



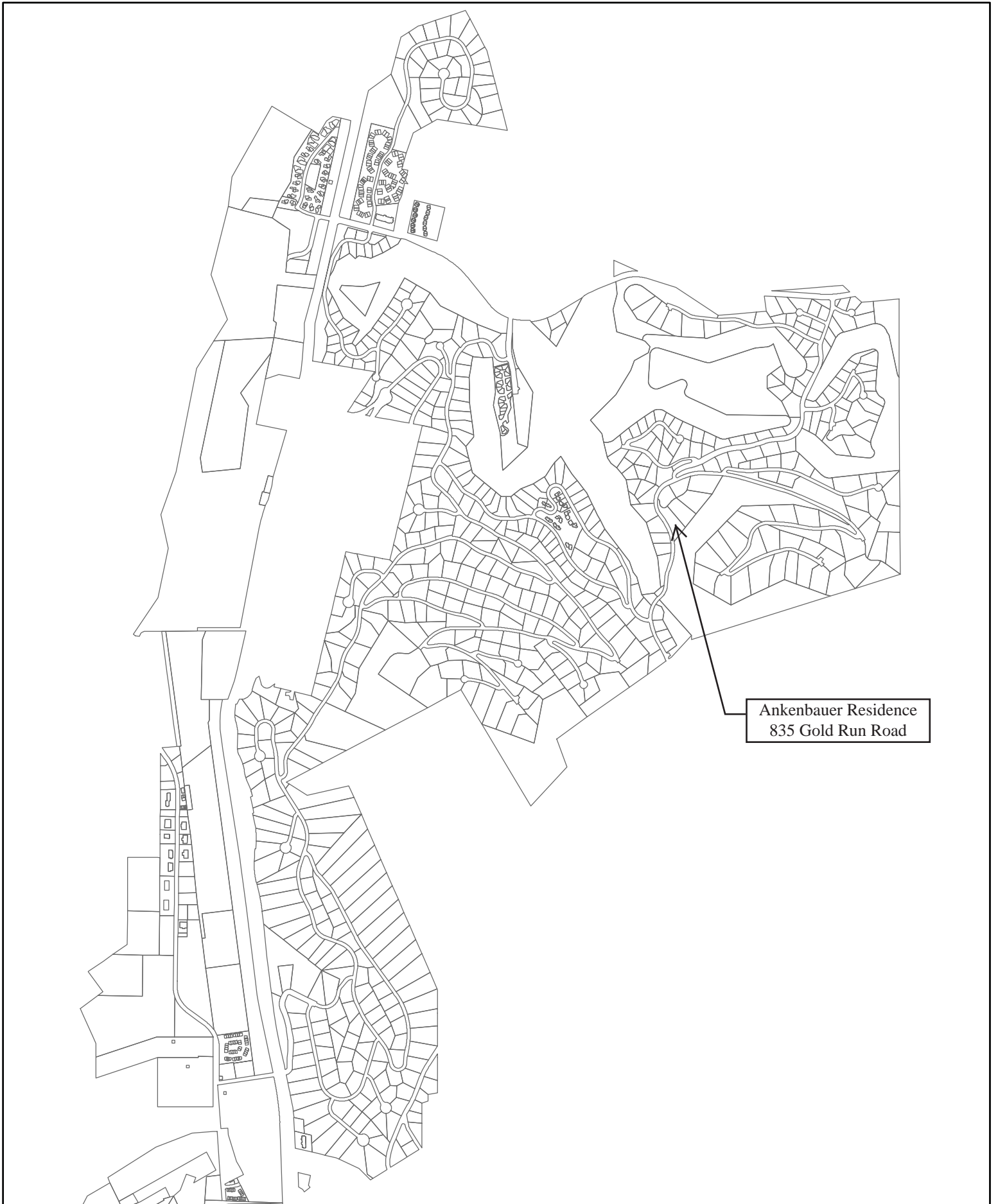
PLANNING COMMISSION AGENDA

Tuesday, March 04, 2014
Breckenridge Council Chambers
150 Ski Hill Road

12:00pm	<i>Site Visit To AT&T Telecommunications Site At RWB (Meet At Town Hall At 12:00 Noon)</i>	
7:00pm	<i>Call To Order Of The March 4 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. Ankenbauer Residence (MGT) PC#2014007; 835 Gold Run Road	10
	2. AT&T Telecommunications Site at RWB (MGT) PC#2013112; 316 North Main Street	27
7:15pm	<i>Town Council Report</i>	
7:30pm	<i>Other Matters</i>	
	1. Policy Update (JP)	
8:00pm	<i>Adjournment</i>	

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

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



Ankenbauer Residence
835 Gold Run Road



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.

Breckenridge North



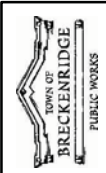


AT&T Telecommunications Site at
Red, White and Blue Fire District
316 North Main Street



Breckenridge South

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PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

ROLL CALL

Eric Mamula	Trip Butler	Gretchen Dudney
Dan Schroder	Kate Christopher	Jim Lamb
Dave Pringle		
Jennifer McAtamney, Town Council Liaison		

APPROVAL OF AGENDA

Mr. Mosher announced that the Preliminary Hearing for the Abbett Addition, Lot 7B SFR, PC#2013111, 210 North Ridge Street, had been withdrawn by the Applicant and would be presented at a future meeting. With that one change, the February 18, 2014 Planning Commission meeting agenda was approved unanimously (7-0).

Ms. Puester noted that the consent calendar has two homes that are Class C applications; both do not have building envelopes, one has points and one does not.

APPROVAL OF MINUTES

With no changes, the January 21, 2014, Planning Commission Minutes were approved as presented.

CONSENT CALENDAR:

- 1) Daisy Residence (MGT) PC#2014001, 1003 Boreas Pass Road
- 2) Haynes Residence (MGT) PC#2014004, 105 North Gold Flake Terrace

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

TOWN COUNCIL REPORT:

Ms. McAtamney:

- The building code revisions had a second reading and were approved 6-1 by the Council. Mr. Dudick voted against the building code revisions because they do not require sprinkling all homes over 5,000 sq. ft.
- The Council will be undertaking a public outreach project to discuss a new water plant. The current plant is a single point of failure if there would be a fire in Upper Blue. Also, the current plant is quite old. A public process will start with the community. If it was started today, no new plant would be constructed until 2022, it takes a long time. We will be looking to bring in partners with this project. Water will be a big factor for the future of Breckenridge and the whole country.
- Tomorrow night at Riverwalk, the maquette presentation for artists presenting their ideas for sculptures at the roundabout.
- The Town has received the scoping notice from USFS for Breckenridge Ski Resort Summer Activities that include canopy tours and bigger zip lines, additional Jeep tours and climbing tours.
- Construction in the Arts District is on pace. Lots of projects going on around town between Arts District, roundabouts and medians. Looking for local contractors to bid for summer projects.
- April 1 is the day to vote on Town Council members.
- (Ms. Dudney asked about the activity of trees coming down by bike path towards Frisco.) This is part of the Ophir Mountain dead tree removal that has been approved and on going to remediate the beetle kill and fire danger.
- (Mr. Pringle: Is the Council taking any position on supporting the Breck Ski Resort summer activities?) No, not yet. We want BOSAC to comment first. (Mr. Truckey mentioned that there will

be an Open House hosted by USFS on March 5 open to public to understand more of the summer activity proposals at the Breckenridge Ski Area and the Council will be reviewing the proposal at its March 11 meeting.)

- Council approved the Dayton's to have events at the "Oh Be Joyful" Lodge, with staff to add conditions to protect Cucumber Gulch.
- (Ms. Puester noted that the Council had also discussed Condo-Hotels.) Yes we did, we basically agreed with the Planning Commission recommendations except for the size limit. The Council decided that the market would dictate better what would meet the threshold for amenities as long as the covenant was there and persistent rather than the 50 unit cut off. The covenant would ensure if later owners converted things like the registration desk to something else, then they would have to pay TDR's then. We asked for there to be clear examples of how TDR's would work and what it would look like if amenities went away in the covenant. We added that there needs to be an HOA ownership of the unit for rental only and that the Housing Authority must monitor the deed restriction.
- (Mr. Pringle: Want to reiterate, in minority but I'm totally opposed to change anything regarding condo-hotels. This is a Pandora's box situation. I'm opposed to letting them off the hook, because they got all the goodies and bonuses and now they could get off the hook.) We are concerned about the current financing for condo-hotels now and that there are spaces that are going unused. (Mr. Pringle: I'm trying to protect everyone who is currently operating under the terms of approval; we've given so many huge economic benefits in the past.) (Mr. Mamula: But it is done now, times change, these guys are opting to do this is because the spaces aren't used anymore. I think this is a good solution. It is done; the space is empty and useless. The Town may as well use it as affordable housing, dispersed affordable housing.) Rental not sale for these units is the option for these condo-hotels; this is a deed restricted rental unit. (Ms. Dudney: Could they use the proceeds for upgrades/ audits of energy efficiency?) Yes, they could use them for energy audits. There is nothing in effect to have them implement the audit recommendations, but the HOA will have the audit information for the next time they consider a remodel and will hopefully implement some of those recommendations at that time.

WORKSESSIONS:

1) Policy 80A Connector Elements

Ms. Puester presented. The Connector Policy drawings were inadvertently left out of the packet; therefore, the Commission received them by email and there were also hard copies available at the meeting for the Commission and the public. Staff has reviewed and vetted a proportionality method for connectors to provide another option for Commission consideration as requested after public comment. Typically, residential character areas are limited to 1-1½ story modules. Creating a proportional method exceeding one story is difficult to execute when attached to the typical 1½ story module, and is not applicable when attaching to a 1 story module. Maintaining the distinction between modules is important to the character of the District, ensuring that building masses do not creep and overwhelm the historic character of the area. Staff believes that a connector taller than one story (13 feet measured to the mean per Building Height definition) really doesn't achieve the obvious distinction between modules that is the goal of the policy (Diagram 2) and will lead to uncertainty about the historic context. Architecturally, it is possible to connect floors in two different, two-story modules with a connector having a 13 foot mean, depending on the interior design and floor/plate heights (Diagram 1). Therefore, staff is recommending the one story connector with a simple design.

As shown in Diagram 1 presented, the connector can be designed to connect two stories within the 13 foot mean height with minimal stairs. Diagram 1-A depicts how this may be included in the Handbook of Design Standards for visual reference.

Mr. Mosher discussed Diagram 1 that depicts how to have 2 stories in the 13' mean on roof.

- Mr. Mamula: Typical facades are 26'. Is it possible with a 13' mean to get a roof that is so steep that is still two feet under the height of the two buildings that we need to put a roof pitch limit on this also? (Mr. Mosher: There is enough in the historic standards that are architecturally dictating the roof pitch. For example, we won't see a 12 x 12 pitch in this district.)
- Mr. Mamula: I care about the height so that we don't end up with a steep roof pitch like an A-frame if someone really was trying to force the connector issue. (Ms. Puester: I think there is a way we can address this concern with existing policies.)

Ms. Puester continued. Should the Commission desire to see connectors taller than 13 feet to the mean via a proportionality method, staff would recommend the following to replace the fifth bullet point in the draft policy attached. *"A connector shall not exceed 70 percent of the height of the smaller of the module to be connected. A connector shall not exceed 19 feet in height to the mean (1½ stories). The connector shall be a minimum of 4 feet lower than the modules to be connected."* This, like Diagram 1, would also allow for designs to connect two levels through the connector without much interior design alterations for stairs.

After additional review of the policies, staff recommends changes to Policy 80A, 90, 91, 92 and 95 as presented. The language proposed would ensure a simplistic connector design and clear separation of modules.

The primary changes proposed include:

- Further clarification of the intent of the connector policy;
- Clarification that a connector should be located to the rear or setback from on the side of the façade on a corner lot;
- A required 6 foot minimum connector length;
- A one story connector;
- A simple design and gable roof form.

Staff recommended that connector be limited to one story in height. As shown in Diagram 1, the proposed 13 foot mean height would allow for 2 stories to connect internally while maintaining the differentiation between module sizes and protecting the historical context. The concern of being able to connect 2 stories within the connector is addressed with the proposed language.

Staff would like to get Planning Commission direction on the items above. Staff has presented Diagrams 1, 1-A and 2 in addition to proposed code changes in ~~strike~~ and **bold**.

Mr. Lamb opened the worksession to public comment.

Ms. Janet Sutterley, Architect: Comments I have, item number 1: I totally agree with a minimum of 6' but it might need to be more than that, maybe the "Barry House" the house next to the post office has a connector that is too small, something is not right there proportionally. I suggest we all go a look at it. In diagram 1, the connector looks correct but, I don't see people buying into the stairway. I don't think this is realistic. We are calling these 1 ½ story buildings, but buildings are getting taller. Picture the two pieces on the top diagram going higher, so you will have taller vertical elements where the connector will look strange there, if you went up as high as you could on the two masses as someone approaches the maximum height with the plate heights. I thought the 13' connector was to the plate height not to the mean. So my question is when we are measuring density I use the 14' plate height, so could we look more to the plate height. It can be done but its not ideal. (Mr. Lamb: It is really hard to look at just a two dimensional drawing. Our intention is to make it a connector, not a bathroom with another room.)

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

Commissioner Questions / Comments:

- Mr. Pringle: Our thought our policy was working really well until we had the project on Ridge and French. I hate to see us now have the pendulum swing so far back. We don't want to see bedrooms, bathrooms in connectors.
- Mr. Mamula: I like what the Staff has done. The connectors that work are single stories; I like the pendulum swinging back. I like how the historic house in the front and the connector is not a major element and the bigger house in the back is not dominating.
- Mr. Pringle: I think this policy is good for a renovation. The problem is when we have a big lot and there is too much density a one story connector looks odd.
- Mr. Mamula: But it will look way less massive and more appropriate in the historic district. (Ms. Puester showed an example of a big house of the Hermanson residence to depict.)
- Mr. Pringle: I'm not advocating a two story connector element; I just want it to be proportional.
- Ms. Sutterley: In diagram 2, this is more of the solution with the 4', you've got the taller buildings and you've got a bigger drop in the connector. She showed this on the Hermanson Residence with a line of the connector being two more feet down. (Mr. Mamula, Ms. Christopher and Mr. Schroeder said that it doesn't make any difference having the connector be four feet lower on the Hermanson residence. Still doesn't read right, too tall.) (Mr. Grosshuesch: The design standards require that we use roof forms that perform the same function of character in the different neighborhoods such as the East side neighborhood.)
- Mr. Mamula: Could we add language that says we intend them to use the roof forms of the neighborhood?
- Ms. Christopher: I think a one story connector is the solution to make the buildings look like they fit in the historic district.
- Mr. Butler: I agree with Staff.
- Mr. Mamula: I agree with Staff direction.
- Mr. Schroder: I am heading to the 13' mean on the connector. It maintains the context in the district. It does what a connector should do, step down and break up the modules.
- Mr. Pringle: If I look at the Hermanson drawing, the connector is muddled with too many other elements. Bringing down the height would indicate two different modules, but I still think it is too confusing with architectural features and different roofline coming into the connector.
- Ms. Dudney: I think what you are addressing are found in staff's language about a connector being simpler. I think it needs to say in #5 that we add the words "at least" 2 feet under.
- Mr. Lamb: Let's keep in consideration that I can think of the mother-in-law house like Fish's house and 208 South Harris where you don't need more than a one floor connector. I think that the example of the Hermanson residence has too many details in looking like two different masses. It is a big house. (Ms. Puester: I would like to bring up another subject Dave and yourself just raised. Showed the Hermanson residence as an example: tall roof mass on door entry of a module that blocks the connector element behind it. Elements added in front of the connector make it confusing. Perhaps have a zone around the connector saying that you can't have any architectural elements over one story height in the "connector zone.")
- Mr. Lamb: I think we should continue to say that the connector should be simple.
- Mr. Mamula: But I think the area around the connector should be visible but not defined in detail.
- Mr. Pringle: But let's not tie it to height. I think we should say that it be something that four people agree to, to allow flexibility for proportionality. (Ms. Puester: It sounds like the one story element is acceptable to the majority of Commissioners. Also, that the design is simple and architectural elements should not confuse the connector)
- Mr. Schroder: I think it is a good point that in some case the connector element has been obscured. (Mr. Mosher: Go to the house by the Community First Bank that has the connector element obscured by a roof element.)
- Ms. Dudney: I don't like the "connector zone" wording; it drives the architecture too much.
- Mr. Lamb: I think we are just tightening it up a little bit.

- Ms. Dudney: Does this mean that there couldn't be a zone? I don't want to legislate every little thing. We should leave some of this open for options.
- Ms. Christopher: I think calling it is already addressed.
- Mr. Mamula: What if we say that the connector must be one story, have a gabled roof, and also "be visible as a connector?" (The majority of the commissioners thought this was a good idea and agreed that the other policies proposed by staff were good. Next step is to take it to Town Council.)

PRELIMINARY HEARINGS:

- 1) Abbett Addition Lot 7B SFR (MM) PC#2013111, 210 North Ridge Street (Withdrawn at the request of the applicant.)

OTHER MATTERS:

- 1) 2013 SustainableBreck Annual Report (MT)
- Mr. Truckey presented. The Town Council adopted the SustainableBreck Plan in July of 2011, after several years of development and community input. During the adoption process, the Planning Commission reviewed the draft Plan and made recommendations on the Plan to Town Council. One of the key focuses of the Plan was a goal of monitoring the Plan over time to see how the community has progressed on the different topics addressed in the Plan. Thus, a series of "Indicators" were created with baseline data established for each Indicator. Staff has prepared the 2013 Annual Report, with the Indicators being one of the main elements of the report. The report also outlines some key achievements related to different sustainability topics. Attached for the Commission's review is a copy of the draft Annual Report.

As outlined in the Annual Report, a number of actions were undertaken in 2013 to further the Town's sustainability efforts. Some highlights include:

- Installation of 1,000 kilowatts of solar panels at two community solar gardens. About 66 percent of the energy generated is used in Breckenridge, with the remainder being used in other Summit County communities.
- Adoption of the Disposable Bag Fee and implementation of the fee at retail stores in October, along with an extensive public outreach effort that included the distribution of thousands of Breckenridge reusable bags.
- Twenty-five Town businesses are actively participating in the SustainableBreck Business Certification Program and nine of the businesses have been certified to date.

No action was required by the Commission. Mr. Grosshuesch noted that when the Town is drafting ordinances they typically key off of policy documents like the SustainableBreck Plan for policy guidance. These are representing the adopted policies of the Town.

Commissioner Questions / Comments:

- Ms. Christopher: On the SustainableBreck web page the 2013 annual report is shown but what about the 2012 Annual Report? (Mr. Truckey: We will be adding previous year reports on the webpage.)
- Mr. Lamb: One interesting statistic I found was that we are seeing more scrape offs (9%) as new construction.
- Ms. Dudney: The Housing table on page 60 says something to me. It says that the median sales price is so much lower than households at 100% at AMI, even people with 80% of AMI, can afford to purchase at that level. Is the Town policy goal that everyone gets a single family home? There is no longer a gap so this is going to be an issue when the sales tax comes up for re-adoption in 2016.
- Mr. Mamula: The goal is that people can get a single family shelter. At no point did the Town say let's

- build a multifamily structure.
- Ms. Dudney: This is a problem of having discreet funds. The Town Council should get to make this decision every year to decide if the taxes should happen or not.
- Ms. Christopher: I still look at this chart that the green line (single family median prices) is way above all the other lines. (Mr. Grosshuesch: The multi-family stock that we have is in short term housing. That isn't where we want to put families.)
- Ms. Dudney: I thought the argument was that we would have places for families to live, not necessarily that everyone gets a single family home. (Mr. Grosshuesch: They are not all single family homes. Pence Miller would be new multi-family, and Valley Brook is multi-family. Our buy down program targets multi-family units. Those units, we have found are difficult to re-sell, and we believe it's because they are bought out of the short term rental pool and not where most families would desire to live.) That is the issue when you look at the numbers and see that people who are making \$100,000 should be subsidized to buy single family units.
- Ms. Christopher: I commend that affordable units are put into neighborhoods like Wellington and Valley Brook because that grows the community and not just putting them into worker only housing neighborhoods. (Mr. Grosshuesch: We have a long history of covenants being transferred out of multi-family buildings in the bed base into single family neighborhoods because short term rental neighborhoods are undesirable places for families.)
- Mr. Lamb: There have not been huge subsidies in neighborhoods such as Wellington which are seen by many as being very successful.
- Ms. Dudney: Many people might object when people can go out and buy houses at market rate and not need to buy deed restricted houses.
- Mr. Pringle: I remember in the 80's that Council and many others argued that we shouldn't invest in affordable housing.

The Commission thanked Mr. Truckey for the SustainableBreck report and gave kudos to Ms. Puester and Mr. Kulick for helping with the report.

ADJOURNMENT:

The meeting was adjourned at 8:34 p.m.

Jim Lamb, Chair



Class C Single Family Development Review Check List

Proposal:	Build a new 5,812 sq. ft. single family residence	
Project Name/PC#:	Ankenbauer Residence	PC#2014007
Project Manager:	Matt Thompson, AICP	
PC Meeting:	March 4, 2014	
Property Owner:	Donna and Kevin Ankenbauer	
Agent:	Yves Mariethoz/Allen-Guerra Architecture Inc.	
Proposed Use:	Single family residence	
Address:	835 Gold Run Road	
Legal Description:	Lot 146, The Highlands at Breckenridge Subdivision, Discovery Hill, Filing No. 1	
Area of Site:	79,714 sq. ft.	1.83 acres
Existing Site Conditions:	The property slopes uphill very steeply at 34% from Gold Run Road towards the east. The site is moderately forested with lodgepole pines. There is a 10' snowstack easement and access restriction along Gold Run Road. The property is accessed off of a private drive, which is in a 45' access, utility and drainage easement.	
Areas:	Proposed	
Lower Level:	2,420 sq. ft.	
Main Level:	2,564 sq. ft.	
Garage:	828 sq. ft.	
Total:	5,812 sq. ft.	
Code Policies (Policy #)		
Land Use District (2A/2R):	1: Subject to the Delaware Flats Master Plan	
Density (3A/3R):	Allowed: unlimited	Proposed: 4,984 sq. ft.
Mass (4R):	Allowed: unlimited	Proposed: 5,812 sq. ft.
F.A.R.	1:13.70 FAR	
Bedrooms:	4	
Bathrooms:	6.5	
Height (6A/6R):*	33'-6"	
*Max height of 35' for single family outside Conservation District <u>unless</u> otherwise stated on the recorded plat		
Lot Coverage/Open Space (21R):		
Building / Non-Permeable:	4,796 sq. ft.	6.02%
Hard Surface/Non-Permeable:	4,205 sq. ft.	5.28%
Open Space / Permeable:	70,713 sq. ft.	88.71%
Snowstack (13A/13R):		
Required:	1,051 sq. ft.	25% of paved surfaces is required
Proposed:	1,120 sq. ft.	(26.63% of paved surfaces)
Outdoor Heated Space (33A/33R): (Negative Points awarded)		
	Yes	1,278 SF
Parking (18A/18R):		
Required:	2 spaces	
Proposed:	4 spaces	
Fireplaces (30A/30R):	5 gas, 1 EPA Phase II wood burning	
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	The residence will be architecturally compatible with the neighborhood	

Exterior Materials:	2x12 rough sawn hand hewn cedar with 1" chinking in canyon brown/valley stain, 1x6 & 1x10 board on board in canyon brown/valley, and a natural stone veneer Colorado Buff strip dry stacked. Color Board attached	
Roof:	50-year asphalt shingles in "cool barkwood" with corrugated rusted steel accent .	
Garage Doors:	Custom cedar sided with metal straps and small windows	
Landscaping (22A/22R): (Positive Points awarded)		
	Planting Type	Quantity
	Aspen	27
	Colorado Spruce	13
	Alpine Currant	7
	Woods Rose	8
Defensible Space (22A):	Complies	
Drainage (27A/27R):	Positive away from residence	
Driveway Slope:	8 %	
Covenants:	N/A	
Point Analysis (Sec. 9-1-17-3):	Staff conducted a point analysis and found the proposal warrants the following points: negative four (-4) points under Policy 7 (Relative) Site and Environmental Design for excessive disturbance related to cut and fill on the site, negative two (-2) points under Policy 33 (Relative) Energy Conservation for 1,278 sq. ft. of heated driveway in front of garage and front door area; and positive four (+4) points under Policy 22 (Relative) Landscaping for a proposal that provides above average landscaping, and positive three (+3) points under Policy 33 (Relative) for obtaining a HERS Index of 41-60, for a total passing point analysis of positive one (+1) point. Proposal meets all Absolute Policies of the Development Code.	
Staff Action:	Staff has approved the Ankenbauer Residence, PC#3014007, located at 835 Gold Run Road, Lot 146 Discovery Hill, with the attached Findings and Conditions.	
Comments:		
Additional Conditions of Approval:		

Final Hearing Impact Analysis				
Project:	Ankenbauer Residence	Positive Points	+7	
PC#	2014007			
Date:	2/26/2014	Negative Points	- 6	
Staff:	Matt Thompson, AICP			
		Total Allocation:	+1	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)	- 4	Design of house and driveway leads to excessive site disturbance, excessively long driveway, and a 12' tall stone faced concrete retaining wall adjacent to the driveway.
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		

17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)	+4	For providing an above average landscaping plan.
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)	- 2	1,278 sq. ft. of heated outdoor area
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3	+3	Applicant has provided a projected HERS rating of 59.
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		

38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

TOWN OF BRECKENRIDGE

Ankenbauer Residence
Lot 146, Discovery Hill
835 Gold Run Road
PERMIT#2014007

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 **February 25, 2014**, 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 **March 4, 2014**, 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 **September 11, 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 and erosion control in a manner acceptable to the Town Engineer.**

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 provide a field confirmation of projected HERS score of 59 to receive the positive three (+3) points under Policy 33 (Relative) Energy Conservation.**
25. **Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.**
26. **Applicant shall remove all vegetation and combustible material from under all eaves and decks.**
27. **Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.**
28. **Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.**
29. Applicant shall screen all utilities.
30. **All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.**
31. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
32. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.

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

(Initial Here)



ankenbauer residence

LOT 146, THE HIGHLANDS AT BRECKENRIDGE, DISCOVERY HILL
ADDRESS: 835 GOLD RUN ROAD, BRECKENRIDGE, SUMMIT COUNTY, CO



PRELIMINARY DESIGN
JANUARY 31, 2014



ALLEN GUERRA ARCHITECTURE
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FAX: 970.451.9040
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM

LEGAL DESCRIPTION
LOT 146
THE HIGHLANDS AT BRECKENRIDGE
SUBDIVISION
DISCOVERY HILL-FILING No. 1

LOT 146
1.83 ACRES
835 GOLD RUN ROAD

LOT COVERAGE
AREA OF SITE: 1.83 ACRES=79,714 SQ. FT.
BUILDING: 4,794 SQ. FT.
DECKS & PATIOS: 530 SQ. FT.
DRIVEWAY: 3,675 SQ. FT.
OPEN SPACE: 70,713 SQ. FT. (88%)

SNOWSTACK
DRIVEWAY: 3,675 SQ. FT.
REQUIRED: 919 SQ. FT. (25%)
PROPOSED SNOW STORAGE: 1,120 SQ. FT. (30%)

OUTDOOR HEATED SPACE
HEATED CONCRETE DRIVEWAY: 1,275 SQ. FT.

PARKING
2 EXTERIOR SPACES
3 GARAGE SPACES

NOTE:
CONTRACTOR TO USE ADVANCED SHORING TECHNIQUES DURING EXCAVATION PER HIGHLANDS REQUIREMENTS

STONE FACED CONCRETE WALL
T.O.W. 9445
B.O.W. 9440

TYP. CONCRETE GROUND WASTE W/ GRATE & STONES. CONNECT TO DRAIN PIPE, RUN TO DRAINAGE (CONFIRM DESIGN & LOCATION W/ CIVIL ENG.)

UTILITY METERS: VIF W/ SVC PROVIDER
T.O.W. 9445
B.O.W. 9442

T.O.W. 9454
B.O.W. 9445

T.O.W. 9442
B.O.W. 9435

T.O.W. 9442
B.O.W. 9435

T.O.W. 9442
B.O.W. 9435

T.O.W. 9442
B.O.W. 9435

T.O.W. 9442
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T.O.W. 9442
B.O.W. 9435

T.O.W. 9442
B.O.W. 9435

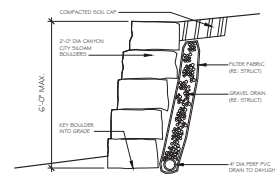
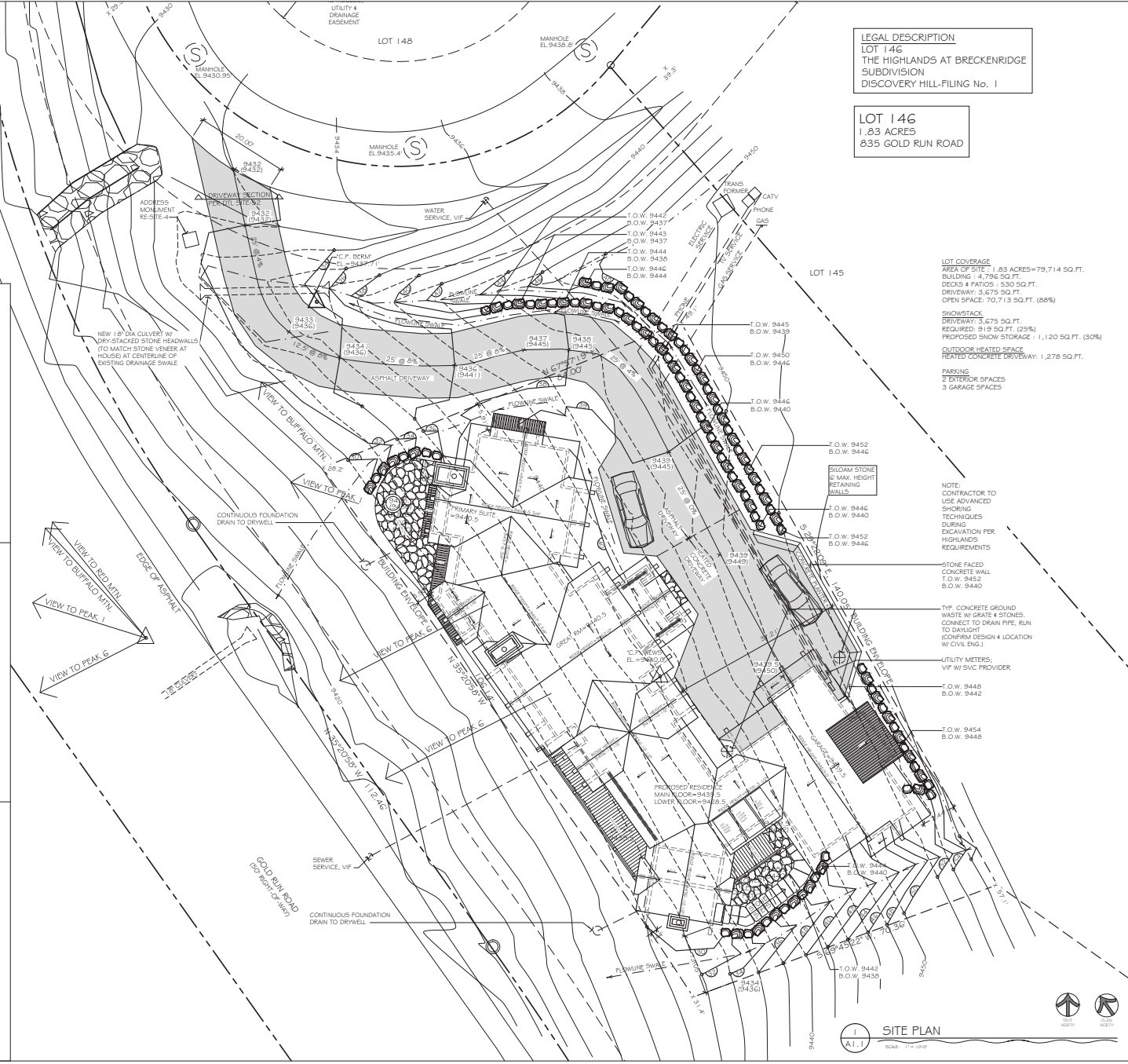
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T.O.W. 9442
B.O.W. 9435

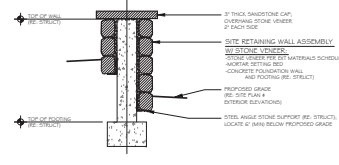
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B.O.W. 9435

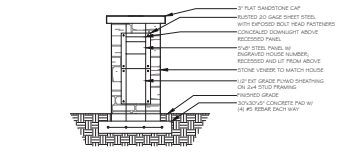
T.O.W. 9442
B.O.W. 9435



3 SILOAM BOULDER WALL DETAIL
SCALE: 3/4" = 1'-0"



2 CONCRETE RETAINING WALL
SCALE: 3/4" = 1'-0"



1 ADDRESS MONUMENT DETAIL
SCALE: 3/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

ANKENPAUER RESIDENCE

LOT 146, THE HIGHLANDS AT BRECKENRIDGE, DISCOVERY HILL
ADDRESS: 835 GOLD RUN ROAD, BRECKENRIDGE, SUMMIT COUNTY, CO

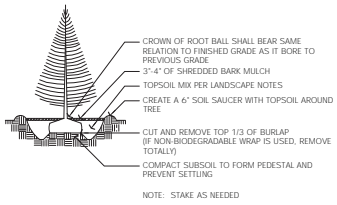
SITE PLAN

DATE:	DATE:
PRELIM. DESIGN	31 JAN 2014

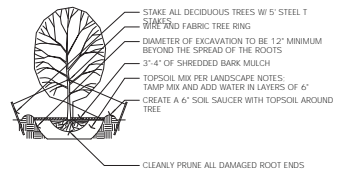
PROJECT # 100

AI.I

CONIFEROUS TREE PLANTING



DECIDUOUS TREE PLANTING

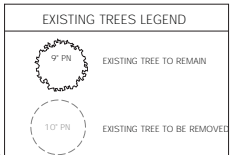
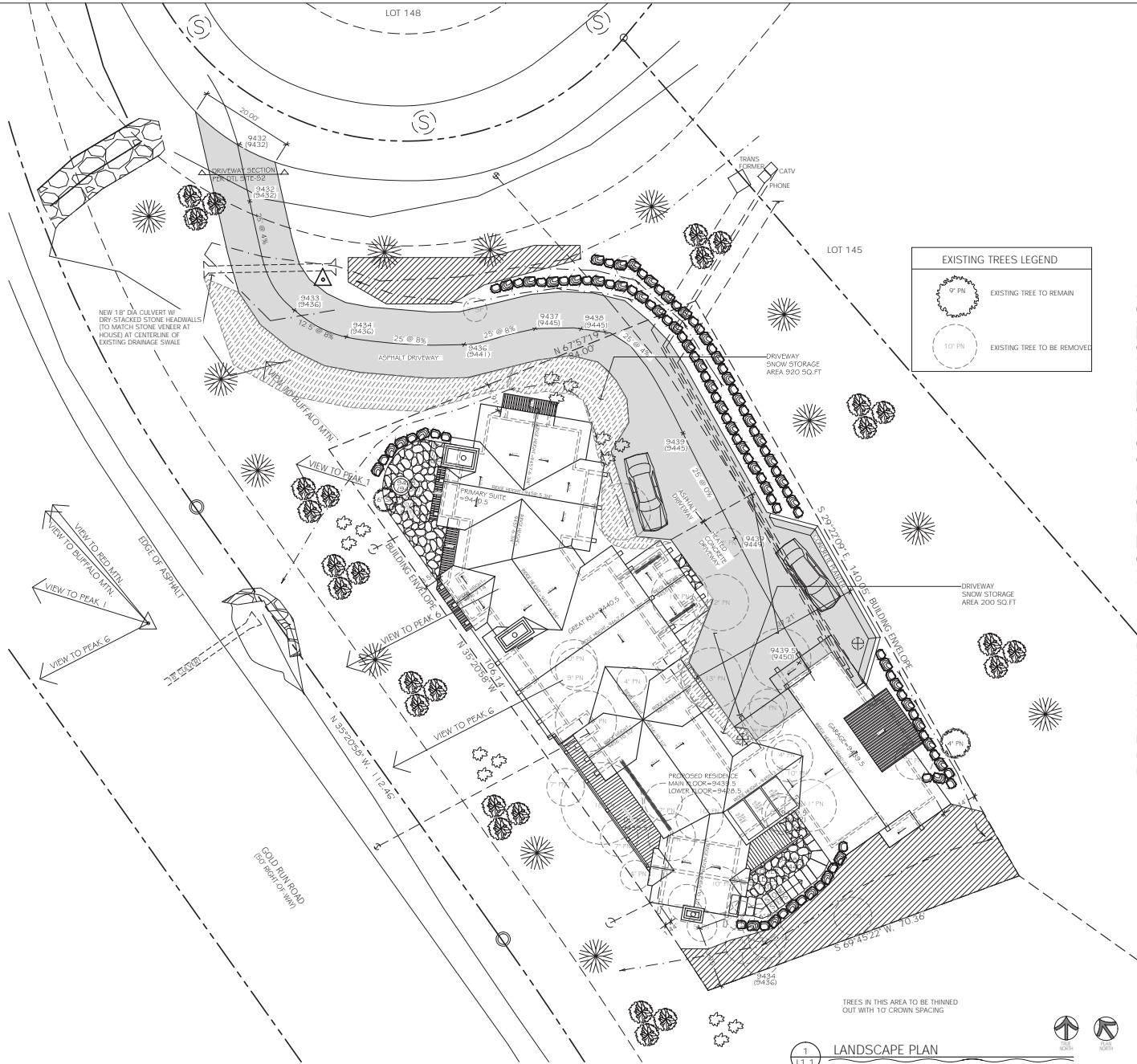


LANDSCAPE NOTES

- EROSION CONTROL METHODS: CONTROL ALL RUNOFF WITHIN SITE PER SUBDIVISION STANDARDS AND COUNTY REQUIREMENTS BY UTILIZING, SINGLE OR IN COMBINATION, NON-ROOFSIDE DRAINAGE MATS, SILT FENCING, DIVERSION SWALES, AND DICES AS NECESSARY TO TRAP, INTERCEPT, AND DIVERT RUNOFF WITHIN BUILDING ENVELOPE.
- NATIVE LANDSCAPING AREA IN CONTACT WITH BUILDING ENVELOPE WILL BE PROTECTED FROM ROOF RUNOFF AS SHOWN IN WALL SECTION. RIVER ROCK R58RAP IS TO EXTEND 6" BEYOND DRIP LINE.
- EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PROMOTE XERISCAPING - PER TOWN OF BRECKENRIDGE CODE SECTION 3603.C3.
- ALL EXISTING TREES WITHIN 15' OF THE PROPOSED RESIDENCE MUST BE REMOVE TO CREATE DEFENSIBLE SPACE, PER TOWN CODE.
- TREE REMOVAL TO BE COORDINATED BETWEEN OWNER, GENERAL CONTRACTOR, AND TOWN PLANNING STAFF, PRIOR TO REMOVAL.
- ALL AREAS WITHIN BUILDING ENVELOPE AND WITHIN 40' OF DRIVEWAY OUTSIDE OF ENVELOPE TO BE RE-VEGETATED WITH 100% NATIVE HIGH COUNTRY GRASS SEED MIXTURE CONSISTING OF:
 - 30% SLENDER WHEATGRASS
 - 15% CANBY BLUEGRASS
 - 10% BIG BLUEGRASS
 - 10% BIRD FESCUE
 - 10% SHEEP FESCUE
 - 10% WESTERN WHEATGRASS
 - 5% BLUE WILDRYE
 - 5% TUFTED HARRIGRASS
 ALONG WITH A MIXTURE OF PERENNIALS & GROUND COVER, PER SUMMIT COUNTY DEVELOPMENT CODE.
- A Drip IRRIGATION SYSTEM SHALL BE INSTALLED TO ALL NEW TYPES OF TREES AND SHRUBS, PER THE TOWN REQUIREMENTS.

PLANT LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	15	RIBES, ALPINUM & ROSA WOODSII	ALPINE CURRANT & WOODS ROSE	5 GAL
	27	POPULUS TREMULOIDES	ASPEN	(27) 3" CAL
	13	PICEA PUNGENS	COLORADO SPRUCE	(4) 10" (7) 12" (2) 14"
		NATIVE SEED MIX (SEE LANDSCAPE NOTES)		



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



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 FAX: 970.633.0040
 E-MAIL: INFO@ALLEN-GUERRA.COM
 WEBSITE: WWW.ALLEN-GUERRA.COM

PRELIMINARY - NOT FOR CONSTRUCTION

ankenbauer residence
 LOT 146, THE HIGHLANDS AT BRECKENRIDGE, DISCOVERY HILL
 ADDRESS: 835 GOLD RUN ROAD, BRECKENRIDGE, SUMMIT COUNTY, CO
 TITLE: LANDSCAPE PLAN

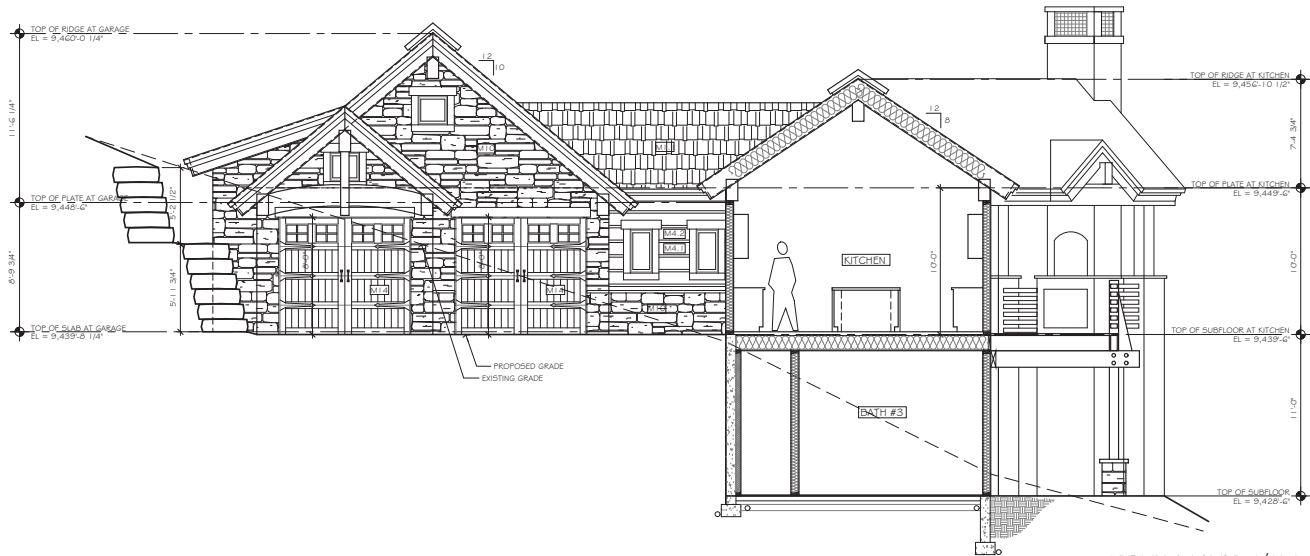
ISSUE:	DATE:
PRELIM. DESIGN	31 JAN 2014

PROJECT # 095

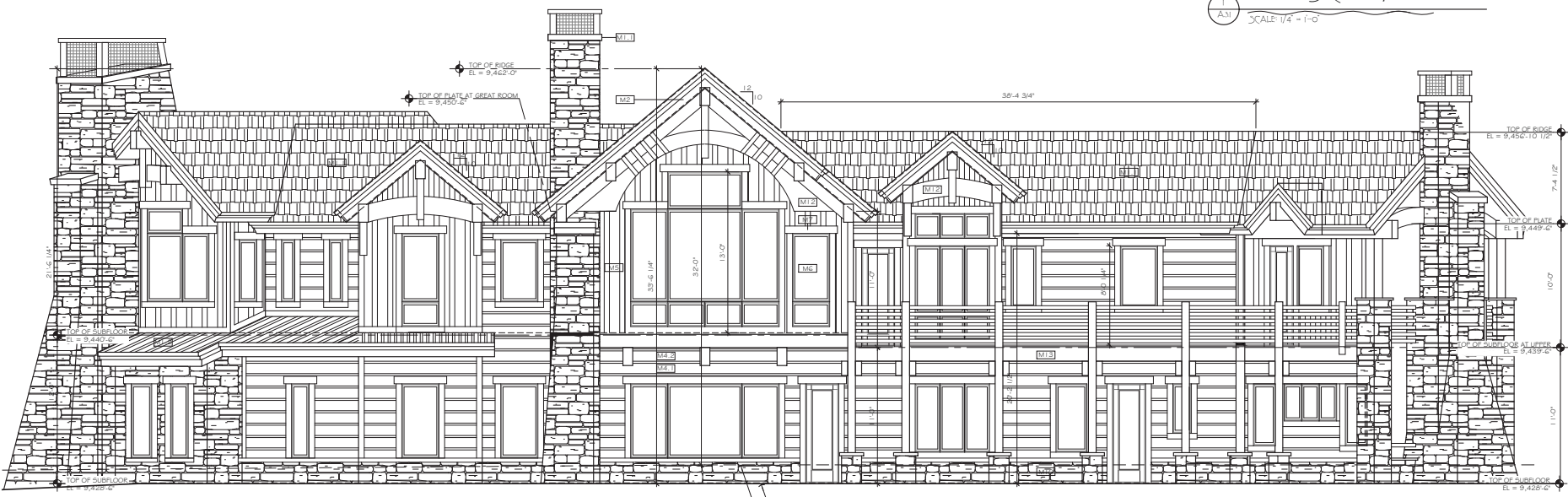
L11



ALLEN GUERRA ARCHITECTURE
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 E-MAIL: INFO@ALLEN-GUERRA.COM
 WEBSITE: WWW.ALLEN-GUERRA.COM



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



PRIMARY SUITE
 EXERCISE ROOM

OFFICE
 SUITE #2

GREAT ROOM
 REC ROOM

DINING ROOM
 SUITE #3

KITCHEN
 S/FA BATH

KITCHEN
 SUITE #4

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

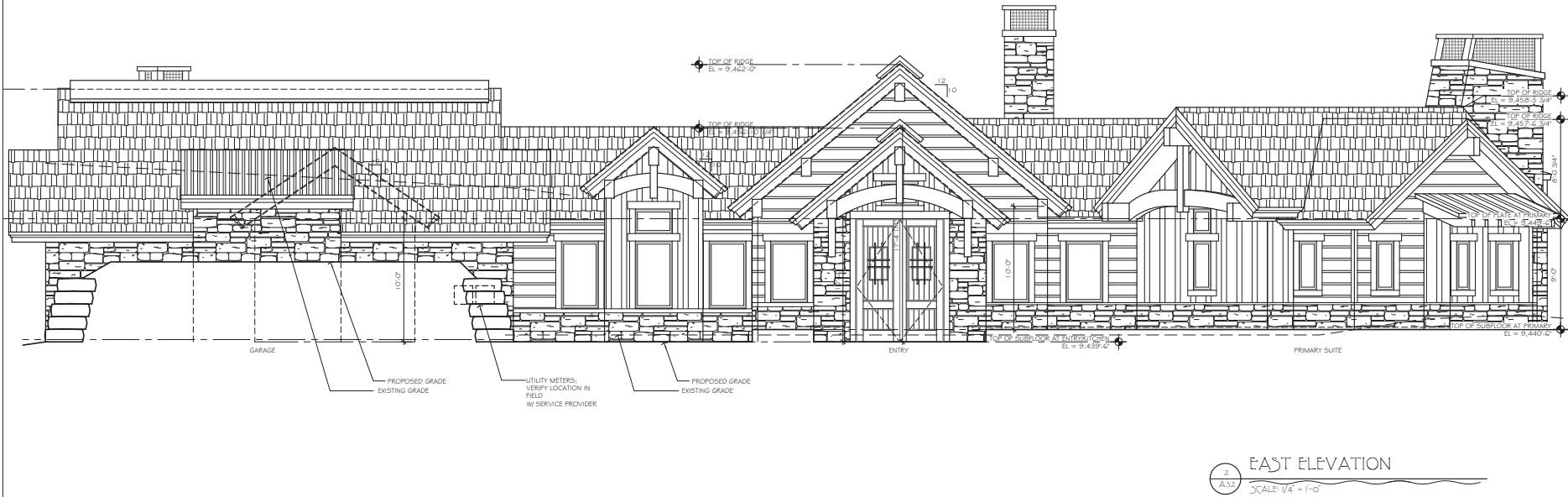
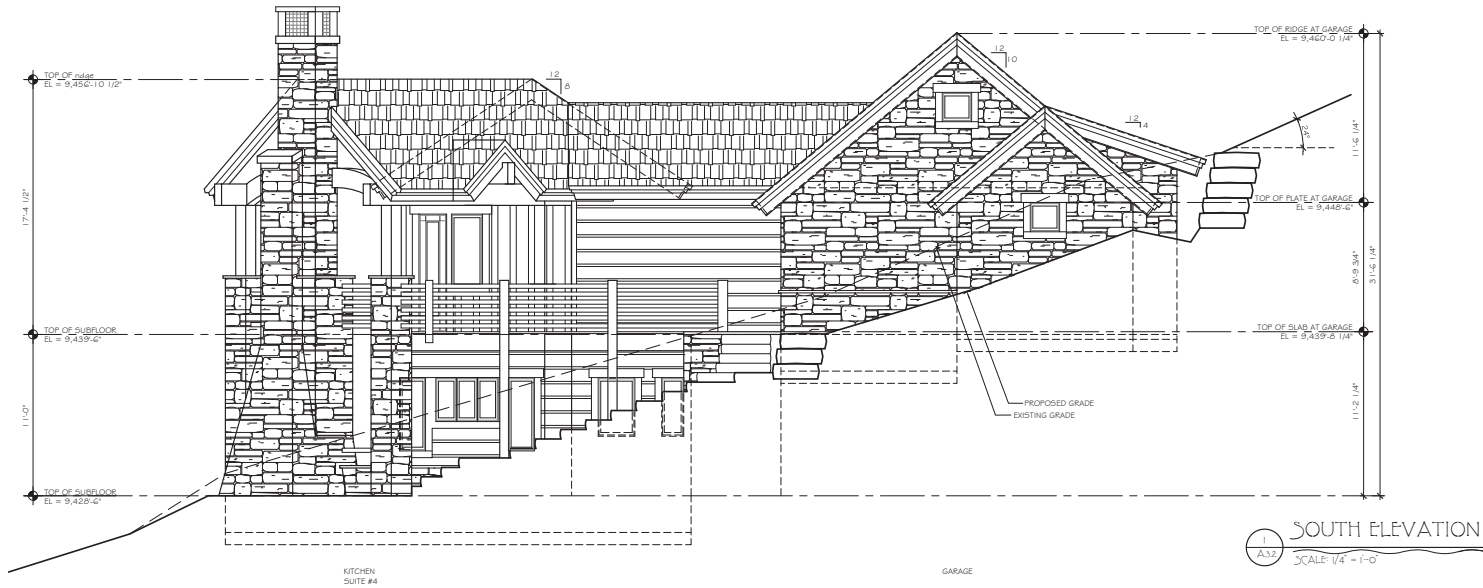
PRELIMINARY - NOT FOR CONSTRUCTION

ANKENBAUER RESIDENCE
 LOT 146, THE HIGHLANDS AT BRECKENRIDGE, DISCOVERY HILL
 ADDRESS: 635 GOLD RUN ROAD, BRECKENRIDGE, SUMMIT COUNTY, CO

DATE:	DATE:
PRELIM. DESIGN	31 JAN 2014

PROJECT # 196

A3.1



PRELIMINARY - NOT FOR CONSTRUCTION

ANKENBAUER RESIDENCE
 LOT 146, THE HIGHLANDS AT BRECKENRIDGE, P/COVEY HILL
 ADDRESS: 635 GOLD RUN ROAD, BRECKENRIDGE, SUMMIT COUNTY, CO
 TITLE: ELEVATIONS

DATE:	DATE:
PRELIM. DESIGN	31 JAN 2014
PROJECT # 1965	

A3.2

ALLEN GUERRA ARCHITECTURE
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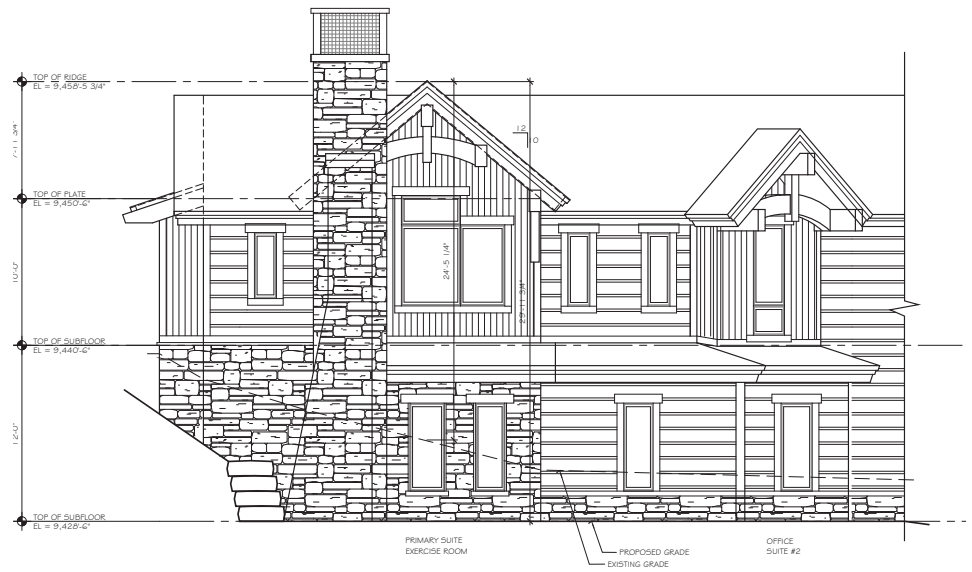
PRELIMINARY - NOT FOR CONSTRUCTION

ANKENBAUER RESIDENCE
 LOT 146, THE HIGHLANDS AT BRECKENRIDGE, DISCOVERY HILL
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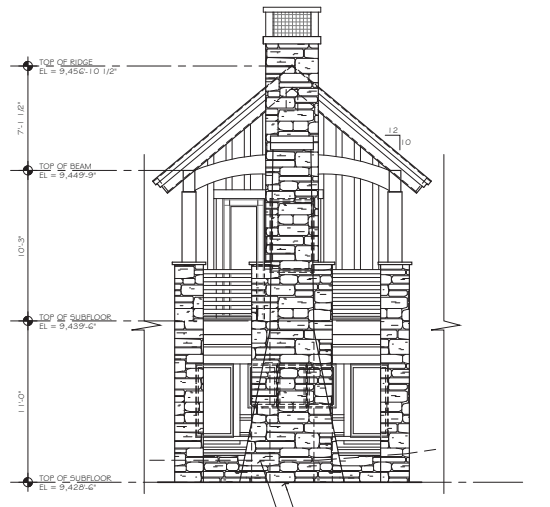
TITLE
 ELEVATIONS

DATE:	DATE:
PRELIM. DESIGN	31 JAN 2014
PROJECT # 1160	

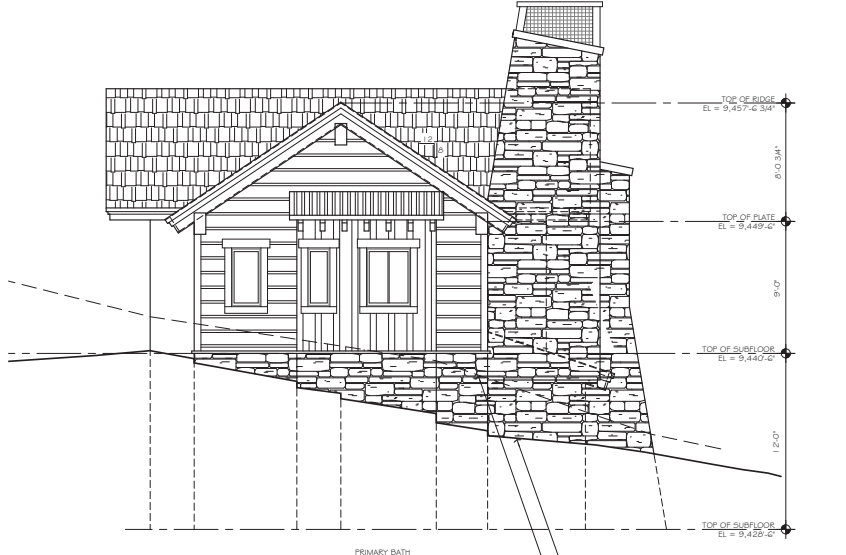
A3.3



3
 A3.3
 NORTH WEST ELEVATION
 SCALE: 1/4" = 1'-0"



1
 A3.3
 SOUTH WEST ELEVATION
 SCALE: 1/4" = 1'-0"



2
 A3.3
 NORTH EAST ELEVATION
 SCALE: 1/4" = 1'-0"

ANKENBAUER RESIDENCE

EXTERIOR MATERIALS SCHEDULE
DATE: 10 DECEMBER 2013



LABEL	ITEM	COLOR	DESCRIPTION
M1.1	ROOF		GAF TIMBERLINE COOL SERIES (OR EQUAL) 50-YEAR ASPHALT SHINGLES COLOR: COOL BARKWOOD
M1.2	ACCENT ROOF		CORRUGATED RUSTED STEEL ROOF
M2	FASCIA		RS 2X CEDAR PER DTL; STAIN W/ SUPERDECK 50% "CANYON BROWN 1907" & 50% "CAPE BLACKWOOD"
M3	SOFFIT		RS 1X6 T&G CEDAR; STAIN W/ SUPERDECK 25% "CANYON BROWN" 1907 & 75% "VALLEY" 1906
M4.1	HORIZONTAL SIDING		2X12 RS HAND HEWN CEDAR SIDING W/ 1" CHINKING STAIN W/ SUPERDECK 75% "CANYON BROWN" 1907 & 25% "VALLEY" 1906 HEWN TO BE APPROVED BY ARCHITECT
M4.2	CHINKING		LOG JAM CHINKING "TAN"
M5	VERTICAL SIDING		1X6 & 1X10 BOARD ON BOARD 25% "CANYON BROWN" 1907 & 75% "VALLEY" 1906
M6	DOORS/ WINDOWS		SIERRA PACIFIC WINDOW COMPANY - ALUMINUM CLAD WOOD WINDOWS "WEATHERED BROWN"
M7	DOORS/ WINDOW TRIM		2X, 3X AND 4X RS CEDAR; STAIN W/ SUPERDECK 50% "CANYON BROWN" 1907 & 50% "CAPE BLACKWOOD"

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

ANKENBAUER RESIDENCE

EXTERIOR MATERIALS SCHEDULE

DATE: 10 DECEMBER 2013

LABEL	ITEM	COLOR	DESCRIPTION
M8	WOOD DECKS		EVERGRAIN EPOCH COMPOSITE DECKING COLOR: "WEATHERED WOOD"
M9	CHIMNEY CAP		6" BUFF SANDSTONE CAP W/ CHISELED EDGE APPROVED BY ARCHITECT
M10	STONE VENEER		GALLEGOS CORPORATION - COLORADO BUFF STRIP OR SIMILAR TO BE APPROVED BY OWNER & ARCHITECT - DRYSTACKED
M11	CAP AT STONE VENEER		3" BUFF SANDSTONE CAP W/ CHISELED EDGE APPROVED BY ARCHITECT
M12	EXPOSED POSTS/ BEAMS		HAND HEWN DF TIMBERS - STAIN W/ SUPERDECK "CANYON BROWN" 1907
M13	DECK RAILS		DF NEWEL POSTS & DECK RAILS W/ HORIZ. HAMMERED STEEL BALUSTERS; STAIN W/ SUPERDECK 50% "CANYON BROWN" 1907 & 50% "CAPE BLACKWOOD" - STEEL TO BE DARK GREY WITH WAX FINISH
M14	GARAGE DOORS		CEDAR SIDED PER DETAIL; STAIN W/ SUPERDECK PANELS: 25% "CANYON BROWN" 1907 & 75% "VALLEY" 1906; TRIM: 50% "CANYON BROWN" 1907 & 50% "CAPE BLACKWOOD"
M15	FLASHING, GUTTERS & DOWNSPOUTS		ALL EXPOSED METAL FLASHING, GUTTERS & DOWNSPOUTS TO BE DARK BRONZE
M16	EXPOSED METALWORK - BALUSTERS, STRAPPING, ETC		DARK GREY STEEL WITH WAX FINISH

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

Planning Commission Staff Report

Subject: AT&T Telecommunications Site at Red, White and Blue Fire Station
(Class C Major; PC#2013112)

Proposal: Install 12 new AT&T panel antennas inside of the existing cupola at Red, White and Blue Fire station on N. Main Street. A new 17'x23' built-in-place equipment shelter is proposed on the rear southeast corner of the roof. The equipment shelter will match the siding and colors used on the rest of the building. The facility is needed to provide additional wireless bandwidth for Breckenridge.

Date: February 25, 2014 (For the meeting of March 4, 2014)

Project Manager: Matt Thompson, AICP

Applicant: Vertical Real Estate Consulting (Julie Noonan) on behalf of AT&T

Property Owner: Red, White and Blue Fire District

Address: 316 N. Main Street

Legal Description: Lot 17, Snider Addition

Site Area: 19,790 square feet (.45 acres)

Land Use District: 11: Residential: 12 Units per acre; Commercial: 1:3 Floor area ratio

Site Conditions: The property is home to the Red, White and Blue fire station. There are both office uses and indoor parking for the fire trucks and parking lot to the south of the building.

Adjacent Uses:

North:	Commercial daycare center
South:	Fire Department Museum and parking lot
East:	Residential
West:	Mixed-use (commercial and residential)

Height:

Existing:	43'-6" to top of cupola (no change proposed in overall height)
Proposed:	No change. The top of the built in place equipment shelter will be 33'-6" in height.

Setbacks: No change

Item History

The Planning Commission first heard this proposed telecommunications site at the January 7, 2014 Planning Commission meeting. The majority of the Commission had concerns with the architecture of the proposed built in place equipment shelter. On a 4-3 vote the Commission decided the proposal was not Architecturally Compatible and failed Policy 5/A. The application was continued to allow for

further design considerations. To address the Planning Commission concerns the architect has designed the following options for the built in place equipment shelter:

1. A built-in-place equipment shelter designed with a flat roof and two screen walls that connect the shelter to the existing building.
2. An equipment shelter designed with a parapet to match the raised parapet on the west elevation above the garage doors with screens walls and a flat roof behind the parapet.
3. An equipment shelter designed with a real full pitched roof, which could be designed with or without the screen walls.

Staff believes that any of the options above meet the Development Code and Historic District Standards. Staff also believes that the flat roof or pitched roof options could be approved with or without the screen walls and still meet the Code and Standards. Staff has also provided a fourth option below for the equipment shelter, which is the original proposal for the shelter. As noted above, on a 4-3 vote at the last meeting the Planning Commission felt that this option failed policy 5/A.

4. An equipment shelter designed with a flat roof and not connected to the rest of the building with a screen wall (which is the original design proposed).

The applicant and Staff are requesting a recommendation from the Planning Commission on which shelter option design it prefers.

Staff Comments

Staff is recommending that the Planning Commission call this proposal up off the Consent Agenda so that the Commission can provide input on the shelter design options discussed above.

Land Use (Policies 2/A & 2/R): The recommended land use for this district is commercial or residential. The proposed facility is a commercial infrastructure use. There are no land use districts that specifically designate wireless communications facilities as a use. However, this use has been allowed several times on other properties in town designated for commercial use. Staff finds that the proposed use is compatible with the existing uses and the desired character for this district.

Wireless communications facilities are generally located on tall buildings in Town. This location was selected due to its height and location, which will provide the wireless coverage that is currently lacking. We find no reason to assign positive or negative points under this policy.

Building Height (6/A & 6/R): The existing building is 43'-6" tall to the top of the cupola. The existing roof and top most level contains an outdoor table and chairs for eating lunch, as well as an enclosed office with south facing windows, and an air-conditioning unit. The location of the proposed built in equipment shelter was dictated by the existing roof top configuration. The proposed antennas will be inside of the cupola and not visible from the street or sidewalk. Also, the mechanical equipment on the roof will be screened, and lower in height than the existing cupola. The height of the building will not change. Staff has no concerns.

Architectural Compatibility (5/A & 5/R): This policy is intended to encourage building designs that are compatible with the desired architecture of the surrounding neighborhood. The proposed antennas and mechanical equipment will be screened with materials and colors that match the existing building.

Staff finds that the proposed screening will help hide the equipment and antennas, and help the project to blend in with the existing building.

Visual impacts of the proposed built-in-place equipment shelter are shown in the attached photo simulation. While these features would be visible from the alley, they would not be highly visible from Main Street, and they are designed in a manner to blend in with the existing materials and colors of the building. Staff finds that the proposed materials and colors are architecturally compatible with the existing building, and we find no reason to assign negative points under this policy. Staff has no concerns.

Point Analysis (Section: 9-1-17-3): Staff finds no Relative policies under which positive or negative points should be assigned. We find that the application meets all Absolute policies.

Staff Decision

The Planning Department has approved the AT&T Telecommunications site at Red, White and Blue Fire Station at 316 N. Main Street, Lot 17, Snider Addition (PC#2013112) with the attached Findings and Conditions, and recommended the Planning Commission uphold this decision. As recommended above, staff suggests the Planning Commission call up this application from the Consent Agenda so that Commission feedback can be provided on the architectural design of the equipment shelter.

TOWN OF BRECKENRIDGE

AT&T Telecommunications Site at Red, White, and Blue Fire Station
316 N. Main Street
Lot 17, Snider Addition
PERMIT #2013112

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

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **February 25, 2014** 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 **March 4, 2014**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are recorded.
6. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

CONDITIONS

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 will expire eighteen-months from date of issuance, on **September 11, 2015**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of completion for the project covered by this permit. The determination of whether a certificate of completion should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. Applicant shall field locate utility service lines to avoid existing trees.
8. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

9. Final design of the equipment shelter will be Option _____, as approved by the Planning Commission at the March 4, 2014 meeting.
10. 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.
11. 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.
12. No exterior lighting is proposed or approved with this application. Applicant shall submit and obtain separate approval from Town staff of a cut sheet detail for any 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. Any lighting used shall be temporary in nature, and shall be installed to be operational only during emergency work on the wireless communication equipment.

PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLETION

13. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch. Applicant shall replace any vegetation that is removed or destroyed during construction with similar sizes and species.
14. Applicant shall paint all visible flashing, vents, flues, conduit, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
15. Applicant shall screen all utilities.
16. 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.

17. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Completion for the project, and/or other appropriate legal action under the Town's development regulations.
18. No Certificate of Completion 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 Completion 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.**
19. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
20. 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 Completion.***

(Initial Here)



TerraTecTonics
10852 W. ONTARIO AVE.
LITTLETON, CO 80127
303.601.1134

PLANS PREPARED BY:
CSAi
CHARLES STECKLY ARCHITECTURE, Inc.
ARCHITECTURE - PLANNING - DESIGN
5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974
FAX: 303.932.0501

PROJECT NO: COU4235
DRAWN BY: RK
CHECKED BY: SGP

REV.	DATE	DESCRIPTION
1	1/22/14	CITY COMMENTS
0	1/15/14	CITY COMMENTS
C	11/11/13	CLIENT COMMENTS
B	10/29/13	CITY COMMENTS
A	10/16/13	ZD REVIEW

LICENSURE NO:

CONSULTANT:

SITE NAME:
HWY 9 & MAIN
COU4235
316 MAIN ST
BRECKENRIDGE, CO 80424
NEW BUILD

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

APPROVALS	
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR SITE MODIFICATIONS.	
AT&T COMPLIANCE:	DATE: _____
AT&T RF ENGINEER:	DATE: _____
AT&T OPERATIONS:	DATE: _____
AT&T PM:	DATE: _____
CONSTRUCTION:	DATE: _____
SITE ACQ:	DATE: _____
SITE OWNER:	DATE: _____

DRAWING INDEX	
SHEET	SHEET TITLE
T-1	TITLE SHEET
LS1	TOPOGRAPHIC SURVEY
C-1	SITE PLAN
C-1.1	EQUIPMENT & ANTENNA PLANS
C-2	ELEVATIONS

HWY 9 & MAIN

316 MAIN ST. BRECKENRIDGE CO

COU4235

FA: 12781454

CASPR: TBD

USID: 148281



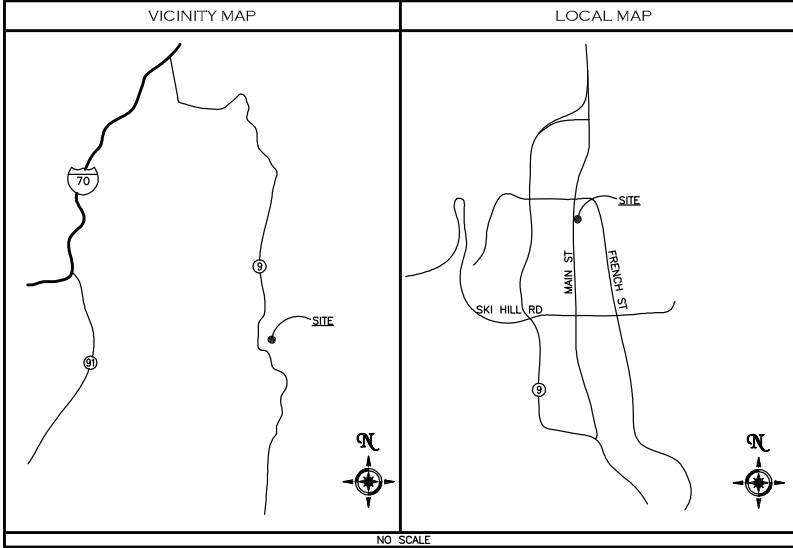
ENGINEERING
2009 INTERNATIONAL BUILDING CODE
2011 NATIONAL ELECTRIC CODE
TIA/EIA-222-G OR LATEST EDITION

GENERAL NOTES
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PROJECT DESCRIPTION
THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK.

SITE INFORMATION

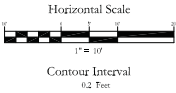
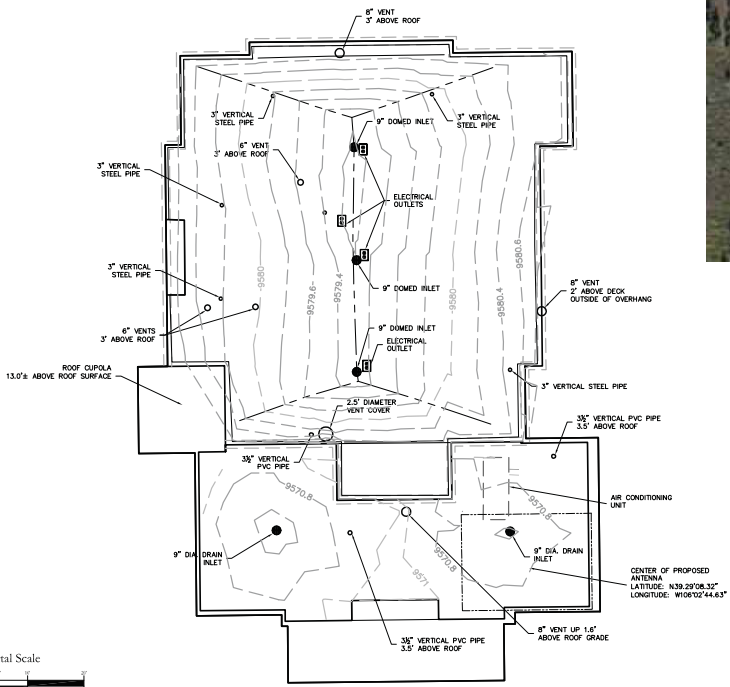
PROPERTY OWNER: RED WHITE & BLUE FIRE DISTRICT
ADDRESS: 316 N MAIN ST BRECKENRIDGE, CO 80424
SITE CONTACT: JAY T. NELSON, DEPUTY CHIEF 970-453-2474
SITE NAME: HWY 9 & MAIN
SITE NUMBER: COU4235
SITE ADDRESS: 316 MAIN ST. BRECKENRIDGE, CO 80424
COUNTY: SUMMIT COUNTY
LATITUDE (NAD 83): 39.48547 N
LONGITUDE (NAD 83): -106.04576 W
ZONING JURISDICTION: TOWN OF BRECKENRIDGE
ZONING DISTRICT: DISTRICT #11
PARCEL #: 2211-3132-01-001
OCCUPANCY GROUP: U
CONSTRUCTION TYPE: V-B
POWER COMPANY: XCEL ENERGY
TELEPHONE COMPANY: CENTURYLINK
ZONING CONSULTANT: JULIE NOONAN TERRATECTONICS INC. 10852 W. ONTARIO AVE. LITTLETON, CO 80127 720.289.7345
RF ENGINEER: WINNIE LAI 720.412.9205
ARCHITECT: CSAI 5935 S. ZANG ST., SUITE 280 LITTLETON, CO 80127 OFFICE: 303.932.9974



DRIVING DIRECTIONS
DIRECTIONS FROM NEAREST AT&T OFFICE:
HEAD WEST ON I-70 TOWARDS BRECKENRIDGE. TAKE EXIT 203 FOR CO-9 TOWARDS FRISCO/BRECKENRIDGE. AT THE TRAFFIC CIRCLE TAKE THE 4TH EXIT ONTO CO-9 S/SUMMIT BLVD. CONTINUE FOR 9.7 MILES. AT THE TRAFFIC CIRCLE TAKE FIRST EXIT ONTO MAIN STREET. THE SITE WILL BE ON THE EAST.

DO NOT SCALE DRAWINGS
SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME
UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF COLORADO
(800) 922-1987
WWW.UNCC.ORG
3 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

DRAWINGS ARE TO SCALE AT 24x36
USE BAR SCALE FOR 11x17 PLOTS



- PROJECT NOTES:**
- 1) A TOPOGRAPHIC SURVEY OF THE ROOF TOP OF THE RED, WHITE & BLUE FIRE DISTRICT BUILDING, LOCATED AT 316 NORTH MAIN STREET, BRECKENRIDGE, SUMMIT COUNTY, COLORADO.
 - 2) FIELD SURVEYING COMPLETED ON SEPTEMBER 26, 2013.
 - 3) SURVEY IS LOCATED ON NAD83 DATUM BASED ON NGS OPUS POSITION FOR A LOCAL CONTROL POINT.
 - 4) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD.
 - 5) LEGAL DESCRIPTION: LOT 17 AND 18, SNIDER ADDITION SUBDIVISION, BRECKENRIDGE, COLORADO.
 - 6) PROJECT BENCHMARK: BRASS CAP ON THE MINERAL SURVEY CORNER NO. 5, U.S.M.S. #7471
 - 7) BASIS OF BEARING: N 07°01'30"E, 337.00 FEET BETWEEN MINERAL SURVEY CORNER NO. 4 OF MINERAL CLAIM #7471 AND MINERAL SURVEY CORNER NO. 5 OF MINERAL CLAIM #7471, BOTH MONUMENTED BRASS CAP CORNERS.
 - 8) LATITUDE (NAD 83) LATITUDE: N39.29°08.32"
 - 9) SUMMIT COUNTY ASSESSOR SCHEDULE #4008147.
 - 10) STREET ADDRESS: 316 N. MAIN STREET, BRECKENRIDGE, COLORADO

LEGAL DESCRIPTION

A LEGAL DESCRIPTION OF A UTILITY EASEMENT LOCATED ON THE ROOFTOP OF 316 NORTH MAIN STREET, BRECKENRIDGE, COLORADO, LOCATED ON LOTS 17 AND 18 SNIDER'S ADDITION TO THE TOWN OF BRECKENRIDGE, SECTION 31, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M., SUMMIT COUNTY, COLORADO, MORE PARTICULARLY: DESCRIBED AS FOLLOWS:

COMMENCING AT MINERAL SURVEY CORNER NUMBER 5, OF MINERAL SURVEY #7471; THENCE N82°07'26"W, 84.47 FEET TO THE SOUTHEAST CORNER OF LOT 18, SNIDER'S ADDITION; THENCE N81°39'22"W, 78.21 FEET TO THE POINT OF BEGINNING;

THENCE N00°46'25"W, 17.00 FEET; THENCE S89°13'48"W, 23.00 FEET; THENCE S00°46'25"E, 17.00 FEET; THENCE N89°13'48"E, 23.00 FEET TO THE POINT OF BEGINNING; SAID EASEMENT CONTAINS 391 SQUARE FEET MORE OR LESS.

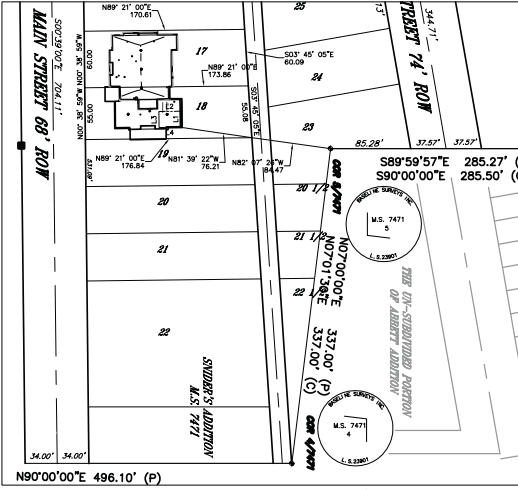
BASIS OF BEARING: N 07°01'30"E, 337.00 FEET BETWEEN MINERAL SURVEY CORNER NO. 4 OF MINERAL CLAIM #7471 AND MINERAL SURVEY CORNER NO. 5 OF MINERAL CLAIM #7471, BOTH MONUMENTED BRASS CAP CORNERS.

CERTIFICATE OF SURVEY:

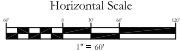
THIS IS TO CERTIFY THAT THIS TOPOGRAPHIC MAP AND IMPROVEMENTS SHOWN ARE CORRECT TO THE BEST OF KNOWLEDGE AND BELIEF.

WALTER N. MAGILL, COLORADO PLS #38024

1. NO TITLE POLICY WAS REVIEWED BY FOUR POINTS SURVEYING AND ENGINEERING.



Line #	Length	Bearing	Direction
L1	17.00	S89°46'35"W	
L2	23.00	S89°13'48"W	
L3	17.00	S00°46'25"E	
L4	23.00	N89°13'48"E	



188 INVERNESS DRIVE WEST
SUITE 400
ENGLEWOOD, CO 80112

Smartlink

CSAi

CHARLES STECKLY ARCHITECTURE, Inc.
ARCHITECTURE - PLANNING - DESIGN
5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974
FAX: 303.932.6561

PROJECT NO:	COU4235
DRAWN BY:	WNM / ME
CHECKED BY:	WNM

REV	DATE	DESCRIPTION

LICENSURE NO:

(970)-819-1161
WALTER N. MAGILL, PLS #38040
CONSULTANT:

SITE NAME:

HWY 9 & MAIN
COU4235
316 MAIN STREET
BRECKENRIDGE, CO 80424
NEW SITE BUILD

SHEET TITLE:

TOPOGRAPHIC SURVEY

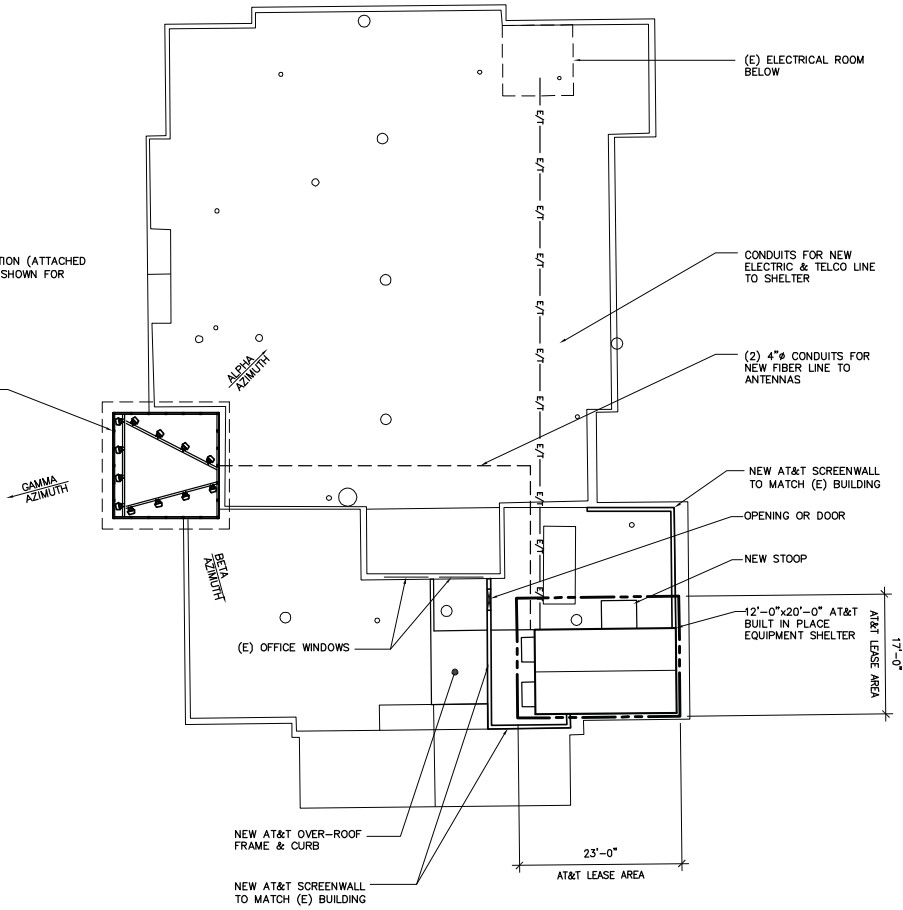
SHEET NUMBER:

LS1

SHEET 1 OF 1 SHEETS

NOTE:
 RRH'S & SURGE PROTECTION (ATTACHED
 BEHIND ANTENNAS) NOT SHOWN FOR
 CLARITY.

(12) NEW AT&T PANEL
 ANTENNAS MOUNTED IN
 NEW RF TRANSPARENT
 CUPOLA RE: C-1.1



188 INVERNESS DRIVE WEST
 SUITE 400
 ENGLEWOOD, CO 80112

TerraTecTonics

10852 W. ONTARIO AVE.
 LITTLETON, CO 80127
 303.601.1134

PLANS PREPARED BY:



CHARLES STECKLY ARCHITECTURE, Inc.
 ARCHITECTURE - PLANNING - DESIGN
 5935 SOUTH ZANG STREET, SUITE 280
 LITTLETON, COLORADO 80127
 OFFICE: 303.932.9974
 FAX: 303.932.0561

PROJECT NO: COU4235
 DRAWN BY: RK
 CHECKED BY: SGP

REV.	DATE	DESCRIPTION
1	1/22/14	CITY COMMENTS
0	1/15/14	CITY COMMENTS
C	11/11/13	CLIENT COMMENTS
B	10/29/13	CITY COMMENTS
A	10/16/13	2D REVIEW

LICENSURE NO:

CONSULTANT:

SITE NAME:

HWY 9 & MAIN
 COU4235
 316 MAIN. ST
 BRECKENRIDGE, CO 80424
 NEW BUILD

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-1



NORTH

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



1 ROOF PLAN



188 INVERNESS DRIVE WEST
SUITE 400
ENGLEWOOD, CO 80112

TerraTecTonics

10852 W. ONTARIO AVE.
LITTLETON, CO 80127
303.601.1134

PLANS PREPARED BY:

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PROJECT NO: COU4235
DRAWN BY: RK
CHECKED BY: SGP

REV.	DATE	DESCRIPTION
1	1/22/14	CITY COMMENTS
0	1/16/14	CITY COMMENTS
C	11/11/13	CLIENT COMMENTS
B	10/28/13	CITY COMMENTS
A	10/16/13	2D REVIEW

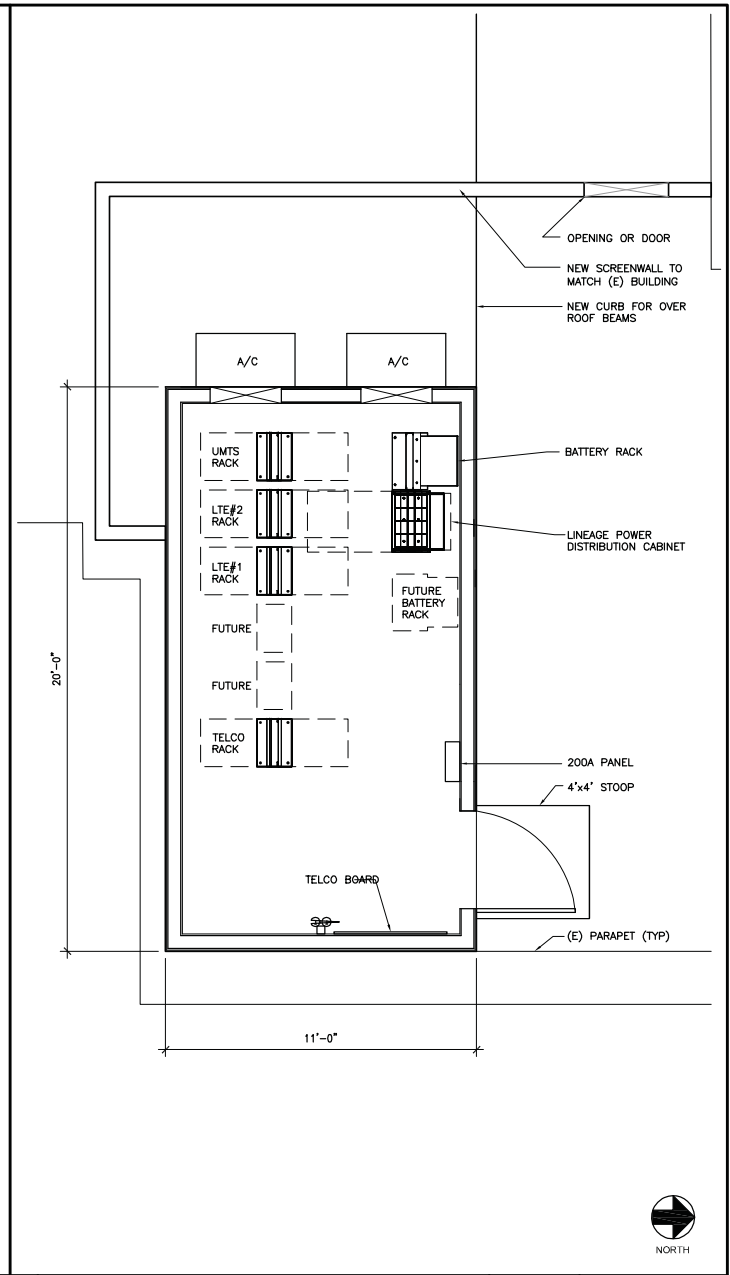
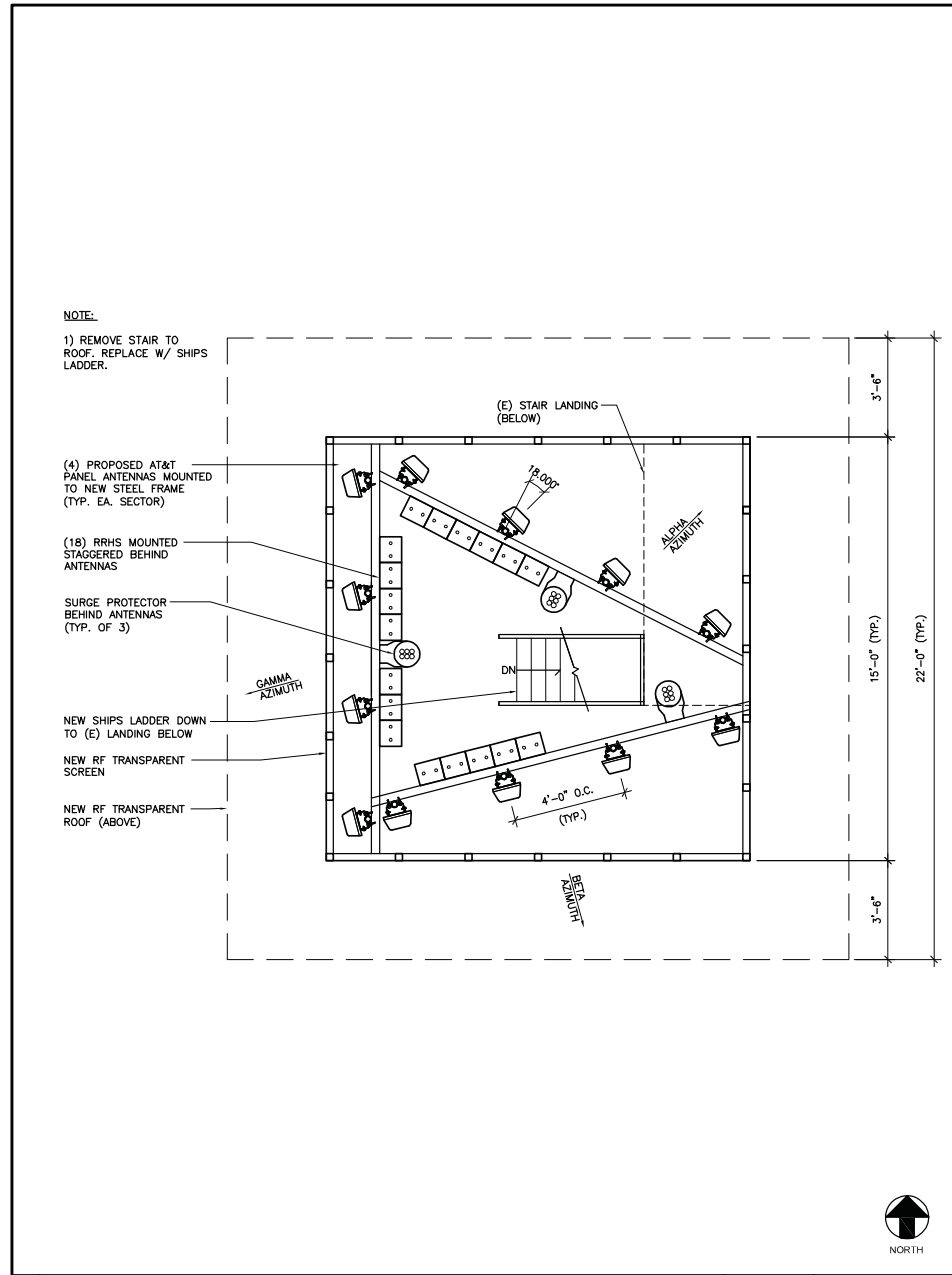
LICENSURE NO:

CONSULTANT:

SITE NAME:
HWY 9 & MAIN
COU4235
316 MAIN ST
BRECKENRIDGE, CO 80424
NEW BUILD

SHEET TITLE:
**EQUIPMENT &
ANTENNA PLANS**

SHEET NUMBER:
C-1.1



2 ANTENNA PLAN

SCALE: 1/2" = 1'-0"

1 EQUIPMENT SHELTER PLAN

SCALE: 1/2" = 1'-0"

M:\2013\Projects\TerraTecTonics\Hwy. 9 & Main\2D\C-1.1.dwg
PLOTTED: Jan 22, 2014 AT 5:29pm

Option 1



2 SOUTH ELEVATION

SCALE: 3/16"=1'-0"
 6' 3' 0' 6'



1 WEST ELEVATION

SCALE: 3/16"=1'-0"
 6' 3' 0' 6'



188 INVERNESS DRIVE WEST
 SUITE 400
 ENGLEWOOD, CO 80112

TerraTecTonics

10852 W. ONTARIO AVE.
 LITTLETON, CO 80127
 303.601.1134

PLANS PREPARED BY:

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PROJECT NO: COU4235

DRAWN BY: RK

CHECKED BY: SGP

0 1/15/14 CITY COMMENTS

C 11/11/13 CLIENT COMMENTS

B 10/29/13 CITY COMMENTS

A 10/16/13 2D REVIEW

REV. DATE DESCRIPTION

LICENSE NO:

CONSULTANT:

CONSULTANT:

SITE NAME:

HWY 9 & MAIN
 COU4235
 316 MAIN, ST
 BRECKENRIDGE, CO 80424
 NEW BUILD

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

C-2

Option 2



2 SOUTH ELEVATION

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



1 WEST ELEVATION

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



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PROJECT NO: COU4235

DRAWN BY: RK

CHECKED BY: SGP

REV.	DATE	DESCRIPTION
1	1/22/14	CITY COMMENTS
0	1/15/14	CITY COMMENTS
C	11/11/13	CLIENT COMMENTS
B	10/29/13	CITY COMMENTS
A	10/16/13	2D REVIEW

LICENSURE NO:

CONSULTANT:

SITE NAME:

HWY 9 & MAIN
COU4235
316 MAIN. ST
BRECKENRIDGE, CO 80424
NEW BUILD

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

C-2



Option 2

HWY. 9TH & MAIN

LOOKING EAST



PROPOSED CONDITIONS .

(This photo simulation is for illustrative purposes only, colors & location may vary from shown)



Option 2

HWY. 9TH & MAIN

LOOKING NORTHWEST



PROPOSED CONDITIONS

(This photo simulation is for illustrative purposes only, colors & location may vary from shown)

Option 3



2 SOUTH ELEVATION - OPTION B

SCALE 3/16"=1'-0" 6' 3' 0' 6'



1 WEST ELEVATION - OPTION B

SCALE 3/16"=1'-0" 6' 3' 0' 6'



188 INVERNESS DRIVE WEST
SUITE 400
ENGLEWOOD, CO 80112

TerraTecTonics

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PROJECT NO: COU4235

DRAWN BY: RK

CHECKED BY: SGP

REV.	DATE	DESCRIPTION
2	2/5/14	CITY COMMENTS
1	1/22/14	CITY COMMENTS
0	1/15/14	CITY COMMENTS
C	11/11/13	CLIENT COMMENTS
B	10/29/13	CITY COMMENTS
A	10/16/13	2D REVIEW

LICENSURE NO:

CONSULTANT:

SITE NAME:

HWY 9 & MAIN
COU4235
316 MAIN, ST
BRECKENRIDGE, CO 80424
NEW BUILD

SHEET TITLE

ELEVATIONS

SHEET NUMBER:

C-2

Option 4



2 SOUTH ELEVATION

SCALE: 3/16"=1'-0" 0' 3' 6'



1 WEST ELEVATION

SCALE: 3/16"=1'-0" 0' 3' 6'



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PROJECT NO: COU4235

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REV	DATE	DESCRIPTION
C	11/11/13	CLIENT COMMENTS
B	10/29/13	CITY COMMENTS
A	10/16/13	ZD REVIEW

LICENSURE NO:

CONSULTANT:

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NEW BUILD

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

C-2



Option 4

HWY. 9TH & MAIN

VIEW 2: LOOKING NORTHWEST



PROPOSED CONDITIONS

Prepared for:

TerraTecTonics

PREPARED BY:



**CHARLES STECKLY
ARCHITECTURE INC.**

Existing South Elevation





Existing view from alley to the southwest

Existing view from southwest corner of roof looking east.

