



PLANNING COMMISSION AGENDA

Tuesday, June 02, 2015
Breckenridge Council Chambers
150 Ski Hill Road

7:00pm	<i>Call To Order Of The June 2 Planning Commission Meeting; 7:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	3
	<i>Approval Of Agenda</i>	
7:05pm	<i>Town Council Report</i>	
7:15pm	<i>Final Hearings</i>	
	1. Kelley Residence (MM) PC#2013111; 210 North Ridge Street	9
	2. Miller-Huntress Restoration (MGT) PL-2015-0075; 309 South Main Street	30
8:45pm	<i>Combined Hearings</i>	
	1. Gold Pan North Elevation Siding (MGT) PL-2015-0087; 103 North Main Street	45
9:15pm	<i>Town Project Hearings</i>	
	1. Milne Park Site Improvements (MGT) PL-2015-0159; 102 North Harris Street	58
9:45pm	<i>Adjournment</i>	

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

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



Gold Pan North
Elevation Siding
103 North Main Street

Kelley Residence
210 North Ridge Street

Miller-Huntress
Restoration
309 South Main Street

Milne Park Site
Improvements
102 North Harris Street

Breckenridge South

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PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

ROLL CALL

Kate Christopher Gretchen Dudney Jim Lamb
Ron Schuman Eric Mamula Dan Schroder
Dave Pringle
Wendy Wolfe, Town Council Liaison

APPROVAL OF MINUTES

With no changes, the May 5, 2015, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

With no changes, the May 19, 2015, Planning Commission Agenda was approved as presented.

TOWN COUNCIL REPORT:

Ms. Wolfe:

- Acknowledges that today the community found out that there was a death of a Summit High School Senior which is particularly painful in light of graduation being this Saturday.
- No Council meeting this time but instead a Retreat.
- During the Retreat Council discussed and is moving forward with a Parking Master Plan with the major elements being a parking structure on F lot, dedicated parking for employees and then transit adjustments to work with these plans. The Council decided not to proceed with paid parking on Main Street at this time.
- Unanimous consideration by Council that it was time to move forward with a plan for a parking garage; but we are not decided on how large the structure will be and what it will look like. It is an interesting opportunity because the grade of lower F lot is 17' below Park Avenue on the south side of the lot. So there are options to put two levels below grade and then have one or no levels above. Another option is to put two levels above grade but this seems the least desirable. A new pedestrian bridge that would go over to the Village is another option. There is no interest in making Park Ave bigger, but there is desire to make it flow, and getting the pedestrians off the road is the best way to do that. We want to make this structure acceptable for Breckenridge aesthetic standards and not make it too massive but also accommodate enough cars so that it changes peoples' behavior and brings them into Town. The hope is that a new structure supports the Town core. This is not a done deal; it needs to have input from the community on how to pay for it as well as all the design considerations. There are discussions that are ongoing with the ski area for their potential participation. All options are on the table at this point.
- The parking management plan is using the work from the task force that has been in place for the last 6 months. Dedicated employee parking is one of their key focuses. The closer you want your employees in town then you pay more money. Dedicated "employee parking only" in various lots around the town seemed appropriate. Some of the lots in town are already the most popular like East Sawmill lot and Ice Rink which is being expanded. Looking for community Feedback on this.
- Transit will be the other part of this; more frequent runs would accommodate people parking further out. The goal is to get the parking plan in place and then address the transit to meet the needs of the parking plan.
- Next steps are structuring Community input Sessions so that we can lay options out and have a discussion with the Community. Metered parking will be a topic that will likely meet resistance. The more you learn about what metered parking can do in a "smart" world it is quite amazing, connection to people's smart phones where you could add more time to your meter if you needed it even though you are in a restaurant. We can vary the rates, turn meters off during certain months, take a variety of credit cards and speak any language. The rationale is to modify behavior. Statistics show that in our Town, most of the parking on

Main Street and Ridge Street are being taken up by skiers. People looking for parking create congestion in our Town. We are serious about addressing this. It was the number one issue when I ran for Council as well as when others ran.

(Mr. Pringle: I like the idea of modifying people's behavior and working on modifying all of our behaviors as members of the Town.) (Ms. Dudney: What is time table?) It will take some time to design the parking structure and we believe that it leads the charge. That being said, the alternative to parking meters is a "no re-park" rule where people get a lot of tickets which causes a lot of negativity. (Mr. Pringle: I think that we have long passed the point of letting parking just go on like it has. It is time to realize that we are no longer a small town when it comes to parking. I would like to see the structure go to two stories so that there is more parking. Most of the rest of the world realizes that it costs money to park cars.) (Mr. Schuman: Would this be just a Town effort or a joint public/private endeavor?) We want to encourage the ski area to engage and we know that F lot serves a lot of skiers. It could be financed through the sale of bonds; a private/public endeavor; if metered parking is an element then those funds could help pay for a structure. We don't want to hold the idea up because of being limited in funding. We want to see where the Community stands. (Mr. Pringle: Of all of the things that the Town has invested in this will be the most appreciated.)

- Top 3 CIP for 2016: #1: Roof over the second sheet of ice is a top priority, #2: A multitude of Rec Center improvements including the elevator plus other items, #3: Riverwalk improvements lobby and restrooms at a \$4.2 million price tag and we are trying to determine timing.
- Discussion about the Marketing Agreements: Two \$0.5 million dollar agreements. One, an agreement about the accommodations tax to add an extra 0.5%. That ended after 5 years and the Council said to continue this. The other \$0.5 million that was earmarked for the international markets has performed well and we are not going to have the BTO ask for this but instead show the results of this effort.

CONSENT CALENDAR:

- 1) Flip Side Burger Change of Use (SG) PL-2015-0129, 320 South Main Street
- 2) Campbell Residence Addition (MGT) PL-2015-0096, 206 Briar Rose Lane

Commissioner Questions / Comments:

Mr. Schroder: On the Campbell residence, is the HERS rating done for the whole house or just the addition? (Mr. Thompson: It was for the whole house and they have decided to go for high efficiency windows throughout.) Would we ever rate half a house? (Mr. Thompson: No, you have to do the whole house.) If it was a duplex? (Ms. Puester: Then we would have two separate HERS ratings.)

With no requests for call up, the consent calendar was approved as presented.

PRELIMINARY HEARINGS:

- 1) Miller-Huntress Restoration (MGT) PL-2015-0075, 309 South Main Street

Mr. Thompson presented a proposal to restore the front façade of the building per the historic photo, including adding an ADA compliant door to the north elevation, adding a ramp with handrails and an on-grade patio / deck addition.

Presentation regarding window sizes, encroachment issues, and landscaping / snow storage issues. The proposed plans have been shared with the Engineering Department. Their preliminary review of plans identified the need for a drywell in the northwest corner of the property, in the area designated as "detention area" on the site plan. Community Development Staff and the Engineering Department will be meeting on-site prior to the meeting to discuss drainage improvements with the architect and general contractor. Staff will continue to work with the applicant on the drainage, and applicant will have full details prior to the final hearing. Is the Planning Commission comfortable with this approach?

Staff requested input on three questions:

1. Does the Planning Commission agree that as designed the east elevation fails *Priority Policy 77*: “...maintain the original window proportions..”, hence failing an absolute policy and should be modified to match the historic openings?
2. Does the Planning Commission agree that the existing deck encroachment 3.1’ over the property line into Town ROW fails the absolute Policy 9 (Absolute) placement of structures for going beyond the private property line?
3. Does the Planning Commission agree that areas labeled as snow storage on the site plan need to be seeded with native grass seed or sod?

Commissioner Questions / Comments:

- Mr. Schroder: The first question you posed of us you mentioned that this has already been remedied and the applicant already agreed since the report has come out? (Mr. Thompson: Yes.)
- Mr. Pringle: Is allowing the applicant extending the deck out to the lot line, but the previous permit required it to stop within one foot of the lot line?
- Mr. Mamula: The deck issue is being brought up by the Crepe lot, not the historic guidelines. (Mr. Thompson: Yes, although the ADA compliant ramp requires that it extend. It is legal now and could stay if the ramp is not installed. Mr. Barry owns Lots 5 and 6 and a portion of Lot 7.)
- Ms. Dudney: Is there a precedent for superseding a town guideline because of how it was done before? We would be approving this? (Mr. Thompson: The new deck location would be approved as part of this application. The lot line is required to be vacated. It needs ADA access which cannot be across the property line. A portion of deck already crosses the property line. The applicant owns both lots.)
- Mr. Pringle: Permit for the deck in 1989 said that it was proposed with 1’ inside of the property. But that could have changed since 1989. (Mr. Thompson: The required setbacks are part of Policy 9 (Absolute) Placement of Structures is a zero lot line, not in the vendor cart ordinance.)

Applicant Presentation: Mr. Marc Hogan, bh Partners, Architect for the Applicant:

Thanks to all of the Planning Staff and Mr. Thompson. Mr. Barry Noam is here tonight as the owner and Kirk Dice is here, who has been helping put this deal together. I think Barry should get an award for wanting to fix this building up. It doesn’t fit in with current Main Street. We are happy to be restoring this building and I brought historic photographs. We just found that we need to modify the bottom sash. We will be narrowing the windows to 2’6” to match historic guidelines. We have a proposal to restore the front elevation and are working with Mr. Glen Morgan, Chief Building Official, for the accessibility issues, which we are working on from the porch. It is off the handicap parking place from the back and then onto the porch. We have no problem in correcting the mistake on the windows or in paving the parking lot even though originally we didn’t think we had to do that. We have no problem with the grass seed either on the snow storage sites. The problem is that Barry has a tenant for the building and we need to get this work done. We thought this would be a combined hearing. But what we would like to do is start this work on the façade as soon as possible. We have a timing dilemma. We should have started sooner; we started on March 23 and hoped we would have gotten in here in April. We would like to figure out a way to get the front façade done because we have a high-end spa moving in this summer. We request to figure out how to do this. Issue number two is encroachment over the eastern property line. I’m presenting the survey that shows the area of encroachment in better detail. It creates a problem for us to remove it because the Crepe Cart is not part of the application. There is also an encroachment over the northern property line onto Ken Gordan’s property, LOT 2 BLOCK 6 STILES ADDITION SUB, which we have an agreement for to allow it to remain.

Mr. Barry Noam, Owner:

Mr. Kent Willis is the mutual attorney with me and Ben Gordon so when I purchased this property we made an agreement. There is an agreement with Ben Gordon and there was not an issue with the encroachment over

the northern property line. I can provide a copy of the agreement with Mr. Gordon. My intention is to fix this building after it was neglected for so many years. I thought it would be a great building to be restored historically and I was willing to do that with Kirk Dice's help. That is why I'm here. I think it will be a nicer environment for the whole block. We initially met with Mr. Mike Mosher and he was the one that suggested an expanded deck for the food court idea. But I wasn't intending to do that until he suggested it. Getting the Crepe Cart people involved now for the existing deck encroachment into the sidewalk threw me off. The only thing I wanted to do was fix this building. I have a nice tenant who owns businesses in other key areas and chose us over Vail and Aspen and the deal is that I need to get it upgraded right away so that I don't lose them. I'm trying to do something for the Town that is a positive. I never planned to pave the parking lot or the landscaping which I've agreed to do now. I agree that the asphalt parking lot and new landscaping will make the property better. I'm willing to do what it takes to make this happen, but the Crepe Cart encroachment is not part of the deal. The reason we are connecting the deck to the existing deck is to comply with ADA requirements with providing a new ramp. As a historic building, there was no ADA access. I think I should be more rewarded than punished for providing ADA access.

Commissioner Questions:

- Mr. Pringle: Discussed the Vendor Cart Ordinance that the Crepe Cart while not part of this application, but the Crepe Cart does need to come in to be discussed by the Planning Commission. (Mr. Thompson: Yes, the existing crepe cart owner needs to come in to apply for approval of the "Exempt Large Vendor Cart Designation" per Policy 47: Vendor Carts, letter F.)
- Mr. Lamb: Is 3'-1" of deck over the property line going to break the project? (Mr. Noam: The problem is for the Crepe guys not this project.) (Mr. Grosshuesch: We work with the property owners. Mr. Noam is the property owner, the Crepe owners are renters of Mr. Noam, and hence why we are working with him.)
- Ms. Dudney: The crepe cart encroachment is not an issue because you get the agreement, but is it only a issue with the deck into the right of way. (Mr. Hogan: It is a Crepe Cart issue.) (Mr. Thompson: It is actually 3'-1" over the property line, just needs to be brought back to the property line, and not over it.)
- Mr. Mamula: Instead of doing this, why don't you need to do what you need to do with your lot? (Mr. Hogan: It takes a 12' long ramp, they aren't doing that for the Columbia store, they don't have ADA for upstairs.) (Ms. Puester: The ADA access is a building code issue.) (Mr. Hogan: We want to make sure we treat people with dignity and we want to meet code.) It seems strange to vacate a lot line issue because it will always tie this building to the Crepe Cart. I don't understand how you are planning to get around this issue with abandoning a lot line by doing it this way. If he didn't own the property next door what would happen? (Mr. Thompson: The new deck is proposed as attached to the deck under the porch of the existing historic house, between lots 5 and 6. There is already a historic deck that already is crossing their internal property line between Lots 5 and 6. We are connecting these decks that already crossed the property line. You have to have ADA for the front and the back.) (Mr. Hogan: We just want to make an accessible entrance. We won't be doing the additional deck in the back behind the crepe cart.) (Mr. Noam: The only reason we were doing the deck in the back is because Mike Mosher suggested it. All I want to do is clean up the building façade. The first thing I said when I bought it is to improve it. The Crepe Cart is not part of the whole thing.) If you would add the seating there, more deck in the back, don't you think that the Crepe guys would give up the 3'-1"? Since this is not a final hearing this might be a solution. (Mr. Thompson: The Crepe thing is not going away. It has to be brought before the Commission for a hearing and this exact same issue will come up again. Also, public works may require that the deck go away with or without an application. This just brings it to the forefront as a good time to address it. Also this is a Riverwalk property that does have to follow the Riverwalk compatible improvements as described in Policy 37 (Special Areas) which include a rear entry, a porch door, outdoor seating area, patio, etc. So the rear deck

and new sidewalk is the whole concept of two-sided businesses in the Riverwalk compatible area.)

Mr. Lamb: Is there a timeline for the Crepe people to come in? Will they be coming in? (Mr. Thompson: Yes, this is going to happen, don't have the exact time yet.)

Mr. Pringle: Is it possible that we would have any leverage on the Crepe people who have inherited the violation of the Town Property? (Mr. Thompson: Staff discussed an encroachment license agreement, but there has to be a public benefit, we don't see a public benefit.) (Mr. Grosshuesch: It does come back to the property owner; we might be able to address it to make the removal of the deck a condition of getting the CO on the Miller-Huntress. This might give us time to work with the Crepe Cart.)

Mr. Mamula: Could you address the comments about moving this along? (Ms. Puester: You have to go through the formal public hearing process. We are not looking at a final application right now. The applicant will have to work with Staff, and develop final plans to submit.)

Mr. Schuman: Can you require that a failed absolute policy be corrected as a condition of approval? (Mr. Grosshuesch: Yes you can. This application is not far enough along.)

Mr. Mamula: We can tell you what we think and then you can move forward with staff.

Mr. Mamula opened the hearing to public comment.

Ms. Carol Rockne (547 Broken Lance Drive): I've looked at this plan and I think it is a great upgrade. I agree the deck should be pulled back to the property line; do not think that is a big deal. I think this will be a big upgrade to the Riverwalk and I walk this everyday and it is so slippery and icy. Anything we can do to fix this up would be great, because it doesn't look good back there right now.

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

Commissioner Questions / Comments (Continued):

Mr. Lamb: I applaud the effort to restore this building. If you went to the people who were leasing for you and say we are going to take some of your deck here but put more out back, that should not hold up the project, this should not be a big deal. I like the condition of approval before the Certificate of Occupancy.

Mr. Pringle: I applaud you for solving the issues that the staff had. Maybe you didn't plan on paving or landscaping but I think it will help your project. As the new owner, I think you have influence over your tenant.

Ms. Dudney: My compliments to the project, the extent that you can take these minutes and show them to your tenant about how pleased we are, but this is a process.

Ms. Christopher: I agree with the other Commissioner comments.

Mr. Schroder: I do hope you can get this going for your tenant.

Mr. Schuman: Thanks for the historic preservation and the grass seeding. You will need to solve the encroachment issue.

Mr. Mamula: I agree with these things but I think that the encroachment issue can be solved if the Crepe Cart needs to use the 3' during the summer until the new deck extension is complete; I am ok with that concept. Work it out with staff and get this project rolling.

OTHER:

Ms. Puester: For the June 2 meeting, Mr. Mamula will not be here but Ms. Christopher will be here to Chair. Mr. Schuman will also not be here on this date.

ADJOURNMENT:

The meeting was adjourned at 8:20 pm.

Eric Mamula, Chair

Planning Commission Staff Report

Subject: Kelly Residence
(Class B, Final Hearing; PC#2013111)

Proposal: To construct a new 2,242 square foot, 3-bedroom, 4.5 bathrooms, single family home with an attached 2-car garage. A material and color sample board will be available for review at the meeting.

Date: May 20, 2015 (For meeting of June 2, 2015)

Project Manager: Michael Mosher, Planner III

Applicant/Owner: John and Kelly Kelley

Agent: Provino Architecture, LLC; Mark Provino

Address: 210 North Ridge Street

Legal Description: Lot 7B, Abbett Addition

Site Area: 0.102 acres (4,455 sq. ft.)

Land Use District: 18, Commercial @ 1:3 Floor Area Ratio (FAR); Residential @ 12 Units per Acre (UPA)

Historic District: #2, North End Residential Character Area

Site Conditions: The site is nearly flat and void of any vegetation. It has been used for parking from the Brown Hotel property for many years. At the southeast corner, just off of the property, there is a platted access easement off of French Street for the benefit of Lot 7B and Lot 6.

Adjacent Uses: North, East and West: Residential Uses
South: The Brown Hotel

Density: Allowed per Brown Hotel Development Agreement (Rec# 1027811):
Established with this submittal
Proposed density: 2,235 sq. ft.
(1,887 sq. ft. remaining for Lot 7A - per Development Agreement)

Mass: Allowed under LUGs: 2,357 sq. ft.
Proposed mass: 2,242 sq. ft.

Above Ground Density @ 9 UPA: 1,473 sq. ft.
Proposed: 1,473 sq. ft.

F.A.R.: 1:2

Totals:

	Proposed	Above Ground	Mass
Lower	762 SF		
Main	807 SF	807 SF	1,347 SF
Upper	666 SF	666 SF	895 SF
TOTALS	2,235 SF	1,473 SF	2,242 SF

Height:	Recommended:	23 ft. to mean
	Proposed:	22 ft. (mean); 28 ft. (overall)
Lot Coverage:	Building / non-Permeable:	1,397 sq. ft. (29% of site)
	Hard Surface / non-Permeable:	671 sq. ft. (13% of site)
	Open Space / Permeable Area:	2,387 sq. ft. (58% of site)
Parking:	Required:	2 spaces
	Proposed:	2 spaces
Snowstack:	Required:	130 sq. ft. (25%)
	Proposed:	139 sq. ft. (25%)
Setbacks:	Front:	20 ft.
	Sides:	5 ft. & 5 ft.
	Rear:	10 ft.

Item History

The historic 1800's Brown Hotel has always occupied the neighboring Lot 6 Abbett Addition. In 1969, a large, one-story, concrete block addition was constructed to the north side of the hotel across on to Lot 7. The current owner, Michael Cavanaugh owned Lots 6 and 7, Abbett Addition. Through an approved Development Permit (PC#2012005) and associated Development Agreement with the Town, the Brown Hotel is to be restored and the concrete block addition removed. The Brown Hotel has been locally landmarked as part of the Development Permit approval. Lot 7 was allowed to be re-subdivided into Lots 7A and 7B for development. This proposal is for Lot 7B.

The Development Agreement (approved by Town Council on April 9, 2013) stipulated that the total allowed density for Lots 7A and 7B, which are unequal in size, be divided based on the established density from the development on Lot 7B which was to be developed first.

All vehicular access to Lots 6, 7A and 7B is taken off French Street. An access easement benefiting Lot 7B and Lot 6 is platted on Lot 7A. The property is addressed off Ridge Street.

At the last hearing, the Commission was supportive of the site layout, building massing and architectural details. The proposed landscaping warrants positive points, though not needed for a passing score, and the Commission was supportive of positive 2 points. Since the last review, the Town has removed the un-platted public water line that was crossing the north edge of the property. The applicants have modified the finishes of the garage to abide with the design guidelines of the Handbook of Historic

Standards. Otherwise, the report is essentially the same as the last report. Changes reflect the design of the garage.

Changes from the July 1, 2014 submittal

1. The finishes and color of the garage have been modified.

Staff Comments

Social Community / Employee Housing (24/A &24/R): Staff notes that the Development Code policies that relate to the Handbook of Design Standards for the Historic and Conservation districts (and all Character areas) has been moved from Policy 5, Architectural Compatibility to Policy 24, Social Community.

The building forms follow the general character of those found in the Historic District. The masses are broken into smaller forms, the primary roof pitches are steep with lower angled shed elements, and the garage is a separate mass with a connector link to the main house.

All the materials are natural and include 1X horizontal clapboard cedar siding with 4-inch exposure, 2X cedar trim, 2X4 with 2X10 double fascias, and 12-inch tall natural stone veneer at the foundation. There is a stone chimney for the gas fireplace, at the north elevation. The front porch has wood railing with turned wood balusters.

The roof is a dull grey “bell top trapezoidal” metal on both the house and garage.

Outbuildings:

From the Handbook of Design Standards for the Historic and Conservation Districts: *The most common material on primary structures was painted lap siding with a dimension of roughly 4" - 4 1/2". Secondary structures such as barns and shed were typically unpainted wood (horizontal lap or vertical board and batten) or corrugated metal sheet siding. (Ord. 32, Series 2010)*

Priority Policy 90: *For secondary structures, and connector elements (Policies 80A - 80C, inclusive), stain or paint in appearance similar to natural wood is appropriate. Material such as stone, brick or masonry wainscoting is inappropriate. (Ord. 8, Series 2014)*

At the last hearing the garage siding was proposed to match the house. The Planning Commission had concerns related to the finished appearance of the garage rather than a more unfinished secondary structure appearance as supported in the policies above. With this application, the garage is vertical board and batten with dark stained siding abiding with the design guidelines and the Priority Policy above. Staff has no concerns.

This property lies within the North End Residential (#2) Character of the Town’s Historic District. A design goal for the North End Residential Character Area is to *reinforce and re-establish the historic scale and character of development.*

Yards:

Priority Policy 134 - Provide substantial front and side yards.

- *This is a very important standard.*

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

The front and side setbacks for this building abide with the suggested setbacks in the Development Code. The lot is about 90-feet deep and 50-feet wide. The front setback is at 20-feet and the sides at 5-feet. Though not “substantial”, the yards at the primary façade appear similar to other neighboring historic properties. The front of this building aligns with the front of the Brown Hotel and the neighboring house to the north.

Design Standard 136 - Minimize the visual impact of parking as seen from the street.

Design Standard 137 - Develop parking such that the front edge of the site is retained as yard wherever feasible.

Though two ROWs flank the property, it is addressed off Ridge Street. The vehicular access and parking is off French Street at the back of the house. The front door and porch face Ridge Street.

Staff believes the intent of these policies has been met and the Commission concurred. We have no concerns.

Building Scale:

Historic buildings that survive range between 700 and 2,900 square feet. The average size is 1,500 square feet. The main house, less the connector, is 1,378 square feet and falls below the average module size. We have no concerns.

Building Forms:

Priority Policy 140. Use building forms similar to those found historically in the area.

Priority Policy 141. Use roof forms that reflect the angle, scale, and proportion of those of historic buildings in the North End Character Area.

The building masses are broken into simple rectangular forms. The roof is comprised of simple gable forms for the primary roofs and shed elements for the subordinate roofs. We have no concerns.

At the southwest corner of the house the drawings show a built-in gas BBQ behind a low stone wall that matches the stone of the foundation of the house. Staff believes this element is far enough away from the primary façade off Ridge Street to not negatively impact the relationship of this house to others in the Historic District. The Commission had no concerns with the design and location.

Landscaping (22/A & 22/R): Per this policy:

There are no significant trees on the property which has been used for parking for the Brown Hotel. But there is one existing tree off site at the northwest corner of the lot. The plans are showing new landscaping with significant sizes. Staff believes to reinforce the public benefit and to better buffer the neighboring property to the north and buffer against French Street, two more spruce could be added.

The plans are showing:

Trees/Shrubs	Botanical Name	Quantity	Size
Spruce Tree	Picea Pungens or Picea Engelmanni	1	12-14' tall
Aspen Tree	Populus Tremulodes	5	3" caliper (50% multi- stem)
Sensation Boxelder	Acer Negundo	3	3" caliper
Fernbush	Chamaebatiaria Millefolium	5	5 gal.
Yarrow	Achillea Ssp	8	5 gal.

Staff believes that the proposed landscaping plan with the addition of two more spruce trees (eight feet or more in height) provides some public benefit to the area and would warrant positive two (+2) points. We heard support for these points at the last hearing and this is reflected in the Final Point Analysis.

Utilities Infrastructure (26/A & 26/R; 28/A): Since the last review, the water service line crossing the northern edge of this property from French Street to Ridge Street for the benefit of Vista Ridge Townhomes has been removed by the Town. The line now runs in Town Right of Way and established easements off-site.. We have no concerns.

Density/Intensity (3/A & 3/R)/Mass (4/R): The proposed density and mass fall within that allowed by the Land Use District and that of the Development Agreement. This proposal also does not exceed the recommended nine units per acre for this historic character area. We have no concerns.

Point Analysis (Section: 9-1-17-3): With this proposal falling within the recommendations of all associated Development Code policies, Staff finds the proposal meets all absolute policies and have awarded positive two (+2) points under Policy 22R, Landscaping with the addition of two more spruce trees.

Staff Recommendation

The applicant’s agent has worked closely with Staff for this proposal. The only outstanding issue from the last review was the finishes for the garage. This has been addressed and we have no concerns.

The Planning Department recommends approval of Point Analysis for the Kelly Residence (PC#2013111) showing a passing score of positive two (+2) points.

The Planning Department recommends approval of the Kelly Residence (PC#2013111) along with the attached findings and conditions.

Final Hearing Impact Analysis				
Project:	Kelly Residence	Positive	Points	+2
PC#:	2013111			
Date:	5/20/2015	Negative	Points	0
Staff:	Michael Mosher, Planner III			
		Total	Allocation:	+2
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
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)		The proposed density and mass fall within that allowed by the Land Use District and that of the Development Agreement. This proposal also does not exceed the recommended nine units per acre for this historic character area. Allowed per Brown Hotel Development Agreement (Rec# 1027811): Established with this submittal, Proposed density: 2,235 sq. ft.
4/R	Mass	5x (-2>-20)		Allowed under LUGs: 2,357 sq. ft. Proposed mass: 2,242 sq. ft.
5/A	Architectural Compatibility	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		

17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)	+2	Trees/Shrubs Botanical Name Quantity Size Spruce Tree Picea Pungens or Picea Engelmanni 1 @ 12-14' tall Aspen Tree Populus Tremulodes 5 @ 3" caliper (50% multi-stem) Sensation Boxelder Acer Negundo 3 @ 3" caliper Fernbush Chamaebatiaria Millefolium 5 @ 5 gal. Yarrow Achillea Ssp 8 @ 5 gal.
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		Above Ground Density @ 9 UPA: 1,473 sq. ft.; Proposed: 1,473 sq. ft.
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 - Conservation District	3x(-5/0)		
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)		
	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	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)		
37/R	Cucumber Gulch/Setbacks	2x(0/+2)		
37/R	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

**Kelly Residence
Abbett Addition, Lot 7B
210 North Ridge Street
PC#2013111**

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 **May 20, 2015** 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 **June 2, 2015** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **June 9, 2018**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy

should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. Driveway culverts shall be 18 inch heavy duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
8. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snow plow equipment from damaging the new driveway pavement.
9. 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

10. Applicant shall submit proof of ownership of the project site.
11. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
12. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
13. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
14. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.
15. 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.
16. 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

17. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.

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

(Initial Here)

GENERAL NOTES

- 1. CODES**
THIS PROJECT SHALL COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY THE TOWN OF BRECKENRIDGE, COLORADO. THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODE REQUIREMENTS.
- 2. EXISTING CONDITIONS**
FIELD VERIFY ALL DIMENSIONS, UTILITY LOCATIONS AND EXISTING CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR PROCURING ANY MATERIALS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES THAT ARISE.
- 3. DIMENSIONS**
ALL PLAN DIMENSIONS SHOWN ARE TO FACE OF FRAMING OR FACE OF FOUNDATION WALL UNLESS NOTED OTHERWISE. ALL SECTION AND ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, TOP OF WALL PLATE OR TOP OF BEAM UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK.
- 4. CHANGES**
ANY PROPOSED CHANGES TO THE PLANS SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING PRIOR TO COMMENCING WORK. UNAUTHORIZED CHANGES SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.
- 5. OMISSIONS OR DISCREPANCIES**
ALTHOUGH PROVINO ARCHITECTURE, LLC AND ITS CONSULTANTS HAVE PERFORMED THEIR DUTIES WITH CARE AND DILIGENCE, DESIGN AND CONSTRUCTION ARE COMPLEX PROCESSES IN WHICH OMISSIONS OR DISCREPANCIES MAY OCCUR. NOTIFY THE ARCHITECT IMMEDIATELY TO RESOLVE ANY SUCH ISSUE PRIOR TO COMMENCING WORK.
- 6. INDUSTRY STANDARDS**
THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL PROVIDE ALL MATERIALS, LABOR, SHIPPING, INSTALLATION, TOOLS AND EQUIPMENT TO PROVIDE A COMPLETE PROJECT MEETING THE RECOGNIZED INDUSTRY STANDARDS.
- 7. JOB SITE SAFETY**
THESE DOCUMENTS DO NOT CONTAIN ALL OF THE REQUIRED COMPONENTS FOR PROPER JOB SITE SAFETY. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO PERFORM ALL WORK IN COMPLIANCE WITH ALL REGULATORY AGENCY SAFETY REGULATIONS.
- 8. SOILS INVESTIGATION**
IT IS RECOMMENDED THAT THE OWNER RETAIN THE SERVICES OF A SOILS ENGINEER TO VERIFY THE SOIL BEARING CAPACITY AND SUBSURFACE CONDITIONS PRIOR TO PLACING ANY CONCRETE FOUNDATIONS.
- 9. AREA CALCULATIONS**
SQUARE FOOTAGE CALCULATIONS ARE FOR CODE PURPOSES ONLY AND SHOULD BE FIELD VERIFIED FOR ANY OTHER USE.
- 10. COPYRIGHT**
THESE DOCUMENTS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF PROVINO ARCHITECTURE, LLC. ANY DUPLICATION OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT FROM THE ARCHITECT IS STRICTLY PROHIBITED.

LEGAL DESCRIPTION

LOT 7B, ABBETT ADDITION TO THE TOWN OF BRECKENRIDGE, SECTION 31, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M., TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

SITE DATUM

9,570.78' USGS = 100'-0" ARCH'L

BUILDING AREA

AREAS:	MECHANICAL, ATTIC, CHASES & STAIRS		
	GROSS	NET	
LOWER LEVEL	824 S.F.	66 S.F.	742 S.F.
MAIN LEVEL	819 S.F.	12 S.F.	807 S.F.
GARAGE	528 S.F.	0 S.F.	528 S.F.
UPPER	895 S.F.	229 S.F.	666 S.F.
TOTAL:	3,066 S.F.	307 S.F.	2,763 S.F.

DENSITY / MASS

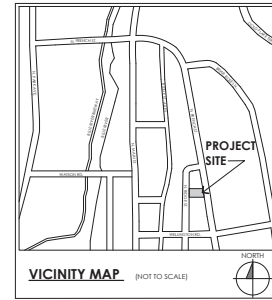
DISTRICT 18, NORTH END RESIDENTIAL

	ALLOWED		PROPOSED
	9 UPA / 1,473 S.F.		1,473 S.F.
ABOVE GROUND DENSITY			
TOTAL DENSITY	12 UPA / 1,964 S.F.		2,235 S.F.
MASS	2,357 S.F.		2,152 S.F.

LOT COVERAGE

	SQ. FEET	ACRES	%
LOT AREA	4,455 S.F.	.102 AC	100%
BUILDING COVERAGE	1,397 S.F.	.03 AC	29%
HARDSCAPE COVERAGE	520 S.F.	.01 AC	10%
DECK COVERAGE	151 S.F.	.003 AC	3%
OPEN AREA	2,387 S.F.	.059 AC	58%

KELLEY RESIDENCE



provino ARCHITECTURE, LLC
208 SOUTH RIDGE STREET
P.O. BOX 8662
BRECKENRIDGE, CO 80424
970.453.2520
PROVINOARCHITECTURE.COM

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KELLEY RESIDENCE

210 NORTH RIDGE STREET
BRECKENRIDGE, CO 80424

MARK	DATE	DESCRIPTION
	APR.20.15	PLANNING APPROVAL

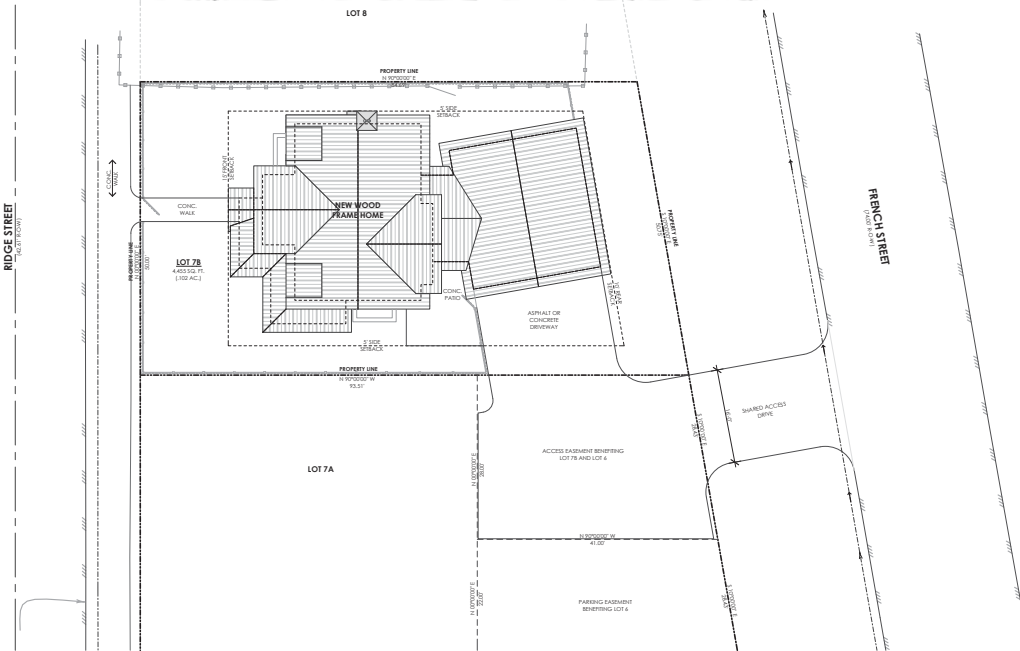
PROJECT NO: 2014-2
DRAWN BY: M.PROVINO
CHKD BY: M.PROVINO

SHEET TITLE

COVER & SITE PLAN

A-100

SHEET 1 OF 9



2 SITE PLAN
SCALE: 1" = 10'

CONTACT INFORMATION

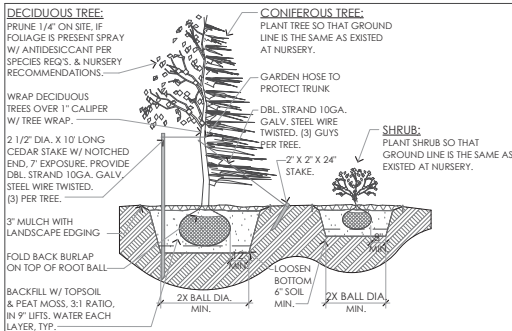
OWNER: JOHN & DOTTIE KELLEY 3035 ILLINOIS STREET GOLDEN, CO 80401 303.279.4150	ARCHITECT: PROVINO ARCHITECTURE, LLC 208 SOUTH RIDGE STREET P.O. BOX 8662 BRECKENRIDGE, CO 80424 970.453.2520	CONTRACTOR: OWNER BUILDER	STRUCTURAL ENGINEER: ENGINEERING DESIGN WORKS 1169 HILLETOP PARKWAY SUITE 206A STEAMBOAT SPRINGS, CO 80487 970.846.7970	SURVEYOR: RANGE WEST P.O. BOX 589 SILVERTHORNE, CO 80498 970.468.6281
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SHEET INDEX

A-100	COVER & SITE PLAN
A-101	GRADING & LANDSCAPE PLAN
A-200	LOWER LEVEL PLAN
A-201	MAIN LEVEL PLAN
A-202	UPPER LEVEL PLAN
A-203	ROOF PLAN
A-300	SOUTH & WEST ELEVATIONS
A-301	NORTH & EAST ELEVATIONS

LANDSCAPE NOTES

1. PROVIDE 3" MIN. CLAY-FREE TOPSOIL AND SEED ALL DISTURBED AREAS WITH SUMMIT COUNTY SHORT GRASS SEED MIX. STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION.
2. PROTECT EXISTING TREES WHERE POSSIBLE, INCLUDING DRIP LINES AND ROOT STRUCTURE. PROVIDE TEMPORARY FENCING AROUND TREES TO REMAIN. LOCATE TEMPORARY FENCING OUTSIDE OF DRIP LINE. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER CODE REQUIREMENTS.
4. REMOVE ALL CONSTRUCTION DEBRIS, STUMPS, SLASH, ETC. FROM LANDSCAPE AREAS PRIOR TO COMMENCING WORK.
5. LOCATE ALL PLANTING TO AVOID SNOW STACK ZONES AND AREAS PRONE TO SNOW SLIDE FROM ROOFS ABOVE.
6. FIELD LOCATE SHRUBS AS APPROVED BY THE ARCHITECT AND OWNER.
7. ALL NEW PLANTINGS SHALL BE HIGH ALTITUDE GROWN AND/OR COLLECTED.
8. PROVIDE TREE GROUPINGS OF VARYING HEIGHT AND LOCATION TO CREATE A NATURAL APPEARANCE.
9. PROVIDE LANDSCAPE MATERIALS TO SCREEN ALL UTILITY PEDESTALS, METERS, ETC.
10. PROVIDE 4" DIAMETER STONE RIP-RAP OVER LANDSCAPE FABRIC AT BUILDING DRIP LINES. UNULATE EDGE OF RIP-RAP AND PROVIDE LANDSCAPE EDGING AT JUNCTURES WITH TOPSOIL OR OTHER GROUND COVER.
11. INSTALL AND BACKFILL PLANTINGS WITH ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
12. ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION WITH ORGANIC FERTILIZERS AS RECOMMENDED FOR TREE SPECIES.
13. PROVIDE 3" DEEP SHREDDED WOOD MULCH AT ALL SHRUB AND TREE WELLS.
14. STOCKPILE AND REUSE ALL BOULDERS 2' OR LARGER FOR LANDSCAPE WORK. BURY DECORATIVE BOULDERS ONE-HALF OF DIAMETER.



2 LANDSCAPE PLANTING DETAIL

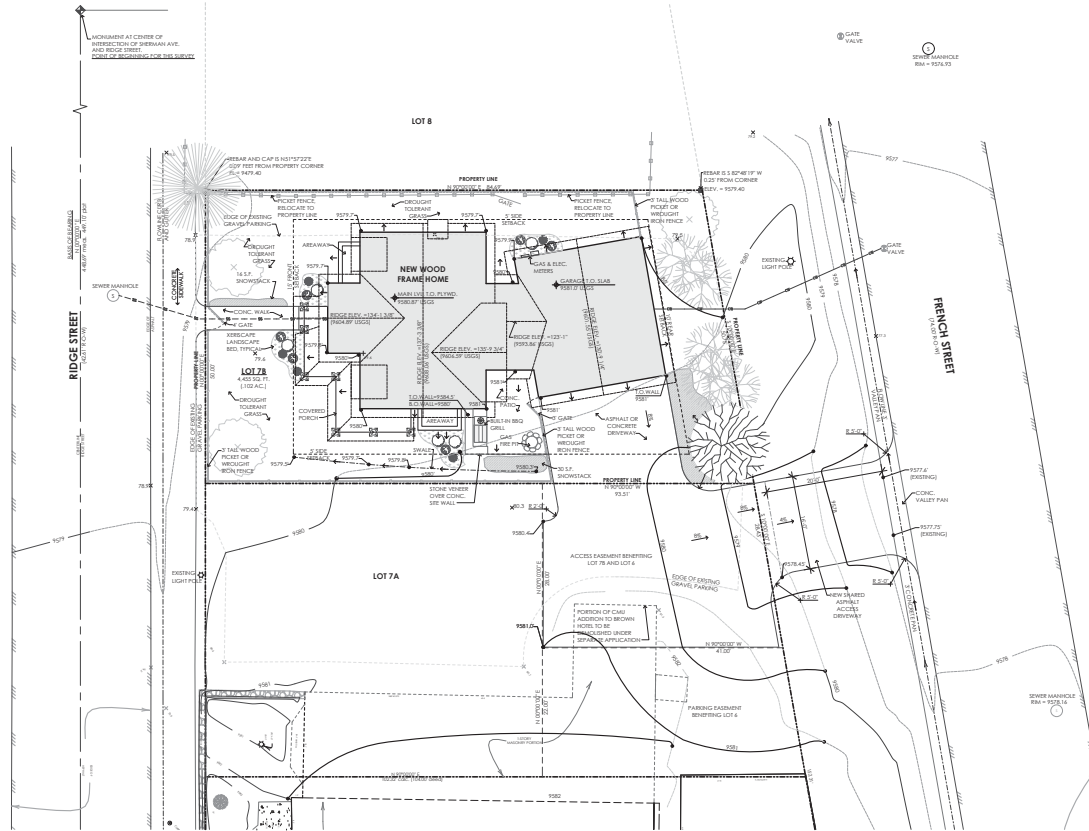
NOT TO SCALE

PLANT LIST				
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
PROPOSED TREES / SHRUBS				
	SPRUCE TREE	PICEA PUNGENS OR PICEA ENGELMANNI	0	8' TO 10' TALL 12 TO 14 TALL
	ASPEN TREE	POPULUS TREMULODES	5	3" CALIPER WITH 50% MULTI-STEM
	SENSATION BOXELDER	ACER NEGUNDO	3	3" CALIPER
	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	5	5 GALLON
	YARROW	ACHILLEA SSP	8	5 GALLON
	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	6	5 GALLON
	RIVER ROCK / RIP-RAP	N/A	AT ALL DRIP LINES	3" TO 4" DIAMETER
EXISTING TREES				
	EXISTING TREE	VARIES	1	SEE PLAN
	EXISTING TREE TO BE REMOVED	VARIES	0	SEE PLAN

IRRIGATION NOTE: ALL NEW PLANTINGS SHALL BE PROVIDED WITH A DRIP IRRIGATION SYSTEM.

SNOWSTACK CALCULATION

HARDSCAPE AREA = 520 S.F.
SNOWSTACK REQ'D. (25%) = 130 S.F.
SNOWSTACK PROVIDED = 139 S.F.



1 GRADING & LANDSCAPE PLAN

SCALE: 1" = 10'



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KELLEY RESIDENCE
210 NORTH RIDGE STREET
BRECKENRIDGE, CO 80424

MARK	DATE	DESCRIPTION
	APR. 20, 15	PLANNING APPROVAL

PROJECT NO: 2014-2
DRAWN BY: M.PROVINO
CHKD BY: M.PROVINO

SHEET TITLE
GRADING & LANDSCAPE PLAN

A-101
SHEET 2 OF 9

PLAN NOTES

1. COORDINATE ALL INTERIOR FINISHES, CABINETS, FIXTURES AND EQUIPMENT WITH THE OWNER.
2. PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL DAMP LOCATIONS.
3. PROVIDE CEMENTITIOUS BACKER BOARD AT ALL TILE LOCATIONS.
4. PROVIDE LOW V.O.C. FINISH COATINGS AND FORMALDEHYDE-FREE SUBSTRATES WHERE POSSIBLE.
5. PROVIDE BLOCKING IN WALLS FOR ALL SHELVING, CABINETS AND ACCESSORIES.
6. ALL NEW WINDOWS SHALL BE LOW-E DUAL GLAZED INSULATED GLASS UNITS, MAX. U-FACTOR: 0.32
7. PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CODE.
8. PROVIDE EGRESS WINDOWS IN ALL BEDROOMS AS REQUIRED BY CODE.
9. INSULATE ALL GAPS AND SHIM SPACES IN EXTERIOR WALLS.

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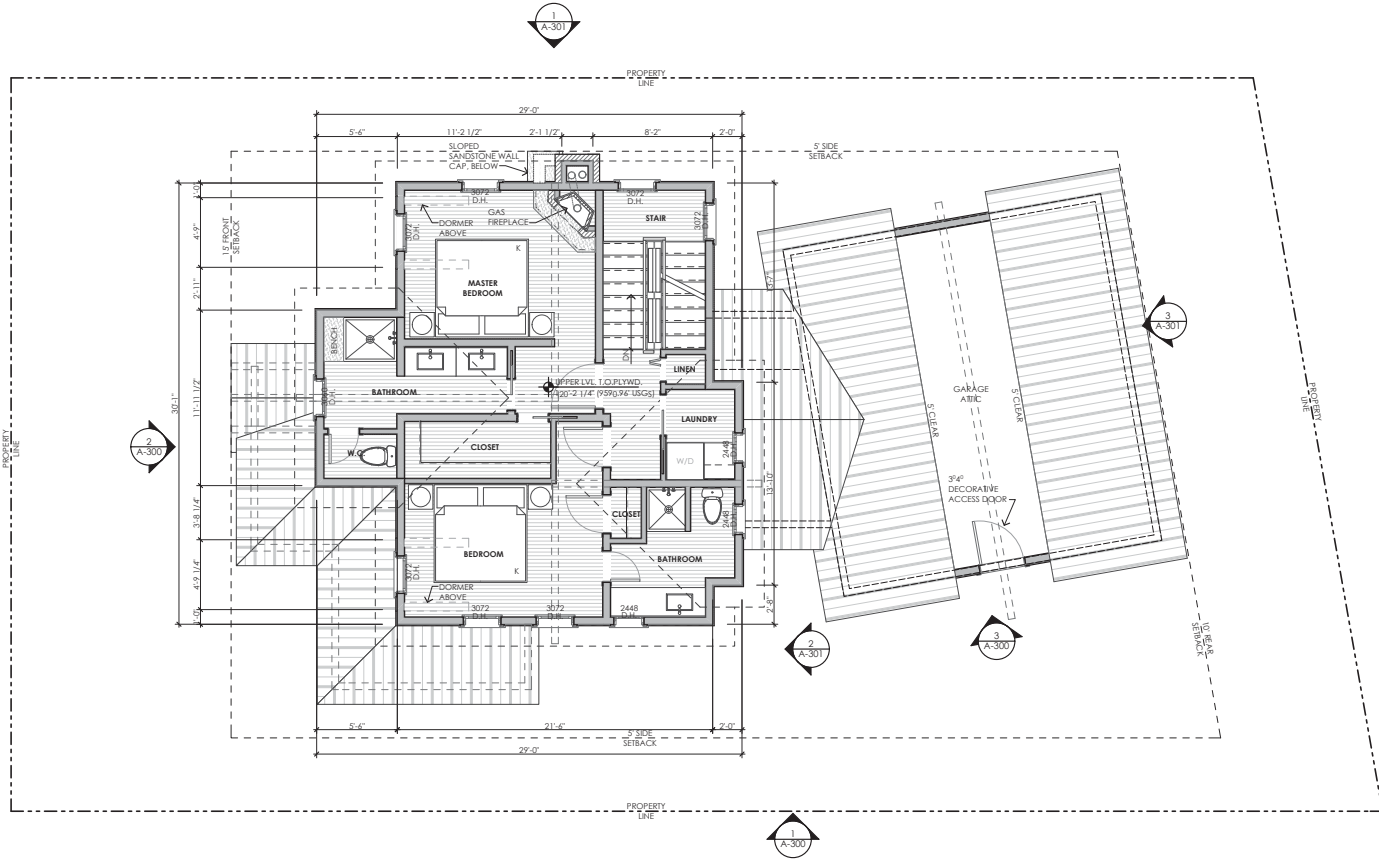
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MARK	DATE	DESCRIPTION
	APR. 20, 15	PLANNING APPROVAL

PROJECT NO: 2014-2
 DRAWN BY: M.PROVINO
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SHEET TITLE
UPPER LEVEL PLAN

A-202
 SHEET 5 OF 9



1 UPPER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



ROOF PLAN NOTES

1. PROVIDE CLASS-A RATED ROOFING, INSTALL PER MANUFACTURER'S INSTRUCTIONS.
2. PROVIDE WATERPROOF MEMBRANE UNDERLAYMENT OVER 100% OF ROOF DECK.
3. INSTALL GFCI J-BOXES AT GUTTER / DOWNSPOUT LOCATIONS FOR 220V HEAT TAPE.
4. PROVIDE CONTINUOUS VENT STRIP AT ALL EAVES, CONTINUOUS PRE-MANUFACTURED RIDGE VENTS AND CONTINUOUS PRE-MANUFACTURED SIDE WALL VENTS TO ALLOW FOR ROOF VENTILATION. MAINTAIN AIR FLOW ACROSS VALLEYS AND PITCH CHANGES, TYP.
5. ALL EXPOSED FLASHING AND DRIP EDGE SHALL BE PRE-FINISHED TO MATCH ROOFING COLOR.
6. PAINT ALL EXPOSED VENT STACKS, FLUE PIPES, ETC. TO MATCH ROOFING COLOR. PROVIDE SUITABLE PRIMER TO ADHERE TO THE MATERIAL BEING PAINTED.

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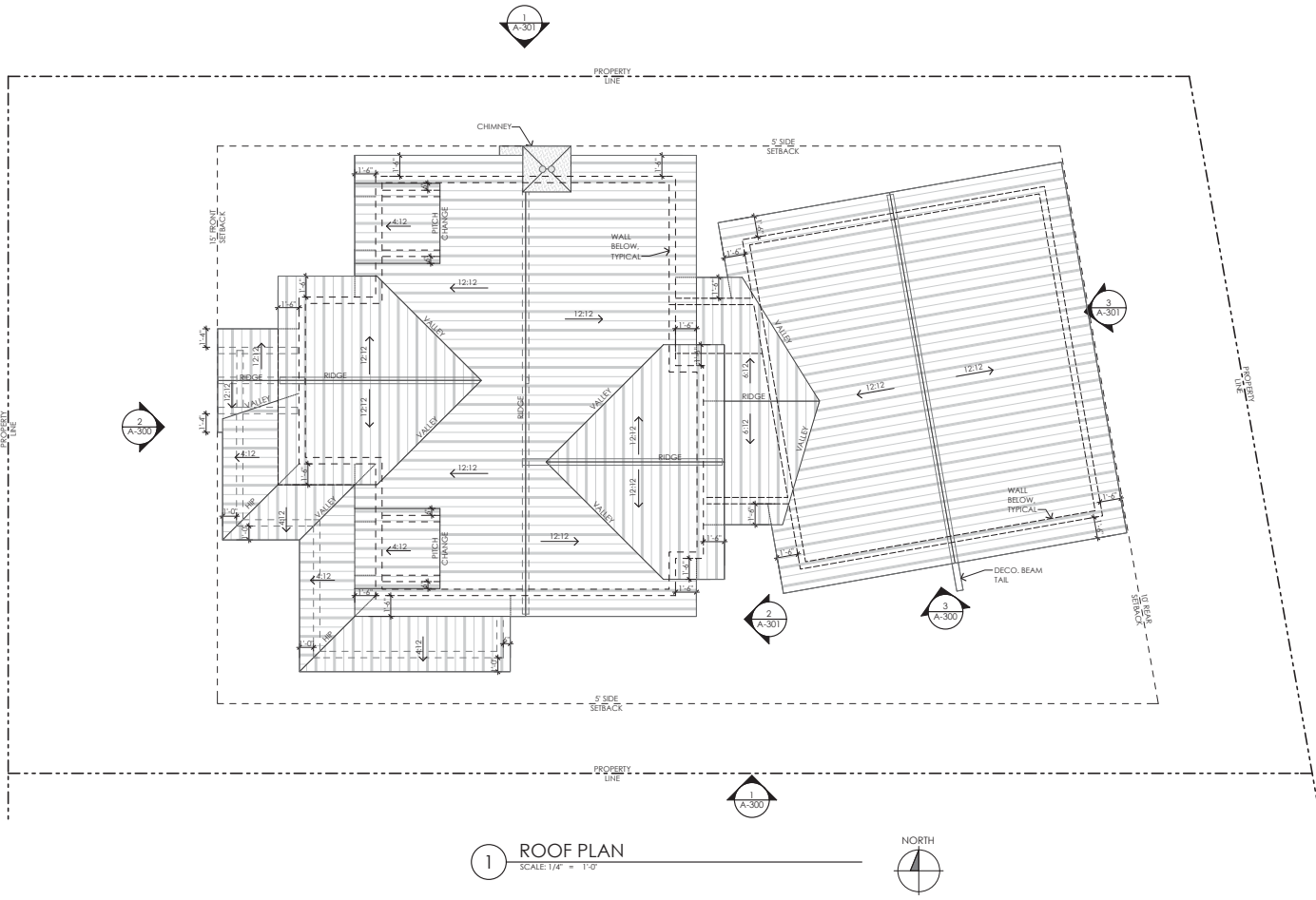
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MARK	DATE	DESCRIPTION
	APR. 20. 15	PLANNING APPROVAL

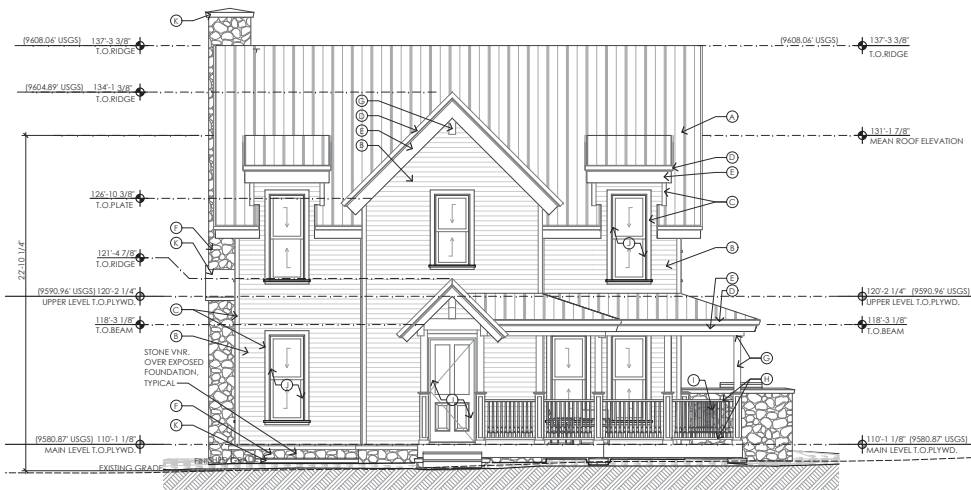
PROJECT NO: 2014-2
 DRAWN BY: M.PROVINO
 CHK'D BY: M.PROVINO

SHEET TITLE
ROOF PLAN

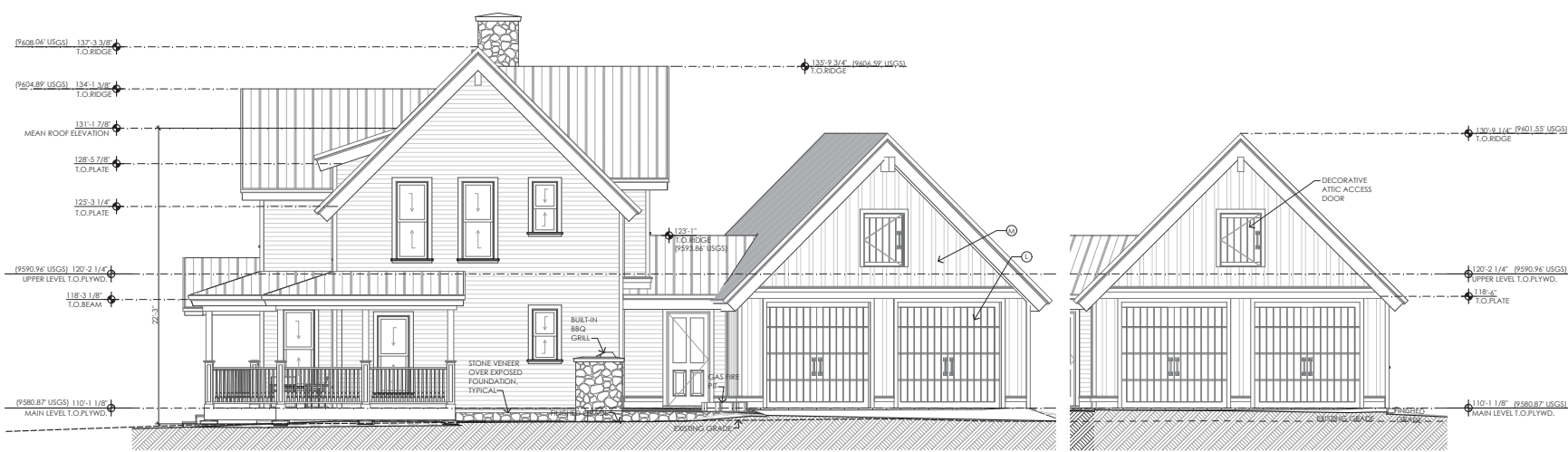
A-203
 SHEET 6 OF 9



1 ROOF PLAN
 SCALE: 1/4" = 1'-0"
 NORTH



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



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

3 SOUTH GARAGE ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH LEGEND

- (A) PRE-FINISHED METAL ROOFING - METAL SALES MANUFACTURING - "ZINC GREY (29)"
- (B) 1X HORIZ. CLAPBOARD CEDAR SIDING W/ 4" EXPOSURE - SHERWIN WILLIAMS PAINT "SW-7060 ATTITUDE GRAY"
- (C) 2X4 S.F.S. CEDAR WINDOW, DOOR, CORNER BOARD & BANDBOARD TRIM - SHERWIN WILLIAMS PAINT "SW-321-2 RAFFIA BEIGE"
- (D) 2X4 S.F.S. CEDAR FASCIA - SHERWIN WILLIAMS "SW-7060 ATTITUDE GRAY"
- (E) 2X10 S.F.S. CEDAR FASCIA - SHERWIN WILLIAMS "SW-2844 ROYCROFT MIST GRAY"
- (F) 5" (+/-) THICK STONE VENEER - "RIVER ROCK"
- (G) TIMBER BEAMS, GUARDRAILS & POSTS S.F.S. - SHERWIN WILLIAMS PAINT "SW-321-2 RAFFIA BEIGE"
- (H) T&G WOOD SOFFIT - SHERWIN WILLIAMS PAINT "321-2 RAFFIA BEIGE"
- (I) TURNED WOOD BALUSTERS - "SW-2844 ROYCROFT MIST GRAY"
- (J) CLAD WOOD WINDOWS & ENTRY DOORS - "CLASSIC BURGUNDY PM-17"
- (K) 4" THICK BUFF SANDSTONE CAP STONE
- (L) WOOD GARAGE DOORS - TRIM & VERT. PANELS: "SW-321-2 RAFFIA BEIGE"
- (M) GARAGE BOARD & BATTEN SIDING - SIKKENS SEMI-TRANS. STAIN "#402 RUSSET"

BUILDING ELEVATION NOTES:

1. REFER TO MATERIALS LEGEND FOR FINISH DESIGNATIONS.
2. PROVIDE GLAZING THAT MEETS SUMMIT COUNTY ENERGY CODE REQUIREMENTS.
3. VERIFY ROUGH OPENING DIMENSIONS AND REQUIREMENTS WITH WINDOW & DOOR MANUFACTURERS PRIOR TO FRAMING OPENINGS.
4. PROVIDE WEATHERSTRIPPING AND ALUMINUM THRESHOLDS AT ALL EXTERIOR DOORS.
5. VERIFY JAMB WIDTHS AND WALL THICKNESSES PRIOR TO ORDERING WINDOWS AND DOORS.
6. PROVIDE SAFETY GLAZING IN COMPLIANCE WITH CURRENT BUILDING CODES.
7. INSULATE ALL SHIM SPACES AT EXTERIOR DOORS & WINDOWS.
8. WRAP ALL EXTERIOR OPENINGS WITH BUILDING WRAP PRIOR TO INSTALLING WINDOW OR DOOR.
9. PROVIDE SELF-ADHESIVE FLASHING ALONG ALL NAIL FLANGES PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
10. PROVIDE 26 GA. PRE-FINISHED METAL HEAD FLASHING TO ALL EXTERIOR DOORS & WINDOWS.
11. ALL WINDOWS AND DOORS TO HAVE FIELD APPLIED TRIM. DO NOT SUPPLY WITH BRICK MOLD.
12. PROVIDE SHOP DRAWINGS FOR OWNER & ARCHITECT APPROVAL PRIOR TO ORDERING CUSTOM WINDOWS AND DOORS.
13. SEE FLOOR PLAN FOR WINDOW / DOOR OPERATION.
14. PROVIDE 4' X 4' MINIMUM EXTERIOR MATERIAL MOCK-UP FOR OWNER / ARCHITECT / TOWN APPROVAL PRIOR TO COMMENCING FINISHING WORK.

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MARK	DATE	DESCRIPTION
	APR. 20. 15	PLANNING APPROVAL

SHEET TITLE

SOUTH & WEST ELEVATIONS

A-300
SHEET 7 OF 9

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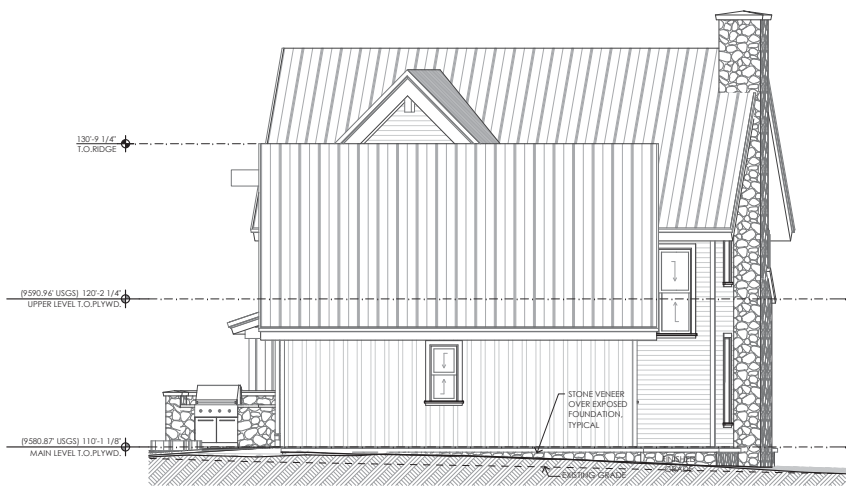
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 RESIDENCE**
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MARK	DATE	DESCRIPTION
	APR. 20. 15	PLANNING APPROVAL

PROJECT NO: 2014-2
 DRAWN BY: M.PROVINO
 CHKD BY: M.PROVINO

SHEET TITLE
**NORTH & EAST
 ELEVATIONS**

A-301
 SHEET 8 OF 9



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



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



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



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**REVISED COLOR
RENDERING-1**

APR.20.15



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REVISED COLOR
RENDERING-2

APR.20.15

Planning Commission Staff Report

Subject: Miller/Huntress Restoration and deck addition
(Class B Historic, Final Hearing; PL-2015-0075)

Proposal: Restore the front façade of building per the historic photo. Add an ADA compliant door to north elevation. Add ramp with handrails and on grade patio/deck addition.

Date: May 26, 2015 (For meeting of June 2, 2015)

Project Manager: Matt Thompson, AICP

Applicant/Owner: Mountain Style Inc. (Barry Noam)

Agent: bhh partners (Marc Hogan)

Address: 309 S. Main Street

Legal Description: Lot 5, Lot 6, and part of Lot 7, Stiles Addition

Site Area: 0.27 acres (11,935 sq. ft.)

Land Use District: 19 – Commercial, 1:1 Floor Area Ratio (FAR); 20 Units per Acre (UPA)
Residential

Historic District: 7, South Main Street Residential

Site Conditions: The lot slopes gently towards the rear of the property. There are five large cottonwood trees near the north property line, which will remain. There are three mature evergreen trees just to the north of the existing porch of the Miller/Huntress House; the applicant proposes to move these three evergreen trees to the northern property line. There is a 10’ utility easement near the western portion of the lot. There is also a sewer line easement along the western property line.

Adjacent Uses: North: Vail Resorts Patagonia Store
South: Main Street Mall Condo
West: Riverwalk and Blue River
East: Main Street (Shops at Historic South Main Street)

Building Height: No change

Density: No change

Mass: No change

Total: Main Level: 1,424 sq. ft.
Upper Level: 488 sq. ft.

	Total	1,912 sq. ft.
Lot Coverage:	Building / non-Permeable:	5,757 sq. ft. (48% of site)
	Hard Surface / non-Permeable:	5,118 sq. ft. (42% of site)
	Open Space / Permeable Area:	6,178 sq. ft. (51% of site)
Parking:	Required:	3 spaces
	Proposed:	9 spaces
Snowstack:	Required:	1,280 sq. ft. (25%)
	Proposed:	1,617 sq. ft. (32%)
Setbacks:	Existing:	
	Front:	3.1 ft. over the east property line (deck into Town right of way)
	Side:	2.2 ft. over the north property line (Crepe Cart)
	Side:	10.5 ft. to the south property line
	Rear:	116 ft.
	Proposed:	
	Front:	0' for bay window
	North side:	New deck 2'
	South side:	No change
	Rear:	No change

Item History

This home was built in 1880 by M.D. Miller, the original owner of the Denver Hotel. Miller used the house as his residence and sold it in 1886 to Milton and Mary Huntress.

The preliminary hearing was held on May 19, 2015. At that meeting the Planning Commission agreed that the existing deck encroachment needs to be pulled back to the property line.

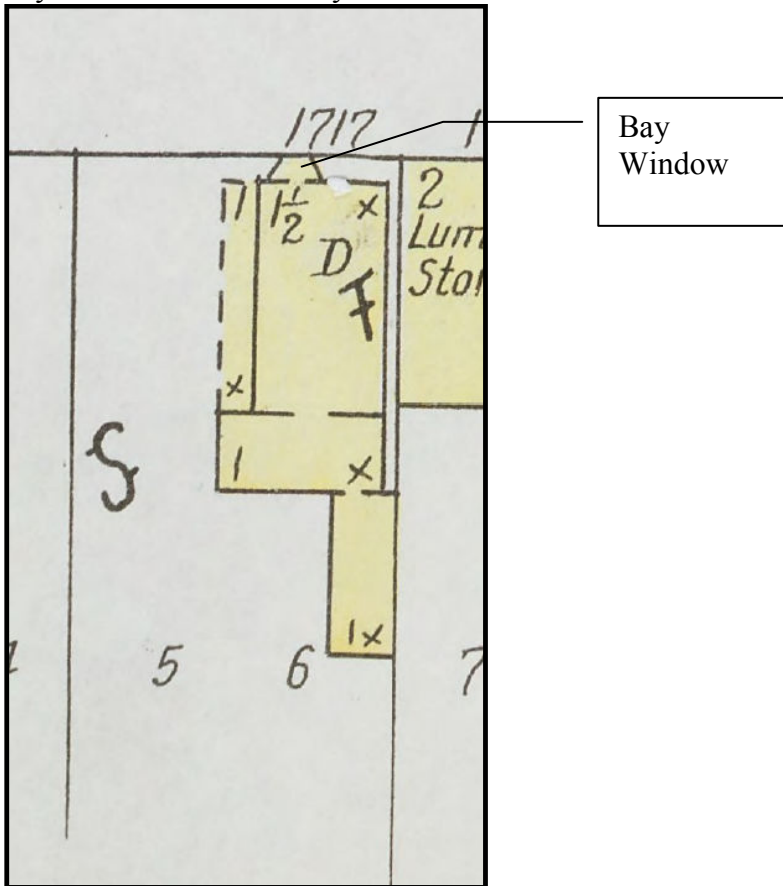
Changes from the May 19, 2015 Preliminary Hearing

- The applicant has designed the detention areas to the satisfaction of the Town of Breckenridge Engineering Department.
- The snow storage area between the paved parking lot and the Riverwalk will have top soil and grass seed as requested by Staff.
- Applicant has agreed to remove the deck encroachment over the property line.

Staff Comments

Social Community / Employee Housing (24/A &24/R): The applicant is proposing to bring the front (east) elevation of the structure back to the historic appearance using historic photos of the building. Staff appreciates the applicants revising the proposed windows to match up with the size of the other historic windows on the house.

At the preliminary submittal, the bay window encroached outside of the property. The bay window is now proposed within the property boundaries, meeting the front setback requirement of zero feet. The bay window will now only extend out as far as it did historically. (See Sanborn Map image below)



The front façade as proposed is historically accurate. Staff has no concerns.

Staff now supports positive one (+1) point for: *On site historic preservation/restoration effort of minimal public benefit. Examples: Restoration of historic window and door openings, preservation of historic roof materials, siding, windows, doors and architectural details.*

To receive positive three (+3) points the policy requires: *Restoration of historic window and door openings, preservation of historic roof materials, siding, windows, doors and architectural details, plus structural stabilization and installation of a new foundation.*

The proposal does not include structural stabilization and installation of a new foundation, hence Staff could not award positive three (+3) points.

Placement Of Structures (9/A & 9/R): No changes are proposed for the placement of structures. However, there are existing encroachments. The existing crepe cart is over the north property line by 2.2'. The property owner has said they have an agreement with the property owner to the north to allow for this encroachment. It also appears that the upper level deck is currently encroaching over the eastern property line (which is proposed to be removed as part of this development). Furthermore, the existing deck is 3.1' over the eastern property line, encroaching into the right of way. The Public Works Department has requested this deck encroachment be pulled back to the property line. The Public Works Department had six property owners on Main Street pull back their improvements, which were

over the front property line, during the Main Street improvement project when accurate surveys were done over the past few years. The Town is requesting that this encroachment be rectified during this process. The deck encroachment forces the crepe cart customers to line up on the sidewalk blocking a portion of the sidewalk and makes snow plowing operations more difficult. The property owner has agreed to pull back the deck to the property line. Land Use District 19 does allow structures to be built at the property line, but not over the property line.

The Planning Commission previously supported the deck having to meet the absolute setback of zero feet, thereby, removing the encroachment. Staff has no concern with the setbacks now that the property owner has agreed to cut the deck back to the property line.

Access / Circulation (16/A & 16/R; 17/A & 17/R): There is currently a dirt driveway and dirt parking lot behind the Miller/Huntress House. The circulation pattern has been working all these years; however it will need to be paved as part of this proposal. The applicant has proposed a new concrete sidewalk that leads from the back of the new proposed deck to the parking lot and to the rear door of the building. Staff has no concerns and is happy to see this pathway formalized.

Drainage (27/A & 27/R): The revised plans have been shared with the Engineering Department. The Engineering Department is now comfortable with the revised drywell details proposed for two locations shown on the site plan. Staff has no concerns with the proposed drainage plan.

Point Analysis (Section: 9-1-17-3): Staff recommends positive one (+1) point under Policy 24/R, for: *On site historic preservation/restoration effort of minimal public benefit*, for a passing point analysis of positive one (+1) point.

Staff Recommendation

Staff recommends the Planning Commission approve the Miller/Huntress Restoration, PL-2015-0075, located at Block 6, Lot 5, Stiles, 309 S. Main Street, with a passing point analysis of positive one (+1) point and with the attached Findings and Conditions.

Final Hearing Impact Analysis				
Project:	Miller/Huntress Restoration and deck addition	Positive Points	+1	
PC#	PL-2015-0075			
Date:	5/27/2015	Negative Points	0	
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)		
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)		
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	+1	On site historic/preservation effort of minimal public benefit.
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
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

Miller/Huntress Restoration and deck addition
Block 6, Lot 5, Stiles Addition
309 S. Main Street
PL-2015-0075

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 **May 26, 2015**, 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 **June 2, 2015**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **June 9, 2018**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy

should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

6. Applicant shall not place a temporary construction or sales trailer on site until a building permit for the project has been issued.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. **Applicant shall notify the Town of Breckenridge Community Development Department (970-453-3160) prior to the removal of any building materials from the historic building. Applicant shall allow the Community Development Department to inspect the materials proposed for removal to determine if such removal will negatively impact the historic integrity of the property. The Applicant understands that unauthorized removal of historic materials may compromise the historic integrity of the property, which may jeopardize the status of the property as a local landmark and/or its historic rating, and thereby the allowed basement density. Any such action could result in the revocation and withdrawal of this permit.**
9. 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

10. Applicant shall submit proof of ownership of the project site.
11. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
12. **Applicant shall contact the Town of Breckenridge and schedule a preconstruction meeting between the Applicant, Applicant's architect, Applicant's contractor and the Town's project Manager, Chief Building Official and Town Historian to discuss the methods, process and timeline for restoration efforts to the historic building(s).**
13. **Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.**
14. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
15. **Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.**

16. **Applicant shall install construction fencing and erosion control measures in a manner acceptable to the Town Engineer. An on site inspection shall be conducted.**
17. **Applicant shall submit a 24"x 36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.**
18. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

19. **The parking lot and the driveway for 309 S. Main Street are required to be paved, and detention drywells constructed per T.O.B. Engineering Department standards.**
20. **Existing deck encroachment into public right-of-way must be removed prior to Certificate of Occupancy for 309 South Main Street building.**
21. **Existing internal lot lines must be vacated prior to certificate of occupancy for 309 South Main Street building with a Class C subdivision application and development permit.**
22. **The Town requires a copy of the agreement with the property owner of Lot 2, Block 6, Stiles Addition, which allows existing crepe cart to be over the property line.**
23. **The three (3) evergreen trees that are proposed to be moved to near the northern property line will have to be replaced on a caliper per caliper basis if they do not survive the transplant process.**
24. **Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.**
25. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches from the property. Dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above ground.
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 flashing, vents, flues, rooftop mechanical equipment 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.
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 not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
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)

GENERAL NOTES

- COPYRIGHT:**
All plans, designs, and concepts shown in these drawings are the exclusive property of BHH Partners, Planners and Architects and shall not be used, distributed, or reproduced for any purpose whatsoever without the architect's written permission.
- CODES:**
The project is governed by the International Building Code, 2003 Edition as adopted by the state of Colorado, Breckenridge, Colorado. Code compliance is mandatory. The drawings and specifications shall not permit work that does not conform to these codes. The General Contractor and Subcontractors shall be responsible for satisfying all applicable codes and obtaining all permits and required approvals. Building areas are shown for code purposes only and shall be recalculated for any other purposes.
- FIELD VERIFICATION:**
Verify all dimensions, conditions, and utility locations on the job site prior to beginning any work or ordering any materials. Notify Architect of any conflicts or discrepancies in the drawings immediately.
- DIMENSIONS:**
Unless otherwise stated, take precedence over scaled dimensions. DO NOT SCALE DRAWINGS. Verify all dimensions shown prior to beginning any work and notify Architect of any conflicts or discrepancies for interpretation or clarification. For dimensions on the face of framing members, face of wood framing or face of concrete shall always otherwise noted. Section or elevation dimensions are to top of concrete, top of plywood, or top of wall plates or beams unless otherwise noted.
- DISCREPANCIES:**
The Owner has requested the Architect to provide limited architectural and engineering services. In the event additional details or guidance is needed by the contractor for construction of any aspect of this project, he shall immediately notify the Architect. Failure to give timely notice shall relieve the Architect of responsibility. Do not proceed in areas of discrepancy until all such discrepancies have been fully resolved with written direction from the Architect.
- DUTY OF COOPERATION:**
Release of these plans constitutes further cooperation among the Owner, His Contractor, and the Architect. Design and construction are complete. Although the Contractor and the Contractor may coordinate their services with due care and diligence, they cannot guarantee perfection. Construction is the contractor's responsibility. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the Architect. Failure to report such discrepancies constitutes misrepresentation and increases construction costs. A failure to cooperate to a timely notice to the architect shall relieve the Architect from responsibility for any and all consequences resulting from such changes.
- CHANGES TO THE WORK:**
Any items described herein that impact project budget or time shall be requested from the Contractor via a written change order request prior to such work. Performance of such work without approval by change order indicates General Contractor's acknowledgment of no increase in contract sum or time. Changes from the plans or specifications made without consent of the Architect are unauthorized and shall relieve the Architect of responsibility for any and all consequences resulting from such changes.
- WORKMANSHIP:**
It is the intent and meaning of these drawings that the Contractor and each Subcontractor provide all labor, materials, transportation, supplies, equipment, etc., to obtain a complete job within the recognized standards of the industry.
- SUBSTITUTIONS:**
Substitution of "equal" products will be acceptable with Architect's written approval. See specifications.
- CONSTRUCTION SAFETY:**
These drawings do not include the necessary components for construction safety. The General Contractor shall provide for the safety, care of utilities and adjacent properties during construction, and shall comply with state and federal safety regulations.
- FIELD CUTTING OF STRUCTURAL MEMBERS:**
The General Contractor and Subcontractors shall field coordinate and obtain approval from Engineer before any cutting, welding or drilling of any cast-in-place concrete, steel framing, or any other structural elements which may affect the structural integrity of the building. Refer to the appropriate Code Requirements, Manufacturer's or supplier's instructions, and structural drawings for additional requirements.
- DISPOTION:**
The work involves demolition of existing materials. To the greatest extent possible, reuse all salvaged materials for the new construction.
- REMODELING:**
The Owner has been advised that since this work involves remodeling existing conditions that are concealed and cannot be examined by the Architect without damage to the existing building, the details and methods of repair may need to be adjusted to incorporate additional items of work. The Contractor shall notify the Architect when such conditions are encountered. A reasonable change in the scope of the work will then be negotiated.

PLANTING LIST & NOTES

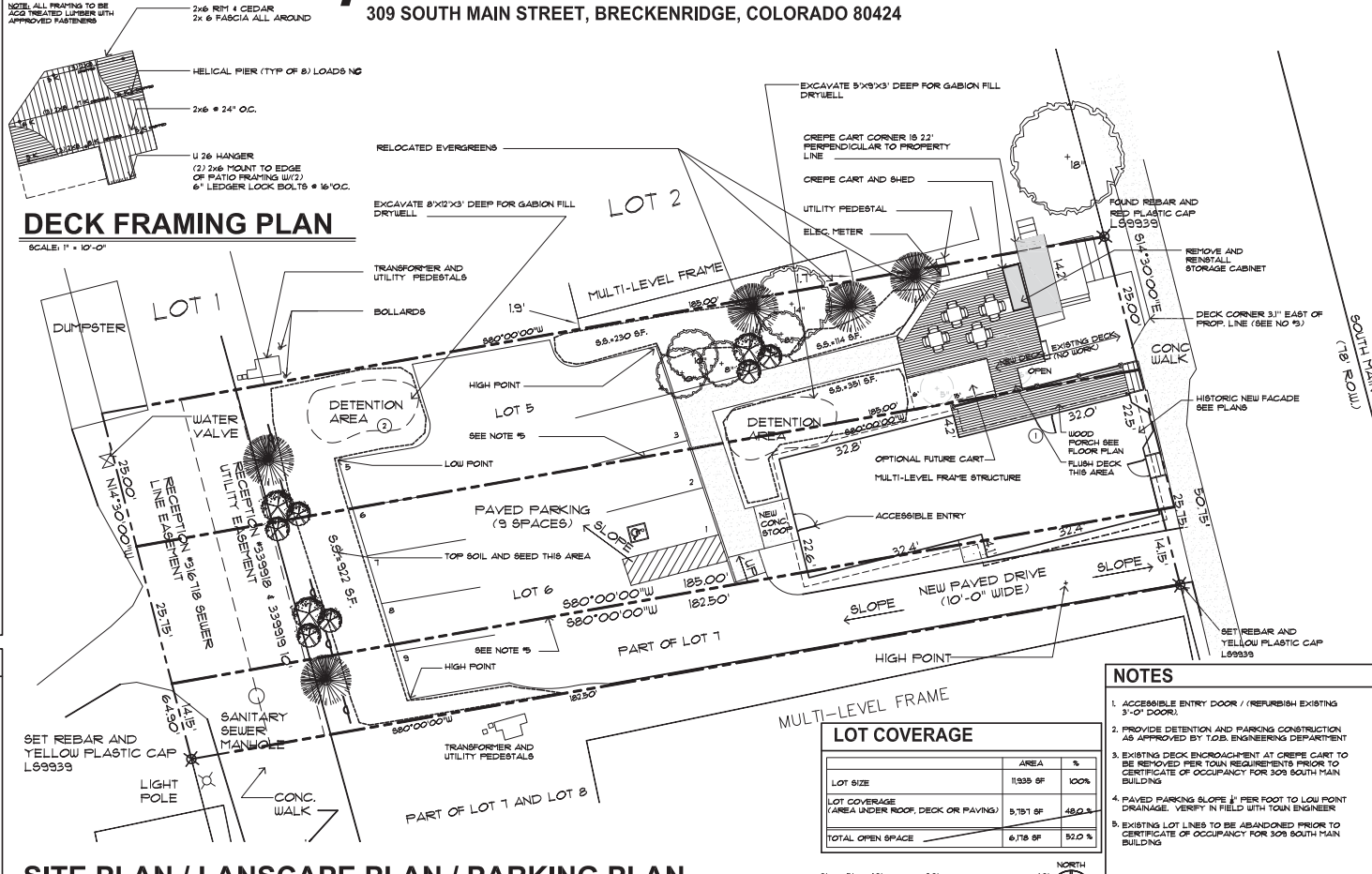
KEY SYMBOL	BOTANICAL	NO.	SIZE
EXISTING TREES			
○	VARIES -	--	SEE SITE PLAN
TREES TO BE REMOVED			
○	VARIES -	--	SEE SITE PLAN
TREES			
●	COLORADO SPRUCE	PICEA PUNGENS OR PICEA ENGELMANNI	6" & 10" TO 12" TALL
●	ASPEN	POPPULUS TREES	12" TO 14" TALL
SHRUBS/GROUND COVERS (PERMANENT)			
●	POTENTILLA	POTENTILLA	- 9 GAL.
●	ALPINE CURRANT	RIBES ALPIMUM	- 9 GAL.
●	ROCK COTONEASTER	COCCYSPHYLLIS	- 9 GAL.
●	NATIVE GRASS	PROVIDE IDENTICAL	- 1 FLAT

REQUIRED SNOWSTACK

HARDSCAPE (WALKS & DRIVEWAYS)	SQ. FT.	%
REQ'D SNOW STACK (25% OF HARDSCAPE)	9116 SF.	100%
TOTAL SNOW STACK	1280 SF.	25%
TOTAL SNOW STACK	1617 SF.	32%

MILLER/HUNTRESS RESTORATION

309 SOUTH MAIN STREET, BRECKENRIDGE, COLORADO 80424



REVISIONS:

JOB NO: 5442
DATE: 05/20/08
DRAWN BY: ALH
CHECKED BY: MFM

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ISSUE FOR PERMIT & PRICING: 03/20/08
REVISED PARKING PLAN: 04/28/08
FINAL TOB 5/20/08

1. ACCESSIBLE ENTRY DOOR / REFINISH EXISTING 3'-0" DOOR.

2. PROVIDE DETENTION AND PARKING CONSTRUCTION AS APPROVED BY TOB, ENGINEERING DEPARTMENT.

3. EXISTING DECK ENCROACHMENT AT CREPE CART TO BE REMOVED PER TOB REQUIREMENTS PRIOR TO CERTIFICATE OF OCCUPANCY FOR 309 SOUTH MAIN BUILDING.

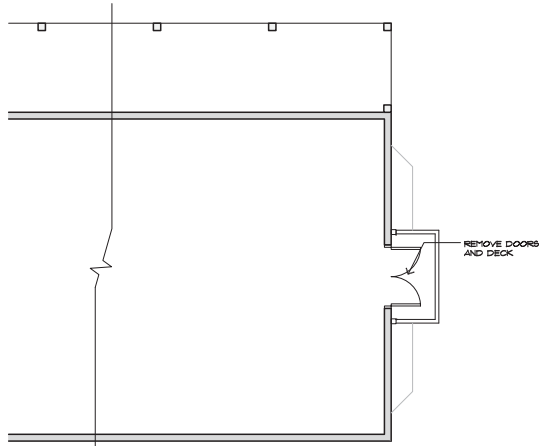
4. PAVED PARKING SLOPE 1" PER FOOT TO LOW POINT DRAINAGE. VERIFY IN FIELD WITH TOB ENGINEERS.

5. EXISTING LOT LINES TO BE ABANDONED PRIOR TO CERTIFICATE OF OCCUPANCY FOR 309 SOUTH MAIN BUILDING.

SHEET INDEX

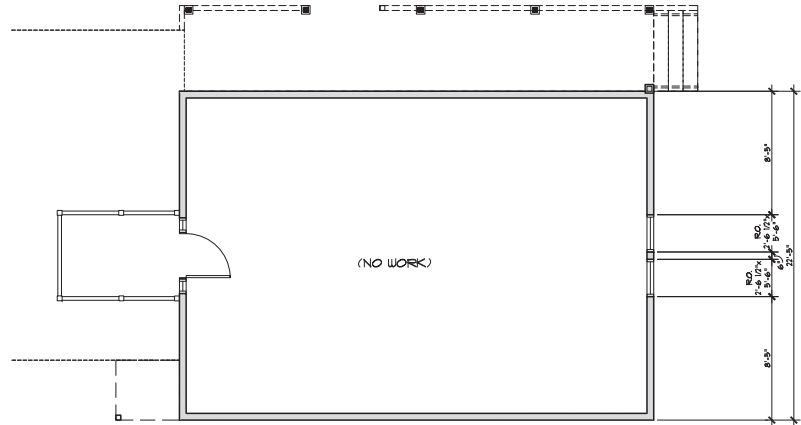
SP1.1
EXISTING CONDITIONS SITE PLAN
OF: 4

OWNER:	ARCHITECT:	CONTRACTOR:	ENGINEER:	SURVEYOR:
BARRY NOAM 309 SOUTH MAIN, INC. P.O. BOX 816, BRECKENRIDGE, CO 80424 (719) 483-0416 • FAX mounth889@yahoo.com	BHH Partners, Planners and Architects 160 EAST ADAMS STREET P.O. BOX 931 BRECKENRIDGE, CO 80424 (719) 483-6882 (719) 483-6888 - FAX	BSU DESIGN & CONSTRUCTION INC BRIAN SCOTT WILLIAMS P.O. BOX 8439 BRECKENRIDGE, CO 80424 (719) 316-1929		CARDINAL LAND SURVEYS P.O. BOX 1478 FAIRPLAY, CO 80440 (970) 316-4583



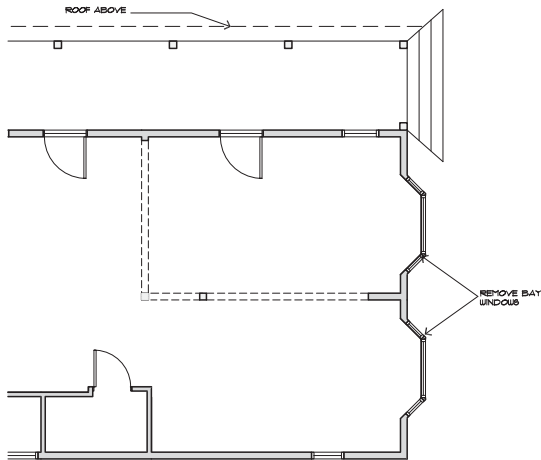
EXISTING UPPER LEVEL PLAN

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



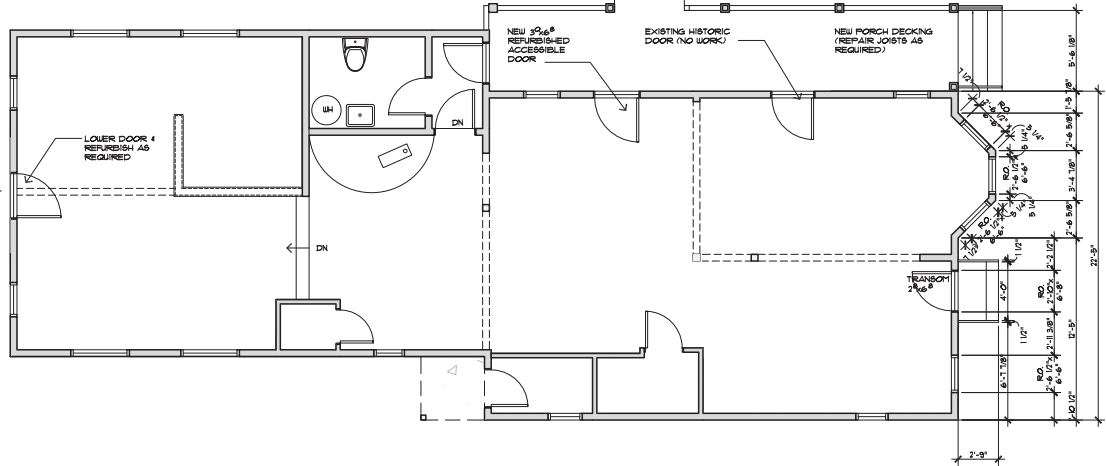
PROPOSED UPPER LEVEL PLAN

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



EXISTING MAIN LEVEL PLAN

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



PROPOSED MAIN LEVEL PLAN

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

REVISIONS:

JOB NO: 5142
 DATE: 05/10/08
 DRAWN BY: ALH
 CHECKED BY: MLP

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TABLE FOR PERMIT & PRICING: 03/08/08
 REVISED PARKING PLAN: 04/25/08
 FINAL TOB 5/20/08

bhh Partners
 P.O. BOX 3511 100 EAST AVENUE BRECKENRIDGE, CO 80424 (970) 624-8880

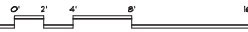
MILLER / HUNTRESS RESTORATION
 309 SOUTH MAIN, LOT 5, 6, PART OF 7, STILES ADDITION, BRECKENRIDGE, COLORADO

© 2015
 SHEET NUMBER:
A1.1
 FLOOR PLANS
 OF: 4



EXISTING EAST ELEVATION

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



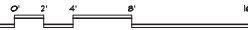
PROPOSED EAST ELEVATION

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



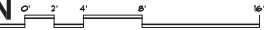
EXISTING NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

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



REVISIONS:

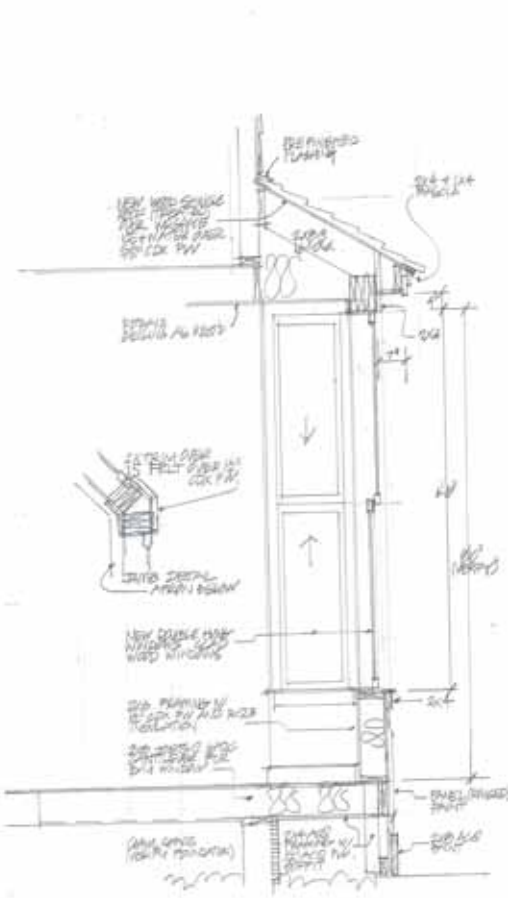
JOB NO: 5142
 DATE: 05/20/2015
 DRAWN BY: ALH
 CHECKED BY: MLP

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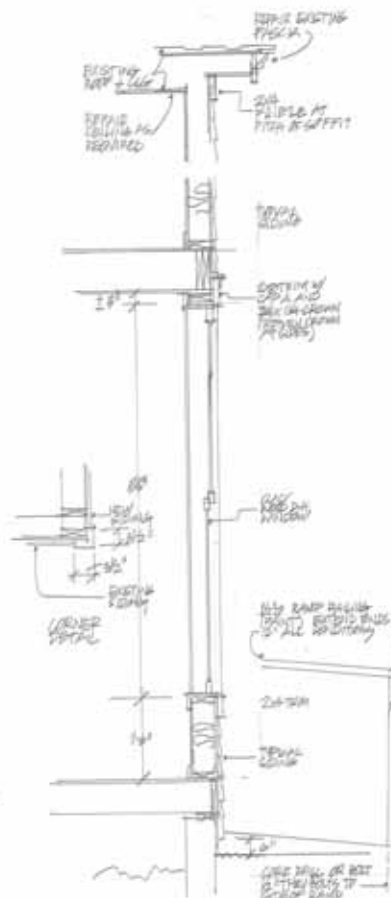
ISSUE FOR PERMIT & PRICING: 03/20/2015
 REVISED PARKING PLAN: 04/28/15
 FINAL TOB 5/20/15

bhh Partners
 100 SOUTH MAIN, SUITE 100, BRECKENRIDGE, COLORADO 80424 (970) 453-6880
MILLER / HUNTRESS RESTORATION
 309 SOUTH MAIN, LOT 5, 6, PART OF 7, STILES ADDITION, BRECKENRIDGE, COLORADO

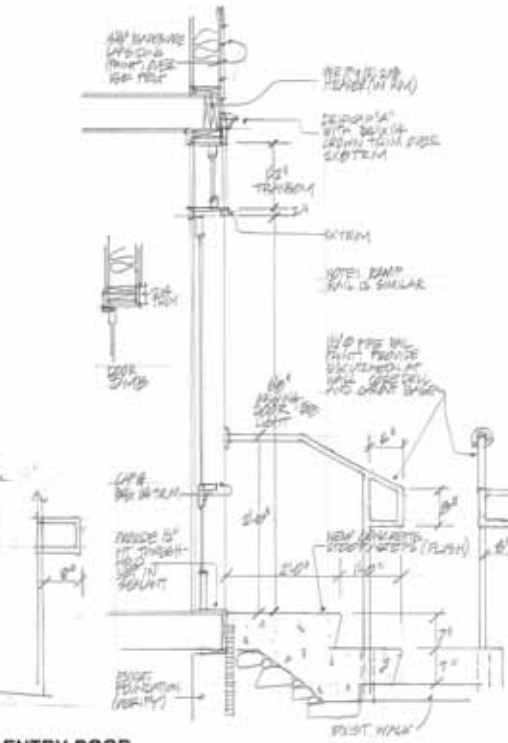
© 2015
 SHEET NUMBER:
A2.1
 ELEVATIONS
 OF: 4



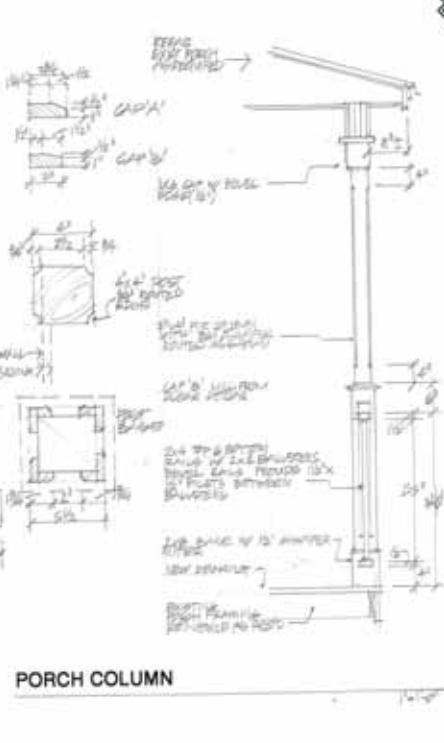
BAY WINDOW



WINDOW



ENTRY DOOR



PORCH COLUMN

REVISIONS	
JOB NO.	842
DATE	05/05/09
DRAWN BY	A.L.
CHECKED BY	PLP

SCALE FOR PRINT -
 ARCHING 1/4" = 1'-0"
 FINAL 3/8" = 1'-0"

bhh Partners
 RESTORATION
 MILLER / HUNTRESS RESTORATION
 300 SOUTH MAIN, BRICKENRIDGE, COLORADO

© 2009
A4.1
 DETAILS

Planning Commission Staff Report

Subject: Gold Pan North Exterior Siding Alteration
(Class B Historic, Combined Hearing; PL-2015-0087)

Proposal: Install 22-gauge corrugated rusted steel on the exterior of the first floor on the north elevation. The second floor exterior is proposed to be sided with vertical pine shiplap siding of various widths. The historic windows will remain the same. No changes to the exterior other than the north elevation material is proposed. A material and color sample board will be available for review at the meeting.

Date: May 27, 2015 (For meeting of June 2, 2015)

Project Manager: Matt Thompson, AICP

Applicant/Owner: Silverheels Inc.

Agent: Randy Kilgore

Address: 103 N. Main Street

Legal Description: Bartlett & Shock, Lots 81-82

Site Area: 0.13 acres (5,950 sq. ft.)

Land Use District: 1:1 Floor Area Ratio (FAR); 20 Units per Acre (UPA)

Historic District: 6: Core Commercial

Site Conditions: The property is home to the historic Gold Pan Saloon, with parking and a dumpster enclosure in the rear of the property. The north elevation is mostly covered in rolled asphalt with a faux brick pattern. The rear addition has horizontal siding.

Adjacent Uses: **North:** Vacant Lot (Future home of the Elk Building)
South: Sterling Building multi-unit commercial
West: Alley and Schoonover Building
East: N. Main Street and Breckenridge Town Square Mall

Density: No change

Mass: No change

Item History

The Gold Pan Saloon Building is historically significant under the National Registry of Historic Places Criterion A for its association with Breckenridge's commercial development beginning in the late 1800's and extending throughout the twentieth century. Used variously as a saloon, bowling alley,

billiards hall, and restaurant, the property has been a fixture in downtown Breckenridge for well over a century.

The south building originally consisted of a one-story structure, built in the 1880s and used historically as a saloon. The north building was constructed in 1905, initially housing “Bradley’s Bowling Alleys & Pool & Billiard Rooms.” The second story was added over both buildings in 1911, and the two combined buildings subsequently became known as the “Bradley Block.”

Staff Comments

Social Community (24/A & 24/R): Staff notes that the Development Code policies that related to the Handbooks of Design Standards for the Historic and Conservation districts (and all Character areas) has been moved from Policy 5, Architectural Compatibility to Policy 24, The Social Community.

For all Priority Policies (absolute):

Historic And Conservation District: Within the conservation district, which area contains the historic district (see special areas map10) substantial compliance with both the design standards contained in the "handbook of design standards" and all specific individual standards for the transition or character area within which the project is located is required to promote the educational, cultural, economic and general welfare of the community through the protection, enhancement and use of the district structures, sites and objects significant to its history, architectural and cultural values.

For all Design Standards (relative):

3 x (-5/+5) E. Conservation District: Within the conservation district, which contains the historic district, compatibility of a proposed project with the surrounding area and the district as a whole is of the highest priority. Within this district, the preservation and rehabilitation of any historic structure or any "town designated landmark" or "federally designated landmark" on the site (as defined in chapter 11 of this title) is the primary goal. Any action which is in conflict with this primary goal or the "handbook of design standards" is strongly discouraged, while the preservation of the town's historic fiber and compliance with the historic district design standards is strongly encouraged. Applications concerning development adjacent to Main Street are the most critical under this policy.

The applicant proposes to remove the rolled asphalt siding and install 22-gauge corrugated rusted steel on the first floor of the north elevation. The second floor is proposed to be sided with vertical pine shiplap random width siding. The historic windows will remain the same with no changes proposed to any historic openings. No other changes to the exterior are proposed.

Staff believes there are two design standards from the Handbook of Design Standards for the Historic District and Conservation Districts (#6 Core Commercial Character Area) that are particularly relevant to this discussion. First, **Priority Policy 220, Maintain the clear distinction between first and upper floors.**

- *First floors should be predominantly glass with a smaller percentage of opaque materials.*
- *First floors should include the traditional kick plate, columns or pilasters, and sign bands.*
- *Upper floors should be the reverse; opaque materials should dominate, windows should be smaller, more vertically-oriented openings that appear to puncture more solid wall plane.*
- *Use of horizontal moldings, awnings, and sign bands to emphasize this distinction should be considered.*

- *Note that this means that using large expanses of glass on the upper floor of a commercial building is inappropriate because doing so would blur the distinction between upper and lower floors.*

The applicant is concerned that when the Elk Building is built on the vacant lot to the north with a five foot setback from the Gold Pan, the shedding snow will get stuck between the two buildings, and be nearly impossible to remove, damaging the existing siding. The metal on the first floor will aid in protecting the building when the snow is right up against the building. The applicant has also provided a photo that shows vertical wood used in the past on the north elevation of the Gold Pan building. While the photo is not dated, it clearly does show that in the past the building had vertical siding on the north elevation.

Staff believes the proposal to have rusted corrugated metal on the first floor, and vertical pine shiplap on the second floor will meet the intent of Priority Policy 220, by providing a different material on each floor. As the north elevation is not the commercial frontage, Policy 220 regarding kick plates and windows should not apply to this elevation.

The second policy that is relevant to this discussion is Policy 225. **Maintain the present balance of building materials found in the Core Commercial Character Area.**

- *Use painted wood lap siding as the primary building material. An exposed lap dimension of approximately 4 inches is appropriate. This helps establish a sense of scale for buildings similar to that found historically.*
- *Contemporary interpretations of these historically-compatible materials are discouraged. Wood imitation products are discouraged as primary façade materials because they often fail to age well in the Breckenridge climate.*
- *Modular panel material are inappropriate.*
- *Masonry (brick or stone) may only be considered as an accent material. Stone indigenous to the mountains around Breckenridge may also be considered.*
- *Logs are discouraged.*
- *Rough-sawn, stained or unfinished siding materials are inappropriate on primary structures.*

While the applicant is not proposing painted wood lap siding as the primary building material, they have provided a photo from the past showing vertical stained wood for the entire north elevation. Also, Policy 225 is not a priority policy. Priority Policy 220, *Maintain the clear distinction between first and upper floors*, is a priority policy. Furthermore, taking into consideration that this is the north side of a two story building, which will have a new building (The Elk) built within five (5') of the existing Gold Pan, the snow will get trapped in between the two buildings, sitting up against the building siding. Hence, Staff feels that it is an acceptable concept to propose rusted metal siding on the first floor, and vertical shiplap siding on the second floor. It will be a considerable improvement on the existing rolled asphalt faux brick pattern existing on the north elevation. Also, the metal siding will protect the historic structure from the effects of snow right up against the wall of the building.

Point Analysis (Section: 9-1-17-3): Staff does not believe this application warrants positive or negative points. The application is found to meet all absolute policies.

Staff Recommendation

The Planning Department recommends that the Planning Commission approve the new siding proposed for the north elevation of the Gold Pan building, PL-2015-0087, located at 103 N. Main Street, Lots 81-82, Bartlett & Shock, with a passing point analysis of zero (0) and the attached Findings and Conditions.

Final Hearing Impact Analysis				
Project:	Gold Pan North Elevation new siding	Positive Points	0	
PC#:	PL-2015-0087			
Date:	5/28/2015	Negative Points	0	
Staff:	Matt Thompson, AICP			
		Total Allocation:	0	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		

18/R	Parking-Public View/Usage	2x(-2/+2)	
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)	
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)	
	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	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

Gold Pan North Elevation new siding
Lots 81-82, Bartlett & Shock
103 North Main Street
PL-2015-0087

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 **May 27, 2015**, 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 **June 2, 2015**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.
7. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **June 9, 2018**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.

5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Applicant shall not place a temporary construction or sales trailer on site until a building permit for the project has been issued.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. **Applicant shall notify the Town of Breckenridge Community Development Department (970-453-3160) prior to the removal of any building materials from the historic building. Applicant shall allow the Community Development Department to inspect the materials proposed for removal to determine if such removal will negatively impact the historic integrity of the property. The Applicant understands that unauthorized removal of historic materials may compromise the historic integrity of the property, which may jeopardize the status of the property as a local landmark and/or its historic rating, and thereby the allowed basement density. Any such action could result in the revocation and withdrawal of this permit.**
9. 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

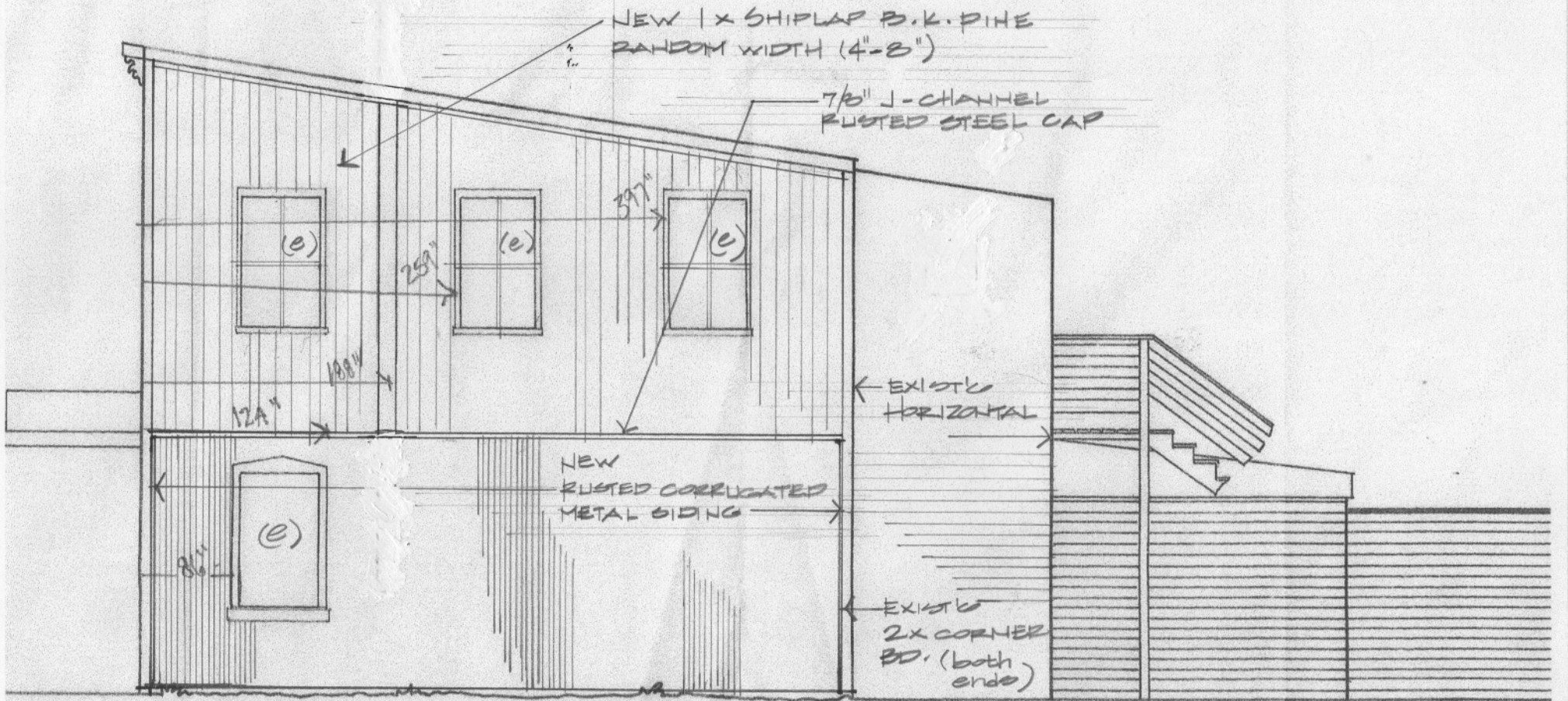
10. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
11. **Applicant shall contact the Town of Breckenridge and schedule a preconstruction meeting between the Applicant, Applicant's architect, Applicant's contractor and the Town's project Manager, Chief Building Official and Town Historian to discuss the methods, process and timeline for restoration efforts to the historic building(s).**
12. **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.**
13. Applicant shall install construction fencing in a manner acceptable to the Town Engineer. An on site inspection shall be conducted.
14. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

15. **Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.**
16. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
17. Applicant shall screen all utilities.
18. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
19. 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.
20. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
21. 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.**
22. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
23. 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)



GOLD PAN NORTH ELEVATION
 RE-SIDE PROPOSAL

4.14.15
 (NO SCALE)

12'



-57-

The Real Estate

NO PARKING
FIRE DEPARTMENT

Planning Commission Staff Report

Subject: Milne Park Site Improvements
(Town Project Hearing – PL-2015-0159)

Proposal: Remove the corner section of the fence at Milne Park to allow pedestrian access into the park (repair fencing where necessary). Add pedestrian cross walk stripping across Lincoln Avenue and then across N. Harris Street to connect to the Breckenridge Grand Vacations Community Center. Add stone pillar gateway signs with brick landing as an entry feature. Thin and prune existing trees for visibility into the park. Add cottonwood trees to the park along Lincoln Avenue. Provide new interpretative signs to identify and provide history of the Milne House, Briggie House and the Eberlein House. Build new benches for seating. Re-grade approximately half the lawn area and re-vegetate with native grasses and wildflowers.

Date: May 28, 2015 (For meeting of June 2, 2015)

Project Manager: Matt Thompson, AICP

Applicant/Owner: Breckenridge Heritage Alliance/Town of Breckenridge

Agent: Breckenridge Heritage Alliance

Address: 100 N. Harris and 102 N. Harris Street

Legal Description: Yingling & Mickles, Block 8, Lots 3-4

Site Area: 0.28 acres (12,500 sq. ft.)

Land Use District: 17 - Residential Use, 11 Units per Acre (UPA)

Historic District: 1 – East Side Residential

Site Conditions: Known as Milne Park, this property is located at the northeast corner of Harris Street and Lincoln Avenue. A black wrought iron fence parallels the south and west property lines. The property is well-maintained, planted with grasses, native trees, and low native plants.

Adjacent Uses: North: Historic Briggie House
East: Single family residential
South: Lincoln Avenue and single family residential
West: Harris Street and single family residential

Existing Condition:



The yard in front of the Milne House and the Eberlein House are in a natural condition. There is a small drainage swale through the middle of the property. Native tall grasses fill most of the yard. There are existing cottonwood trees throughout the property. The grasses grow quite tall in the summer, and public has told the Breckenridge Heritage Alliance that it is not a very inviting park for the public.

The property, encompassing both houses has been owned by the Town of Breckenridge for many years, and is now known as the Alice G. Milne Park.

Staff Comments

Land Use (Policies 2/A & 2/R): Staff has no concerns with the continued and formalized use.

Site and Environmental Design (7/R): Proposal is to add top soil in order to smooth out some uneven areas where depicted on the site plan in light green and revegetate the lawn with native grasses and wildflowers. Staff has no concerns.

Drainage (27/A & 27/R): There should be no drainage impact with the renovation.

Access / Circulation (16/A & 16/R; 17/A & 17/R): A new pedestrian entrance is proposed at the corner of the park. There will be new pedestrian crosswalks striped across the road, which will encourage pedestrians to cross the road from the Breckenridge Grand Vacations Community Center.

Staff is supportive of these access and circulation improvements.

Landscaping (22/A & 22/R): The applicant is proposing to thin and prune existing trees for visibility into the park. Four (4) cottonwood trees are proposed to be added to the park along Lincoln Avenue.

Staff is supportive of the landscaping plan.

Exterior Lighting (Sec. 9-12): No lighting is proposed as part of these park improvements.

Point Analysis (Section: 9-1-17-3): Staff finds no reason to assign any negative or positive points to this project. The application was found to meet all Absolute policies.

Staff Recommendation

This is a Town Project pursuant to the ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). As a result, the Planning Commission is asked to identify any concerns with this project, and any code issues. In addition, the Commission is asked to make a recommendation to the Town Council.

Planning Staff suggests that the Planning Commission recommend approval of the Milne Park Improvements, PL-2015-0159, located at 100 and 102 N. Harris St. with the attached Findings.

TOWN OF BRECKENRIDGE

**Milne Park Improvements
Yingling & Mickles Subdivision, Block 8, Lots 3 & 4
100 & 102 N. Harris Street
PL-2015-0159**

FINDINGS

1. This project is “Town Project” as defined in Section 9-4-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection with the approval of this Town Project.
3. The Planning Commission reviewed and considered this Town Project on **June 2, 2015**. In connection with its review of this Town Project, the Planning Commission scheduled and held a public hearing on June 2, 2015, notice of which was published on the Town’s website for at least five (5) days prior to the hearing as required by Section 9-14-4(2) of the Breckenridge Town Code. At the conclusion of its public hearing, the Planning Commission recommended approval of this Town Project to the Town Council.
4. The Town Council’s final decision with respect to this Town Project was made at the regular meeting of the Town Council that was held on June 9, 2015. This Town Project was listed on the Town Council’s agenda for the June 9, 2015, agenda that was posted in advance of the meeting on the Town’s website. Before making its final decision with respect to this Town Project, the Town Council accepted and considered any public comment that was offered.
5. Before approving this Town Project the Town Council received from the Director of the Department of Community Development, and gave due consideration to, a point analysis for the Town Project in the same manner as a point analysis is prepared for a final hearing on a Class A development permit application under the Town’s Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code).
6. The Town Council finds and determines that the Town Project is necessary or advisable for the public good, and that the Town Project shall be undertaken by the Town.



Milne Park Illustrative Concept Plan - OPTION A

Breckenridge Heritage Alliance



May 15, 2015

