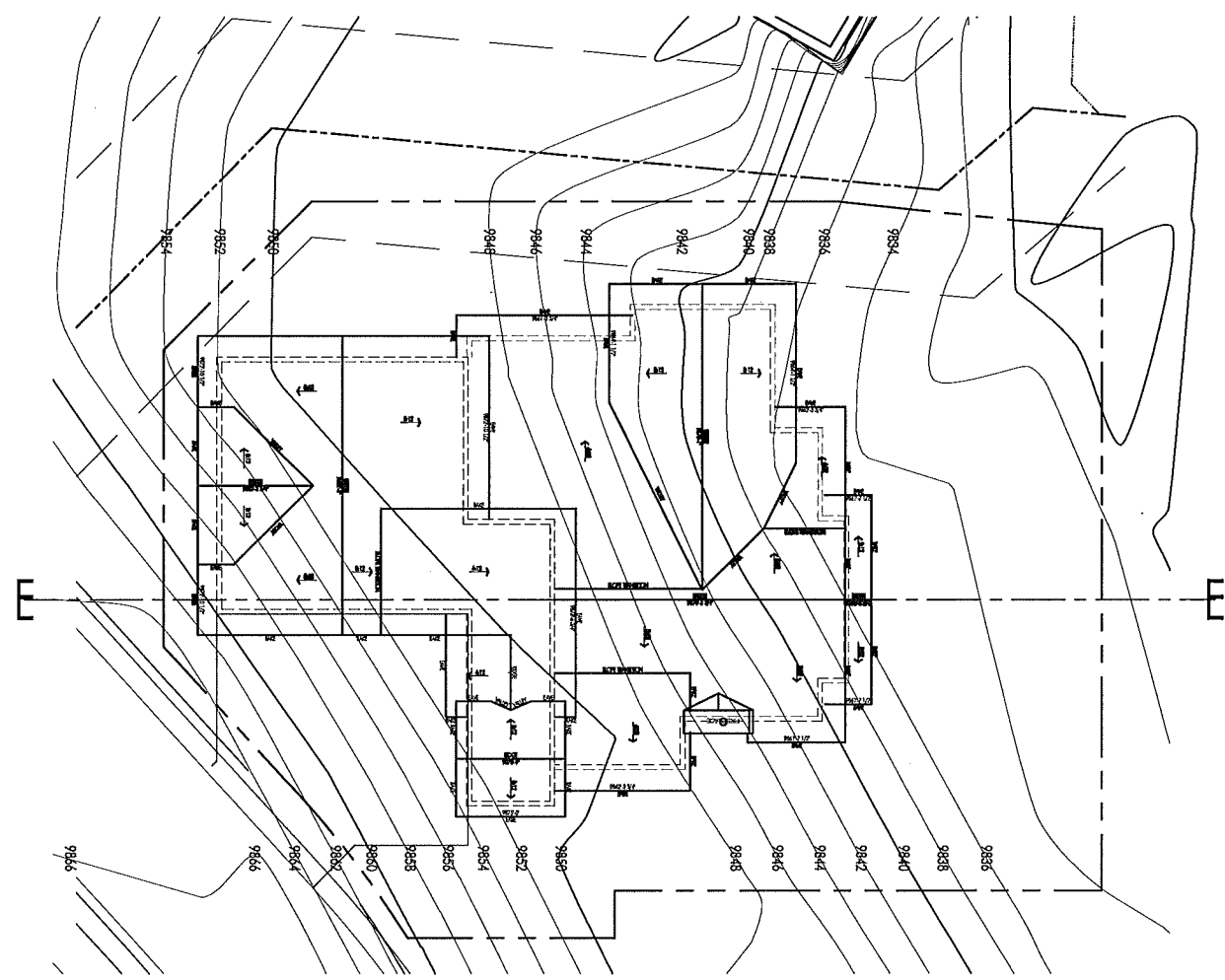
REVISIONS:			
NO.	DATE	BY	APP.

DATE: AUGUST 26, 2013

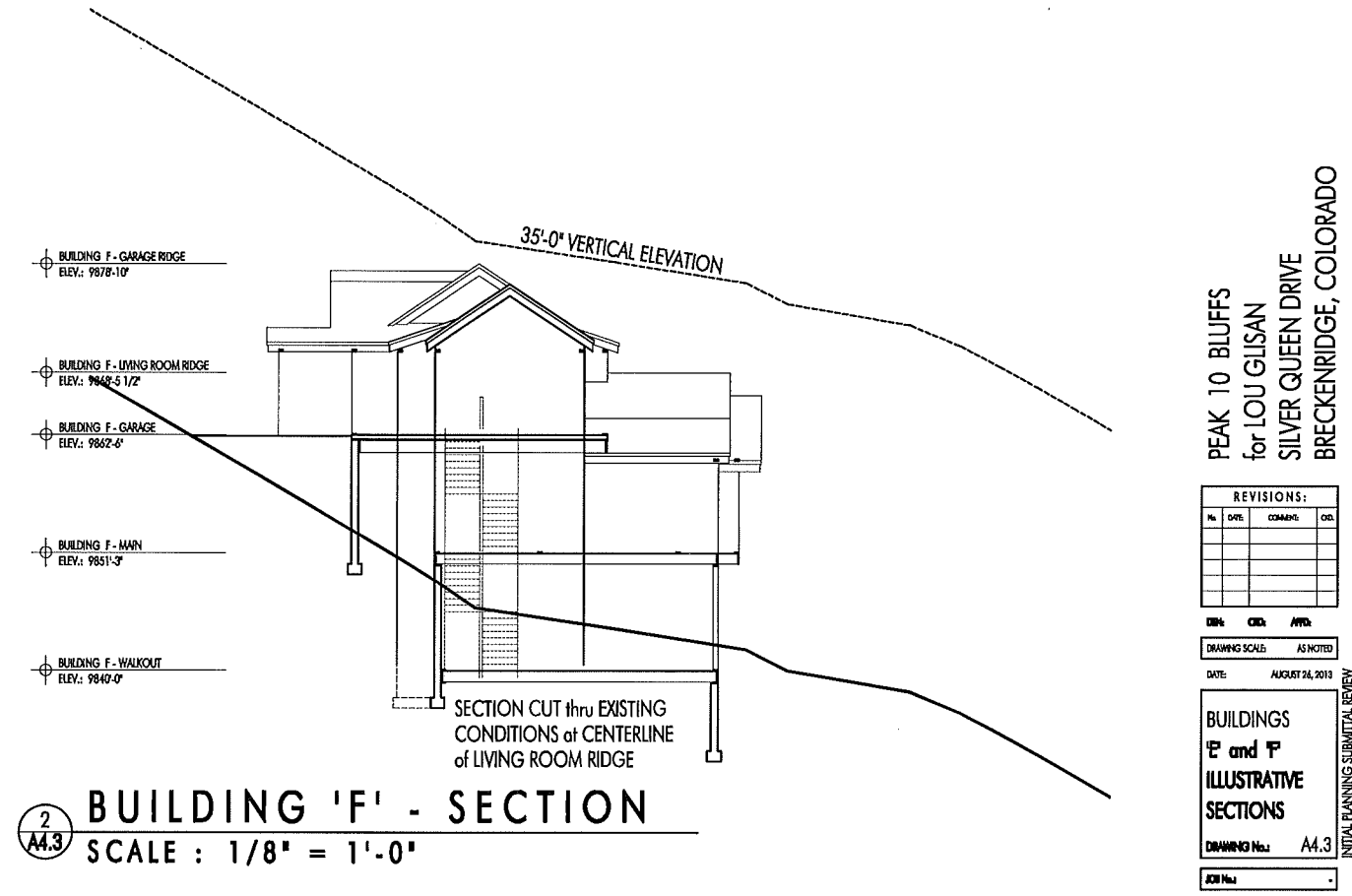
BUILDINGS
'C' and 'D'
ILLUSTRATIVE
SECTIONS
DRAWING No.: A4.2
INITIAL PLANNING SUBMITTAL REVIEW

**LEWIS
HIMES**
ASSOCIATES

ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 300
LITTLETON, CO 80120
PH: 303-738-9989
FAX: 303-738-9990



1
A4.3 **BUILDING 'E' - SECTION**
SCALE : 1/8" = 1'-0"



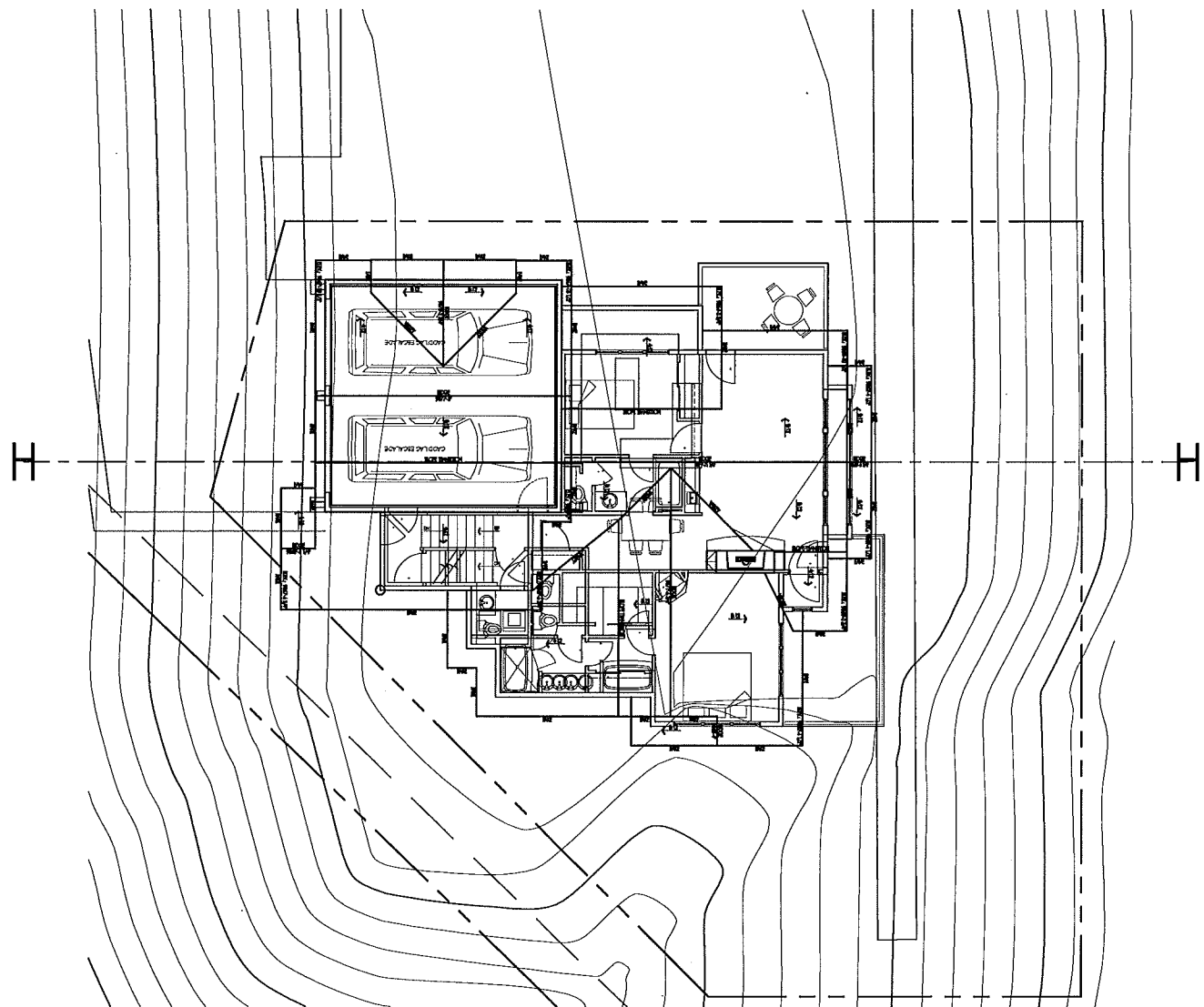
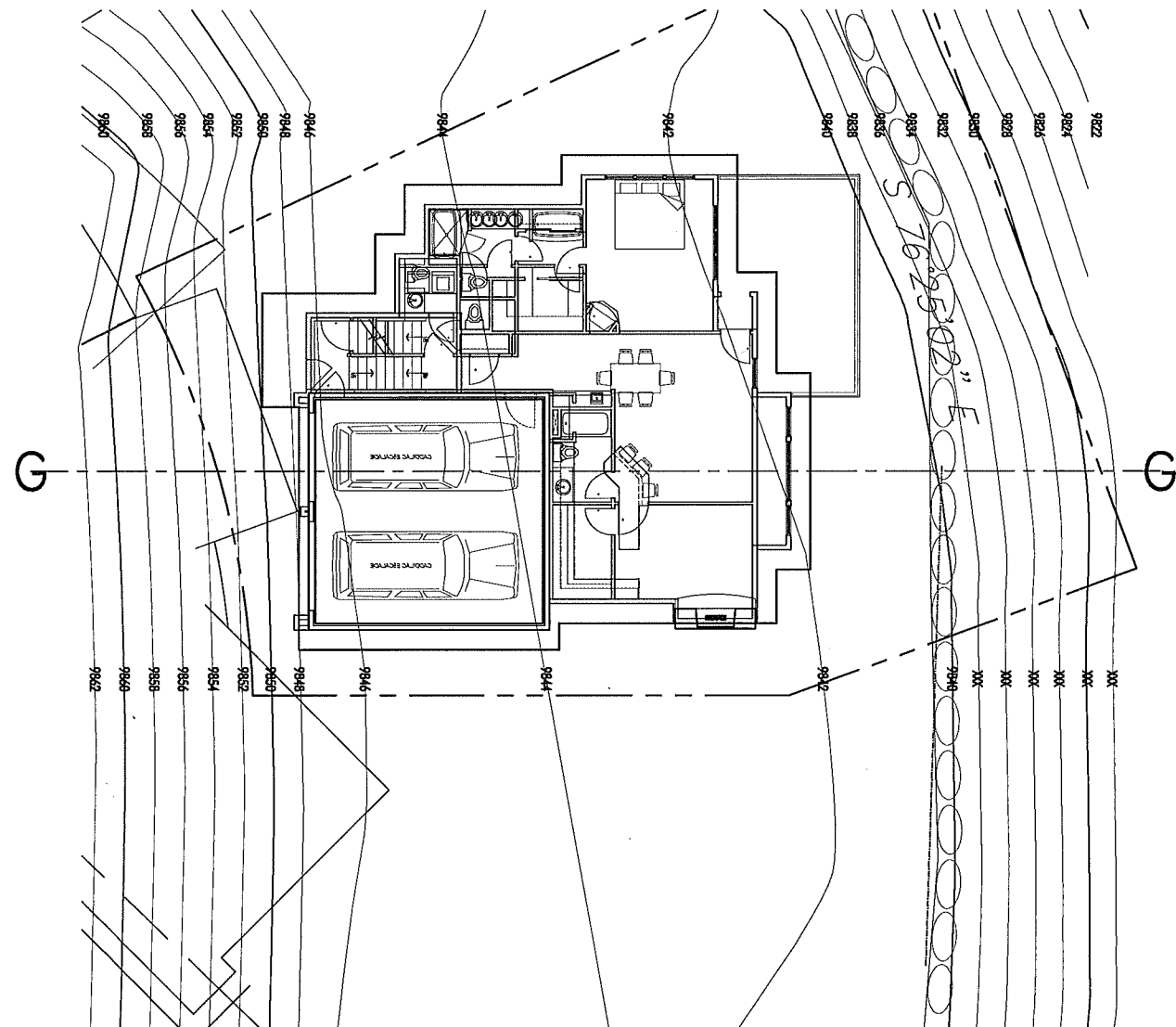
2
A4.3 **BUILDING 'F' - SECTION**
SCALE : 1/8" = 1'-0"

PEAK 10 BLUFFS
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:			
NO.	DATE	COMMENTS	BY

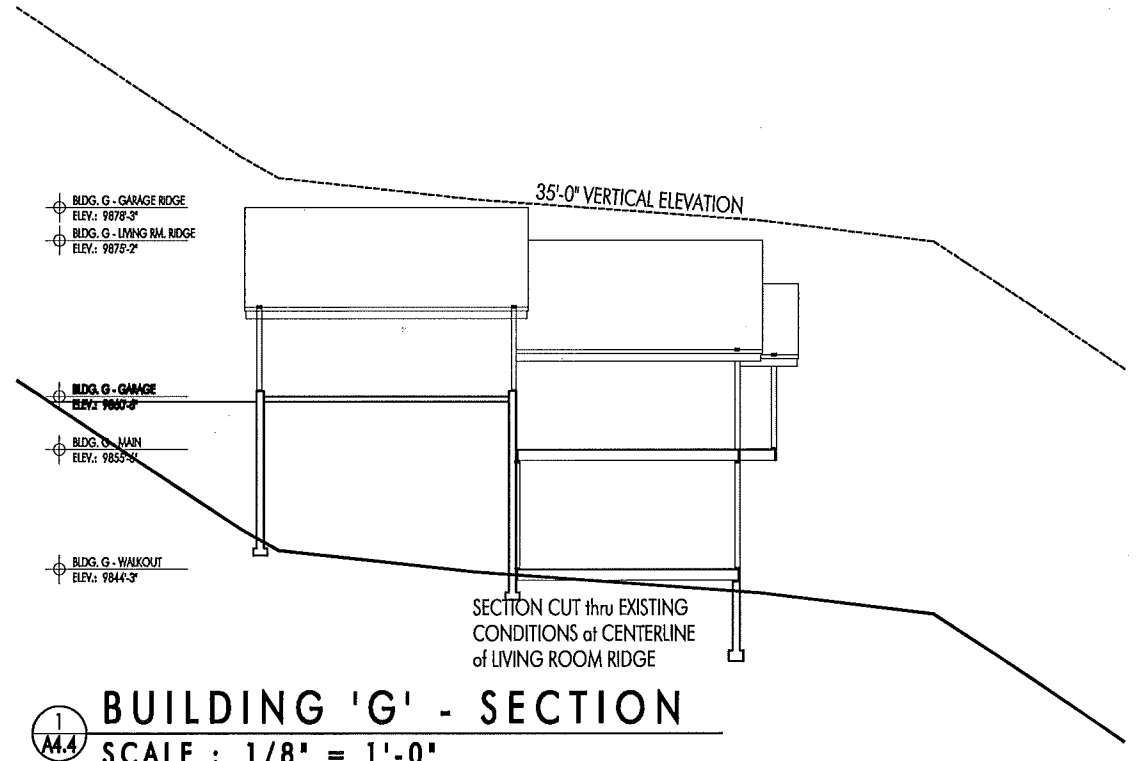
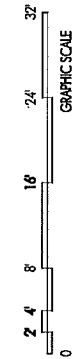
DRAWING SCALE: AS NOTED
DATE: AUGUST 26, 2013

**BUILDINGS
'E' and 'F'
ILLUSTRATIVE
SECTIONS**
DRAWING No. A4.3
INITIAL PLANNING SUBMITTAL REVIEW

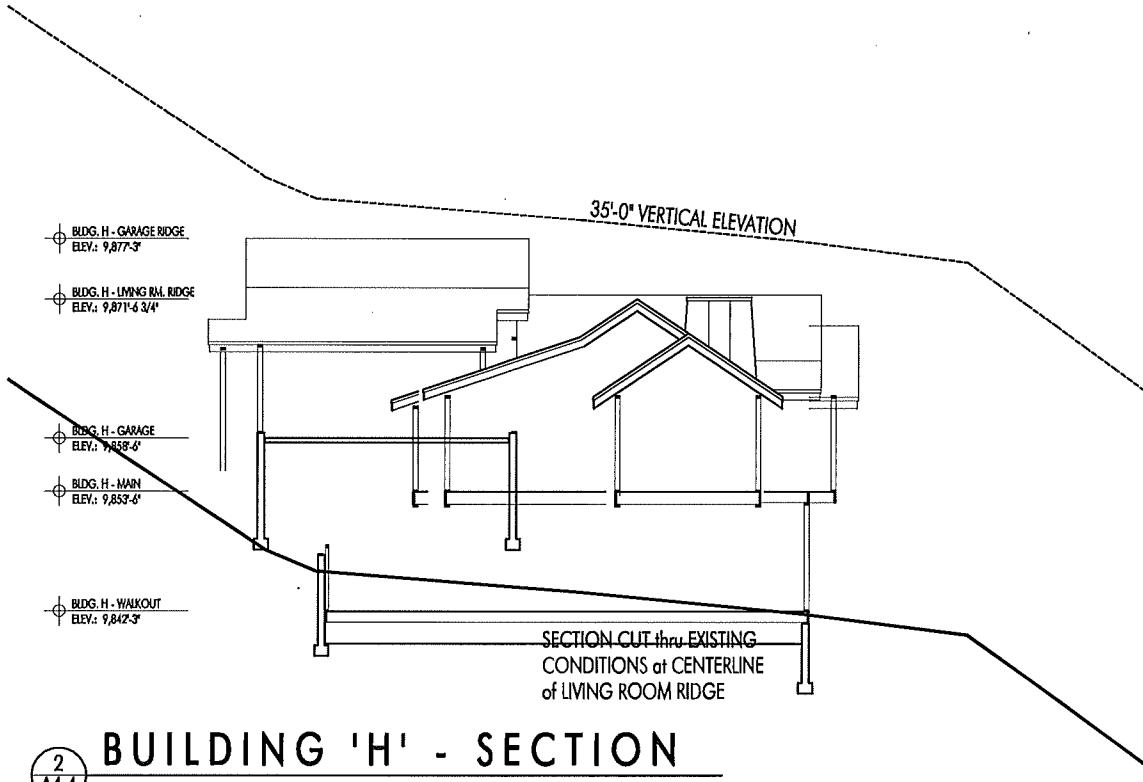
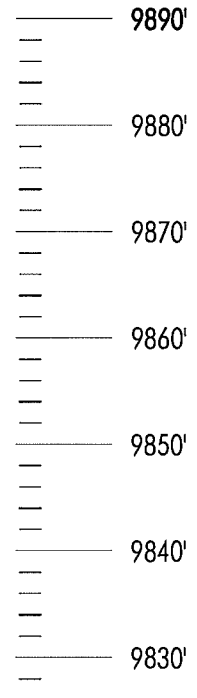


**LEWIS
HIMES**
ASSOCIATES

ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9989
FAX: 303-738-9990



BUILDING 'G' - SECTION
SCALE: 1/8" = 1'-0"



BUILDING 'H' - SECTION
SCALE: 1/8" = 1'-0"

PEAK 10 BLUFFS
for LOU GLISAN
SILVER QUEEN DRIVE
BRECKENRIDGE, COLORADO

REVISIONS:			
NO.	DATE	COMMENTS	BY

DATE: AUGUST 26, 2013

DRAWING No. A4.4
SCALE: AS NOTED
DATE: AUGUST 26, 2013
DRAWING No. A4.4
SCALE: AS NOTED
DATE: AUGUST 26, 2013





From: Anne A. Ojennes [annebreck@gmail.com]
Sent: Monday, September 09, 2013 9:29 AM
To: WebsiteCommDev
Subject: Peak Ten Bluffs Master Plan PC#2013066

To the Breckenridge Planning Commission

I am Anne Ojennes and I have lived at 0033 Flintstone Lane for 23 years. My townhome is at the base of the proposed Peak Ten Bluffs Subdivision. In those years I have watched a very steep hillside turn into an eyesore. For years it has sat abandoned as it is a property that should have stayed a steep hillside. Now I am sure that the current developers must figure out a way to recoup their money but this is another failure waiting to happen.

With property rights I know they have the right to develop this land. I ask that the planning commission please visit the site to determine if eight families could really live on this property. It is very steep and the driveways are already crumbling from the last attempt. I just can't imagine how eight houses are going to fit on the property and that there will not be major erosion.

I am unable to attend the 9/17/13 planning meeting but would like to be apprised of future meetings.

Thank you.

Anne Ojennes
annebreck@gmail.com
970-389-3114