



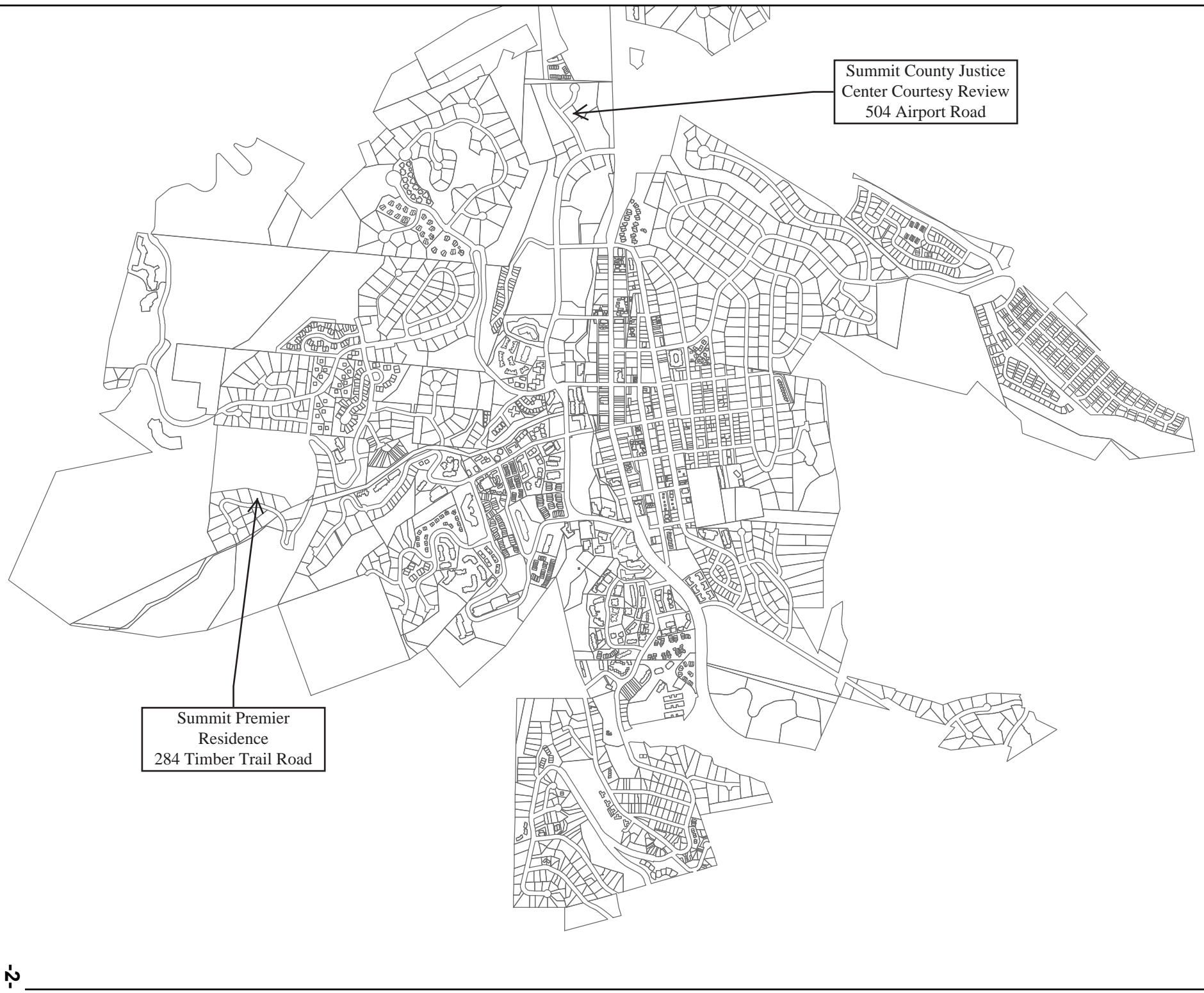
**PLANNING COMMISSION AGENDA**

Tuesday, August 19, 2014  
Breckenridge Council Chambers  
150 Ski Hill Road

<b>7:00pm</b>	<b><i>Call To Order Of The August 19 Planning Commission Meeting; 7:00 P.M. Roll Call</i></b>	
	<i>Location Map</i>	<b>2</b>
	<i>Approval Of Minutes</i>	<b>3</b>
	<i>Approval Of Agenda</i>	
<b>7:05pm</b>	<b><i>Consent Calendar</i></b>	<b>6</b>
	1. Summit Premier Residence (SG) PC#2014065; 284 Timber Trail Road	
<b>7:15pm</b>	<b><i>Town Council Report</i></b>	
<b>7:30pm</b>	<b><i>Combined Hearings</i></b>	<b>20</b>
	1. Summit County Justice Center DA's Office Courtesy Review (MGT); 504 Airport Road	
<b>8:00pm</b>	<b><i>Other Matters</i></b>	
	1. Planning Commission Field Trip Ideas	
<b>8:30pm</b>	<b><i>Adjournment</i></b>	

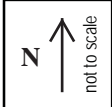
For further information, please contact the Planning Department at 970/453-3160.

**\*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.**



Summit Premier  
Residence  
284 Timber Trail Road

Summit County Justice  
Center Courtesy Review  
504 Airport Road



# 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 7:00pm

### ROLL CALL

Eric Mamula                      Kate Christopher                      Ron Schuman  
Dan Schroder                      Dave Pringle arrived at 7:19pm  
Jim Lamb, Gretchen Dudney, and Ben Brewer, Town Council liaison, were absent.

### APPROVAL OF AGENDA

Mr. Mosher announced that Mr. Brewer, Town Council Liaison, was absent, and thus there would be no Town Council Report this evening. With no other changes, the August 5, 2014, Planning Commission Agenda was approved as presented.

### APPROVAL OF MINUTES

With no changes, the July 15, 2014, Planning Commission Minutes were approved as presented.

### CONSENT CALENDAR:

- 1) Three Fourteen Peerless (MGT) PC#2014057, 314 Peerless Drive
- 2) Bendrick Residence (MGT) PC#2014059, 19 Evans Court
- 3) Joyce Residence (MGT) PC#2014060, 37 Stillson Placer Terrace

#### *Commissioner Questions / Comments:*

Mr. Schroder: Peerless house is very big. It's interesting that you can get so many positive points on landscaping.

Mr. Mamula: Landscaping mitigates the site impact that is created by the development. I would like to re-examine the HERS points, because people are getting positive points for HERS, which addresses a more global issue, but does not address the impacts on the site. (Mr. Thompson: To be fair to the applicants, when Staff identifies policies where the proposal may receive negative points, the applicant needs to be able to realistically use Policies of the Development Code make up the negative point with positive points.) I understand, but landscaping addresses site impacts and HERS does not. (Mr. Truckey: Your point is that it is not mitigating it on site?) Yes.

Mr. Peter Joyce and Mr. Jon Gunson made the following comments: If Stillson Placer hadn't been put in, then it would be an even bigger obstacle to overcome. I understand what you are saying, but I think it is going to be tough for these lots in the future to mitigate these areas because of the way the grades are. All the good easy lots have been built on; now we are down to the more difficult lots to build on. We need to have a tremendous amount of opportunities to mitigate through positive points to offset negative points incurred for long driveways, etc. that are needed to meet grade and Town road standards.

Mr. Schroder made a motion to approve the consent calendar and Mr. Schuman seconded. The motion was approved unanimously (4-0).

### WORKSESSIONS:

- 1) BOSAC Annual Report (MT)

Mr. Truckey presented the recently released State of the Open Space Report, providing information on various accomplishments of the Town's Open Space program since its inception in the late 1990's, as well as providing a summary of 2013 accomplishments.

#### *Commissioner Questions / Comments:*

- Mr. Schroder: What happened in 2005; the purple bar on page 2? (Mr. Truckey: That was the big purchase of B&B.) The signage on the Golden Horseshoe; will those signs look any different? I get confused by the USFS signs but the town signs make sense to me. (Mr. Truckey: The hope in the future is that, yes, we will be able to improve these signs. We have been working with the USFS to get the signs that do exist. It is partly a financial thing on who would pay for the updated signs.) One person commented to me that we are very bike centric on our trail system. Do you get comments that there aren't as many hiking trails? (Mr. Truckey: We do feel that we do have a lot of bike use but we are still working to accommodate all user groups. On Moonstone Trail, we have created some alternative downhill trails for bikers so that the hikers have the trail mostly to themselves.)
- Mr. Mamula: It is big deal that we have 120 or so trailheads you can access in Breckenridge without having to get into a car. You can leave your condo or hotel with your bike and just go. I think it is important to promote this.
- Mr. Schroder: This is the reason why I don't leave Breckenridge because I can access so much. (Mr. Truckey: Eventually we will have trails behind the BOEC and also along French Creek, thus allowing an option to people using the roads.)
- Mr. Pringle: I think we have to take a good look at how well the Planning Department and Commission have gotten the open space parcels through the code and this is the positive result of our work over a long time. This is something to point out. (Mr. Truckey: I agree. Numerous open space dedications through subdivisions, etc. have made important contributions to the overall open space network.) A lot of people don't like the Highlands, but it ended up that we got a lot of open space through the master plan of this development. Do we have strategic purchases out there that we would like to buy? (Mr. Truckey: Yes, we do have a prioritized confidential list of properties that we would like to acquire for open space. At the same time we are opportunistic when situations present themselves. We definitely have a plan and we've been successful in acquiring our top priorities.) Is it the goal in the town to buy every private parcel out there and turn it into public space? (Mr. Truckey: It is more about being strategic to buy smart and purchase by priority. We don't have unlimited money so we need to be judicious.)
- Mr. Mamula: The more money you spend on new property, the more you have to do maintenance on. (Mr. Truckey: You are correct. The stewardship and management is something we need to put more money towards in the future.)
- Mr. Schuman: Do any of the funds pay for employees' salaries? (Mr. Truckey: Yes, the funds pay for the trail crew and most of Mr. Kulick's and Mr. Reid's salaries.)
- Mr. Mamula: When this first started this was a huge ordeal that was very contested about raising sales tax for open space when you live in a national forest. Now the benefit is huge and people definitely support open space. It is amazing how successful this program has been. So thank you to the Town Planning Staff, and all the people before the current Staff, who helped create this program.

**TOWN COUNCIL REPORT:** None.

**COMBINED HEARINGS:**

1) Sprint 2.5 Modification (MGT) PC#2014061, 611 Village Road

Mr. Thompson presented a proposal from Sprint to modify their existing rooftop telecommunication facility. This modification will bring 4G/LTE technology to the surrounding community providing more bandwidth and faster broadband service. The modification will entail the addition of the three (3) new antennas and three (3) new Remote Radiohead Units (RRU's) – one (1) per sector along with one (1) new BBU Kit in an existing cabinet located on the rooftop. The antennas will be wall-mounted against the existing five story building and will not extend above the existing roof height. The antennas will be painted the same color as the building to effectively blend into the wall. This location has existing

telecommunication facilities on the rooftop which has been seen as an ideal location on a tall building. There is minimal visual impact of the existing facilities from Town. The Planning Department recommended the Planning Commission approve the Sprint 2.5 telecommunication modification at Beaver Run Condo Building #2 at 611 Village Road, (PC#2014061) with the presented Findings and Conditions.

**Applicant Presentation:**

Ms. Valerie Cardenas from Sprint: There are some changes on page A4. The remote radio head units boxes 2' x 2' which will be relocated up on the parapet wall and be more hidden, further back up on the roof and be less visible.

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

*Commissioner Questions / Comments:*

Mr. Pringle: We've gone to great lengths with putting antennas up on the roof so that now we are building structures to hide the antennas, which makes them bigger and more visible. I've driven through Clear Creek Canyon quite a bit lately and there are antennas there and they blend with the landscape. Maybe we shouldn't be screening antennas with new building elements.

Mr. Pringle made a motion to approve the point analysis for the Sprint 2.5 Modification, PC#2014061, 611 Village Road. Mr. Mamula seconded, and the motion was carried unanimously (5-0).

Mr. Pringle made a motion to approve the Sprint 2.5 Modification, PC#2014061, 611 Village Road, with the presented findings and conditions. Mr. Schuman seconded, and the motion was carried unanimously (5-0).

**OTHER MATTERS:**

Mr. Mosher gave updates to the Commission:

- Class D Majors that have been approved by Staff since the last report in April.
- Inquiry on upcoming absences in order to schedule the next Breckenridge Mountain Lodge hearing with a full Planning Commission.

Mr. Truckey gave updates to the Commission:

- Snack Bar-Deli Ordinance: I'm going to the Town Council with a change in the definition of snack bars and delis. The snack bars/delis, which allow exclusive use of disposable paper and plastic products, go against the Town's sustainability goals. The proposal is to not allow snack bars/delis to have liquor licenses. It won't eliminate them all together, but it will keep them more in check with our sustainability guidelines. (Mr. Mamula: The fee for water taps should be paid by the landlord and then recuperated from the tenant in the rent structure. We end up looking like the bad guy asking the small snack bars, delis, restaurants, bars to pay for the tap fees. Then this runs with the land.)
- The State APA conference is October 1 through October 3 and we highly encourage you to go. If you have questions, talk to Ms. Brewster, who will send you another e-mail.

**ADJOURNMENT:**

The meeting was adjourned at 7:52 pm.

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Kate Christopher, Vice Chair



## Class C Single Family Development Review Check List

<b>Project Title:</b>	Summit Premier Residence	
<b>Proposal:</b>	Build a new 6,204 sq. ft. single family residence	
<b>Project Name and PC#:</b>	Summit Premier Residence	PC#2014065
<b>Project Manager:</b>	Shane Greenburg	
<b>PC Meeting Date:</b>	August 19, 2014	
<b>Date of Submittal:</b>	August 4, 2014	
<b>Date of Report:</b>	August 13, 2014	
<b>Property Owner:</b>	V & H Development Co LLC	
<b>Agent:</b>	Ted Shaffer, BHH Architects	
<b>Address:</b>	284 Timber Trail Rd	
<b>Legal Description:</b>	Timber Trail, Lot 6	
<b>Area of Site in Square Feet:</b>	25,708 sq. ft.	0.59 acres
<b>Existing Site Conditions:</b>	The property is densely vegetated with small to medium sized lodgepole pines with few to no specimen trees on the property. The lot slopes approximately 14% downhill from Timber Trail Rd. There is a 25 foot public trail easement along the northern (rear) property line as well as 10 foot snow stack easement along the south (front) property line. Neighboring properties include an existing single family residence to the east and an undeveloped residential lot to the west.	
<b>Areas of Building:</b>	Proposed Square Footage	
Lower Level:	1,719 sq. ft.	
Main Level:	2,575 sq. ft.	
Upper Level:	912 sq. ft.	
Garage:	998 sq. ft.	
Total Gross Square Footage:	6,204 sq. ft.	
<b>Code Policies (Policy #)</b>		
<b>Land Use District (2A/2R):</b>	40: Residential (1 UPA per 3 acres). Subject to the Timber Trail Estates Subdivision Plat.	
<b>Density (3A/3R):</b>	Allowed: unlimited	Proposed: 5,206 sq. ft.
<b>Mass (4R):</b>	Allowed: unlimited	Proposed: 6,204 sq. ft.
<b>F.A.R.</b>	1:4.94 FAR	
<b>Height (6A/6R):*</b>	34 feet overall	
*Max height of 35' for single family outside Conservation District <u>unless</u> otherwise stated on the recorded plat		
<b>Lot Coverage/Open Space (21R):</b>		
Drip line of Building / Non-Permeable Sq. Ft.:	3,972 sq. ft.	15.45%
Hard Surface/Non-Permeable Sq. Ft.:	3,509 sq. ft.	13.65%
Open Space / Permeable Sq. Ft.:	18,227 sq. ft.	70.90%
<b>Snowstack (13A/13R):</b>		
Required Square Footage:	877 sq. ft.	25% of paved surfaces is required
Proposed Square Footage:	1,329 sq. ft.	(37.87% of paved surfaces)

<b>Outdoor Heated Space (33A/33R):</b>		
	NO	
<b>Parking (18A/18/R):</b>		
Required:	2 spaces	
Proposed:	3 spaces	
<b>Fireplaces (30A/30R):</b>		
<b>Number of Gas Fired:</b>	2 gas fired - 2 outdoor gas fire pits	
<b>Number of EPA Phase II Wood Burning:</b>	None	
<b>Building/Disturbance Envelope?</b>	Disturbance Envelope	
<b>Setbacks (9A/9R):</b>	Within the disturbance envelope	
	Within the disturbance envelope	
	Within the disturbance envelope	
	Within the disturbance envelope	
<b>Architectural Compatibility (5/A &amp; 5/R):</b>	The proposed residence will be compatible with the neighborhood	
<b>Exterior Materials:</b>	2x12 V-groove horizontal spruce siding in "banyan brown", timber beams in "banyan brown", 1x random width reclaimed barnwood siding in natural browns & grays, natural stone veneer base in ashland cut blend #42, window clad & flashing and steel accents in "gunmetal gray"	
<b>Roof:</b>	cedar shake shingles in natural color, accents in corrugated metal (copper)	
<b>Garage Doors:</b>	1x random width reclaimed barnwood siding in natural browns & grays	
<b>Landscaping (22A/22R):</b>		
<b>Planting Type</b>	<b>Quantity</b>	<b>Size</b>
Englemann Spruce	8	(4) 8', (4) 12'
Blue Spruce	8	(4) 8', (4) 12'
Aspen	31	2.5" min. caliper, 50% multistem
Shrubs (potentilla, buffalo juniper, silver buffaloberry, peking cotoneaster, alpine currant)	62	5 gal
<b>Defensible Space (22A):</b>	Complies	
<b>Drainage (27A/27R):</b>	Positive drainage away from the structure	
<b>Driveway Slope:</b>	Max 10%. Engineering has approved the driveway sloped based on the applicant including a parking pad for a fire truck with minimum dimensions of 15' x 25' and a maximum slope of 4%.	
<b>Point Analysis (Sec. 9-1-17-3):</b>	Staff found that the proposal warrants negative four (-4) points under Policy 7 (Relative) Site and Environmental Design for excessive site disturbance related to the design of the driveway and location of the garage, and positive four (+4) points under Policy 22 (Relative) Landscaping for an above average landscaping proposal, for a passing point analysis of zero (0). <b>(Past precedent case: PC#2011010 Timber Trail, Lot 3 with 11 Spruce and 24 Aspen at somewhat larger sizes, but fewer quantities)</b>	
<b>Staff Action:</b>	Staff has approved Summit Premier Residence, PC#2014065, located at 284 Timber Trail Rd, Lot 6 Timber Trail Subdivision, with the attached Findings and Conditions.	

<b>Final Hearing Impact Analysis</b>				
Project:	Summit Premier Residence	<b>Positive Points</b>	<b>+4</b>	
PC#	2014065			
Date:	8/13/2014	<b>Negative Points</b>	<b>- 4</b>	
Staff:	Shane Greenburg			
		<b>Total Allocation:</b>	<b>0</b>	
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
1/A	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	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	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	<b>Architectural Compatibility / Historic Priority Policies</b>	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	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)	- 4	Excessively long driveway with two garages.
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	<b>Ridgeline and Hillside Development</b>	Complies		
9/A	<b>Placement of Structures</b>	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	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
15/A	<b>Refuse</b>	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	<b>External Circulation</b>	Complies		
18/A	<b>Parking</b>	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	<b>Loading</b>	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	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)	+4	Proposal provides above average landscaping.
24/A	<b>Social Community</b>	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	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	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	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
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	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	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	<b>Home Occupation</b>	Complies		
39/A	<b>Master Plan</b>	Complies		
40/A	<b>Chalet House</b>	Complies		
41/A	<b>Satellite Earth Station Antennas</b>	Complies		

42/A	<b>Exterior Loudspeakers</b>	Complies		
43/A	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
44/A	<b>Radio Broadcasts</b>	Complies		
45/A	<b>Special Commercial Events</b>	Complies		
46/A	<b>Exterior Lighting</b>	Complies		
47/A	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
48/A	<b>Voluntary Defensible Space</b>	Complies		
49/A	<b>Vendor Carts</b>	Complies		

## TOWN OF BRECKENRIDGE

Summit Premier Residence  
Lot 6, Timber Trail Subdivision  
284 Timber Trail Rd  
PC#2014065

**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 **August 13, 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 **August 19, 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 **February 23, 2016**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.

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

#### **PRIOR TO ISSUANCE OF BUILDING PERMIT**

13. **Applicant shall submit and obtain approval from the Town Engineer for a revised site plan that provides a suitable parking pad for emergency vehicles.**
14. **Applicant shall submit and obtain approval from the Town Planning Department for a revised landscape plan that addresses the changes proposed by the Timber Trail HOA. The revised plan may alter the placement of plants, but cannot reduce the size, quantity, and diversity of plants of the original approved plans.**
15. Applicant shall submit proof of ownership of the project site.
16. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.

- 22. Applicant shall install construction fencing and erosion control measures in a manner acceptable to the Town Engineer.**
- 23. 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.**
24. 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**

- 25. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.**
- 26. 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.**
- 27. Applicant shall remove all vegetation and combustible material from under all eaves and decks.**
- 28. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.**
- 29. 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.**
- 30. Applicant shall screen all utilities.**
- 31. 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 feet in height from finished grade or 7 feet above upper decks.**
- 32. 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.**
33. 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.

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

---

(Initial Here)

**SITE NOTES**

- ELECTRIC, CABLE TV, AND TELEPHONE UNDERGROUND IN COMMON TRENCH
- VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTINGS WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND
- TOPOGRAPHIC INFORMATION OBTAINED FROM ROB ANDREWS LAND SURVEYING, JOB# 032386
- PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 1:12 MIN)
- REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE DRAINS TO BE SLOPED TO DAYLIGHT TO NATURAL TRENCH
- FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVING
- PROTECT ALL REMAINING TREES WITH SNOW FENCE OR OTHER APPROVED BARRIER DURING CONSTRUCTION
- PROVIDE 6" DIA. STONE RIP RAP OVER REED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS
- STAKE HOUSE LOCATION FOR OWNER, ARCHITECT, AND ARCHITECTURAL REVIEW BOARD PRIOR TO ANY WORK
- GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT
- DRIVEWAY SHOWN AS MAX. 4% SLOPE FOR FIRST 20' FROM ROAD EDGE OF PAVEMENT OR AS REQUIRED

**BUILDING HEIGHT TABLE**

RIDGE POINT	RIDGE ELEVATION	NATURAL GRADE ELEVATION (APPROX)	FINISHED GRADE ELEVATION	AS MEASURED FROM	CALCULATIONS	HEIGHT
A	10023'	8882.5'	8882.5'	NATURAL GRADE	10023'-8882.5'	30.5'
B	10023'	8886.5'	8884'	FINISH GRADE	10023'-8884'	24.0'
C	10023'	8882.5'	8882'	FINISH GRADE	10023'-8882'	31.0'
D	10021.51'	10000.3'	10003'	NATURAL GRADE	10021.51'-10000.3'	21.21'
E	10028.4'	8886.5'	8885'	NATURAL GRADE	10028.4'-8886.5'	32.6'
F	10028.4'	8888.5'	8888.5'	NATURAL GRADE	10028.4'-8888.5'	24.4'
G	10028.4'	8884.25'	8883'	NATURAL GRADE	10028.4'-8884.25'	34.65'
H	10028.4'	8886.5'	8883'	NATURAL GRADE	10028.4'-8886.5'	32.6'
I	10022.55'	8883.25'	8883.25'	NATURAL GRADE	10022.55'-8883.25'	24.3'
J	10022.55'	8885'	8886'	NATURAL GRADE	10022.55'-8885'	21.55'

**CONTOUR LEGEND**

EXISTING MINOR	—	DRAINAGE ARROW	→
EXISTING MAJOR	---	SPOT GRADE AT DOT	•
PROPOSED	—		

**LOT COVERAGE**

	SQ. FT.	PERCENTAGE
BUILDING (INCLUDES OVERHANGS AND DECKS)	3472 SF.	15%
HARDSCAPE (PATIOS, WALKS & DRIVEWAY)	3504 SF.	14%
OPEN SPACE	18,221 SF.	11%
TOTAL LOT SIZE	25,109 SF.	100%

**REQUIRED SNOWSTACK**

	SQ. FT.	PERCENTAGE
HARDSCAPE (PATIOS, WALKS & DRIVEWAY)	3504 SF.	100%
REQ'D SNOW STACK (25% OF HARDSCAPE)	871 SF.	25%
TOTAL SNOW STACK PROVIDED	1324 SF.	37.8%

REVISIONS:

JOB NO: 1460  
 DATE: 08/14  
 DRAWN BY: T.SHAFFER  
 CHECKED BY: MHOSAN

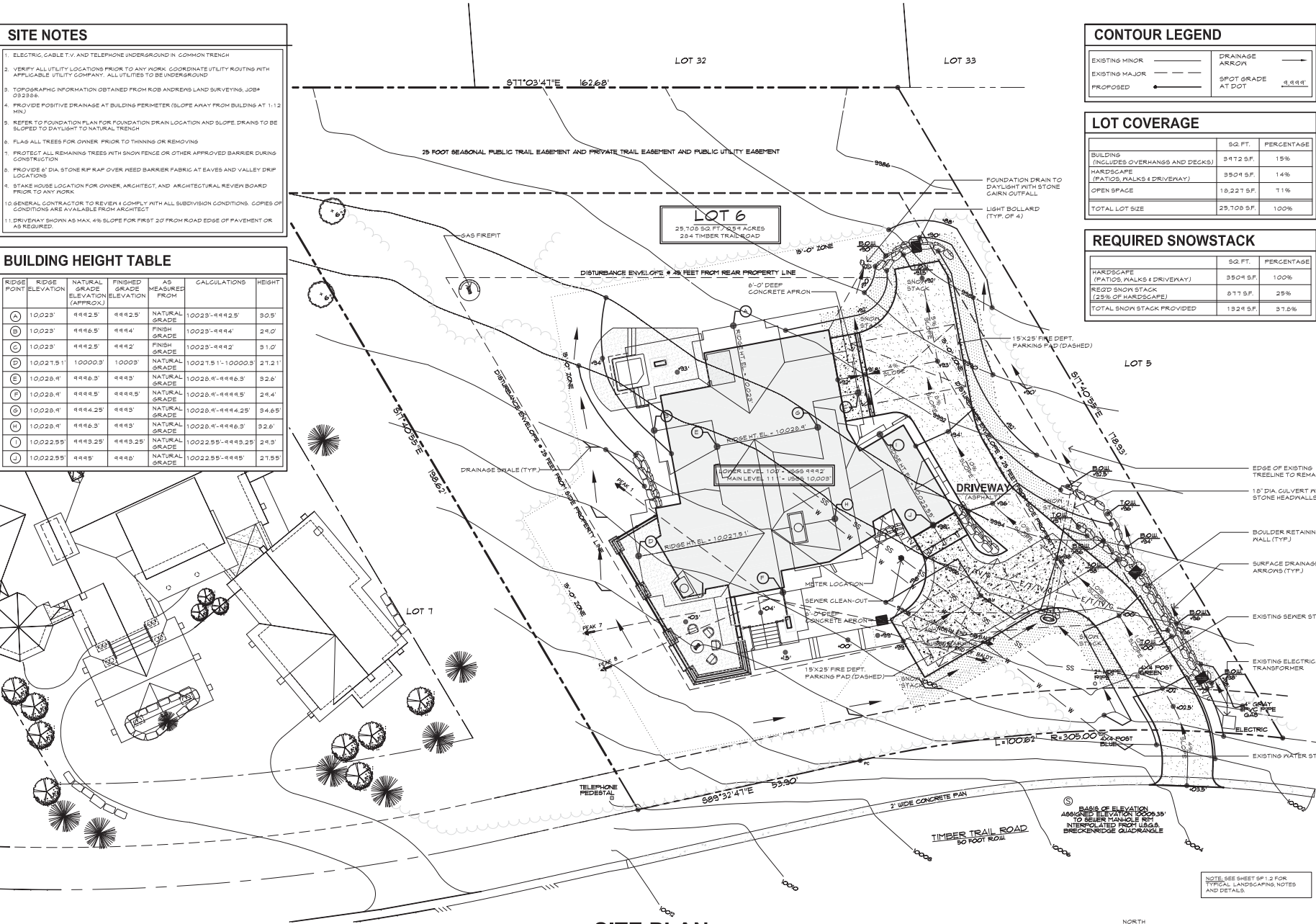
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HOA/TOWN SUBMITTAL: 08/04/14  
 REVISION: 08/12/14

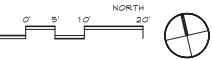
**bhh Partners**  
 1000 3RD ST. SUITE 200 DENVER, BRECKENRIDGE, CO 80424 (970) 452-8800

**SUMMIT PREMIER CHALET**  
 284 TIMBER TRAIL TOWN OF BRECKENRIDGE, COLORADO 80424 (LOT 6, TIMBER TRAIL SUBDIVISION)

© 2014  
 SHEET NUMBER:  
**SP1.1**  
 SITE PLAN  
 OF: 1

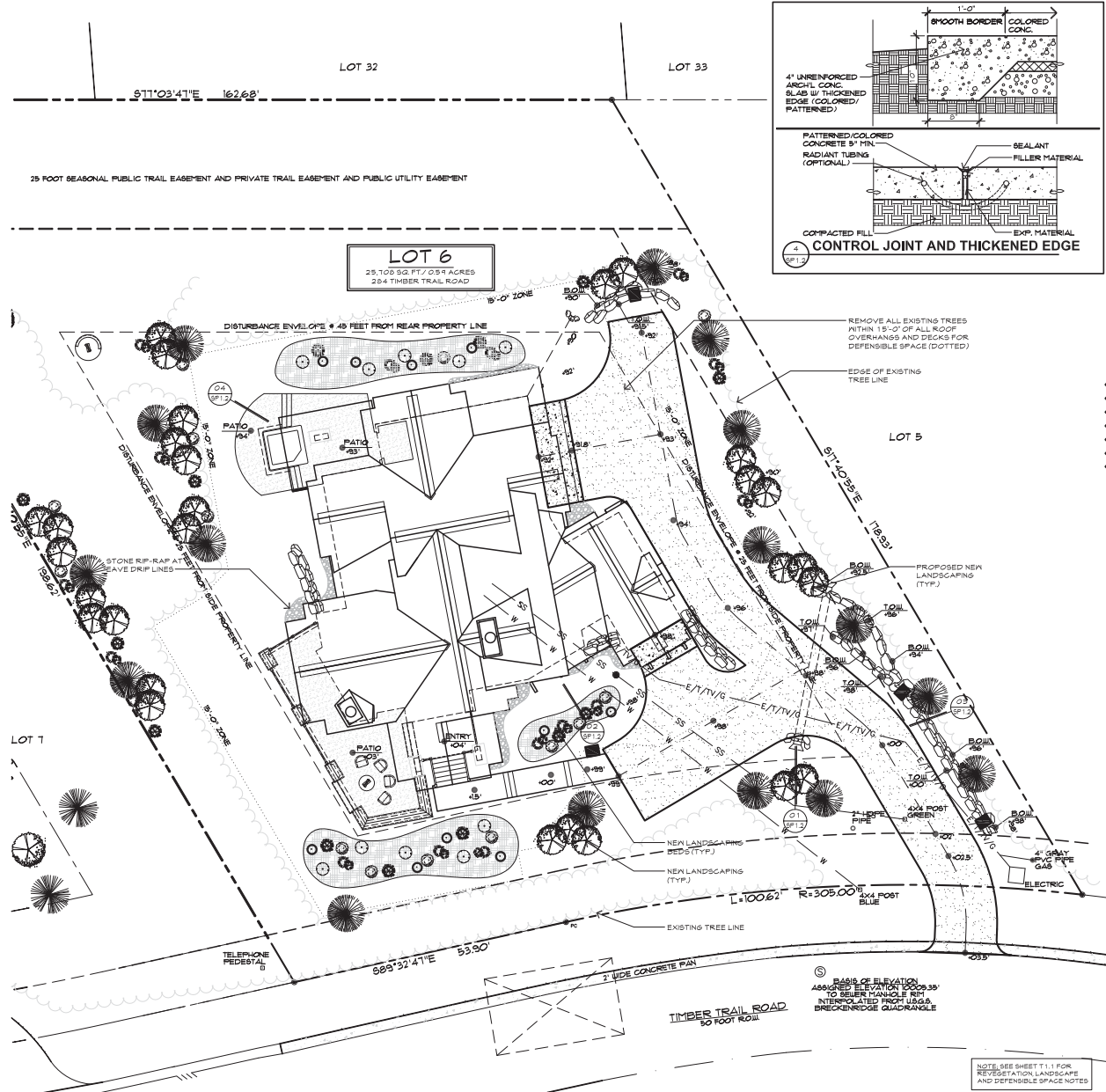
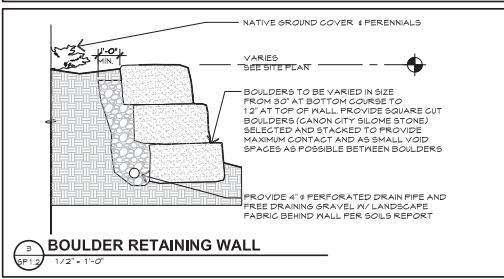
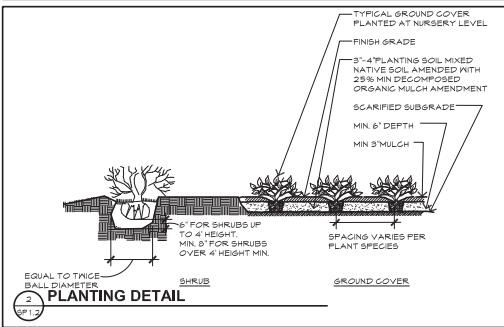
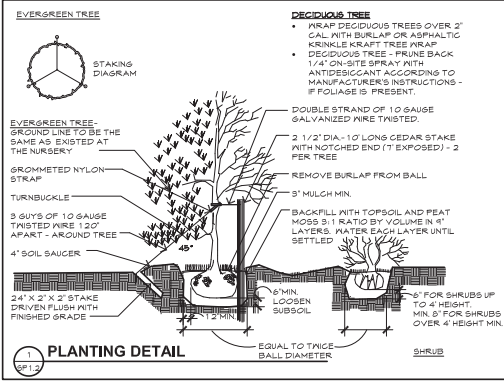


**SITE PLAN**  
 SCALE: 1" = 10'-0"

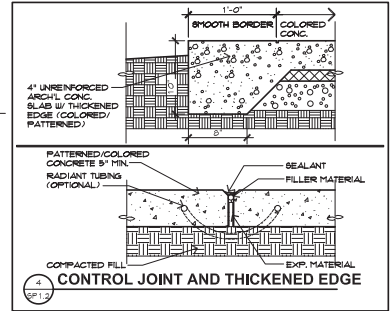


**PLANTING LIST**

KEY	COMMON	BOTANICAL	NO.	SIZE	NOTES
EXISTING TREES					
EXISTING	VARIABLES		--		SEE SITE PLAN
TREES TO BE REMOVED	VARIABLES		--		SEE SITE PLAN
TREES TO BE REPLACED	VARIABLES		--		SEE SITE PLAN
ENGLISH SPRUCE	PICEA ENGELMANN	5	2 1/2" TALL	2 1/2" TALL	
BLUE SPRUCE	PICEA PUNGENS	5	2 1/2" TALL	2 1/2" TALL	
ASPEN	POPULUS TREMILOIDES	31	3 1/2" MIN. CAL.	3 1/2" MIN. CAL.	
DOGWOOD	POPULUS NUBIZEN	0	8-10' TALL		
POTENTILLA	POTENTILLA FRUTICOSA	14	5 GAL.	NEEDS SUN 36" TALL 4'-0" WIDE	
BUFFALO JUNPER	JUNIPERUS SABINA	14	5 GAL.	NEEDS SUN 12" TALL 8'-0" WIDE	
SILVER BUFFALO BERRY	SHEPHERDIA ARGENTEA	14	5 GAL.	GROWS TO 8-10' TALL	
PEKING COYONESTER	CORYNEASTER UGOSI	10	5 GAL.	GROWS TO 8-10' TALL	
ALPINE CURRANT	RIBES ALPINUM	10	5 GAL.	GROWS TO 3-4' TALL	
NATIVE GRASS AND PERENNIALS	PROVIDE SUBMITTAL	15	1 FLAT	PROVIDE TO ALL DISTURBED AREAS	



**LANDSCAPE PLAN**  
 SCALE: 1" = 10'-0"  
 0' 5' 10' 20'  
 NORTH



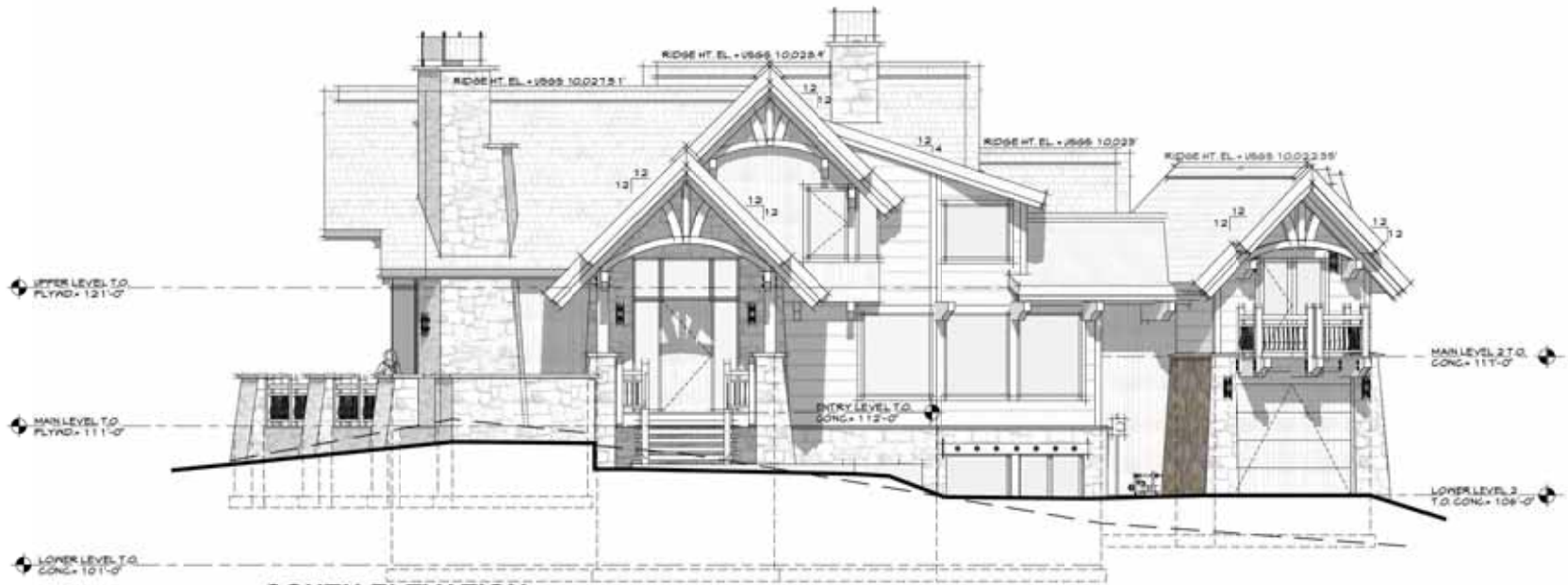
REVISIONS:  
 JOB NO: 1460  
 DATE: 08/12/14  
 DRAWN BY: T. SHAFFER  
 CHECKED BY: M. HOGAN

HOA/TOWN SUBMITTAL: 08/04/14  
 REVISION: 08/12/14

**bhh Partners**  
 520 SOUTH 10TH AVENUE BRECKENRIDGE, CO 80424 (970) 454-6860  
**SUMMIT PREMIER CHALET**  
 284 TIMBER TRAIL TOWN OF BRECKENRIDGE, COLORADO 80424 (LOT 6, TIMBER TRAIL SUBDIVISION)

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 SHEET NUMBER:  
**SP1.2**  
 LANDSCAPE PLAN  
 OF: 1

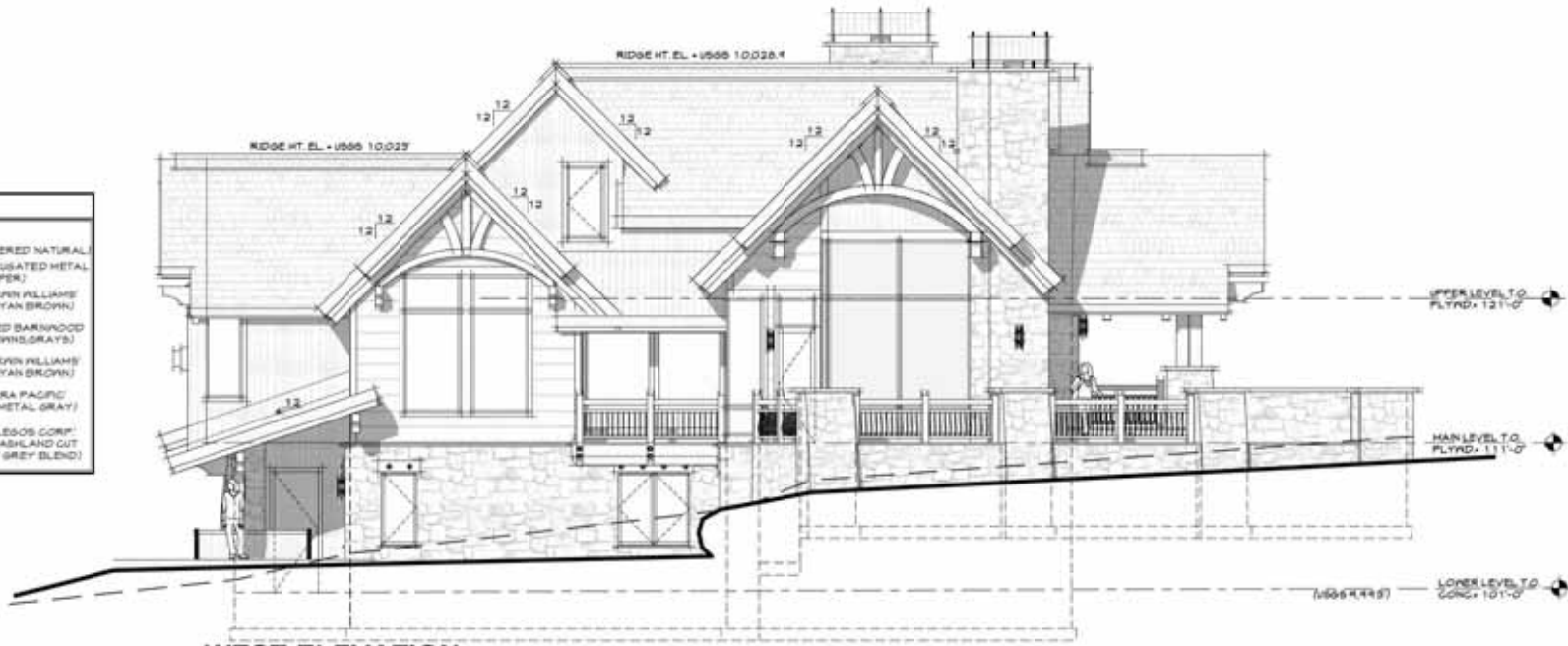




**SOUTH ELEVATION**

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

COLOR LEGEND	
◇ CEDAR SHAKE ROOFING	(WEATHERED NATURAL)
◇ METAL ACCENT ROOFING	CORRUGATED METAL (COPPER)
◇ HOSE SIDING AND FASCIA ACCENT	SHERKIN WILLIAMS (BAYAN BROWN)
◇ VERT. ACCENT SIDING	RECLAIMED BARNWOOD (BROWNS/GRAYS)
◇ FASCIA BEAMS, COLUMNS	SHERKIN WILLIAMS (BAYAN BROWN)
◇ WINDOW CLADDING AND STEEL ACCENTS	SERRA PACIFIC (SUNMETAL GRAY)
◇ STONE VENEER	BALLESOS CORP. (042-ASHLAND CUT LIGHT GREY BLEND)



**WEST ELEVATION**

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

REVISIONS

DATE:	11/03/14
DATE:	08/04/14
DRAWN BY:	T. SHOFFER
CHECKED BY:	M. HOON

THIS PLAN IS UNLESS OTHERWISE NOTED AND SHALL BE CONSIDERED VOID WITHOUT SIGNATURE OF ARCHITECT

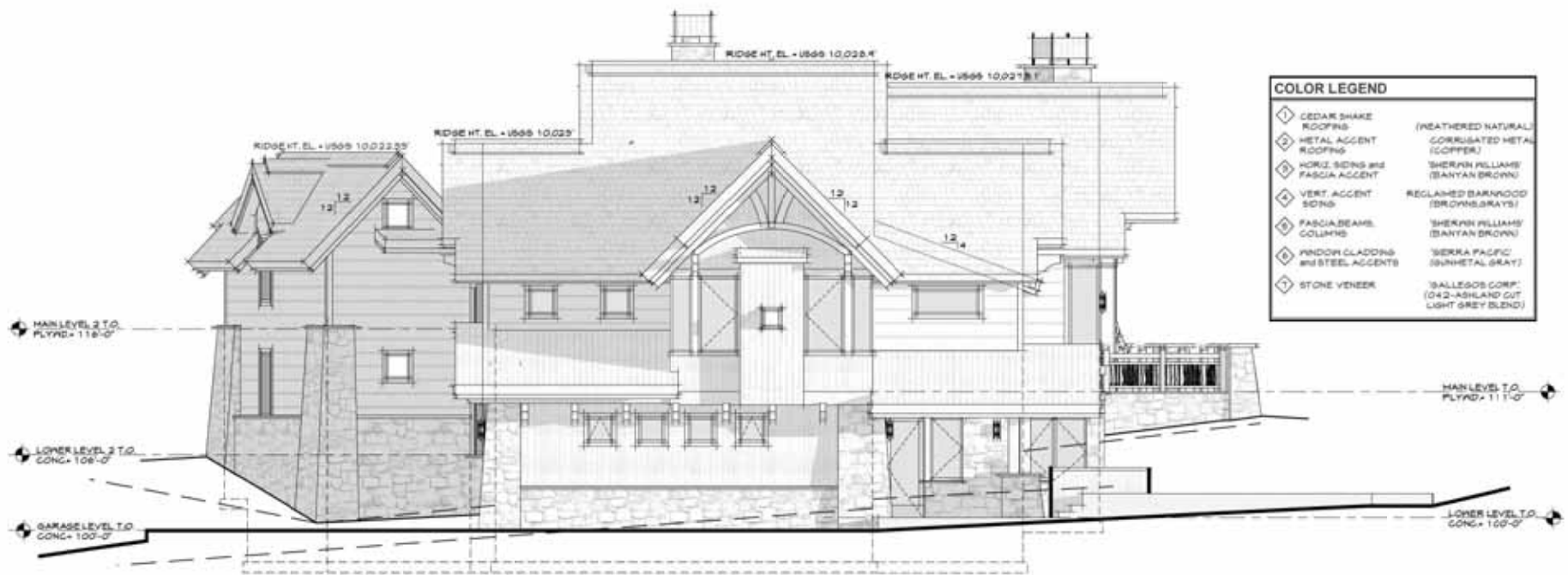
PROJECT SUBMITTAL SHEET 14

**bhh Partners**  
 bhh PARTNERS ARCHITECTURE INTERIORS CO. INC. 400 S. G ST. SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.8888  
 FAX: 303.733.8889  
 WWW.BHHPARTNERS.COM

**SUMMIT PREMIER CHALET**  
 324 TIMBER TRAIL ROAD, TOWN OF BRECKENRIDGE, COLORADO BRECKENRIDGE GEM SITE & TIMBERSTAL SUBDIVISION

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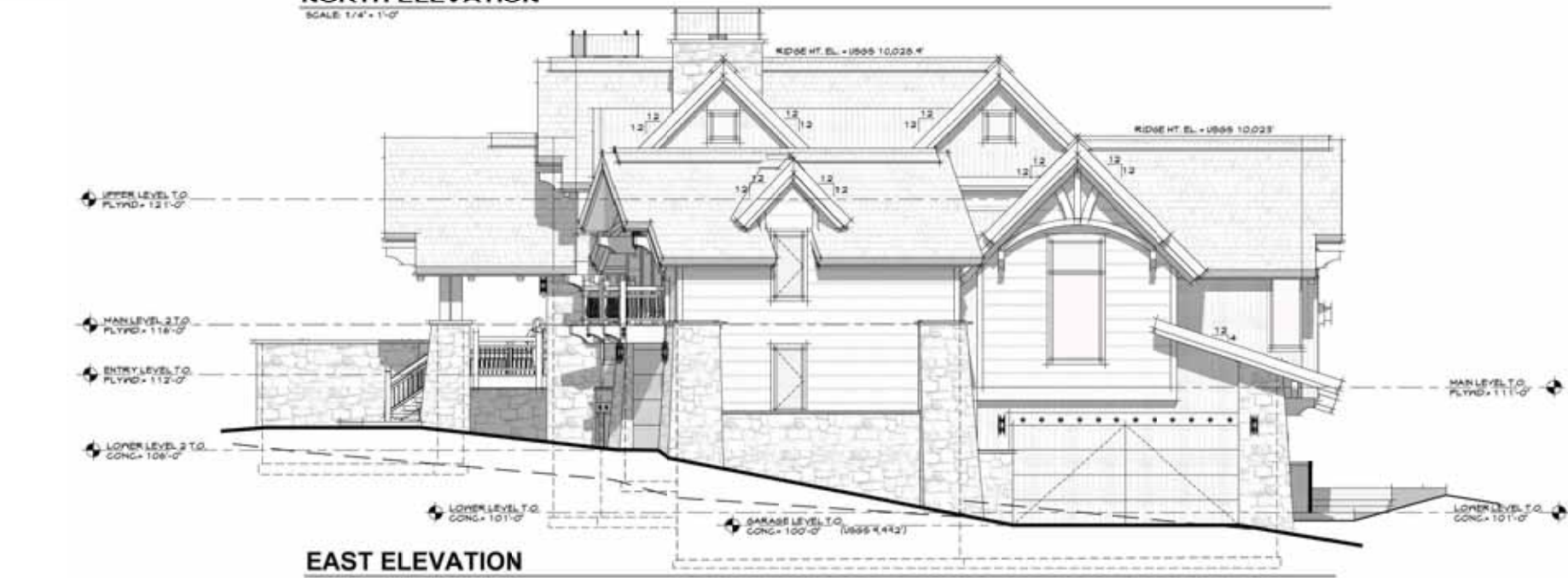
**A2.1**  
 BUILDING ELEVATIONS



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

COLOR LEGEND	
◇ CEDAR SHAKE ROOFING	(WEATHERED NATURAL)
◇ METAL ACCENT ROOFING	(CORRUGATED METAL (COPPER))
◇ HORZ. SIDING AND FASCIA ACCENT	(SHERWIN WILLIAMS (BANTAN BROWN))
◇ VERT. ACCENT SIDING	(RECLAIMED BARNWOOD (BROWNS GRAYS))
◇ FASCIA BEAMS, COLUMNS	(SHERWIN WILLIAMS (BANTAN BROWN))
◇ WINDOW CLADDING AND STEEL ACCENTS	(SEKKA PACIFIC (SUNMETAL GRAY))
◇ STONE VENEER	(BALLEGOOS CORP. (042-ASHLAND CUT LIGHT GREY BLEND))

REVISIONS	
NO. 01	DATE: 11/18/14
NO. 02	DATE: 11/18/14
NO. 03	DATE: 11/18/14
NO. 04	DATE: 11/18/14
NO. 05	DATE: 11/18/14
NO. 06	DATE: 11/18/14
NO. 07	DATE: 11/18/14
NO. 08	DATE: 11/18/14
NO. 09	DATE: 11/18/14
NO. 10	DATE: 11/18/14



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

OWNER SUBMITTAL SHEET

**bhh Partners**  
bhh PARTNERS ARCHITECTURE INTERIORS CONSTRUCTION

**SUMMIT PREMIER CHALET**  
324 TIMBER TRAIL ROAD, TOWN OF BRECKENRIDGE, COLORADO 80424

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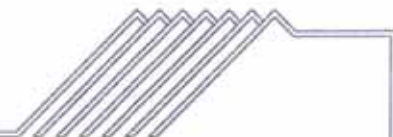
**A2.2**  
BUILDING ELEVATIONS



- |   |   |
|---|---|
| 1. ROOFING                                  | - CEDAR SHAKE (NATURAL)                       |
| 2. ROOFING ACCENT                           | - CORRUGATED METAL (COPPER)                   |
| 3. 2X12 V-GROOVE (HORIZ.)- SPRUCE SIDING    | -SHERWIN WILLIAMS (BANYAN BROWN)              |
| 4. TIMBER BEAMS, COLUMNS AND FASCIA         | - SHERWIN WILLIAMS (BANYAN BROWN)             |
| 5. 1X RANDOM WIDTH BARNWOOD SIDING          | - RECLAIMED BARNWOOD (NATURAL BROWNS/ GRAY'S) |
| 6. WINDOW CLAD & FLASHING and STEEL ACCENTS | - SIERRA PACIFIC (GUNMETAL GRAY)              |
| 7. STONE VENEER BASE                        | - GALLEGOS CORP. (ASHLAND CUT BLEND #42)      |

**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



# SUMMIT PREMIER CHALET

## Planning Commission Staff Report

**Subject:** Summit County District Attorney/Probation Offices (Class A, Combined Hearing; PC#2014070)

**Proposal:** Expand and renovate existing library building into a new District Attorney and Probation Office. A separate application has been filed to vacate the lot line between Parcel C and Parcel B and the utility, access and drainage easement to the east of the existing building.

**Date:** August 12, 2014 (For meeting of August 19, 2014)

**Project Manager:** Matt Thompson, AICP

**Applicant/Owner:** Summit County Government

**Agent:** Matthew Stais Architects

**Address:** 504 Airport Road

**Legal Description:** Parcel C, Parkway Center Subdivision #2

**Site Area:** 0.588 acres (25,635 sq. ft.)

**Land Use District:** 9 – Retail Commercial; 1:5 Floor Area Ratio (FAR)

**Site Conditions:** The site is generally flat, sloping gradually to the northwest, with several mature trees around the site. There is an existing 3,357 sq. ft. library building on-site. The building is well screened from Airport Road by existing landscaping. The buffer and landscaping between Airport Road and the new addition will be retained. There is a utility, access and drainage easement along the eastern property line.

**Adjacent Uses:** North: Rankin Avenue and Lot 4, Block 1, Parkway Center (vacant)  
South: Summit Justice Center  
East: Parcel B, Block 1, Parkway Center  
West: Airport Road and Affordable Housing site. Vacant.

**Density:** Allowed under LUGs: 5,127 sq. ft.  
Proposed density: 6,331 sq. ft.

**Mass:** Allowed under LUGs: 5,127 sq. ft.  
Proposed mass: 6,331 sq. ft.

**F.A.R.:** 1:4

**Total:** Existing building: 3,357 sq. ft.  
Proposed addition: 2,974 sq. ft.  
Total: 6,331 sq. ft.

<b>Height:</b>	Allowed: Two stories Proposed: One story, 23' overall	
<b>Parking:</b>	Required: Proposed:	14 spaces 36 spaces
<b>Setbacks:</b>	Front: Sides: Rear: Over lot line to be vacated. Lot line vacation has been submitted.	33 ft. (no change) 82 ft. (combined)

### Item History

The Planning Commission approved the existing library building on March 16, 1995. The building was approved by the Town Council on March 28, 1995.

### Staff Comments

**Land Use (Policies 2/A & 2/R):** The Land Use Guidelines specify that District 19 be used for retail commercial uses. However, Staff recognizes that the building has been a library and the area is the Summit County Justice Center Campus. Staff believes that a District Attorney and Probation Office are appropriate uses for this property.

**Density/Intensity (3/A & 3/R)/Mass (4/R):** The Land Use Guidelines indicate that the allowed density for the project is 5,127 sq. ft. (1:5 FAR). The applicant proposes to add a 2,947 sq. ft. to the existing 3,357 sq. ft. building for a total building of 6,331 sq. ft., which is a 1:4 FAR and over the allowed sq. ft. However, once the lot line vacation has been processed the new combined parcel with Parcel C will leave the applicant with more than enough allowable density for this addition.

**Architectural Compatibility (5/A & 5/R):** The library architecture fits the area and is appropriate for a governmental building. It is primarily a brick building, which has historically been associated with governmental buildings in Breckenridge. The building has small square cinder blocks on the lower portion of the structure. The current architect would like to change that block on the addition to a more traditional shaped cinder block that is split-face (has a rough texture) castle grey to match the existing block base. Also, the architect would like to reduce the three step profile fascia that is 24" wide down to a 14" wide two step profile on the addition.

Staff has no concerns with the proposed architecture.

**Placement of Structures (9/R):** The applicant has agreed to and applied to vacate the lot line to the east of the existing building so that there will not be any setback issues. Currently the addition is designed over a lot line and over a utility, access and drainage easement. There are no utilities in the easement other than the sewer line coming out of the building. Xcel has given written permission to vacate the easement.

The Planning Department has no concerns with the placement of the proposed addition.

**Site and Environmental Design (7/R):** With this proposal, the applicant proposes to utilize the existing curb cut onto Airport Road that currently serves the Justice Center and the library. A new drive aisle will then directly access the new parking lot to the east of the building.

The Town has asked Summit County Government to vacate Rankin Drive as it serves no residential properties, only accesses the County Justice Center campus, and is maintained by the County. The County is considering this request, which could be accomplished along with the lot line vacation processed as a Class C Subdivision.

**Parking (18/A & 18/R):** The proposed parking plan is more than sufficient with providing 36 parking spaces where only 14 would be required by code. Staff believes this amount of parking is appropriate for the governmental use proposed.

**Landscaping (22/A & 22/R):** The existing landscaping provides good buffer to Airport Road and will be maintained. The existing landscaping and proposed landscaping will help buffer the building from all four sides.

The new landscaping proposed:

- Six aspen trees multi-stem 1.5”-2”
- Five Chokecherry trees 1.5”-2”
- One Narrowleaf Cottonwood 2.5”-3”
- Fifty six various native shrubs are proposed

Staff has no concerns with the proposed landscaping.

**Social Community / Employee Housing (24/A & 24/R):** The total of the new building will be 6,331 sq. ft. This policy encourages employee housing units in connection with “*commercial, industrial, and multi-unit residential development.*” As a governmental office Staff does not believe the District Attorney and Probation Office meets this definition and is non-applicable to this application.

**Utilities Infrastructure (26/A & 26/R; 28/A):** There is an existing utility, access and drainage easement along the eastern property line. The applicant had a utility locate completed and there are no utilities in the easement other than the sewer line coming out of the existing building. Summit County Government has contacted Xcel and is working on receiving approval to remove that utility easement. The area is currently flat dredge rock with no improved path for access, and water simply drains through the rock. The Engineering Department and the Planning Department have concluded an access and drainage easement is no longer needed in the area shown on the plat as a utility, access, and drainage easement.

**Drainage (27/A & 27/R):** The historic drainage paths are generally intended to remain. The southerly half of the library roof plus the existing parking lot will continue into the existing basin southeast of the library. Additionally, most drainage from the roof of the proposed addition, plus the landscaping and parking immediately adjacent to the west and south sides of the addition will also be directed into the existing basin. The remaining parking will drain north into a proposed swale and then into a new detention basin at the northwest corner of the project site as shown on the site plan.

The Engineering Department is continuing to work with the project geotechnical engineer on the details of this drainage plan. Staff has no concerns with the proposed drainage plan.

**Point Analysis (Section: 9-1-17-3):** Staff conducted a courtesy point analysis and found no reason to warrant positive or negative points for this application. Applicant has agreed to vacate lot line so there are no negative points for the placement of the structure.

**Staff Recommendation**

The Planning Department recommends approval of the Summit County District Attorney and Probation Office courtesy review.

A UTILITY LOCATION MAP FOR  
**SUMMIT COUNTY DISTRICT ATTORNEY  
 & PROBATION OFFICE PROJECT**  
**PARCELS C & D, PARKWAY CENTER**  
 SUBDIVISION, FILING NO. 2  
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

**LOT 4**  
 79,408 sq. ft.  
 1.823 acres  
 Address: RANKIN AVE.

**PARCEL B**  
 117,867 sq. ft.  
 2.706 acres  
 Address: RANKIN AVE.

**PARCEL A**  
 (TOPOGRAPHIC SURVEY FOR  
 PARCEL A DONE NOV. 2000)

**PARCEL C**  
 25,635 sq. ft.  
 0.588 acres  
 Address: 504  
 AIRPORT ED.

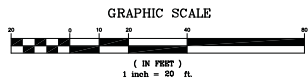
**SUMMIT COUNTY  
 JUSTICE CENTER**  
 MAIN FLOOR = 9507.94  
 LOWER LEVEL = 9497.22

**LIBRARY BUILDING**  
 MAIN FLOOR = 9498.10

(MONUMENTS FOUND DURING PRIOR SURVEYS)

**LEGEND**

- FOUND No. 4 REBAR & RED PLASTIC CAP (PLS 9939/MCDONNIN)
- FOUND REBAR & RED PLASTIC CAP (PLS 3009B/DOLLANS)
- FOUND No. 4 REBAR
- FOUND REBAR & ALUMINUM CAP (PLS 33655)
- ⊙ SEWER MANHOLE
- ⊙ SEWER CLEANOUT
- WATER VALVE
- UTILITY PEDESTAL
- ⊠ FIRE HYDRANT
- ⊘ UTILITY POLE
- ⊠ TRANSFORMER
- ⊙ LIGHT POLE
- /△ RANDOM SURVEY CONTROL POINT
- SPRINKLER HEAD
- CATV = CABLE, FIBER OPTIC, PHONE LINES MARKED WITH PINK OR ORANGE FLAGS/PAINT
- SPRINKLER CONTROL BOX



ELEVATIONS BASED ON U.S.G.S. SEA LEVEL DATUM (1929)  
 DATE OF UTILITY LOCATION FIELD SURVEY: 07/24/2014

Drawn TCB	Dwg 20794UL.DWG	Project 20794
Checked TCB	Date 07/29/2014	Sheet 1 of 1

**R-A-N-C-E-W-E-S-T**  
 ENGINEERS & SURVEYORS INC.  
 P.O. Box 589  
 Silverthorne, CO 80498 970-468-6281

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER THE DATE THIS SURVEY WAS MADE, OR TO THE EXTENT ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY IS COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SIGNATURE HEREON.



OWNER:












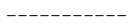
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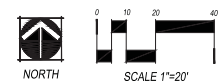
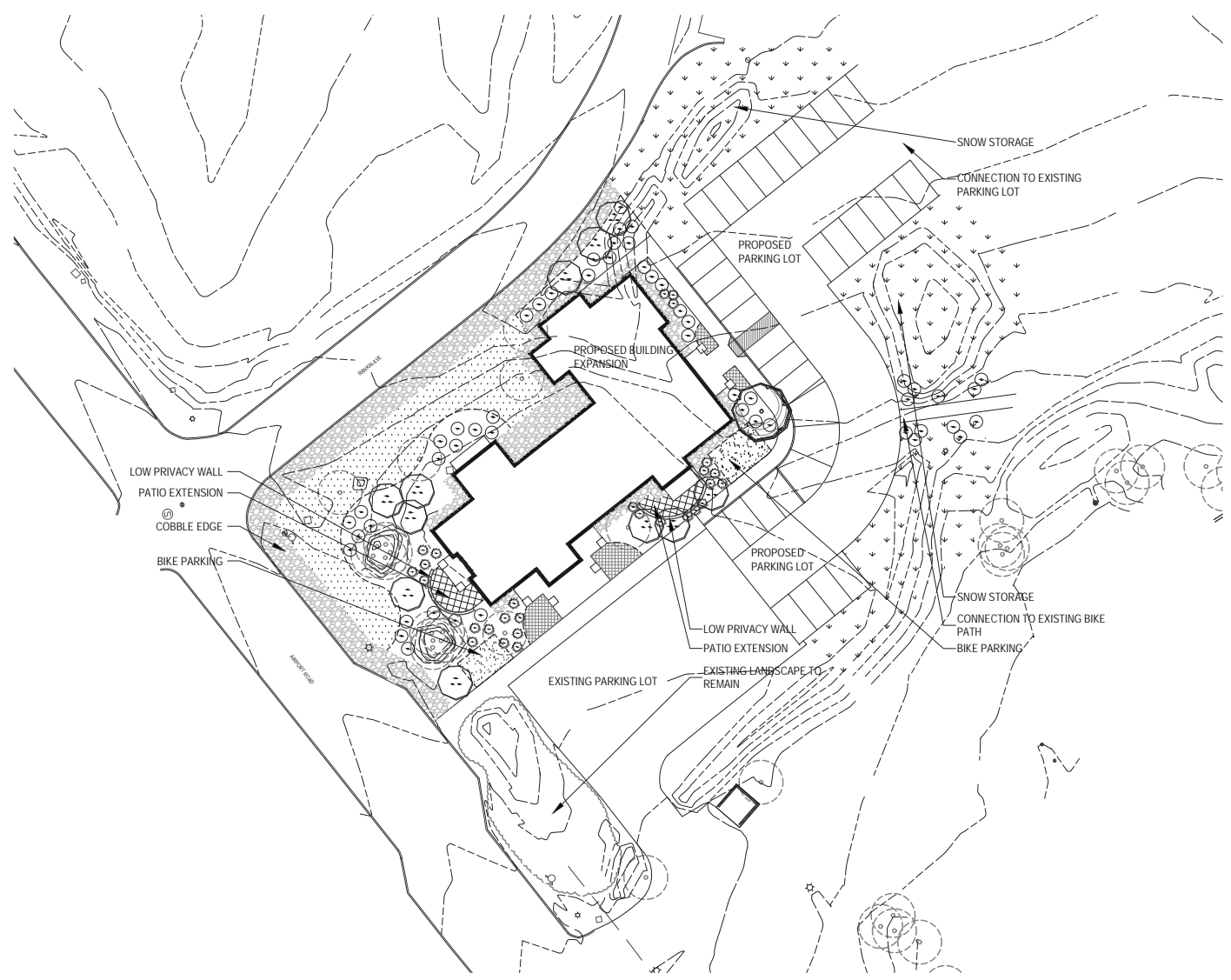
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**LANDSCAPE PLAN**  
SHEET NUMBER:

L-01

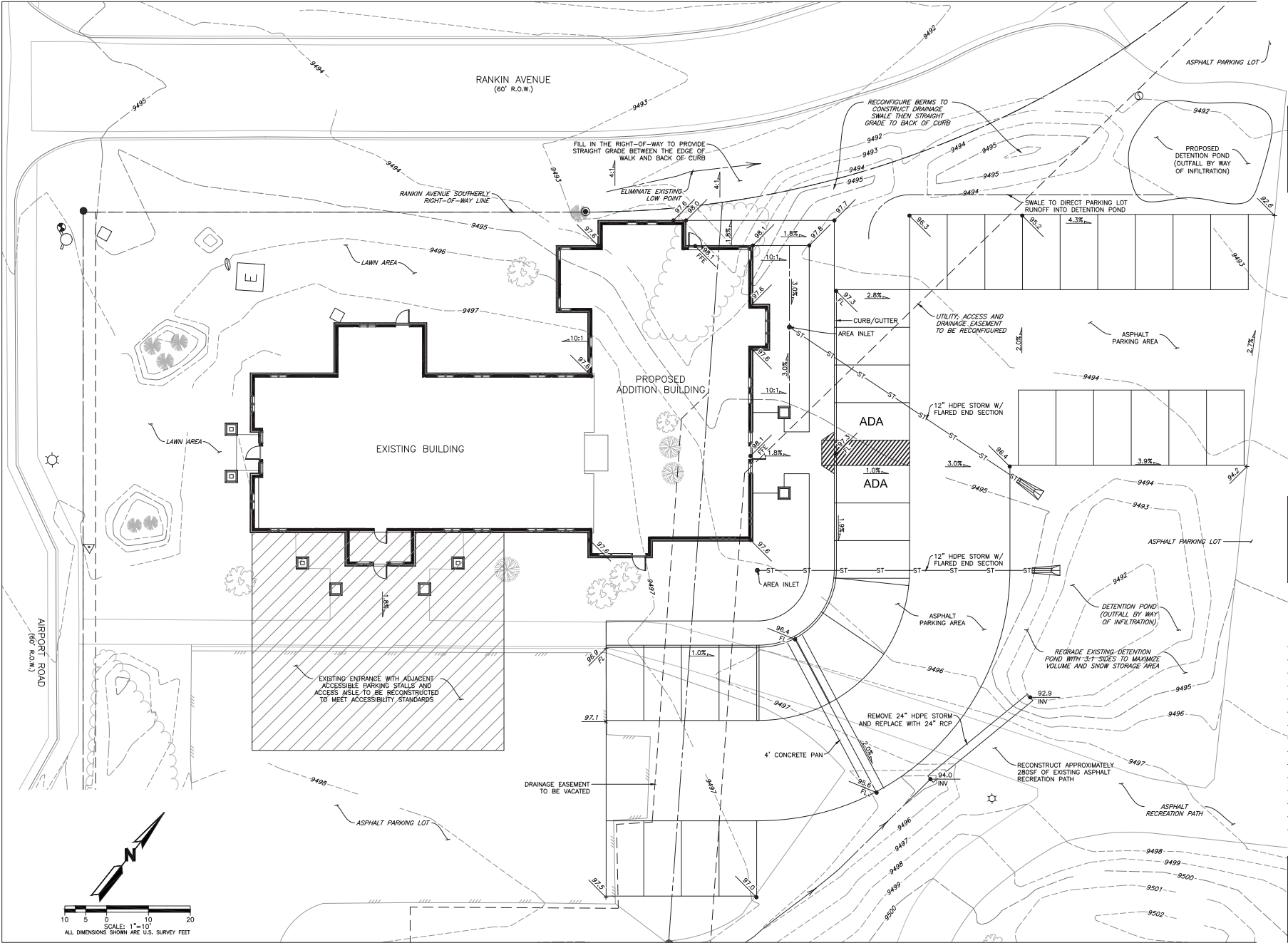
NOT FOR CONSTRUCTION

**LEGEND**

-  EXISTING TREE TO REMAIN
-  DECIDUOUS TREE
-  ORNAMENTAL TREE
-  DECIDUOUS SHRUB
-  ORNAMENTAL GRASS
-  SOD
-  PERENNIALS
-  CONCRETE PATIO SPACE
-  COBBLE
-  GRAVEL
-  NATIVE SEED
-  EDGER



CHECKED BY: ES  
DRAWN BY: LN



matthew stalin architects  
 108 north ridge street  
 p o box 135  
 brickridge  
 colorado 80424  
 970 453 0444

MARTIN/MARTIN  
 228 MAIN STREET, UNIT C-101, EDWARDS, COLORADO 81632  
 MAIN: 970.326.6607 MARTIN@MARTINM.COM

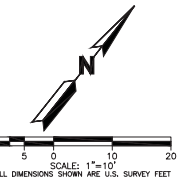
www.stalinarchitects.com

summit county district attorney & probation offices  
 lot4, block 1, amended plat of jarvis center subdivision, F1 brickridge, co  
 PROJECT # 1411

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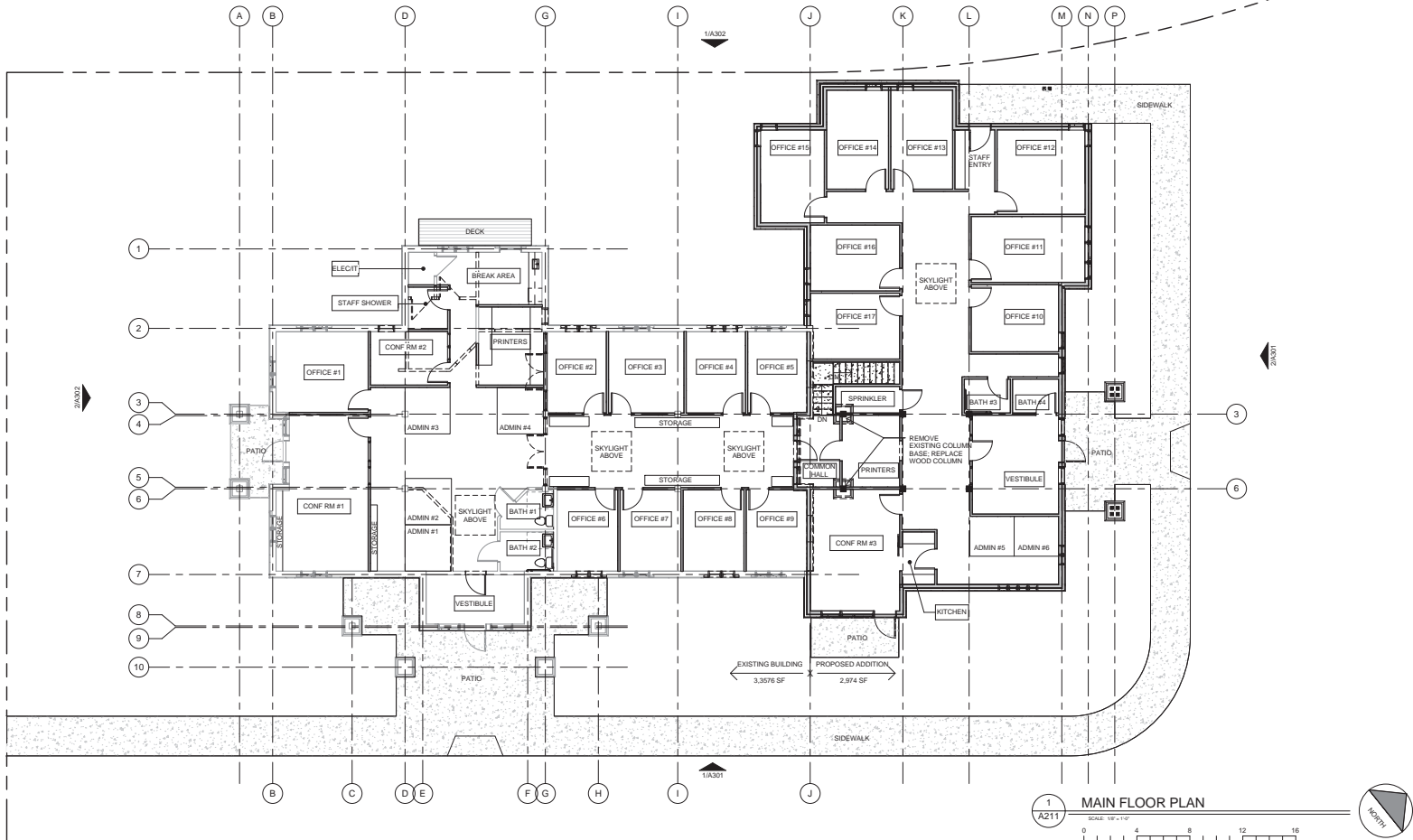
ISSUE:


GRADING PLAN  
**draft**  
 C1





matthew stals architects  
 108 north ridge street  
 p o box 135  
 breckenridge  
 colorado 80424  
 970 453 0444



1 MAIN FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 0 4 8 12 16  
 NORTH

**PLAN LEGEND**

	EXISTING WALL TO REMAIN
	WALL TO BE REMOVED (DASHED)
	NEW WALL SHOWN IN SHADED
	EXISTING DOOR
	NEW DOOR
	DOOR TO BE REMOVED (DASHED)

www.stalsarchitects.com

summit county  
 district attorney &  
 probation offices  
 lot 4, block 1, amended plat  
 of pathways center subdivision F1  
 breckenridge, co  
 PROJECT # 1411

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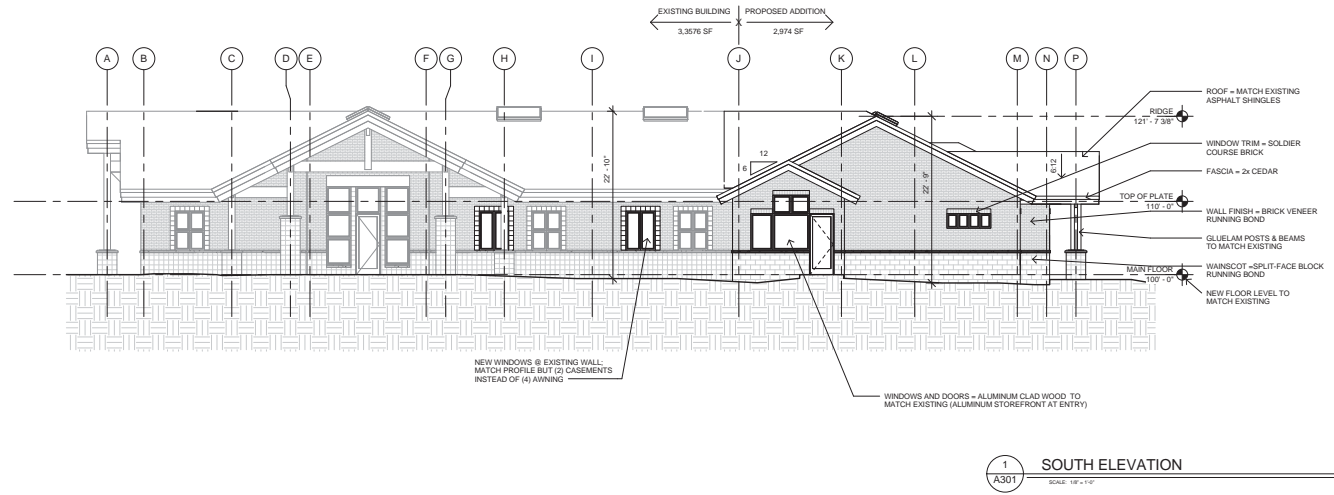
planning	24 July 2014

MAIN FLOOR PLAN  
 draft  
 A211

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 14/07/2014 10:14:00 AM



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 colorado 80424  
 970 453 0444



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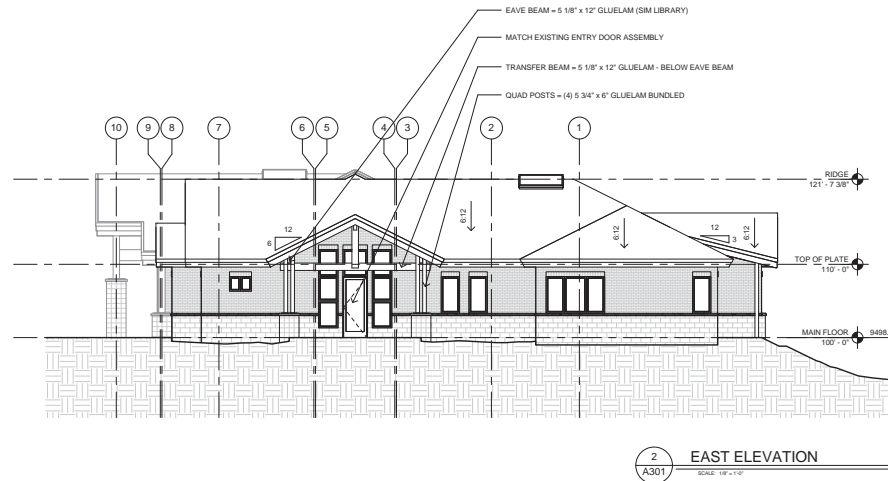
lot 4, block 1, amended plat of pathways center subdivision P1 breckenridge, co

PROJECT # 1411

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EXTERIOR ELEVATIONS

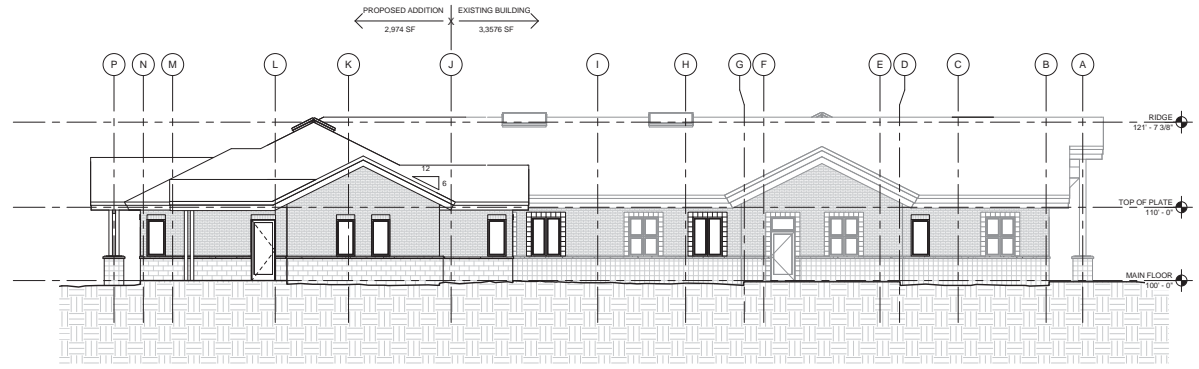
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A301

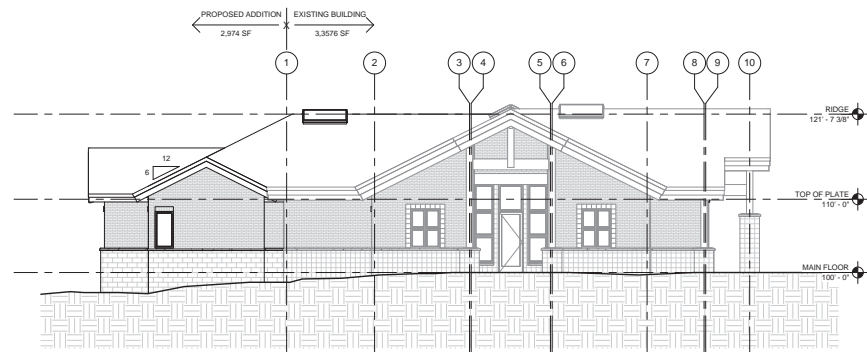
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 p o box 135  
 breckenridge  
 colorado 80424  
 970 453 0444



1 NORTH ELEVATION  
 A302 SCALE: 1/8"=1'-0"



2 WEST ELEVATION  
 A302 SCALE: 1/8"=1'-0"

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 PROJECT # 1411

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EXTERIOR ELEVATIONS  
 draft  
 A302

**summit county district attorney and probation offices**

breckenridge, colorado

**exterior material samples and colors**

30 july 2014



← roof: match existing, verify in field



← fascia, soffit:  
match existing color, cedar, two step profile



← window & door cladding:  
match existing, verify in field



← brick veneer:  
match existing, verify in field  
provide soldier course at window and door heads  
(no trim at jambs)



← base:  
8" x 16" split-face castle grey CMU, running bond