



PLANNING COMMISSION AGENDA

Tuesday, September 15, 2015
Breckenridge Council Chambers
150 Ski Hill Road

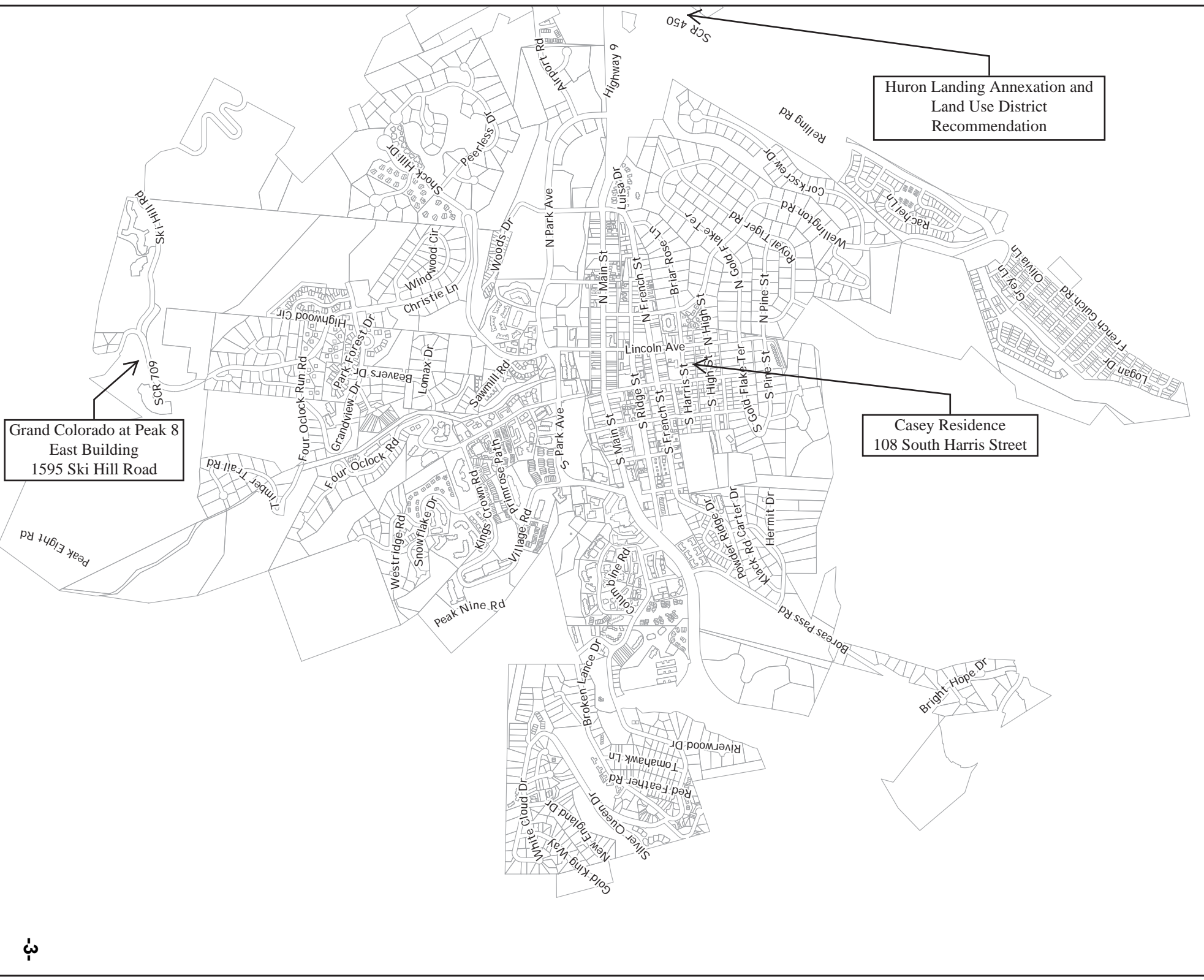
7:00pm	<i>Call To Order Of The September 15 Planning Commission Meeting; 7:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	4
	<i>Approval Of Agenda</i>	
7:05pm	<i>Town Council Report</i>	
7:15pm	<i>Preliminary Hearings</i>	
	1. Casey Residence (MM) PL-2015-0310; 108 South Harris Street	11
	2. Grand Colorado at Peak 8 East Building (MM) PL-2015-0215; 1595 Ski Hill Road	28
9:45pm	<i>Combined Hearings</i>	
	1. Welk Resubdivision (Tract W-1 into Lots 1-4) (MM) PL-2015-0364; 87 Shores Lane	77
10:15pm	<i>Other</i>	
	1. Huron Landing Annexation and Land Use District Recommendation (LB) PL-2015-0384; 0143 Huron Road	83
10:30pm	<i>Adjournment</i>	

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

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

Breckenridge South

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



Grand Colorado at Peak 8
East Building
1595 Ski Hill Road

Casey Residence
108 South Harris Street

Huron Landing Annexation and
Land Use District
Recommendation

PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

ROLL CALL

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

APPROVAL OF MINUTES

The last motion Mr. Pringle made on the last page should have carried (6-0) as Mr. Mamula was not at the meeting. With no other changes, the August 18, 2015, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

Mr. Mosher announced that the Nauman Residence had changed to remove the request for a variance. The new listing for the agenda is “Nauman Residence Historic Renovation and Landmarking”. With no other changes, the September 1, 2015, Planning Commission Agenda was approved as presented.

TOWN COUNCIL REPORT:

Ms. Wolfe:

- Last Tuesday night was big; we reached an agreement with Vail Resorts that was a 4.5% tax on Breckenridge only lift tickets. This will go to the voters in November and it must pass to be effective June, 2016. A \$3.5 million annual guarantee with a 1% minimum growth rate to a cap of \$4 million. Vail Resorts commits to \$4.5 million commitment of total effort which is close to what they contribute to the Town of Vail. This was a very compelling offer and we spent time the weekend before and worked hard at the work session and had a large crowd and that showed both sides that it was time to address the parking and transit issue. We can't forget the detail of passing the tax. There is a citizen committee that will do the work to get people to understand the ballot question and hopefully approve it. We don't want to lose momentum on the planning process. The first of the tax monies will come in 2017, but the plan can work on plans and improve transit in the meantime. We intend to continue to work on the planning and transit issues. The parking task force continues to meet. No changes to the 2500 parking spaces or the transit commitments by Vail Resorts. Vail Resorts won't be opposing this tax increase.
- We talked about the financials for the first 7 months and it's a really good story up 105% to 120% in various taxable revenues as compared to year before.
- The parking for the ice arena will be expanded and the work begins September 8 and we are adding another 50 spaces. This will help with some employee parking options.
- Adams and Jefferson Streets will get heated sidewalks and the construction will start this fall. Jefferson goes to Ridge and Adams goes to French.
- Pro Cycle Challenge was great too.

WORKSESSIONS:

1) Huron Landing (CK) PL-2015-0384, 0143 Huron Road

Mr. Kulick presented. Summit County Government and the Town of Breckenridge are in the process of designing the Huron Landing workforce housing development at 0143 Huron Road. Town and County staff were directed to begin pursuing the project in December 2014 based on an identified need for rental housing in the 2013 Summit County Housing Needs Assessment. The study suggests that between 200 and 370 additional rental units are needed in the Upper Blue Basin by 2017. Since the time of the study, Breckenridge has been proactively working on developing rental housing, including Pinewood II (45 units

by end of 2016) and Denison Placer (60 units by end of 2017). With the completion of these projects, the estimated housing need in the Upper Blue Basin will be cut to approximately 95-220 rental units,

The proposed project site is the 1.708 acre parcel which formerly contained the Summit County Ambulance station, a Road and Bridge facility and the current recycling center which is being relocated to Coyne Valley Road. The proposal is for two buildings containing 26 two bedroom, deed restricted rental housing units. Recommended density is 10 units per acre, the site is 1.708 acres with an SFE multiplier of 1,200 square feet allowing for 20,496 Square feet. Additionally there is a 10% bonus for workforce housing, 2,050 square feet, for a total allowed square footage of 22,546 square feet. The proposed density is 21,192, 6% below the permitted density.

The purpose of the work session is to see if the Planning Commission is satisfied with general direction of the project and is comfortable with Staff's initial interpretation of points. To facilitate the discussion, staff has identified key components of the proposal and Policies where points may be warranted.

Staff Recommended Point Totals:

2/R Land Use: -3
6/R Building Height: -9
9/R Placement of Structures: -3
16/R Internal Circulation: +3
18/R Parking: +2
20/R Recreation Facilities: +3
24/R Social Community: +13
33/R Energy Consumption: +2
Total: +8

Commissioner Questions / Comments:

- Mr. Schroder: We are proposing positive 3 points; is the rec path on this plot? (Mr. Kulick: Yes, it is on the rec path and it does fall under internal circulation because it is in the boundary of the property.)
- Mr. Pringle: My question is on positive points on parking and using Breckenridge Mountain Lodge as a precedent; I think that was a number that we worked together on a development agreement and we came to this as a negotiation. But they ended up providing more than what was negotiated. In terms of precedent, this is recent precedent; most of the time we've give positive points is for screening and such.
- Ms. Dudney: I understand the 10 points for employee housing, but isn't it double dipping to get positive points for workforce housing and be a council goal? (Mr. Kulick: It is two different sections, like historic preservation which is under the code and is a goal of the council. You have to review the two sections independently.) Is this a precedent? (Mr. Kulick & Mr. Mamula: Yes, we have done this in the past.)
- Mr. Schroder: Please show us how the 3 stories go down to 1 story, please show this I want to avoid public backlash. Was this presented to Kennington? (Mr. Kulick: Yes, although staff did not attend this meeting.) (Mr. Matt Stais, Architect: We didn't have a formal presentation.) (Mr. Tim Gerken, Architect: The forms of the buildings; the west building is primarily two stories and we were able to slip in a garden level and then reduce one story on the Kennington side.) (Mr. Stais: It steps from 3 stories to 2 stories on the north side. There are open stairwells between the buildings. There are no internal hallways similar to Pinewood I.)
- Mr. Pringle: One of the things we are seeing after time is to enclose the entries in the guise of energy conservation. Is this something that we should be concerned with? (Mr. Stais: This is the first I've heard of it. We've been working with the Town housing consultant and she said storage is important so we are proposing about 60' feet of storage in the basements of these

buildings. I don't think the landings would be big enough to add storage. This is a community housing project and we don't want to have heated stairwells. This is a good point and we'll take a look at.) Over time, we've seen this occur. (Mr. Stais: I fail to see how enclosing a stairwell is an energy conservation measure.) (Mr. Stais: We are here for a work session and then give a full 7 week review period with a preliminary hearing in November and a final in January, so we are looking for your input. This is going to be a rental property. It won't be an HOA, and this hopefully will keep it more true to it will keep to its true intent.)

Ms. Christopher: Is the basement storage accessible from the outside? (Mr. Stais: Absolutely, and it is accessible from the indoors as well. I also wanted to point out that because the hill slopes up behind, the lower levels will be benched in with bedrooms on the north side but we thought the 3 story element helps putting it up against the slope; takes advantage of the sun and the views. Once we decided to give 2 parking spaces per unit, this was the trickiest part of the design, we could have put more in but the triangle with the existing trees and power lines made it difficult and we wanted to preserve the trees between neighbors.) (Mr. Jim Curnutte, Summit County Community Development: We are very excited to work with the Town of Breckenridge to be working on a housing project. We are about to close on the 40 acre Lake Hill parcel between the towns of Frisco and Dillon and this project is our training ground. We met with Kennington and they provided good input. We have a dire need for rental housing. We tried to put in as many units as we could while being realistic about not overwhelming the site. Overall, I think this is a really good project.)

Mr. Schuman: Is it the County's intent to make that full sidewalk connection? (Mr. Curnutte: We asked Mr. Don Leinweber of Civil Insight Engineering to take a look at the whole road/sidewalk system to develop a plan for the whole street. It is our plan to look at it comprehensively. With this project is to tie in the sidewalk on the front all the way down to the new storage.) (Mr. Stais: Mr. Leinweber has been working on this that pre-dates this project; we are working on trail and sidewalk connections as well as traffic patterns. We know how much room for improvement this may help with on this busy road.) (Mr. Leinweber: There is a process we are involved with, I was approached with a band aid fix a few years ago but now we are trying to see the master plan with no fixed plan yet. This is a narrow right of way and we are trying to secure easements, the right of way is 50' all the way to French Creek. We are working with Xcel to bury power lines and work with other subdivisions to procure easements up to the fence to see what we can do here. We feel like an extension of the separated path, we hope that these improvements will be best realized if the rec path/bike path is cleared in the winter. The goal is to work through a master plan in 2016 and concurrent with this project to complete the larger plan in 2017.)

Mr. Mamula: Will the corner near Kennington be constructed so that those people can get on the sidewalk? (Mr. Stais: Yes.) (Mr. Leinweber: The other problem is the bus stop that is uphill; we would like to see a formalized crosswalk or decide where best to cross.) If there is a way so that the Kennington people can access the sidewalk that would be good. (Mr. Leinweber: We have talks about improving this area.)

Mr. Mamula opened the worksession to public comment.

Mr. Carl Bentley, 223 Huron Road, Kennington Townhomes: I think we voiced most of it and parking is a concern. We have more than 2 spots per unit and we know that there will be times that 2 isn't enough. The place fills up around the holidays and the summer. We are concerned about the views but we will see the more finished plans to make a final decision. We think it is good for the community. We are keeping an eye on the process. (Mr. Stais: Mr. Bentley's wife asked for a before and after rendering view for the central south side so we will be sharing these in the future.)

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

Commissioner Questions / Comments:

Ms. Dudney: What is the target market? (Ms. Laurie Best, Long Range Planner: 80% AMI is the target. This equates to max rent of about \$1200 a month for 2 bedroom units, but we haven't set final rates; once we get input on the design, then the Council and Board will work on agreement that defines project cost, financing, management, and roles. From a Council and Commissioners we would like to make this affordable, but different target than Pinewood 2 which serves 60% AMI. Two singles could be eligible or small families. As a rental we will have ability to manage occupancy and parking issues. Two bedroom, two bath is more of a roommate situation and two bedroom, one bath may be more suited to families, but both unit types will be available.)

Staff would like Planning Commission input on the draft point analysis and would also look for any additional comments or concerns before this project moves forward to a preliminary hearing.

Commissioner Questions / Comments:

2/R Land Use: -3

Mr. Schuman: Fine.

Mr. Schroder: Analyze commercial versus workforce housing, but I agree.

Ms. Christopher: Fine.

Mr. Lamb: Yes.

Mr. Pringle: Yes.

Ms. Dudney: Yes.

Mr. Mamula: I would say no; give it zero.

6/R Building Height: -9

Mr. Schuman: Yes.

Mr. Schroder: Agree.

Ms. Christopher: Yes.

Mr. Lamb: Yes.

Mr. Pringle: Yes.

Ms. Dudney: Yes.

Mr. Mamula: Yes.

9/R Placement of Structures: -3

Mr. Schuman: Yes.

Mr. Schroder: Yes.

Ms. Christopher: Yes.

Mr. Lamb: Yes.

Mr. Pringle: Yes.

Ms. Dudney: Yes.

Mr. Mamula: Yes.

16/R Internal Circulation: +3

Mr. Schuman: Yes.

Mr. Schroder: Yes as long as sidewalk is in.

Ms. Christopher: Yes as long as it ties in to pathway.

Mr. Lamb: Yes.

Mr. Pringle: Yes.

Ms. Dudney: Yes.

Mr. Mamula: Yes.

18/R Parking: +2

Ms. Dudney: Yes, I agree to wait to hear about Kennington neighbor input.

Mr. Pringle: Disagree, because of nature of type of use that it should be 2 parking spaces per unit. It is more long term.

Mr. Lamb: I think this is one of the most important parts of this development, but the parking can be so important.

Ms. Christopher: Yes.

Mr. Schroder: Yes it does.

Mr. Schuman: I disagree.

Mr. Mamula: Yes.

20/R Recreation Facilities: +3

All 7 planning commissioners: Yes.

24/R Social Community: +13:

Ms. Dudney: Yes.

Pringle: Yes, but don't ask us to explain it.

Mr. Lamb: Yes.

Ms. Christopher: Yes.

Mr. Schroder: Yes.

Mr. Schuman: Yes.

Mr. Mamula: Yes.

33/R Energy Consumption: +2

All 7 planning commissioners: Yes.

Final Comments:

Mr. Schuman: Off to a great start.

Ms. Dudney: I want the neighbors to be happy; the 3D renderings will be helpful.

Mr. Schroder: I prefer the 3 D renderings better than holding up the pvc pipe.

Mr. Pringle: Because Policy 2 and residential uses are discouraged, because of the type of use, any kind of additional storage, like the enclosing the stairwells will be something these year round residents will use. Look at this. The height I don't want to lose site that throwing an additional story on these units isn't something we take lightly we are very sensitive to this, but the back of the hill will help.

FINAL HEARINGS:

1) Nauman Residence Historic Renovation and Landmarking (MM) PL-2015-0152, 211 East Washington Avenue

Mr. Mosher presented a proposal to perform an extensive exterior restoration of the historic house and remodel of the non-compliant addition. The reconstruction of the historic house will include a full basement beneath the historic portion of the footprint and a shelf, less than 5-feet tall, below the window well along the west edge of the site. Local landmarking of the property is also requested.

Staff has found that based on the minor alterations to the nonconforming structure (pulling the 1980's roof form off of the roof of the historic structure) there are no Priority Policies or Design Standards of the Handbook of Design Standards for the Historic and Conservation Districts that would trigger the assignment of negative points or require any need for a variance. The current submittal is seeking approval of the same design as Staff presented on the July 7th preliminary hearing with the exception of the reduction in the

basement density. Most of the changes are internal leaving much of the existing floor plans unchanged.

The applicants are proposing a historic restoration of the original structure as follows:

1. Remove a portion of the 1980's roof over historic main ridge of the historic house and cut the roof addition back approximately 12 feet and add a cricket (for drainage) behind and below the original historic ridge. This will provide an improved separation between the historic structure and the 1980's addition..
2. Remove the west non-historic bay window in the kitchen area (keeping the west facing bay window) on the historic structure, per plan.
3. Restore the original roof form to the greatest degree possible on the historic structure.
4. Restore all original window openings and replace front (north) door with historically compliant door.
5. Full restoration of the front porch with correct post detailing (existing posts to be replaced based on photographs).
6. After locally Landmarking, add full basement under historic footprint (zero lot line on west).
7. On the non-historic addition, correct all windows to historically compliant wooden vertically orientated double hung windows.
8. Correct roof form in non-compliant addition. Notes:
 - a. There will be no changes in the historic floor elevation.
 - b. There will be no increase in rear roofline height.
 - c. The building is to remain in its current location.
 - d. There will be a slight reduction in existing density.

Landmarking Discussion:

At a previous meeting we heard Commissioner support for the following:

Column A: The property is at least 50 years old (1882 per cultural survey).

Column B: 1. The proposed landmark exemplifies specific elements of architectural style or period.

5. The proposed landmark is of a style particularly associated with the Breckenridge area.

7. The property includes a pattern or grouping of elements representing at least one of the above criteria.

Column C: All four criteria.

At final review, staff suggests that the Planning Commission recommend that the Town Council adopt an ordinance to Landmark the historic structure based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.

Point Analysis (Section 9-11-7-3): Mr. Mosher clarified that at the last hearing there was actually a 50% / 50% split as to whether award positive three (+3) points or positive six (+6) points for the restoration efforts. At this final review we are asking the Commission for a decision. The project will pass with either assignment. S

Staff has two motions recommended for the approval of this application:

1. Planning Commission recommends that the Town Council adopt an ordinance to Landmark the historic structure for the Nauman Residence Historic Renovation and Landmarking, PL-2015-0152, based on proposed restoration efforts and the fulfillment of criteria for architectural significance as stated in Section 9-11-4 of the Landmarking Ordinance.
2. Planning Commission approves the attached Point analysis for the Nauman Residence Historic Renovation and Landmarking, PL-2015-0152, showing a passing score of positive six (+6) points.

Commissioner Questions / Comments:

Mr. Schuman: I appreciate all of the staff's efforts on this, I still think +3 is appropriate.

Mr. Schroder: I think that +3 is appropriate.

Ms. Christopher: I agree with +3.

Mr. Lamb: I can see the positive 6 because of the basement, but I can live with 3.

Mr. Pringle: I'm leaning towards 3.

Ms. Dudney: I don't feel strongly about it and I was leaning towards 6 but I want to provide incentive, but I guess 3 is better

Mr. Mamula opened the hearing to public comment. There was no public comment, and the hearing was closed.

Mr. Pringle made a motion to recommend the Town Council adopt an ordinance to locally landmark the Nauman Residence Historic Renovation, PL-2015-0152, 211 East Washington Avenue, based on the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance. Mr. Schuman seconded, and the motion was carried unanimously (7-0).

Mr. Pringle made a motion to approve the point analysis for the Nauman Residence Historic Renovation and Landmarking, PL-2015-0152, 211 East Washington Avenue, showing a score of positive three (+3) points. Ms. Christopher seconded, and the motion was carried unanimously (7-0).

Mr. Pringle made a motion to approve the Nauman Residence Historic Renovation, PL-2015-0152, 211 East Washington Avenue, with the presented Findings and Conditions. Ms. Christopher seconded, and the motion was carried unanimously (7-0).

OTHER MATTERS:

The planning conference (State of Colorado APA) is at the end of September in Steamboat and all of you are invited if you would like to attend.

ADJOURNMENT:

The meeting was adjourned at 8:10 pm.

Eric Mamula, Chair

Planning Commission Staff Report

Subject: Casey Residence Remodel
(Class B Historic, Preliminary Hearing; PL-2015-0310)

Proposal: To remodel the interior and exterior the existing house.
A material and color sample board will be available for review at the meeting.

Date: September 1, 2015 (For meeting of September 15, 2015)

Project Manager: Michael Mosher, Planner III

Applicant/Owner: Tim Casey

Agent: Jon Gunson, Principal, Custom Mountain Architects

Address: 108 S. Harris Street

Legal Description: Yingling and Mickles, Block 7, Lot 5

Site Area: 0.143 acres (6250 sq. ft.)

Land Use District: 17 - Residential, 11 UPA

Historic District: 1 - East Side Residential Character Area - max 10 UPA only with historic restoration

Site Conditions: The site is relatively flat with a slight slope downhill towards the west. The past remodels have placed a portion the north edge of the house on the north property line. There are two mature pines off the northwest corner of the house. A Restrictive Covenant and Solar Easement (Rec#339911) for the benefit of Lot 5 was placed on Lot 6 restricting the use and maintaining solar access for Lot 5 from Lot 6.

Adjacent Uses: North: Single-family Residence
East: Alley and Single-family Residence
South: Single-family Residence
West: Harris Street ROW and Breckenridge Grand Vacations Community Center and South Branch of the Summit County Library

Density: Allowed under LUGs: 2,525 sq. ft.
Existing density: 2,492 sq. ft.
Proposed density: 2,477 sq. ft. (48 sq. ft. under)

Above Ground Density: Suggested at 9 UPA: 2,066 sq. ft.
Existing 10.86 UPA: 2,492 sq. ft.
Proposed 10.79 UPA: 2,477 sq. ft.

Mass:	Allowed under LUGs:	3,030 sq. ft.
	Existing mass:	3,228 sq. ft. (198 sq. ft. over)
	Proposed mass:	3,070 sq. ft. (40 sq. ft. over)
F.A.R.:	1:0.49	
Total:		
	Garage:	593 sq. ft.
	Main Level:	2,334 sq. ft.
	Upper Level:	736 sq. ft.
	Total	3,070 sq. ft.
Height:	Recommended:	26-feet (mean)
	Existing:	22.5-feet (mean); 27-feet (overall)
	Proposed (no change):	22.5-feet (mean); 27-feet (overall)
Parking:	Required:	2 spaces
	Existing:	3 spaces
	Proposed:	3 spaces
Snowstack:	Required:	93 sq. ft. (25%)
	Proposed:	100 sq. ft. (26%)
Setbacks:	Front:	34 ft.
	Sides (no change):	0 and 8 ft.
	Rear (no change):	0 ft.

Item History

Historically the original portion of the house was known as the Bernatchie House. Joe Bernatchie was born in Breckenridge in 1863. He operated a saloon in Montezuma and owned and operated a ranch in Eagle, Colorado on the west side of Vail Pass. He married Henrietta Williams in Breckenridge in 1884, and they resided in their beautiful home on Harris Street starting in 1894. Joe also operated the Breckenridge Livery, Feed, and Sale Stables in 1910. More contemporary owners of this property include Babe Griffin, Roy and Veronica Kohl and the Alma American Mining Corporation. It is presently owned by John V. A. Holmes and Mary Ann Baker-Holmes

Town of Breckenridge files and early Breckenridge newspaper accounts indicate that the original portion of this dwelling was likely built in 1894. Additions to the historic residence, comprising a master bedroom, family room and attached garage were completed in 1983. Due to the multiple additions and remodels, only a portion of the front and sidewalls remain. As a result, this property has been listed as noncontributing:

This property is historically significant for its association with Breckenridge's residential development dating from the time of its construction in the early 1890s. It is also architecturally notable for its gambrel and saltbox roof forms. Due to a fairly substantial loss of integrity, however, due to the construction of a large rear addition, this property may be regarded as a noncontributing resource within the Breckenridge Historic District.

The applicant and agent are approaching the remodel to bring the original house and the additions into better conformance with the Town's *Handbook of Design Standards for the Historic and Conservation Districts*.

Staff Comments

Density/Intensity (3/A & 3/R)/Mass (4/R): As noted above, the existing house is over the suggested above ground density and suggested mass. As a result, Staff considers the house as legal non-conforming. As submitted and suggested under title 9-1-12: Nonconforming Structure, *F. No nonconforming structure shall be structurally altered or expanded in any way that would increase the degree or area of nonconformance.* The applicants are reducing the total density and mass by 158 square feet resulting in the property being only 40 square feet over density and mass. We have no concerns.

Architectural Compatibility (5/A & 5/R): The planned remodel will redesign the multiple roof forms, building masses, exterior windows and materials into more cohesive architecture that is compatible with the character of the neighborhood and the Handbook of Design Standards (see below). We have no concerns.

8. Reinforce the visual unity of the block.

38. Additions should be recognized as products of their own time

41. Respect traditional entrance patterns when planning additions to buildings.

59. When replacing doors, use designs similar to those found historically on comparable buildings in Breckenridge.

60. Fences may be considered to define yard edges.

61. Preserve original fences where feasible. Replace only those portions that are deteriorated.

64. If porch replacement is necessary, reconstruct it to match the original in form and detail.

72. If portions of wood siding must be replaced, be sure to match the lap dimensions of the original

77. Maintain original window proportions.

82. The back side of a building may be taller than the established norm if the change in scale will not be perceived from major public view points.

85. Design new structures in lengths that appear similar to those found historically in the character area.

86. Design new buildings to be similar in mass with the historic character area context.

88. Maintain the perceived width of nearby historic buildings in new construction.

89. Maintain the established historic set-back dimensions in new construction.

90. Use materials that appear to be the same as those used historically.

91. Use building components that are similar in size and shape to those found historically along the street.

92. Ornamental elements, such as brackets and porches, should be in scale with similar historic features.

94. Design overall façade proportions to be similar to those of the historic and supporting buildings in the character area.

95. The proportions of window and door openings should be similar to historic buildings in the area.

96. Use a ratio of solid to void that is similar to those found on historic and supporting buildings.

Building Height (6/A & 6/R): There is no proposed change to the height of the building. At 22.5-feet tall to the mean, it falls below the suggested 26-foot height recommendation. We have no concerns.

Placement Of Structures (9/A & 9/R): The majority of the existing house will remain in the same location with the exception of a portion of the front façade. In an effort to reintroduce the historic

character to the house, the applicants are proposing to rebuild this portion the house 18-inches west of the rest of the house to create a façade width of 19'-8" (it is currently 30-feet wide). This creates a small corner at the northwest edge to replicate a traditional width with detailing that better matches the neighborhood and the historic standards. Staff is supportive of this change and welcomes any Commissioner comments.

The 1983 addition placed the building on the north property line (zero setback) and over the east (alley) property line. As noted above, there are no proposed changes to these setbacks. However, the plans will include drainage designs to reduce the impacts of water, ice and snow to the neighboring properties. We will have more information at the next hearing.

The current plans are showing that the existing shed roof over the garage doors will remain in the alley Right of Way. Public Works has accepted this existing condition. Staff will be asking the owner to process an Encroachment License Agreement with the Town as a Condition of Approval at the final hearing.

Snow Removal And Storage (13/R): The site plan shows an external parking space at the southeast portion of the site. There is ample space for snow removal towards the west for this parking. We have no concerns.

Parking (18/A & 18/R): As a single-family residence, two on-site parking spaces are required. The plans are showing a two car garage and one extra space at the southeast portion of the site. We have no concerns.

Landscaping (22/A & 22/R): The property has three existing pine trees and several Aspen in the front yard. The large 16-inch Lodgepole next to Harris Street is healthy and will remain. The two spruce trees abutting and touching the house will be removed for fire safety and structural stability.

The proposed new landscaping consists of nine (2-inch caliper) Aspen and eight (3-inch caliper) Aspen. Staff notes that five of these Aspen are proposed within the solar easement (for Lot 5) on Lot 6. As the restrictive covenant restricts any structure being placed on this easement, it is silent to added landscaping. At the next hearing we will verify the placement of these new trees from the current owner of Lot 6.

The applicant is not seeking any positive points under this policy. We have no concerns.

Social Community / Employee Housing (24/A & 24/R): As mentioned above, the applicant and agent are approaching this remodel using the Town's *Handbook of Design Standards for the Historic and Conservations Districts* policies and design guidelines for direction.

Currently the exterior of the house has multiple window, wall and roof forms. Additionally, the inside has multiple floor levels scattered throughout the plan.



The proposed remodel will bring the roof to simple gable and shed forms. The one-story front portion will lose the multiple slope roofs and bring back a simple 10:12 (+/-) gable roof with gable dormers along the south face.



The primary façade will be rebuilt to have vertically oriented double-hung windows as shown above. The porch will be moved towards the south to better frame the primary entry and windows.

The one-story center portion of the house will be treated as a ‘connector’ with a simplified roof and fenestration. The head height of the walls along the south elevation places the door and window headers at the roof/wall plate. As a result small gable forms have been placed over each for added height. We have no concerns. The north elevation of this portion of the house has no fenestration. Staff has no concerns.

The rear of the lot is the largest mass of the house. There are two levels here. On the main level a two-car garage, mudroom, laundry and garage storage. On the upper level, a master bedroom, bath and closet are planned. In keeping with the character of the multiple outbuildings along this alley, the materials and forms are designed more rustic forms and finishes.

Stained vertical siding with a rusted corrugated wainscot is proposed around this portion.

The gable roof is accented with four shed dormers on the primary roof to add more light to the interior space. The existing south-facing deck is to remain with a solid railing that matches the siding. The roof

on this portion of the house will be rusted metal. The roofing on the rest of the house will be both asphalt shingles and rusted metal.

70. *Preserve the original roof materials where feasible.*

- *Avoid removing historic roof material that is in good condition.*
- *Where replacement is necessary, use similar materials to the original.*
- *Sawn wood shingles were typically used. These provide a relatively smooth, uniform texture. Rough shake shingles, by contrast, were not typical and are inappropriate. Metal roofs also were used. These had a low flat seam. Replacement metal roofs should not have high profile standing seams.*

The current plans are showing a standing seam rusted metal roof. Though standing seam metal roofs with a low profile may be considered per the Handbook of Historic Standards, Staff believes that a simple corrugated metal roof material would be more appropriate along this block and is more commonly seen throughout Breckenridge. We welcome Commissioner comment.

The elevations are showing several windows with transoms above the double hung windows. Transoms were typically used over windows and doors on commercial buildings in the Commercial Core. We will be asking for the transom elements to be removed for the next submittal.

Both fireplaces shall be gas fired. The existing stone chimney from the living room will be rebuilt with cut-stone to match that of the exposed foundation. The fireplace in the master bedroom will have a simple painted metal flue at the roof.

Overall, the ‘laundry-list’ of improvements is numerous. The agent has cooperated closely with staff to take what is a very complex and confusing building into better compliance with the *Handbook of Historic Standards for the Historic and Conservation Districts*. Generally, all windows are vertically orientated double hung, the doors are 1/2 to 3/4 lite, the roofs are shed and gable forms with asphaltic or rusted metal finishes. The center portion has been approached as a ‘connector’ element and the garage/master as an out building. The main house will have painted horizontal cedar lap siding with a 4-1/2” reveal. The center portion will also have horizontal cedar siding. The Garage/Master will have vertically oriented cedar siding with a semi-transparent stain.

Staff questions the standing seam roof on the main house and the transom windows, but is otherwise pleased to see these changes to the house. We also believe that, with these changes, the historic rating of the house might be raised from ‘noncontributing’ to ‘contributing with qualifications’. We welcome any Commissioner comments.

Staff Recommendation

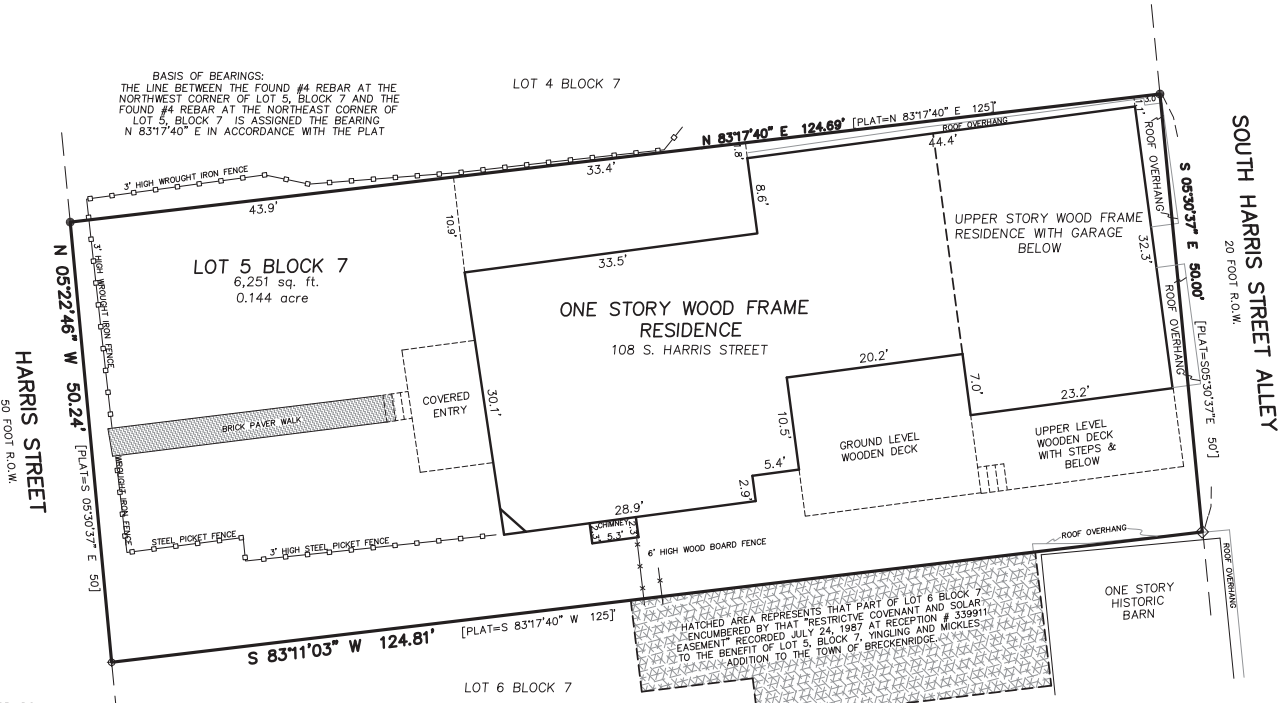
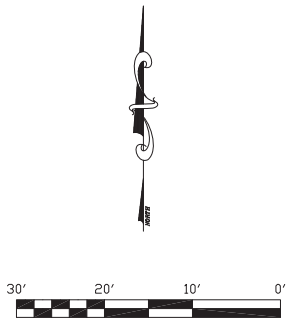
This project is off to a good start for what is a fairly difficult remodel. Efforts have been made to bring the house into better compliance with the Town Code and have a design that is compatible with the other homes along the block.

At this review, we have the following questions:

1. Does the Commission support moving a portion of the front façade 18-inches west to better define the entry and module width?
2. Would the Commission support changing the proposed rusting standing seam metal roof to a rusting corrugated metal?
3. We welcome any additional questions or comments.

The Planning Department recommends this application return for final review.

IMPROVEMENT SURVEY PLAT
 LOT 5, BLOCK 7
 SECTION 31 TOWNSHIP 6 SOUTH
 RANGE 77 WEST 6th P.M.
 TOWN OF BRECKENRIDGE
 SUMMIT COUNTY, COLORADO



I, ROBERT E. ANDREWS, A COLORADO REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY TO TIMOTHY J. CASEY AND PATRICIA A. CASEY THAT THIS LAND SURVEY PLAT OF LOT 5, BLOCK 7, YINGLING & MICKLES ADDITION TO THE TOWN OF BRECKENRIDGE WAS PREPARED BY ME FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND SURVEY ARE TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT MONUMENTS WERE SET IN ACCORDANCE WITH C.R.S. 38-51-105.

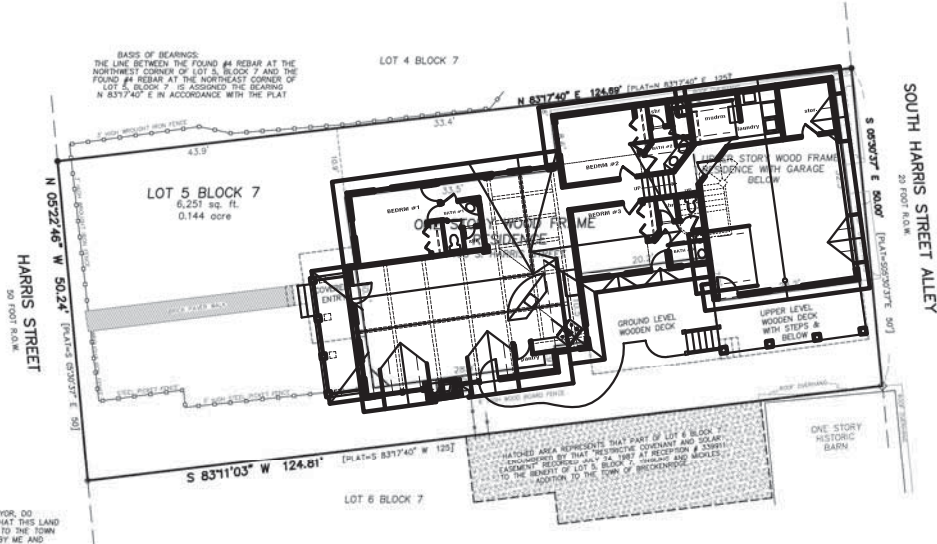
THIS LAND SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY ROB ANDREWS LAND SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, ROB ANDREWS LAND SURVEYING RELIED UPON TITLE COMMITMENT NO. 20150848 BY LAND TITLE GUARANTEE COMPANY AS AN AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

By
 ROBERT E. ANDREWS P.L.S. 27924
 JUNE 9, 2015

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ROB ANDREWS LAND SURVEYING P. O. BOX 1361, BRECKENRIDGE, CO 80424 (970) 453-1880	
IMPROVEMENT SURVEY PLAT	
PROJECT: 153124	DATE: 6-9-15
DRAWN BY: REA	SCALE: 1" = 10'
FIELD BOOK:	SHEET: 1 OF 1
LOT 5, BLOCK 7 YINGLING AND MICKLES ADDITION TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO	

IMPROVEMENT SURVEY PLAT
LOT 5, BLOCK 7
SECTION 31 TOWNSHIP 6 SOUTH
RANGE 77 WEST 6th P.M.
TOWN OF BRECKENRIDGE
SUMMIT COUNTY, COLORADO



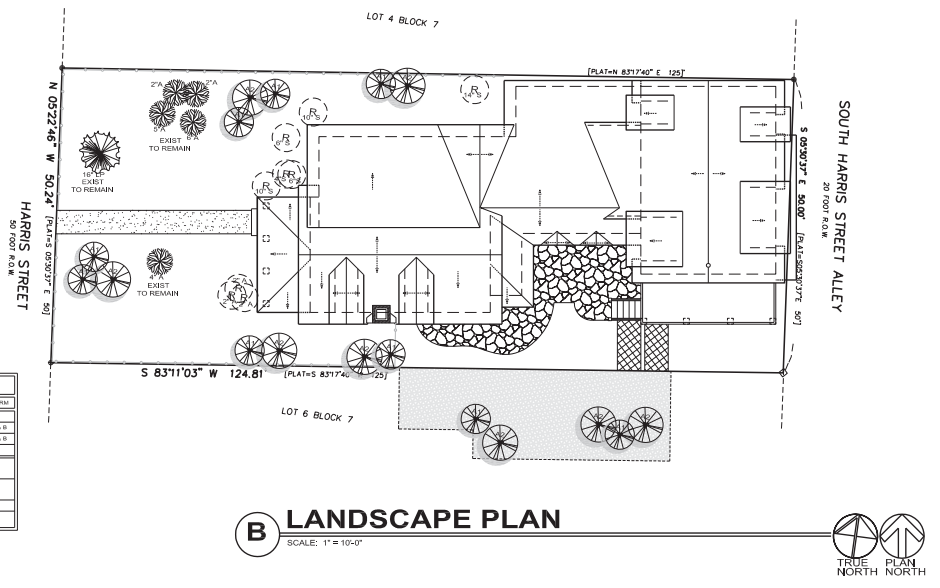
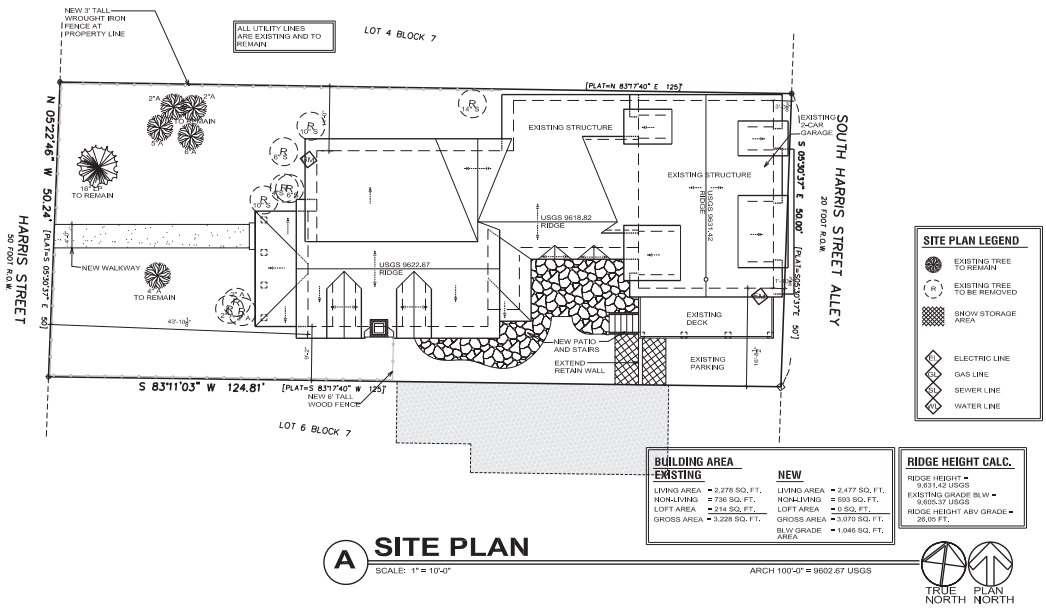
I, ROBERT E. ANDREWS, A COLORADO REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY TO TIMOTHY J. CASEY AND PATRICIA A. CASEY THAT THIS LAND SURVEY PLAT OF LOT 5, BLOCK 7, YINLING AND MICKLES ADDITION TO THE TOWN OF BRECKENRIDGE WAS PREPARED BY ME FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND SURVEY ARE TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT MONUMENTS WERE SET IN ACCORDANCE WITH C.R.S. 38-51-105.

THIS LAND SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY ROB ANDREWS LAND SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, ROB ANDREWS LAND SURVEYING RELIED UPON TITLE COMMITMENT NO. 20100846 BY LAND TITLE GUARANTEE COMPANY AS AN AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

BY: ROBERT E. ANDREWS P.L.S. 27924
 JUNE 9, 2015

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ROB ANDREWS LAND SURVEYING		P.L.S. 27924	
P. O. BOX 1331, BRECKENRIDGE, CO 80424		(303) 453-1888	
IMPROVEMENT SURVEY PLAT			
10/11/14	LOT 5, BLOCK 7	10/11/14	10/11/14
10/11/14	YINLING AND MICKLES ADDITION	10/11/14	10/11/14
10/11/14	TOWN OF BRECKENRIDGE	10/11/14	10/11/14
10/11/14	SUMMIT COUNTY, COLORADO	10/11/14	10/11/14



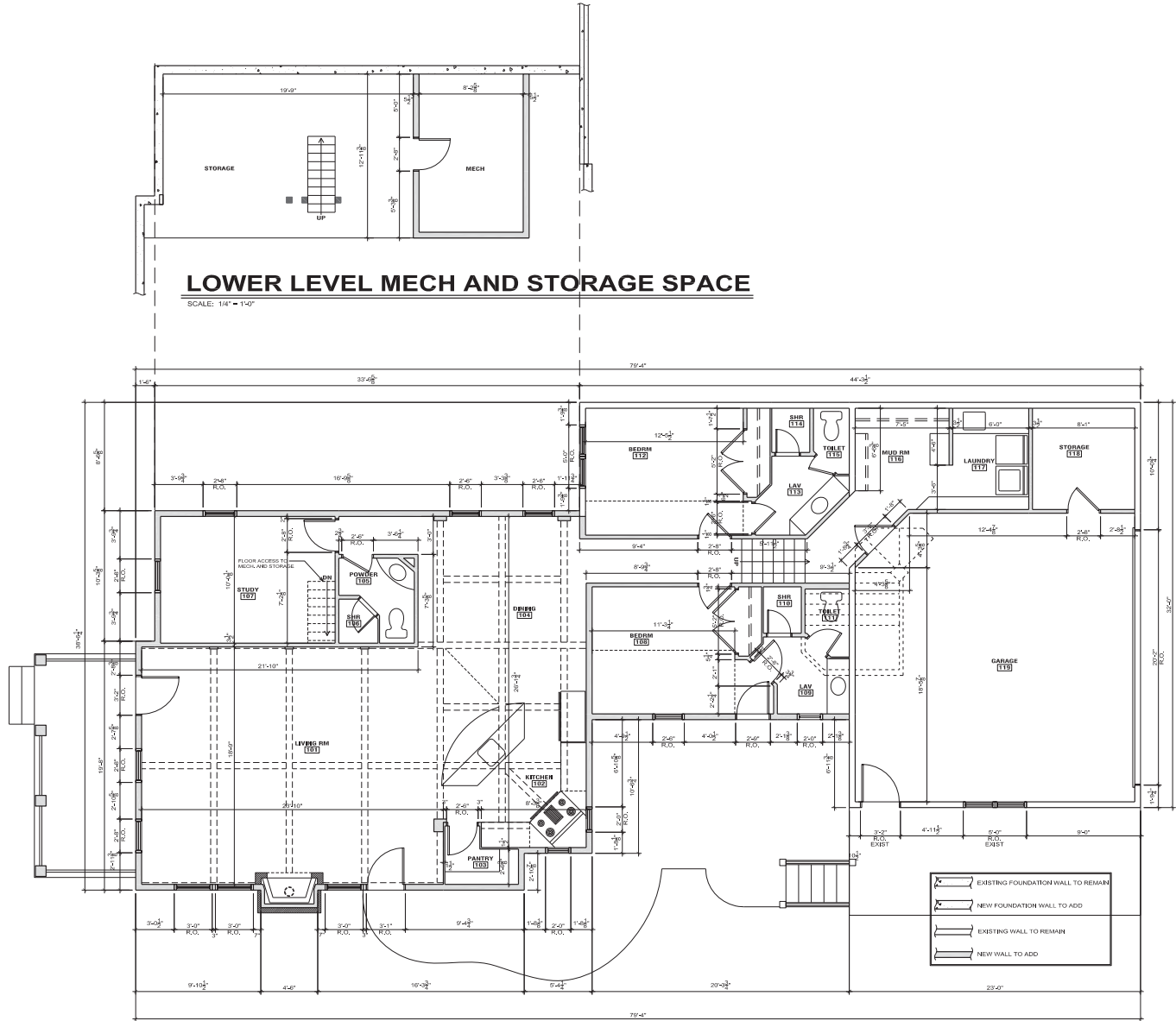
CASEY RESIDENCE
REMODEL
108 S. HARRIS
LOT 5, BLOCK 7
YINGLING & MICKLES ADDITION SUBDIVISION
BRECKENRIDGE, COLORADO

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progress print date 07-24-2018
release date

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A-1



**CASEY RESIDENCE
REMODEL**
108 S. HARRIS
LOT 5, BLOCK 7
YINGLING & MICKLES ADDITION SUBDIVISION
BRECKENRIDGE, COLORADO

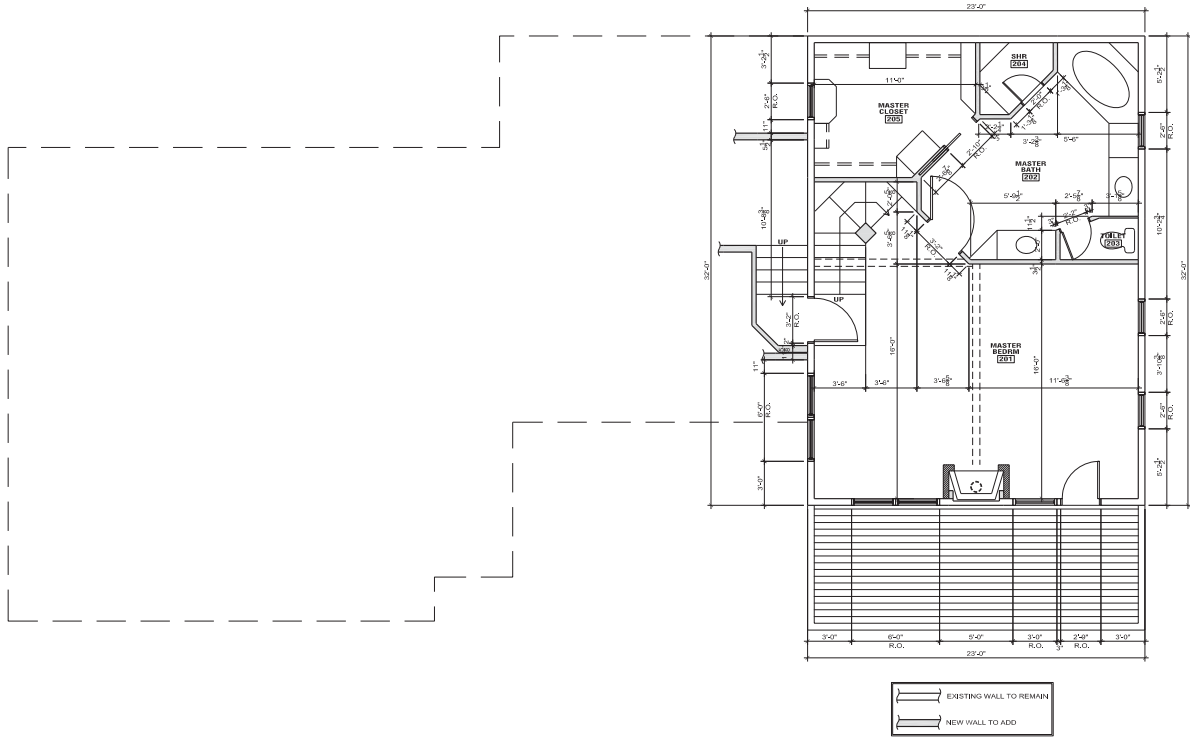
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 progress print date: 09-15-2018
 release date:

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A 2



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



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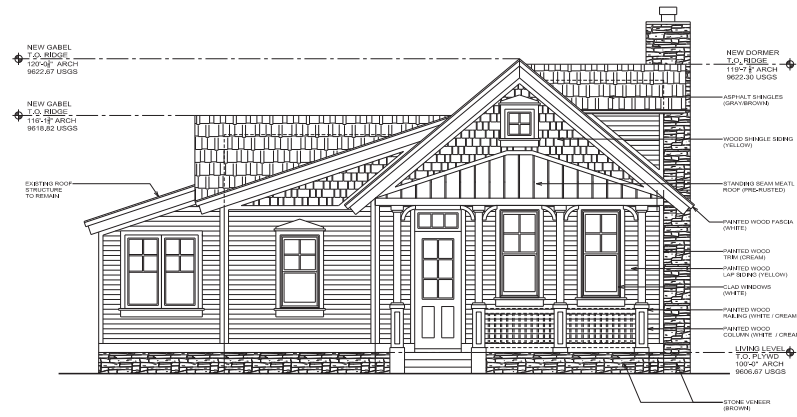
revisions:

A 3

**CASEY RESIDENCE
REMODEL**
108 S. HARRIS
LOT 5, BLOCK 7
BRECKENRIDGE, COLORADO



JON GANSON ARCHITECTS
111 Lincoln Ave., Box 1490
Breckenridge, Colorado 80424
Phone: 970-453-8867
Fax: 970-453-8867



A WEST ELEVATION

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



B SOUTH ELEVATION

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



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LOT 5, BLOCK 7
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BRECKENRIDGE, COLORADO

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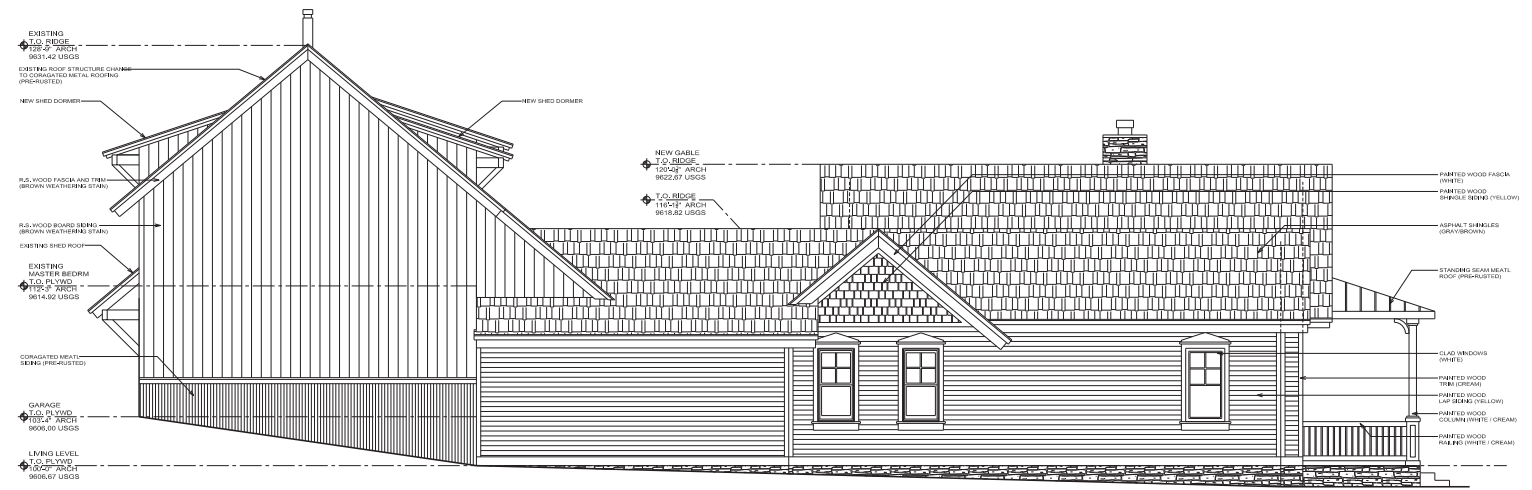
job number 1702
 progress print date 07-24-2018
 release date

revisions

A 4



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



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



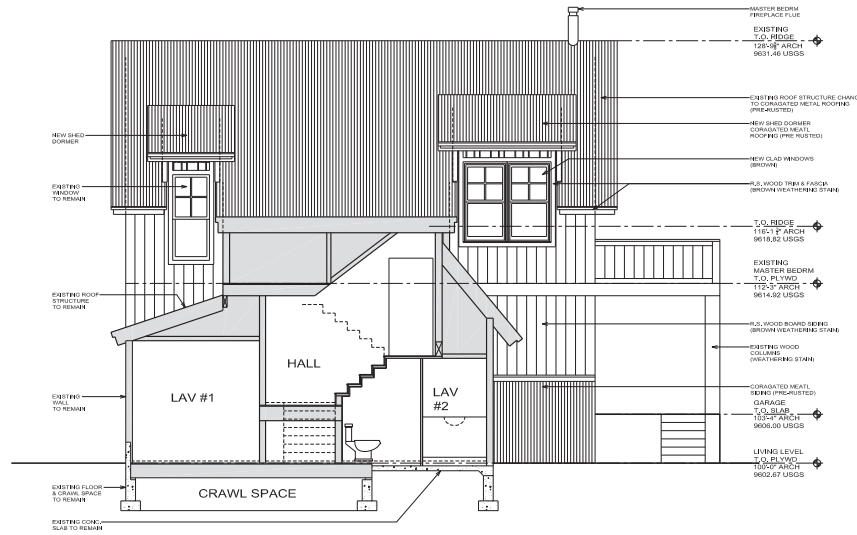
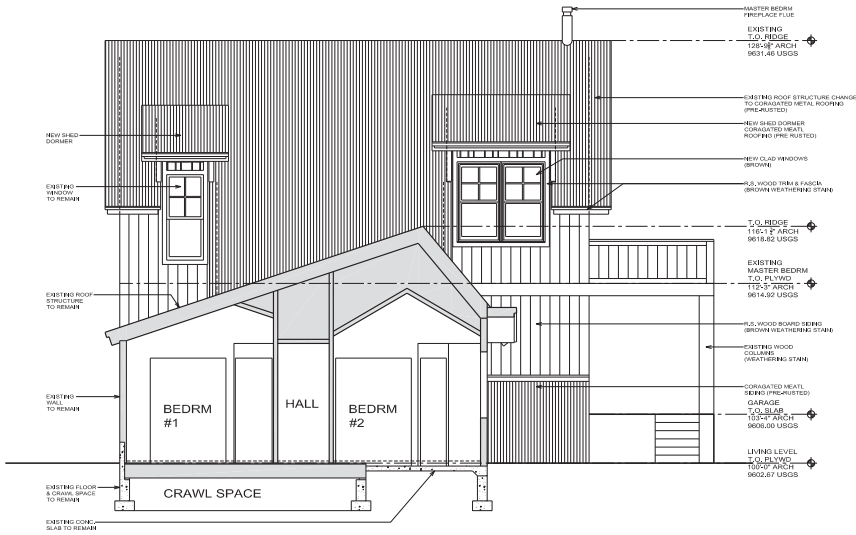
**CASEY RESIDENCE
REMODEL**
108 S. HARRIS
LOT 5, BLOCK 7
BRECKENRIDGE, COLORADO

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progress print date: 07-24-2024
release date:

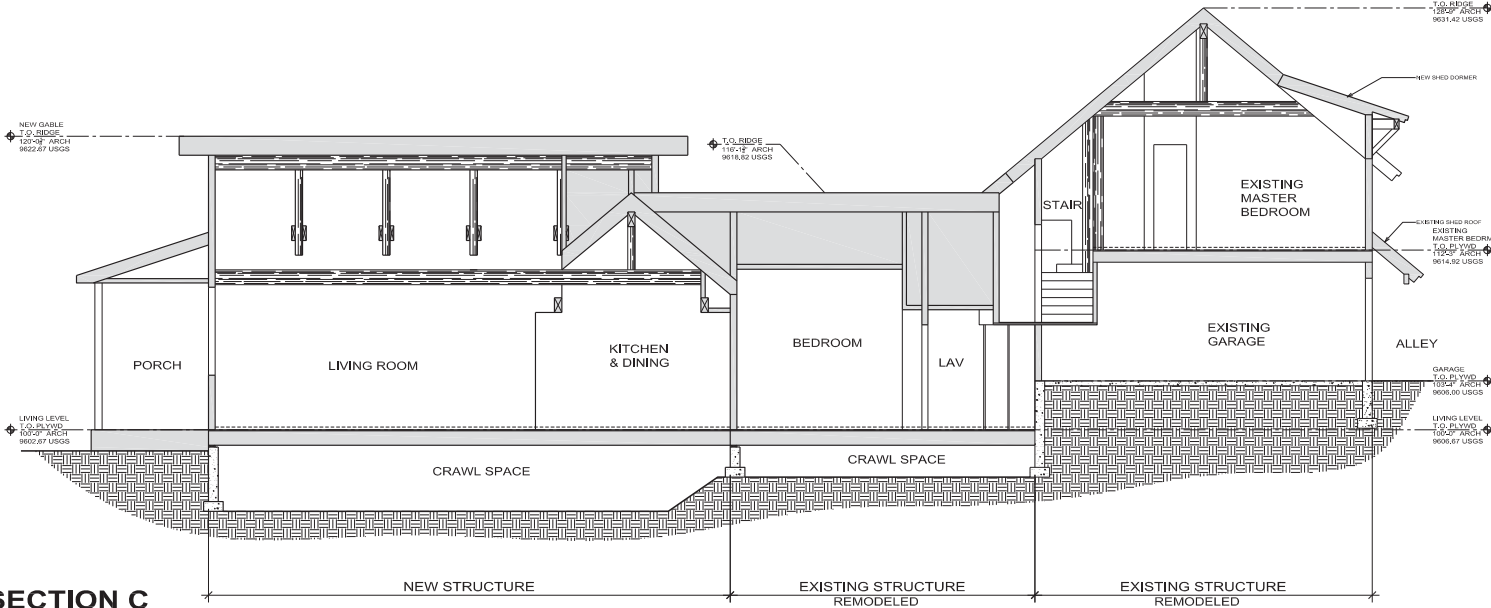
revisions:

A 5



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

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



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



**CASEY RESIDENCE
REMODEL**
108 S. HARRIS
LOT 5, BLOCK 7
BRECKENRIDGE, COLORADO

YINGLING & MICKLES ADDITION SUBDIVISION

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progress print date 07-24-2018
release date

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A 6

Wednesday September 9th

To the Planning Commission, Town of Breckenridge

Concerning: The Tim Casey Residence, 108 S. Harris,

Thank you for the opportunity to comment on this application. As a property owner nearby and a neighbor, I am always curious about what construction projects are being proposed in the neighborhood.

I have reviewed the plans for the Tim Casey Residence and I am impressed with how well its design will blend into the historic character of this street and of the entire historic district. It will be a great addition to the neighborhood.

I have looked for myself at the modern dimensional lumber that is revealed where the drywall has been removed in the ceiling for inspection, and I have my doubts about the validity of the labels of “gambrel” and “saltbox” in reference to the original intended roof design that are contained in the abstract I have reviewed.

What the neighborhood will gain when this project is complete will be:

- A residence that will move from “not eligible and non-contributing” to the historic district to one that will possibly be rated “contributing” to the historic district.
- A ridge-line on the new proposed residence that will better mask and mitigate the out-of-proportion existing rear addition mass.
- More appropriate dormers whose design lessens the apparent mass of the existing rear addition
- More historically appropriate materials, in siding, roofing, trim and garage doors, that will make the existing rear addition blend in better.
- Changes in the deck structure of the rear addition that will allow two outside surface parking spots instead of one. This will vastly improve the traffic flow situation in the alley which is often adversely affected by a car at this residence parked in the alley and blocking traffic.

I am in favor of this application being approved.

Sincerely, Larry Crispell
Owner at 107 S High and Neighbor at 100 Lincoln Place

From: [Janet Sutterley](#)
To: [Mosher, Mike](#)
Subject: Casey letter of support
Date: Wednesday, September 09, 2015 1:59:09 PM

Dear Mosh:

As a neighbor and architect, I have reviewed the plans for 108 South Harris Street and support the approval of the remodel. The new roof structure, as well as the dormers and shed roof elements will enhance the overall appearance of the house.

The remodel adds to the continued improvement of the block and the Town's Historic District by improving the character of the existing structure which has been modified and altered many times over the years. Although the Architectural Inventory Form indicates that the Individual National Register field eligibility is "not eligible" and the Local Landmark Eligibility Assessment indicates "Not Eligible/Noncontributing to the National Register District", I feel this project enhances the historic character of the entire neighborhood.

Thank you,

Janet

Janet L. Sutterley

J.L. Sutterley, Architect, P.C.
P.O. Box 3636
100 S. Harris Street
Breckenridge, Colorado 80424
970-453-1718
970-453-6463 fax
jlsutt@colorado.net

Planning Commission Staff Report

- Subject:** Grand Colorado at Peak 8 – East Building (Previously known as “Building 804”) (Class A, Second Preliminary Hearing; PL-2015-0215)
- Proposal:** To construct a 105 unit (units combined into 2 and 4 bedroom rentals) interval ownership resort condo-hotel at the base of Peak 8 ski area with associated amenities and underground parking. Additional off-site parking is proposed at the Grand Colorado at Peak 8 Building to the west and over the Stables Parking lot to the north. The Town Council approved a Development Agreement for this proposal on July 14, 2015. (There will be separate applications to modify the Fifth Amendment to the Amended Peak 7 & 8 Master Plan, create a Subdivision and review any extensions or updates to the existing Sprung Structures)
- Date:** September 6, 2015 (For meeting of September 15, 2015)
- Project Manager:** Michael Mosher, Planner III
- Applicants/Owners:** Peak 8 Properties, LLC; Rob Millisor, Michael Millisor and Mike Dudick Vail Resorts Development Company (VRDC), Graham Frank
- Agent:** Mathew Stais; Mathew Stais Architects
- Address:** 1595 Ski Hill Road
- Legal Description:** For the building and infrastructure:
A portion of Tract C, Peak 8 Subdivision #1 (pending re-subdivision)
For the Stables Parking Lot parking area:
Tract E Peak 7 Subdivision
- Site Area:** To be determined - pending re-subdivision
- Land Use District:** Development is subject to the Fifth Amendment to the Amended Peak 7 & 8 Master Plan, PC#2013006, previous amendments to this Master Plan and the Development Agreement between the Town of Breckenridge, Vail Summit Resorts, Inc., and Peak 8 Properties, LLC.
- Underlying Land Use District:**
LUD 39 Residential, Lodging—SFR, Duplex, Townhomes, Condominiums, Condo-hotels, Hotels and Lodges @ 4 UPA
- Site Conditions:** The building is to be located between One Ski Hill Place and the Colorado Grand at Peak 8 (under construction). The Cucumber Gulch Preventative Management Area (PMA) is to the north and east of the development site. None of the condo-hotel site is within the PMA or the Cucumber Gulch Overlay Protection District. The proposed added parking to the Stables Parking lot is within the PMA. The Breck Connect Gondola and easement lie to the east. The site is laced with multiple existing buried utilities.

Adjacent Uses: North: Ski Hill Road, Skiwatch Road, Cucumber Gulch Preventative Management Area, Colorado Grand Building
 East: Cucumber Gulch Preventative Management Area, & One Ski Hill Place
 South: Peak 8 Ski Area
 West: Skiwatch Condos and Peak Eight Place Subdivision

Allowed Density: Per the Fifth Amendment to the Amended Peak 7 & 8 Master Plan and Development Agreement with Town of Breckenridge:

Maximum TDRs allowed (per Development Agreement):
 TDRs 18.00 Condo-Hotel SFEs @ 1,200 SF/SFE
 1.30 Commercial SFEs @ 1,000 SF/SFE
 Existing on Master Plan to be utilized by applicants:
 VRDC 45.00 Condo-Hotel SFEs @ 1,200 SF/SFE
 2.57 Commercial SFEs @ 1,000 SF/SFE
 17.86 Guest Services SFE @ 1,000 SF/SFE

Total Allowed:
 Condo-Hotel 63.00 SFEs = 75,600 SF
 Commercial 3.87 SFEs = 3,870 SF
 Guest Services 17.86 SFEs = 17,860 SF

Total Proposed:
 Condo-Hotel 60.32 SFEs = 72,375 SF
 Commercial 3.861 SFEs = 3,861 SF
 Guest Services 17.86 SFEs = 17,860 SF

Note: Per the Master Plan, the Guest Services of First Aid and Employee Lockers do not count as density or mass. Per the Development Agreement, public restrooms, storage areas, and lift and lift personnel facilities do not count as density or mass.

Amenities Required:
 (1/35 of proposed residential): 2,068 SF
 (Density beyond the 1/35 is not counted)
 Proposed Amenities: 13,812 SF

Mass: **Total Allowed:**
 Residential (Condo-hotel): 91,500 SF
 Commercial: 3,870 SF
 Guest Services: 17,860 SF
 Amenity (600%) 12,408 SF
Total: 125,638 SF

Total Proposed:
 Residential (Condo-hotel): 72,375 SF
 Commercial: 3,861 SF
 Guest Services: 7,198 SF
 Amenities: 13,812 SF

Common Area	21,795 SF
Total:	119,041 SF (5,933 SF under)

Height: Per LUD 39 and Master Plan: 62'-0" (Five stories)
Proposed Height: 68'-1" (Negative 10 points)

Parking: Required on-site:
Per Development Agreement and Parking Study and Master Plan - 0.85 spaces per 1-Bedroom or lock-off - All located beneath building
Residential (Condo-hotel) - 105 units: 90 spaces
Commercial =1/400 SF: 10 spaces

Total required: 100 spaces
Total on-site proposed: 124 spaces (26 over)

Proposed **extra** off site:
Proposed upper deck to Stables Lot: 66 spaces
Short-term Skier Drop Off 21 spaces
Total extra off-site proposed: 87 spaces

Snow stack: All areas snow-melted (Negative 3 points)

Setbacks: Pending subdivision

Employee Housing: 3.51% of residential density (Negative 2 points)

Refuse: Trash/recycling enclosure is proposed within the Basement Level of the building beneath the gondola terminus. (Positive 1 point)

Loading Areas: A loading area is proposed within the Basement Level of the building beneath the gondola terminus.

Changes since the August 4, 2015 Planning Commission meeting

The applicant has provided the following changes since the last preliminary review:

- The skier drop off / short-term parking was increased from 10 spaces to 21 spaces.
- The bus drop off area was enlarged to support more busses and shuttles.
- The number of curb cuts along Ski Hill Road and the Grand Colorado East property was reduced from 4 to 3.
- The proposed pedestrian underpass below Ski Hill Road has been eliminated.
- Pedestrian crosswalks have been added for access from the upper and lower Stables Parking structure.
- All proposed plantings have been located outside the Ski Hill Road ROW.
- The skier plaza access has been adjusted to accommodate snow cat use above.
- The third stair access from the Garden Level to the Plaza Level has been eliminated.
- The ice rink access has been provided via Plaza Level from the gondola platform area.
- Additional parking deck information has been provided.
- The layout of the short-term parking at Grand Lodge at Peak 8 has been cleaned up.

Staff is working with the applicants (Peak 8 Properties, LLC; and Vail Resorts Development Company (VRDC) to review the use and location of the *200 or more spaces within Planning Areas A & B* as described in the Master Plan as they relate to all of the surface parking at Peaks 7 & 8. We note the Skier Drop-off and the added parking deck to the Stable Lots address some of the spaces lost from past developments. Additionally, the upcoming traffic study plans (future meeting) to address the impacts of the number of units exceeding the noted 446 units at the base area.

We anticipate this returning for Commission review with the planned amendment to the Master Plan (and the other items identified by the Development Agreement). We will have more information at a future meeting.

Item History

For the sake of discussion in this report, the Grand Colorado at Peak 8 building currently under construction is referred to as the “West Building” and the Grand Colorado at Peak 8 East Building is referred to as the “East Building”.

This development is subject to the Amendment of the original May 2003 Peaks 7&8 Master Plan and all subsequent Master Plan amendments. The Fifth Amendment to the Amended Peak 7 & 8 Master Plan, PC#2013006, was approved by the Planning Commission on February 19, 2013 and by the Town Council on February 26, 2013.

On July 14th, the applicants obtained an approval for a Development Agreement associated with this application (Council Bill NO. 21, Series 2015). The approved Development Agreement identifies and allows for the review of:

1. An amendment of the current Fifth Amendment to the Amended Peak 7 & 8 Master Plan.
 - a. A clarification of the definition of Guest Services in the Master Plan is requested to provide that the existing and future non-income producing space not to be treated as density or mass. This would include patrol and first aid facilities, in addition to the employee lockers, public restrooms, storage areas, and lift and lift personnel facilities provided for in the Master Plan with the 2013 amendment.
 - b. Transfer up to 18 SFEs of Residential (1,200/SFE) and 1.3 SFEs of Commercial (1,000/SFE) pursuant to the Intergovernmental Agreement concerning transfer of development rights between the Town and Summit County. *(15.38 residential TDRs and 1.3 commercial TDRs are proposed with this application)*
2. Allow commencement of infrastructure work to begin in 2016, prior to the issuance of a building permit in 2017.
3. Reduce the Master Plan Parking Requirement of 1.0-parking space per unit to 0.85-spaces per unit.
4. Add a level of parking with a deck above the existing Stables lot without incurring negative points associated with the structure and added parking (Staff notes, a variance to the Cucumber Creek Preventative Management Area will still be required.).
5. Planning Commission review of the timing of any permit renewal, relocation and ultimate demolition of the existing Sprung Structure #1 (Breck Sports) and Sprung Structure #2 (Kid's Kastle).
6. Public Benefit - \$30,000 as Public Benefit to a defined area of need in Cucumber Gulch.

Staff Comments

9-1-19-2A and 2R: POLICY 2 (Absolute and Relative) Land Use Guidelines: Per the Land Use Guidelines for District 39 and the Amendment to the Peaks 7 and 8 Master Plan residential and lodging uses are recommended. The proposed multi-family use and associated amenities, commercial and support uses are allowed and consistent with adjacent development. We have no concerns.

9-1-19-3A and 3R: POLICY 3 (Absolute and Relative) Compliance with Density/Intensity Guidelines: Based on the current plans the proposed density falls below that allowed by the Master Plan with the addition of the TDRs allowed in the Development Agreement between the Town of Breckenridge, Vail Summit Resorts, Inc., and Peak 8 Properties, LLC.

Since the last review, additional density (0.17 SFEs) is being used from the Amended Peak 7&8 Master Plan (via VRDC) to accommodate the needs of the proposed ice rink. As a recreational facility that will be open to the public, commercial density is needed for the skate rental and any associated costs.

9-1-19-4A and 3R: POLICY 4 (Absolute and Relative) Mass: Per the Development Agreement and similar to other recent condo-hotels, the mass allowance for amenities may be increased up to 600% without incurring any negative points. Additionally, the current Master Plan and the pending Master Plan amendment (per the Development Agreement), certain uses under Guest Services are exempt from density and mass calculations:

- Patrol And First Aid Facilities
- Employee Lockers
- Public Restrooms
- Storage Areas
- Lift And Lift Personnel Facilities

Using these guidelines, at 119,041 square feet, the proposed building is 5,933 square feet less than the allowed 124,974 square feet of mass.

9-1-19-5R: POLICY 5 (Relative) Architectural Compatibility: The architecture of this building will be similar in character, materials and colors as the neighboring Grand Colorado at Peak 8 west building (now under construction). As required by the Master Plan and per this section of the Code, the building exhibits contemporary mountain architecture that is compatible with the surrounding buildings. All the proposed materials are natural, with the exception of those above 30-feet. As required by the Building Code, above 30-feet the exterior materials must be fire retardant. Hence, fiber-cement siding is proposed with the appearance of natural wood above 30 feet.

The foundation “base” is natural stone, as described in the Master Plan. The wood siding is stained with muted colors with weathered browns and grays. The primary roof is an asphaltic composition shingle of a dark color and the secondary roofs are a bronze standing seam metal. All trim is cedar except at eaves above 30-feet. The building is sided with horizontal lap siding and vertical shiplap siding.

Similar to the neighboring Grand Colorado at Peak 8 building, large amounts of glass are shown along the main plaza level on the east elevation. The expanse of the glass along these elevations is broken with sections of solid wall. The glazing areas are covered with a deep porch to shade the interior and reduce glare.

As part of this proposal, Ski Hill Road will be raised (for safety reasons) and an upper level parking deck will be added to the Stable Parking Lot. The visual impacts of both structures are important, as they

will be visible from Ski Hill Road. At the time of this review, we have not received any proposed exterior finishes for either concrete structure. We will have more information at a future meeting.

9-1-19-6A and 6R: POLICY 6 (Absolute and Relative) Building Height: As specified in the Master Plan, and per Land Use District 39, building heights are recommended at 5-stories. Per the Development Code, the first two stories are counted as 13-feet tall each and subsequent stories are counted at 12-feet tall each. Hence, a 5-story multi-family building will have a height of 62 feet, measured from the mean (mid-point between ridge and eave) of the roof to the proposed grade below. In addition, the relative portion of this policy allows this height to be exceeded with negative points being incurred:

(2) Outside The Historic District:

a. For all structures except single-family and duplex units outside the historic district: Negative points under this subsection shall be assessed based upon a project's relative compliance with the building height recommendations contained in the land use guidelines, as follows:

-5 points	<i>Buildings that exceed the building height recommended in the land use guidelines, but are no more than one-half (1/2) story over the land use guidelines recommendation.</i>
-10 points	<i>Buildings that are more than one-half (1/2) story over the land use guidelines recommendation, but are no more than one story over the land use guidelines recommendation. *</i>
-15 points	<i>Buildings that are more than one story over the land use guidelines recommendation, but are no more than one and one-half (1 1/2) stories over the land use guidelines recommendation.</i>
-20 points	<i>Buildings that are more than one and one-half (1 1/2) stories over the land use guidelines recommendation, but are no more than two (2) stories over the land use guidelines recommendation.</i>
	<i>Any structure exceeding two (2) stories over the land use guidelines recommendation will be deemed to have failed absolute policy 6, building height.</i>
	<i>b. For all structures except single-family and duplex units outside the historic district: Additional negative or positive points may be assessed or awarded based upon the planning commission's findings of compliance with the following:</i>
<i>1 x (-1/+1)</i>	<i>1. It is encouraged that buildings incorporate the uppermost story density into the roof of the structure, where no additional height impacts are created.</i>
<i>1 x (-1/+1)</i>	<i>2. Buildings are encouraged to provide broken, interesting roof forms that step down at the edges. Long, unbroken ridgelines, fifty feet (50') or longer, are discouraged.</i>

**Highlight added*

The finished grade as described in the Master Plan is shown on Sheet A109. The original Peak 7&8 Master Plan (and this provision is still part of the Master Plan) allowed for the applicant to establish natural grade at the base of Peak 8 since Ski Hill Road, the parking lots, driveways and the Bergenhof were placed into the natural hillside destroying the natural slope with new cut and fill.

Once finished grade is established then building height is measured the same way as described in the Development Code. The height of a building as measured from any point from within a building's foundation or around a building's foundation perimeter to a point *directly below*. In the case of multi-family buildings (including this building), measurement is taken from points around the outside edge of the building's perimeter to proposed grade and from within the building's foundation perimeter to the

established finished grade. We also note that in every case, building height is measured per the Development Code from the grade directly below, not by any U.S.G.S. elevation.

The height of the tallest portion of this building is 68'-1", measured from the mean to established finished grade below. This exceeds the building height recommended in the land use guidelines by one-half (1/2) story plus 1-inch. If the building height were to be reduced by 1-inch, negative five (-5) points would be incurred under this policy.

As noted above, positive points may be awarded to buildings that show broken, interesting roof forms that step down at the edges and for providing density in the roof forms. At the last hearing we heard general support of awarding positive one (+1) point for placing density into the roof forms. We did not hear support for awarding the positive one (+1) point for the building forms stepping down at the edges.

As noted in the Master Plan, *"Toward the ends of the Peak 8 Base area the buildings will be lesser in height and density as compared to the center or core of the Peak 8 Base."*

For reference:

One Ski Hill Place:

Height - 76'-0" ~ 100' at cupola (-15 points)

Density - 129,333 square feet

Grand Colorado at Peak 8 (West Building):

Height - 65'-7" (-5 points)

Density - 106,981 square feet

(South Bldg. 66,406 SF/North Bldg. 40,575 SF)

This application: Grand Colorado at Peak 8 (East Building)

Height - 68'-1" (-10 points)

Density - 90,010 square feet

In the sense of overall massing and building height, One Ski Hill Place (representing the *center or core*) is the largest building both in density and height, Grand Colorado at Peak 8 East building (this application) is next, then Grand Colorado at Peak 8 West building. Staff believes the proposed height and density of these three buildings follows the intent of the Master Plan note. Staff has no concerns.

9-1-19-7R: POLICY 7 (Relative) Site and Environmental Design: As described in the Master Plan and in the Land Use Guidelines, the base of the ski area is encouraged to have high intensity development. So, site buffering will apply around the perimeter of the development. Additionally, to reduce the massing and screening needs, portions of the building have been buried below grade to reduce the visual and physical impacts and make any landscaping more effective.

The drawings are also showing an added parking level above the existing Stable Parking lot north of Ski Hill Road. The upper level access and finished elevation is planned to match the elevation of Ski Hill Road opposite Ski Watch Drive. There will be additional height and guardrails. We will have more information on the details, impacts to the PMA, and finishes at a future meeting.

9-1-19-9A and R: POLICY 9 (Absolute and Relative) Placement of Structures: The applicants will be proposing a re-subdivision of this property and will abandon the property line that currently fall between the east and west Grand Colorado at Peak 8 buildings. We will have more information at a future hearing.

9-1-19-13A and R: POLICY 13 (Absolute and Relative) Snow Removal and Storage: All exterior hardscape and paving for the project is proposed to be snow melted. As a result, negative three (-3) points are shown on the Point Analysis under Policy 33 (Relative) Energy Conservation discussed in this report below.

9-1-19-15A and R: POLICY 15 (Absolute and Relative) Refuse: Per this section of the Code: *All developments are encouraged to provide for the safe, functional and aesthetic management of refuse beyond that required by title 5, chapter 6, "Trash Dumpsters And Compactors", of this code.*

A. The following trash dumpster enclosure design features are encouraged to be incorporated in the enclosure design: 1 x (+1) Incorporation of trash dumpster enclosure into a principal structure.

The drawings show the refuse and recycling located within the building mass. We will suggest positive one (+1) point for this design on the final Point Analysis.

9-1-19-16A and R: POLICY 16 (Absolute and Relative) Internal Circulation; 9-1-19-16A and R: POLICY 16 (Absolute and Relative) Internal Circulation; 9-1-19-17A: POLICY 17 (Absolute) External Circulation: Since the last review, the applicants and agent have met with Public Works to reduce the number of curb-cuts and vehicular and pedestrian uses along Ski Hill Road to improve circulation.

There are four separate circulation areas along Ski Hill Road.

1. Trash/Receiving/Loading
2. Bus/Hotel Shuttle drop-off/pick-up
3. Ski School/Visitor drop-off/pick-up, loading for West Building and Guest Parking (East)
4. Grand Colorado main check-in and Guest Parking (West)

The Trash/Receiving/Loading area is separate from any driveway used by the public and is shared with One Ski Hill Place.

The Bus/Hotel Shuttle drop-off/pick-up has been enlarged and lengthened to accommodate the large busses and allow smaller shuttles to share the same space. This area is one-way accessed from the west back towards the east.

The drawings show that the Ski School/Visitor drop-off/pick-up, the loading for West Building and the Guest Parking (East) is shared by the public (ski school/day visitors) and the guests for the Grand Colorado at Peak 8. This drive also accesses the loading area for the Colorado Grand at Peak 8 West Building. A keyed gate will separate the different users of this access point. Care was also taken to place the access gate far enough back to allow vehicle turn-around.

The Grand Colorado main check-in and Guest Parking (West) is where all of the guests will initially check in. With this application, the drawings show additional short-term parking at the Porte de Cochère area to accommodate increased check-in needs at peak times.

Staff supports the revised separation of uses and general circulation. There are a lot of different users at this busy area and we are supportive of the revisions. We welcome any Commissioner comments.

The applicants are proposing to add a level of parking over the existing Stables Parking Lot. At the last meeting (though not written in the Staff report) an underpass walkway was shown from this parking lot, under Ski Hill Road, to the base area at the Colorado Grand buildings. This underpass has been

eliminated and a new crossing area at the intersection of Ski Watch Drive and the upper level parking deck is now proposed. The details on this crossing (signage, lighting, etc.) are currently being reviewed with Public Works. We will have more information at the next hearing.

Internal circulation between the west and east building includes an enclosed bridge connecting the main lobby of the west building to the first floor of the east building. As requested by the Commission at the last hearing, a view corridor analysis of this connection as seen from a passing gondola cab has been included on the packet. We welcome Commissioner comments on the visual impacts.

9-1-19-18A and R: POLICY 18 (Absolute and Relative) Parking: Per this section of the Code:

1 x (-2/+2) A. General Parking Requirements: It is encouraged that each development design their parking in a manner that exceeds the minimum requirements of the off street parking regulations. The town will evaluate the implementation of this policy based on how well the applicants meet the following criteria:

2 x (-2/+2) (1) Public View: The placement and screening of all off street parking areas from public view is encouraged.

As allowed with the amended Master Plan and provided in the Development Agreement, 0.85 parking spaces per unit (or 1.7 per 2-bedroom lock-off) are allowed with this application. As a result, for the 105 units, 90 residential parking spaces are required. Commercial parking is counted at 1 space per 400 square feet (per Code). For the commercial uses, 10 parking spaces are required. Therefore, the total required parking spaces is 100. The plans are showing 124 spaces (24 spaces more than required).

100% of the parking, including the commercial parking, is being provided underground. Similar to the other developments at Peaks 7 and 8, Staff is suggesting positive four (+4) points on the Point Analysis.

As noted above, extra parking is being provided with this application. The added parking at the Stable Parking Lot will provide free early morning uphill skier parking prior to 8:30 am per the Development Agreement. After 8:30 am, the access will be gated for use by the guests and employees of Grand Colorado at Peak 8. We will have further definition of this parking as it relates to the Master Plan at a future meeting.

9-1-19-19A: POLICY 19 (Absolute) Loading: *It is required that loading areas be provided for all developments containing other than one- and two-family residential uses. These loading areas shall provide adequate space suited to the loading and unloading of persons, materials and goods in relationship to the needs and requirements of the project. In no event shall such spaces infringe upon any public space or in any way decrease the safety and efficiency thereof. (Ord. 19, Series 1988)*

This development addresses three different loading areas for guests of the lodge and day visitors.

First, the Grand Colorado at Peak 8 (both the east and west buildings) guests arrive by vehicle (car, van, etc.) to the entry loop at the East building. After checking in at the front desk in this building and receiving their entry/room key, the guests staying at the East building return to their vehicle, exit back to Ski Hill Road to the next driveway, and enter the parking garage (using their key at a gate) beneath the east building.





Secondly, day visitors, ski school, etc. arriving/leaving by personal vehicle can be dropped off via the same driveway (before the underground parking gate) to a short-term drop off parking area.

Lastly, visitors arriving/leaving by bus are met beneath the gondola terminus at the base of the Grand Colorado at Peak 8 East building. Here, the visitors can directly check into Ski School/Child Care or take an escalator (owned and maintained by the Mountain Master Association) up to the plaza level to access the chairlifts and the slopes.

Staff believes the visitor circulation and loading areas have been well thought out. We have no concerns.

9-1-19-22A and R: POLICY 22 (Absolute and Relative) Landscaping: The current plans show 35 conifers and 142 Aspen trees. Sheet L3 shows the preliminary Planting Plan with the following:

PLANTING KEY LEGEND

SYMBOL	QTY	BOTANICAL NAME	SIZE	COMMON NAME
EVERGREEN TREES				
	2	<i>Picea pungens</i>	12' Ht.	Blue spruce
	2	<i>Picea pungens</i>	14' Ht.	Blue spruce
	4	<i>Picea pungens</i>	16' Ht.	Blue spruce
	5	<i>Pseudotsuga menziesii</i>	12' Ht.	Douglas fir
	4	<i>Pseudotsuga menziesii</i>	14' Ht.	Douglas fir
	3	<i>Pseudotsuga menziesii</i>	16' Ht.	Douglas fir
	6	<i>Abies lasiocarpa</i>	12' Ht.	Subalpine fir
	5	<i>Abies lasiocarpa</i>	14' Ht.	Subalpine fir
	4	<i>Abies lasiocarpa</i>	16' Ht.	Subalpine fir
35				
DECIDUOUS TREES				
	142	<i>Populus tremuloides</i>	2"-3" Cal.	Quaking aspen
SHRUBS AND GROUNDCOVER				
	9,500 sq ft	<i>Cornus sericea</i> <i>Rosa woodsii</i> <i>Potentilla fruticosa</i> TBD		Red Osier dogwood Wood's rose Shrubby cinquefoil Various alpine perennials
	21,800 sq ft	Native grass and wildflower seed mix		

Staff compared the landscaping that was provided by Grand Colorado at Peak 8 (under construction) showing 39-Spruce (8'-10' tall); 164 Aspen (2"-3" caliper 50% multi-stem); 27 4-foot tall Montgomery Spruce; 249 shrubs (5-gal.) to this application. Grand Colorado at Peak 8 was awarded positive two (+2) points for the landscaping.

Staff notes, that the Grand Colorado at Peak 8 has neighboring residential properties (single family and smaller multifamily) and had added extra screening along Ski Watch drive to mitigate the impacts of the

development. The Grand Colorado at Peak 8 East Building fronts Cucumber Gulch and does not have the direct residential impacts.

The applicants are seeking positive two (+2) points for the landscaping associated with this proposal. With the slightly reduced numbers but increased tree sizes, Staff could support awarding the points. Would the Commission support awarding positive two (+2) points for the proposed landscaping?

9-1-19-24A and R: POLICY 24 (Absolute and Relative) Social Community: At this time, the applicants are proposing to provide 3.51% of the total residential and commercial density (2,676 square feet) in off-site employee housing. This amount will incur negative two (-2) points at final review.

Amenities: The proposed plan is intending to provide an outstanding amenities package for the guests beyond what is required by the Development Code and beyond what typical condo-hotels are providing in Breckenridge. These are to include:

- Integrated wayfinding and signage
- Public escalators from garden to plaza level
- Public fire pit/gathering place on skier plaza
- Guest lockers for ski/snowboard gear
- Indoor/outdoor family aquatics area
- Bath/locker room facilities
- Adult oriented rooftop aquatics area
- Private theaters
- Media lab/gaming area
- Library/community room
- Long-term owner storage
- Permanent BSR ski school space

Per the Master Plan:

5) *AMENITIES:*

The provisions of subsection 9-1-19:24 (Relative): D of the Breckenridge Town Code, in effect on the date of approval of this Amendment, notwithstanding, in connection with the future development of the Property pursuant to the Master Plan, meeting and conference facilities or recreation and leisure amenities over and above that required in subsection 9-1-19:24 (Absolute) of the Breckenridge Town Code, in effect on the date of approval of this Amendment, shall not be assessed against the density and mass of a project when the facilities or amenities are legally guaranteed to remain as meeting and conference facilities or recreation and leisure amenities and they do not equal more than 600% of the area required under said subsection 9-1-19:24 (Absolute).

The drawings indicate that there is to be 15,829 square feet in added amenities. With a minimum of 2,068 square feet required, the plans show over six times the required amount. The planned amenities will be similar to those on the other properties developed by the applicants. Past projects that have exceeded the requirements by larger amounts and received positive six (+6) points at final review. As a Condition of Approval, the applicants would also record a covenant securing this space as amenities in perpetuity for the project.

Would the Commission support awarding positive six (+6) points for the added amenities for this proposal?

9-1-19-25R: POLICY 25 (Relative) Transit: Per direction from the Planning Commission, in association with the reduction in required residential parking provided by the Development Agreement, the applications are not seeking any positive points under this policy for providing non-auto transit for this proposal. This facility will utilize the same shuttle service being provided with the Grand Colorado at Peak 8 West Building.

9-1-19-26A and R: POLICY 26 (Absolute and Relative) Infrastructure: All public utilities are available in the Ski Hill Road right of way. Some existing utilities cross the development area and will be relocated.

As part of this application the applicants will be raising Ski Hill Road to average the slope of the road between the One Ski Hill Place and near the Stable parking lot. At one point, the road will be raised 8-10 feet. The retaining wall abutting the Cucumber Gulch area will vary in height from zero to about 21-feet. A lower wall is not possible as the slope of the hillside is too steep and the design is to not disturb the PMA.

The impacts to the existing sewer and water lines are still being reviewed by Public Works. The current design will involve raising the existing 14-inch water line for accessibility and possibly the sewer-line too. We will have more information at a future meeting.

9-1-19-27A and R: POLICY 27 (Absolute and Relative) Drainage and 9-1-19-31A and R: Policy 31 (Absolute and Relative) Water Quality:

A preliminary Grading and Drainage Plan has been reviewed by the Engineering Department. Per the 2005 Master Plan: *“Hydrogeologic and other forms of mitigation will be provided if necessary to ensure that groundwater resources now feeding Cucumber Gulch will be uninterrupted and substantial degradation of wildlife resources will be prevented.”*

Surface and Ground Water: It is anticipated that there may be excavation deep enough to potentially affect ground water with this building. The project is not within the PMA, however, its detention facilities and water quality treatment facilities will be designed to integrate with those of the Subdivision improvements. The end result will be that the detention facilities and water quality treatment facilities will exceed the Town’s Water Quality and Sediment Control Standards of 90% trap efficiency for all sediments of 0.005 mm or larger.

The applicant has retained a water quality consultant to prepare a report summarizing projected impacts on groundwater that may impact Cucumber Gulch, along with potential mitigation measures.

Prior to issuance of the Building Permit, the applicant will need to submit to and obtain approval from the Town Engineer of a final hydro-geological report, mitigation plan and drawings identifying all impacts to the Cucumber Gulch PMA as a result of this development. Final details of the Stormwater Management Plan/Best Management Practices (BMPs) plan shall be submitted to and approved by the Town Engineer. In addition, the applicant shall submit to the Town Engineer a drainage design memo updating any proposed revisions to previous accepted drainage concepts for Peak 8 prior to any construction.

Also, the applicant shall obtain written approval of the proposed "Future" vertical and horizontal alignment of Ski Hill Road, along with proposed storm sewer improvements, from Vail Resorts prior to any construction. The applicant has agreed to implement these measures as a Condition of Approval.

Additionally, the proposed upper level parking deck to the Stables Parking Lot will have impacts to the water quality of Cucumber Gulch. Staff anticipates there being improvements to the systems that will process any water/chemical run-off from parking vehicles here. We will have more information at a future meeting.

The design of the roadway, valley pan, and snow stacking area along the raised portion of Ski Hill Road is still being reviewed by Public Works. We will have more information at a future meeting.

9-1-19-33R: POLICY 33 (Relative) Energy Conservation: *The goal of this policy is to incentivize energy conservation and renewable energy systems in new and existing development at a site plan level. This policy is not applicable to an application for a master plan. This policy seeks to reduce the community's carbon footprint and energy usage and to help protect the public health, safety and welfare of its citizens.*

C. Excessive Energy Usage: Developments with excessive energy components are discouraged. However, if the planning commission determines that any of the following design features are required for the health, safety and welfare of the general public, then no negative points shall be assessed. To encourage energy conservation, the following point schedule shall be utilized to evaluate how well a proposal meets this policy:

1x(-3/0) Heated driveway, sidewalk, plaza, etc.

The vehicular access areas and all of the plazas are proposed to be snow-melted. We will be suggesting negative three (-3) points for extent of the snowmelt for the project at final review.

Additionally, the plans are showing three gas fireplaces. Per this section of the Code:

1x(-1/0) Outdoor commercial or common space residential gas fireplace (per gas fireplace)

We will be recommending negative three (-3) points at final review for the fireplaces for a total of negative six (-6) points under this policy.

9-1-19-20R: Policy 20 (Relative) Recreation Facilities: *3 x (-2/+2) The community is based, to a great extent, on tourism and recreation; therefore, the provision of recreational facilities, both public and private, is strongly encouraged. Each residential project should provide for the basic needs of its own occupants, while at the same time strive to provide additional facilities that will not only be used for their own project, but the community as a whole. Commercial projects are also encouraged to provide recreational facilities whenever possible. The provision of recreational facilities can be on site or off site, public or private. (Ord. 9, Series 2006)*

At the last hearing we heard general support for the outdoor public ice rink, but no clear direction as to how many points could be awarded under this policy. The rink will be open to the public and guests for a fee. Parking has been included for this use. We will have more information at the next meeting.

9-1-19-36A: Policy 36 (Absolute) Temporary Structures: As discussed at the last meeting, the ultimate removal of the existing sprung structures is associated with the completion of this building. It is anticipated that these temporary structure will be need (in some form) until the fall of 2019. Any revision or renewal of these structures will be processed with a separate Development Permit with review before the Planning Commission.

For general reference with this application, the submitted plans are showing the large sprung structure along Ski Hill Road remaining in the same location but being reduced in area by about one-half. To accommodate the Ski Area ticketing and staff needs, a temporary structure (modular units) is proposed on the upper deck area just east of the Gondola terminus.

Project Signage: Staff is still reviewing the signage needed to the project as well as directional signage associated with the vehicular/pedestrian circulation at the base area. Any building signage will be handled under a separate permit application. We will have more information at future meetings.

Point Analysis (Section: 9-1-17-3): At this final review, we have found the following:
Negative points are incurred for:

- Policy 6/R, Building Height (-10) for exceeding the recommended height by more than one-half story (68'-1").
- Policy 24/R, Employee Housing (-2) 3.51% of the residential density, or 2,676 square feet, in off-site employee housing.
- Policy 33/R, Energy Conservation (-3) for heating all outdoor drives and plazas.
- Policy 33/R, Energy Conservation (-3) Three exterior gas fireplaces pits.
- Total (-18)

Positive points are awarded for:

- Policy 6/R, Building Height (+1) for providing density within the roof forms.
- Policy 15/R, Refuse (+1) for having the refuse and recycling located inside primary building.
- Policy 18/R, Parking (+4) for locating 100% of the parking out of public view.
- Policy 22/R, Landscaping (+2) meeting the requirements for positive points.
- Policy 24/R, Social Community (+6) for greatly exceeding the required amenities.
- Total (+14)

Positive points for the public ice rink have not been included pending additional information. The proposal is currently showing a failing score of negative four (-4) points.

Staff Recommendation

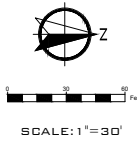
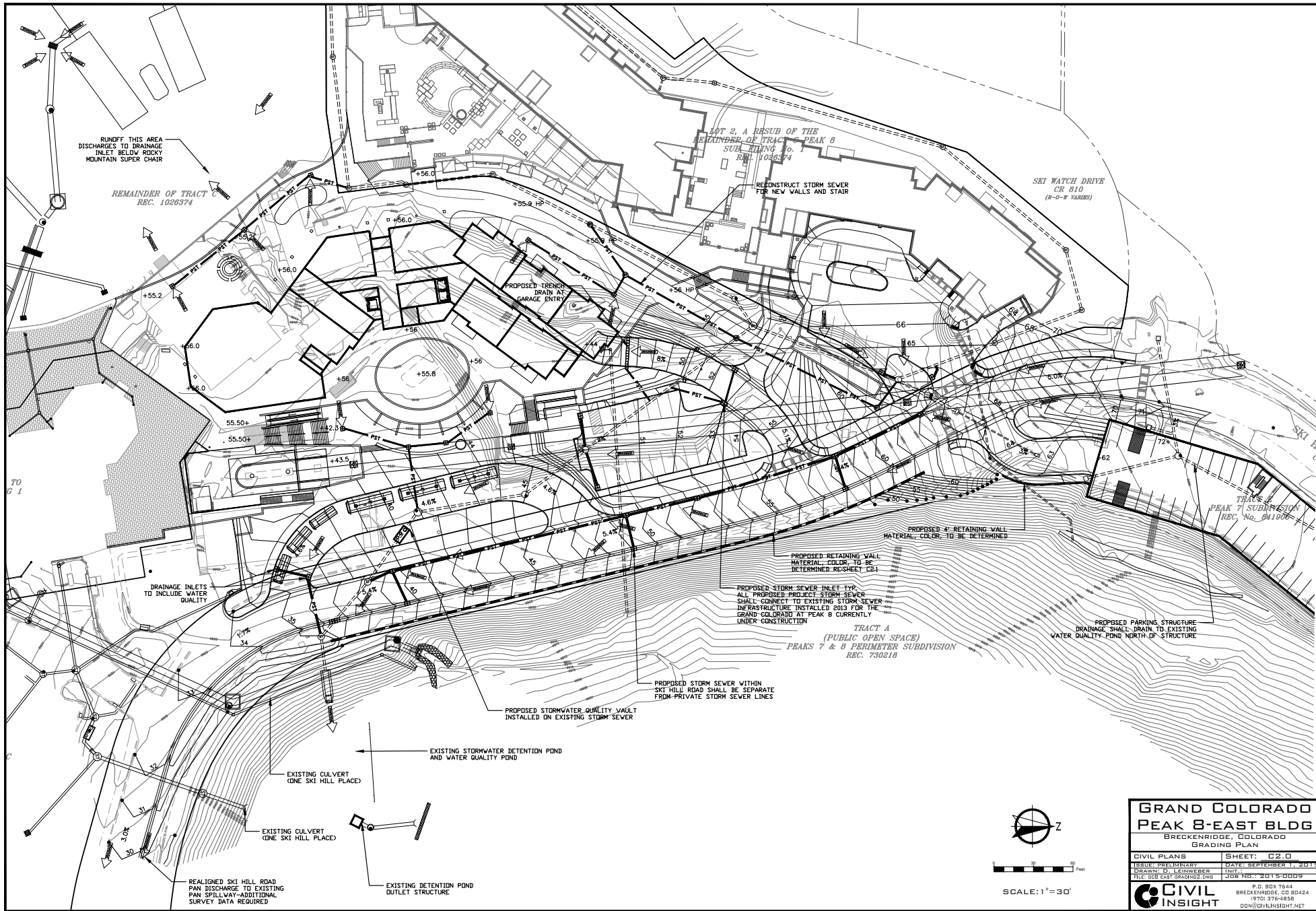
This proposal involves several interrelated and complex issues besides the building. The retaining wall along Ski Hill Road and the added parking deck to the Stable Parking Lot will each need variances for impacting the PMA. Further details will need to be reviewed and presented related to rebuilding Ski Hill Road, providing the added parking level to the Stable Parking lot, the amended Master Plan, Re-subdivision, traffic study, and project signage.

We have the following questions for the Planning Commission:

1. Does the Commission have any comments related to the functionality of the vehicular circulation along Ski Hill Road?
2. Does the Commission have any concerns with the impacts of the enclosed bridge between the buildings as it relates to the view corridors towards the mountain?
3. Would the Commission support awarding positive six (+6) points for the added amenities for this proposal?

4. Would the Commission support awarding positive two (+2) points for the proposed landscaping?

We welcome any additional Commissioner comments.



GRAND COLORADO	
PEAK 8-EAST BLDG	
BRECKENRIDGE, COLORADO	
GRADING PLAN	
CIVIL PLANS	SHEET: 02.0
DATE: PRELIMINARY	DATE: SEPTEMBER 1, 2015
DRAWN: D. LEINWEBER	INTY: [blank]
THE COLORADO ENGINEERS	DEC. NO.: 2015-0009
CIVIL INSIGHT	P.O. BOX 7644 BRECKENRIDGE, CO 80424 970.376.4859 CON@CIVILINSIGHT.NET



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grand colorado
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 east building
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 PROJECT # 1505

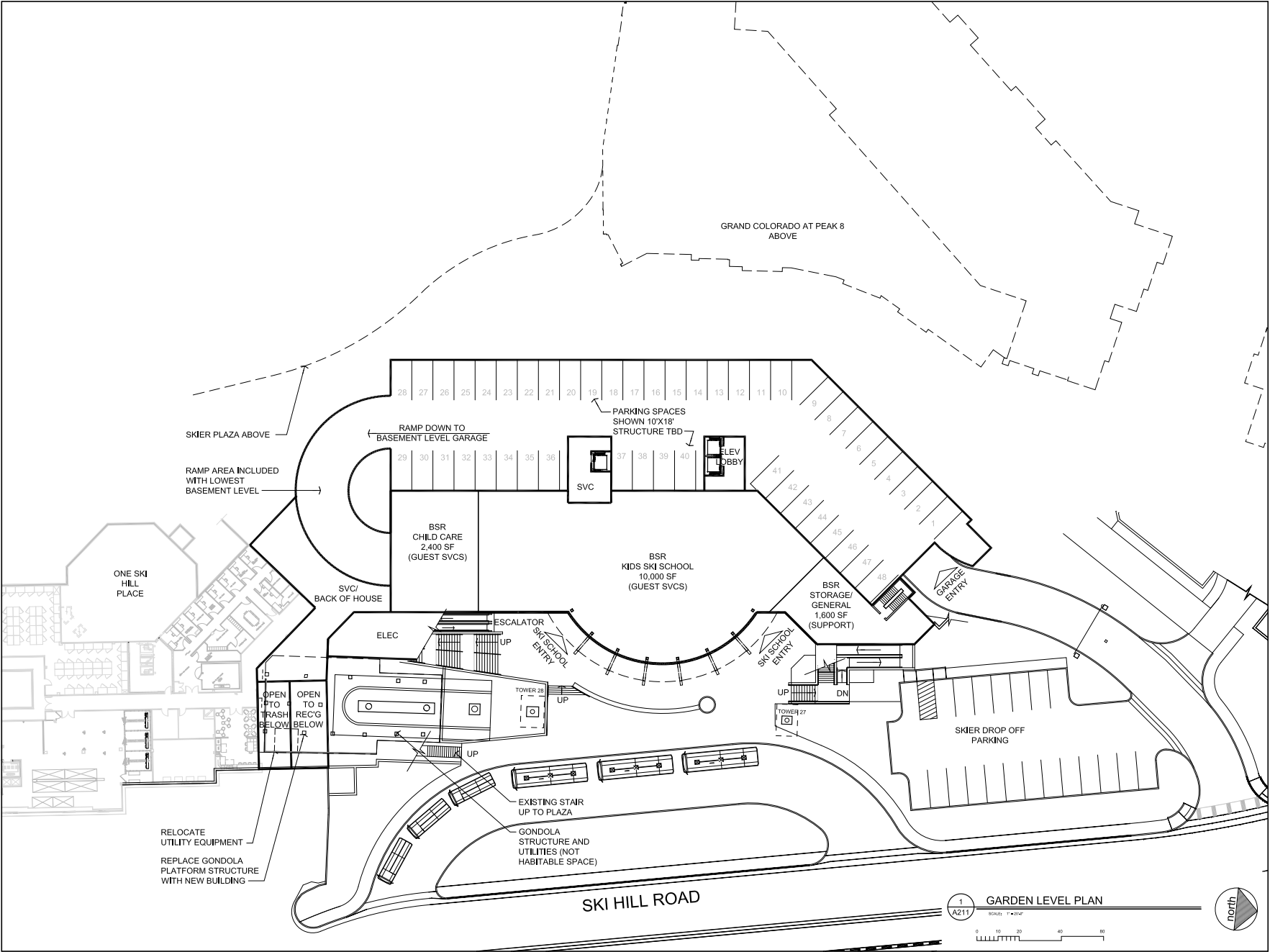
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ISSUE:

review	28 may 2015
TOB planning	12 june 2015
review	16 july 2015
review	7 aug 2015
TOB planning	17 aug 2015
TOB planning	1 sept 2015

GARDEN LEVEL PLAN

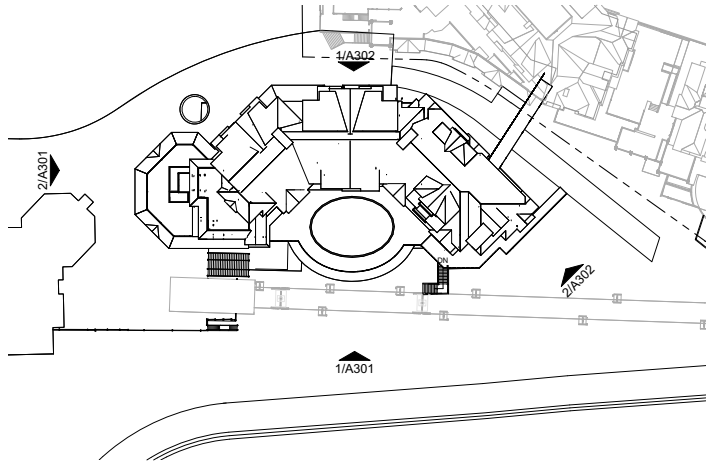
A211



DATE: 17 MAY 2015
 TIME: 10:00 AM
 DRAWING NO: A211
 PROJECT NO: 1505
 SHEET NO: 1 OF 1



1
A301
COMPOSITE EAST ELEVATION
SCALE 1"=20'



3
A301
EAST BUILDING KEY PLAN
SCALE 1"=20'



2
A301
COMPOSITE SOUTH ELEVATION
SCALE 1"=20'



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grand colorado
on peak 8
east building

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PROJECT # 1505

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ISSUE:

TOB planning	12 june 2015
TOB planning	17 aug 2015
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COMPOSITE EXTERIOR
ELEVATIONS

A301



1
A302 COMPOSITE WEST ELEVATION
SCALE: 1"=20'



2
A302 COMPOSITE NORTH ELEVATION
SCALE: 1"=20'



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ISSUE:

TOB planning	12 june 2015
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COMPOSITE EXTERIOR
ELEVATIONS
A302



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view #1 - from ski hill road facing west

grand colorado on peak 8 east building . breckenridge . colorado

1 sept 2015



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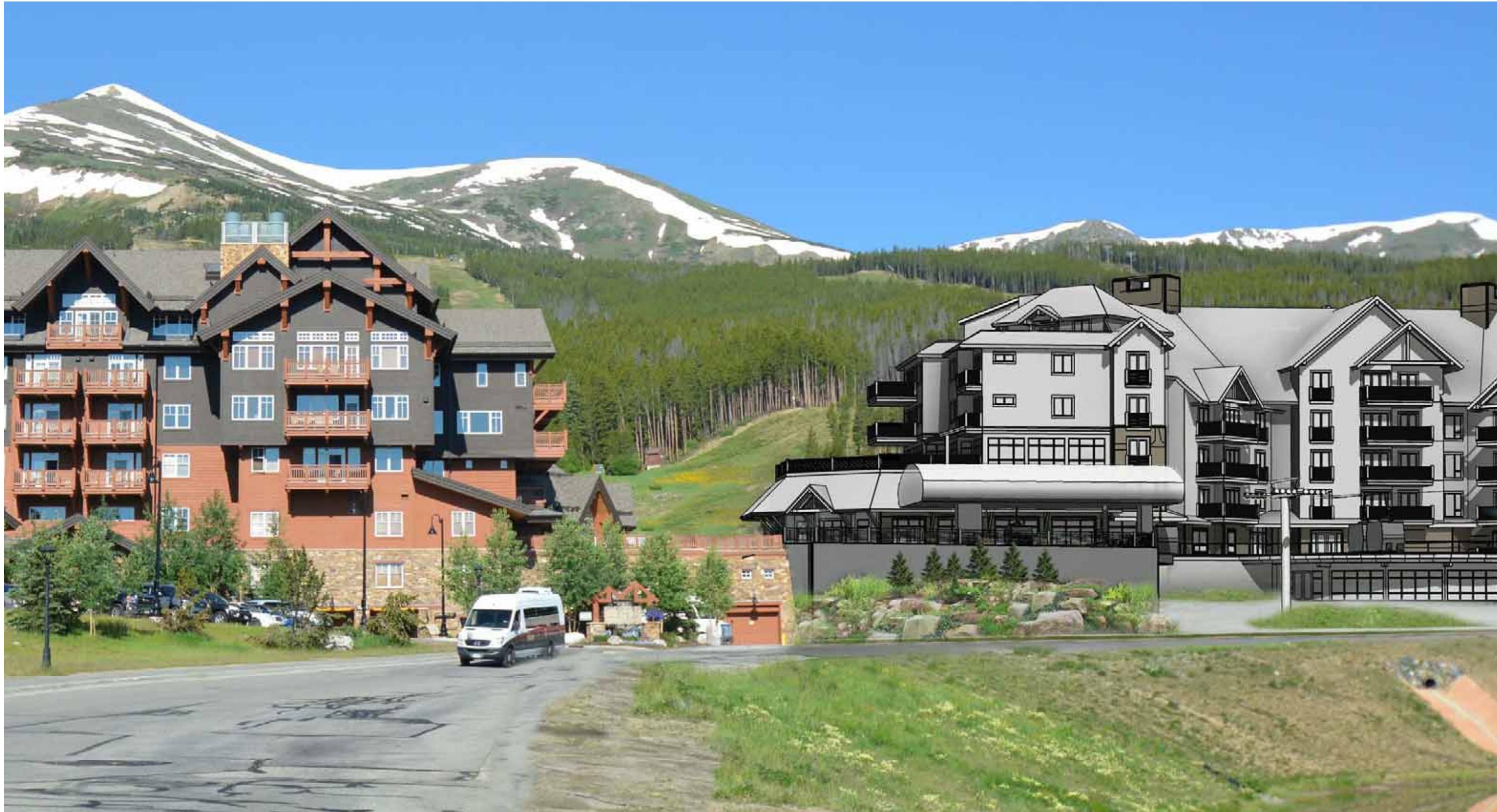
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projected view corridor between GC8 East & OSHP

grand colorado on peak 8 east building . breckenridge . colorado



projected view from gondola between GC8 East and GC8

grand colorado on peak 8 east building . breckenridge . colorado

1 sept 2015

matthew stais architects

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

east building amenity package grand colorado on peak 8

8 september 2015

The current preliminary design includes the following amenities. Details are subject to change as the design evolves, but the stated goal of the BGV development team is to surpass the amenity packages of their previous successful projects.

1. **transit stop** (garden level)
 - provides sense of arrival to and from peak 8 base
 - integrated wayfinding and signage
 - open to the public; free; maintained by BMMA
2. **escalators from garden to plaza level**
 - enhances guest experience
 - arrival at plaza level coordinates with gondola station
 - open to the public; free; maintained by BMMA
3. **ice skating rink** (plaza level) 2,870 sq ft; 8,596 sq ft including adjacent plaza
 - provides animation of peak 8 base area upon arrival
 - provides alternative outdoor activity to skiing/snowboarding
 - open to the public (entry/skate rental fees TBD)
4. **public restrooms** (plaza level) 1,491 sq ft
 - convenient slopeside location
 - count projected at 6 fixtures per bathroom, incl ADA
 - free & open to the public
5. **owner ski lockers** (plaza level) 1,652 sq ft
 - convenient slopeside location
 - for resort owners and guests
6. **media lab** (terrace level) 423 sq ft
 - based on 'go pro' or equivalent camera system
 - daily rental includes editing, sound, production capabilities
 - for resort owners and guests
7. **library** (terrace level) 461 sq ft
 - a quiet place to relax, read a book, surf the web, print information, et cetera
 - for resort owners and guests

8. **family aquatics** (first floor) 3,996 indoor sq ft (7,091 total sq ft incl outdoor patio)
 - family oriented indoor/outdoor facility
 - kids pool
 - indoor/outdoor pool
 - indoor spa
 - outdoor spa
 - outdoor fire pit (natural gas)
 - bath/locker room facilities included
 - for resort owners and guests

9. **rooftop aquatics** (fourth floor) 447 indoor sq ft (1,931 total sq ft incl outdoor patio)
 - adult oriented indoor/outdoor facility
 - 2 outdoor spas
 - outdoor fire pit (natural gas)
 - changing room facilities included
 - for resort owners and guests

10. **private theaters** (third & fourth floor) 1,800 total sq ft
 - 6 private screening rooms with state-of-the-art multimedia
 - (3) 8 seats
 - (2) 10 seats
 - (1) 25 seats
 - for resort owners and guests

From: [Richard Himmelstein](#)
To: [Mosher, Mike](#)
Cc: [Jeff Progar](#); [Robert Tobor](#); [Lou Cirillo \(lcirillo\)](#); [Jim Stilwell](#); [Joe Bower](#); [Victoria Himmelstein](#); roman@breckenridgeskiwatch.com; [Nancy Pierce](#); skneller@wyoming.com
Subject: Re: Remainder of Tract C "804 Building"
Date: Saturday, August 29, 2015 3:31:24 PM
Attachments: [Screen Shot 2015-07-28 at 5.46.31 PM.png](#)
[Screen Shot 2015-07-28 at 5.45.39 PM.png](#)
[Building 804 Elevation 5.0.pdf](#)
[Kids Kastle.pdf](#)

Hi Mosh,

I believe that I will be out of town for the next planning meeting. Kindly include this email and my previous email below in your planning packet for the Planning Commissioners.

=====

Dear Commissioner,

I would appreciate you re-considering my previous email below due to applicant requesting a delay in discussing these areas of their application, while they worked on improving the issues raised.

I have three additional points that I am respectfully requesting your attention and discussion:

1) **Height of Building in Application**

Applicant has represented, at the last planning board meeting, that their proposed development is smaller, in height, than the originally approved 804 building. They further stated that they believe that their development should be considered part of the center core of the base of Peak 8. As such, they requested that the Planning Board allow their development to not have to step down and be smaller, in height, than One Ski Hill Place ("OSHP").

Mr. Mosher stated, during last planning board meeting, that the Master Plan has OSHP as the tallest building and all other buildings are to be stepped down, as you move away from the center of the base of Peak 8.

In actuality, applicant's proposed building is physically taller than OSHP and the previously approved 804 building. In fact, it is one story taller than OSHP. OSHP has 7 floors, with the top finished floor elevation of 10,003. Their proposed development has 8 floors, with the top finished floor elevation of 10,016.

2) **Positive Points Associated with Roof Design**

For comparison purposes, attached is the elevations of the originally approved 804 building. You will note that the roof pitches, in the originally approved 804 building, were much more steep/visible (which makes it feel smaller than their proposed building). In addition, as you move away from the center of the originally approved 804 building, it steps down with less floor levels. Accordingly, I question whether their roof pitches, and lack of stepping down, should support positive points (as

compared to the original approved 804 building).

3) Removal of Kids' Kastle

Applicant's representative advised me, after the last Planning Board meeting, that the Kids' Kastle will be removed and the land re-graded, along with the Ski School Sprung Structure. I am respectfully requesting that this be part of the approval process, including a re-grading plan. I have attached an arial picture showing the highlighted Kids' Kastle.

As always, thank you for your time and consideration.

Regards,

Richard B. Himmelstein
PO Box 8946
Breckenridge, CO 80424
Phone: (970) 368-2010
email: richard.himmelstein@gmail.com

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On Tue, Jul 28, 2015 at 7:24 PM, Richard Himmelstein
<richard.himmelstein@gmail.com> wrote:

Hi Mosh,

Thanks for meeting with me regarding the "804" building plans. My feedback is below:

1) Pedestrian and traffic congestion is a huge problem/concern.

Pedestrian Issues:

1. Breckenridge Ski Mountain ("BSR") employees are often dropped off at One Ski Hill Place ("OSHP") , where they block traffic as they unload their ski equipment, and their driver circles thru OSHP. BSR employees are further dropped off all along Ski Hill Road and OSHP's loading area (where the vehicle turns around). Again, these are not quick stops as they unload their ski equipment. I believe that the plans show a designated "circle" drop off location to allow BSR and skiers to be dropped off? If so, this "circle" drop off location needs to be designed in a such a manner that it is more efficient than being dropped off anywhere else.
2. OSHP employees currently park on the Stable's lot. How many employees? It changes depending on the time of year. Employees currently walk to/from the Stables lot on both sides of the street, crossing in various locations. This creates a rather chaotic pedestrian flow.
3. SkiWatch Condos have numerous guests that walk on SkiWatch Drive to Ski Hill Road. Often, it is large parties of 5 or more. Since there is no sidewalk, they often walk in middle of the road (side by side). In winter, cars often have a hard time avoiding pedestrians because of the steep pitch (i.e., cars are sliding down the road towards the pedestrians). Note: many guests coming to SkiWatch do not have snow tires and get stuck on SkiWatch Drive. This causes even more pedestrians to be out and about. There are no sidewalks on SkiWatch or Ski Hill Road until one gets to OSHP. I highly recommend that a sidewalk be added for SkiWatch drive (on Grand Colorado's property). This could easily be done before the installation of landscaping. The Grand Colorado already has a sidewalk and ski easement (starting after the North building as one walks towards the ski mountain). As such, this sidewalk addition should not be too costly and will really help increase safety and significantly improve the pedestrian traffic/flow. Side note, I have an agreement with Grand Colorado wherein they are to install rock boulders along SkiWatch Drive (on the Peak Eight Place's side of the street).

4. We desperately need a sidewalk on Ski Hill Road. Preferably, sidewalks should be on both sides of the street (until one gets to OSHP) since there are so many curb cuts on the proposed building side of the Grand Colorado (mountain side). Buses are very intimidating. As such, if pedestrians can use a sidewalk on the opposite side (i.e., Cucumber Creek), it will really help the pedestrian experience. I recommend that the sidewalk connect with the sidewalk at the bridge leading to Peak 7 and SkiWatch Drive. This would complete a pedestrian path/loop for both Peak 7 and Peak 8. I can imagine guests from the Grand Lodge (on Peak 7) walking to the base of Peak 8 for the restaurants, fun park and other amenities afforded to them.

Traffic Issues:

1. The "T" bar grill and Rock Resorts @ OSHP don't have enough space to properly function. Vail Resorts fenced off the one parking wing on the "P" level of OSHP. Accordingly, the 8 parking places no longer can be used and are now used by the "T" bar and Rock Resort. It is my understanding that OSHP HOA signed a lease with Vail Resorts that Rock Resorts' bellman have to park OSHP cars somewhere offsite when there is overflow, since there is now less parking on site. I was told that the one location that the bellman can take OSHP cars to is the Stable's lot.
2. The delivery docks for OSHP often are problematic. Cars try to use it as a turn around. Vehicles are often parked in it making it harder for the trucks to navigate backing into one of the loading docks. I am unsure whose vehicles they are. I assume it's employees working at the T-bar. I am attaching two pictures showing six vehicles, a bobcat, and a trailer parked there as of today, July 28, 2015. Truckers have a very difficult time trying to back up into these delivery docks (because of the angle). Trucks come up from Park Ave. and then have to back up into a crazy angle (which I estimate to be approximately 135 degrees) to stop at the loading dock doors. The trucks end up having to use the entire width of Ski Hill Rd to accomplish this difficult task. I have seen trucks attempting to back up multiple times causing traffic to be backed up on Ski Hill Road in both directions. The plans show the Grand Colorado to use these same delivery docks. Having more than one truck arrive at a time only compounds the situation. I am highly concerned in that the loading docks are already interfering with traffic on Ski Hill Road (when only OSHP is using them).
3. Vehicles need a means to do a simple "U" turn. Currently, vehicles use OSHP; OSHP loading docks, the bus departure point; the 15 minute lot; Stables parking entry before gate, SkiWatch intersection to make "U" turns. Further, vehicles often make "U" turns right on Ski Hill Road (in various spots).
4. Service vehicles - One Ski Hill Place has lots of service vehicles for numerous repairs that are needed on a regular basis. These service vehicles are often large and use a tremendous number of the parking spaces. Has this issue been addressed with the Grand Colorado?
5. Cars will use the Peak Eight Place circle or the very top of Ski Watch Drive as a "cell phone lot" for picking up their friends getting done skiing.
6. Once in a while I even get a knock on my door at 19 Peak Eight Place (because someone cannot find their way to Peak 7). I believe this happens because their navigation still shows the road for Peak 7 coming up Ski Watch Dr.
7. I am respectfully requesting that the "Statement Sign" as you enter Peak 8, per the Master Plan, be installed at this time. We have more density, now proposed and under construction, then what the Master Plan showed for the entire base of Peak 8 (which includes the Vail Resorts Administrative building). You may also want to consider similar signage as one enters Peak 7. Finally, I recommend signage before SkiWatch Drive showing that Peak 7 is "straight" ahead (so visitors don't get "lost" on SkiWatch Dr).

Other comments:

1. I am glad that you indicated that Ski Hill Road will be raised during this phase of construction. In winter, so many cars cannot make the steep hill by the Stables parking lot. They often back up and keep trying to no avail.
2. The upper portion of SkiWatch drive asphalt is in a deteriorated state. Grand Colorado recently paved the lower portion. Vail Resorts has numerous tractor trailers and dump trucks, on a regular basis, accessing the BSR from the top of SkiWatch Dr. Further, the Grand Colorado uses the upper portion of asphalt when they access their construction site from SkiWatch Drive. The Grand Colorado continually has their dump trucks, cement trucks, bulldozers on the upper portion of SkiWatch Drive directly contributing to this deteriorated asphalt. These heavy construction vehicles go all the way to the top of SkiWatch Drive since that is the only place for them to turn around. The Grand Colorado even dumped tons of stone at the very top of SkiWatch drive and then had their bulldozer bring it down to their construction site. They were using the bucket on the bulldozer scraping/trying to pick up the rocks that had spilled. Rocks end up on the asphalt and vehicles, including their heavy construction vehicles, ride over the stones. I can provide numerous pictures, should you need them for documentation purposes. In any event, my specific request is that you have the applicant agree to pay for repaving of the entire SkiWatch Drive. I am further respectfully requesting that they pave it thick enough to handle heavy commercial traffic long term (since Vail Resorts will continue to use it with fully loaded dump trucks and other big rigs).
3. Can planning suggest a specific date wherein the kid's castle and ski rental building and all other

temporary buildings must be physically removed (they are not counting these areas as part of their square footage...and they look bad). Further, the ski rental shop constantly has vehicles blocking the road, as customers load and unload ski equipment. Note, there is signage stating "No parking". But no one pays attention to it. In fact, I sometimes see cars parked two wide, making it a dangerous situation (and impossible for the traffic to flow in both directions on Ski Hill Road).

4. Parking deck and other spaces that have heat melt - can planning insist that these areas be calculated as part of the development project and get negative assessment points. They should not be able to simply make this part of the Breckenridge Master Mountain Associate ("BMMA"), and have the BMMA collectively pay for their heat melt in perpetuity. In other words, the need for heat melt is a direct consequence of this development. The Grand Lodge on Peak 7 should be used (from a precedent standpoint) to determine the amount of heat melt that can be allocated to the BMMA. Digressing, were the decks/patio to the original phases of the Grand Colorado (that have heat melt) calculated to determine negative assessment points? I would hope that only areas that are accessible (and used truly equally) by the general public are allowed to be transferred to the BMMA. Can planning request the applicant to show what is being transferred to the BMMA for the heat melt (for all phases of the Grand Colorado)? And, kindly confirm that whatever is remaining gets charged negative points.
5. How high is the proposed parking deck for the Stable's parking lot? In other words, please ensure that this parking deck/structure doesn't negatively impact views (of Baldy Mountain) and the feeling of the area as one drives by or walks by;
6. How many SFEs will be needed for this project? How many SFE's currently exist? What percentage of available SFEs will be used for this project?
7. It is still my contention that the first phase of the Grand Colorado is much taller than the plans showed. I would like to respectfully request that the plans, for this phase, be fully detailed so as there isn't any confusion on the actual height of the building.

Thanks again for your time.

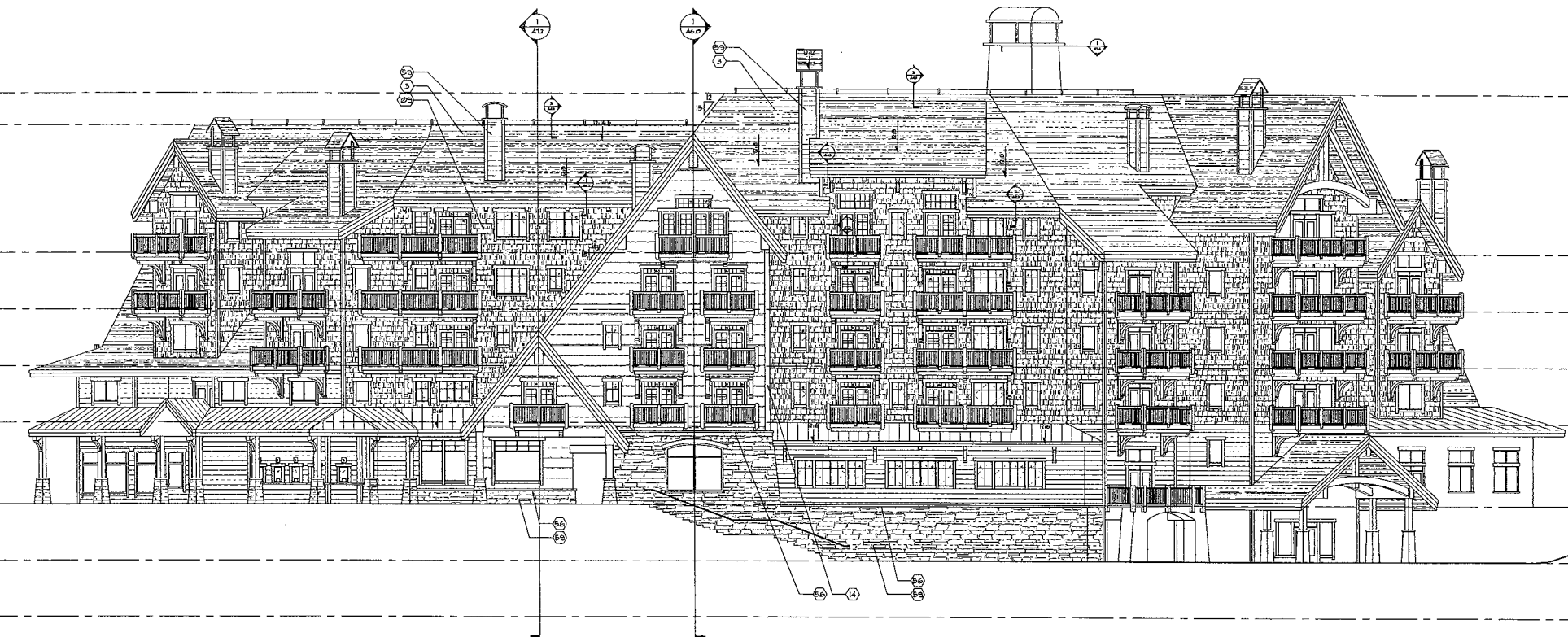
Regards,

Richard B. Himmelstein
PO Box 8946
Breckenridge, CO 80424
Phone: (970) 368-2010
email: richard.himmelstein@gmail.com

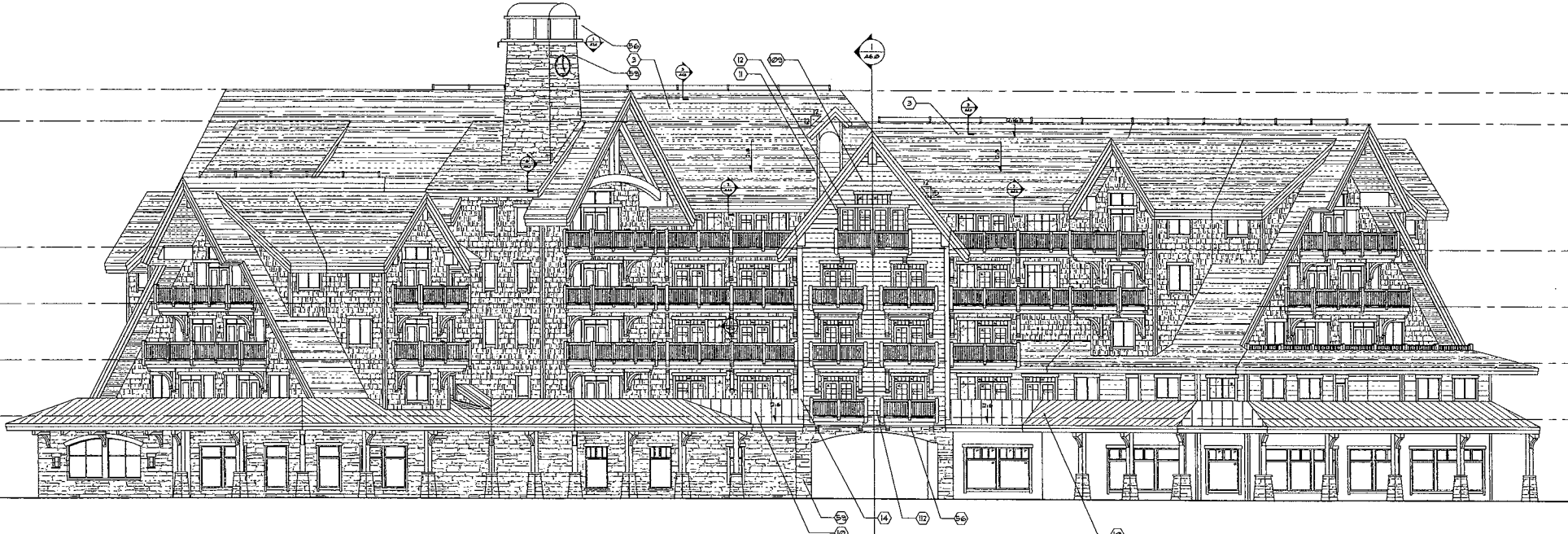
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SYSTEM NOTES:

- 1) SHOW CLIPS, RE. ROOF DETAILS FINISH AS APPROVED.
- 2) SHOW FENCE, RE. ROOF DETAILS FINISH AS APPROVED.
- 3) ASPHALT FLASHING STYLE AND COLOR AS APPROVED.
- 4) SELF-ADHERING MODIFIED BITUMINOUS WATER PROOF ICE AND WATER SHIELD MEMBRANE LAP UP 18" UP WALL WHERE REQUIRED. PROVIDE 18" ROLL ROOFING OVER WATER PROOFING MEMBRANE - 1" ALL SLOPED ROOFS.
- 5) 1" RIGID INSULATION PANEL, 1/2" OSB TOP LAYER AND 5/8" EXTERIOR GRADE GYPSUM BOARD BOTTOM LAYER.
- 6) 1/2" METAL ROOF DECKING, RE. STRUCTURAL.
- 7) STEEL BEAM, RE. STRUCTURAL.
- 8) 2" R-18 FIBERGLASS BATT INSULATION TO BE PROVIDED AT FLOOR/CEILING ASSEMBLIES AT BATHROOMS, BEDROOMS, POIS AND ALL OTHER NOTED LOCATIONS. RE. LEVEL PLANS, UNIT PLANS, ROOFS FOR RIGID LOCATIONS.
- 9) RE-EXISTING 2" X 4" INSULATION OR EQUIVALENT AS APPROVED.
- 10) METAL COR ROOF, STYLE AND COLOR AS APPROVED.
- 11) 2x6 RS. CEDAR - FRT. FINISH AS APPROVED.
- 12) 2x6 RS. CEDAR - FRT. FINISH AS APPROVED.
- 13) 2x6 RS. CEDAR - FRT. FINISH AS APPROVED.
- 14) 2x4 FIRE TREATED BLOORING.
- 15) 2x6 FIRE TREATED BLOORING.
- 16) 2x6 FIRE TREATED BLOORING.
- 17) 2x4 FIRE TREATED BLOORING.
- 18) 2x6 FIRE TREATED BLOORING.
- 19) 2" X 4" GA. STEEL STUDS AT 16" OC.
- 20) PAINT-LOG GRADE FLASHING, CALK, AND SEAL TRANSITION FROM CONC. TO FLASHING WHERE REQUIRED.
- 21) 1/2" X 1/2" CEDAR SCOFF BOARD, BUTT JOINT, SMOOTH FINISH.
- 22) 2x6 SHI. CEILING BOARD, BUTT JOINTS AND PAINTED AS APPROVED.
- 23) NOT USED.
- 24) 1/2" X 1/2" CEDAR TRIM B.D. - FRT. FINISH AS APPROVED.
- 25) 1" HAT CHANNEL SECURED TO STEEL BEAMS.
- 26) 1" X 1/2" GA. STEEL STUDS @ 16" OC. (EXTERIOR WALL)
- 27) 1" X 1/2" GA. STEEL STUDS @ 16" OC. (INTERIOR WALL)
- 28) 3" X 1/2" GA. STEEL STUDS @ 16" OC.
- 29) 2" TYPE 'X' GYPSUM BOARD, FINISH PER INTERIOR SCHEDULE.
- 30) 1/2" ML VAPOR BARRIER ON UNDER SIDE OF WALL.
- 31) R-11 BATT INSULATION.
- 32) STEEL COLUMN BEYOND, RE. STRUCTURAL.
- 33) 1/2" STEEL COLUMN, RE. STRUCTURAL.
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- 99) 1/2" STEEL COLUMN, RE. STRUCTURAL.
- 100) 1/2" STEEL COLUMN, RE. STRUCTURAL.



1 EAST ELEVATION
A5.0 3/32" = 1'-0"



2 WEST ELEVATION
A5.0 3/32" = 1'-0"

O'BRYAN PARTNERSHIP, INC.
ARCHITECTS - AIA

ARCHITECTURE,
PLANNING, INTERIORS

P. O. Box 2773
620 Main Street, Suite B
Ft. Collins, CO 80543
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Fax: 970.668.2316

2 Union Street, Suite 202
Portland, ME 04101
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Fax: 207.775.2308

www.obparch.com

BUILDING 804
PEAK 8
BRECKENRIDGE, Colorado 80424

Vail Resorts
Development Co.

Revisions:
07.18.08
PRELIMINARY
DEVELOPMENT PERMIT
SUBMITTAL
06.30.08
SHELL CORE PACKAGE
RESUBMITTAL
10.10.08
FINAL DEVELOPMENT
PERMIT SUBMITTAL

Date: 07.18.08
Project No: 2213.00
Drawn by: DLF
Checked by: KAO

Sheet Of
A5.0
BUILDING ELEVATIONS

Remove?
per Applicant



The Development Agreement stipulated that the Rental Shop Sprung Building and the Ullr Building may be removed prior to issuance of a building permit during site infrastructure improvements. To accommodate the needs of these two facilities after their removal, the applicants are asking, on behalf of the owners (VRDC), to submit for development permits, obtain Planning Commission and Town Council approval for new temporary buildings in appropriate locations. Staff has not yet received any submittal.

Additionally, the applicants, on the behalf of the owners, will be processing an extension to the current Kids Kastle Sprung Structure (PC#2013103 - set to expire on April 12, 2017) to allow it to remain until these functions can be relocated into the new Grand Colorado at Peak 8 East Building at Certificate of Occupancy. So, there is a set "trigger" for the relocation and ultimate removal of the sprung structures associated with this development. Staff has no concerns with the timing. These applications will be presented to the Planning Commission for review.

Staff Recommendation

Staff believes this application is off to a good start. The building appears to fit into the Master Plan criteria. The added density does not appear to impact the master plan for any future development. Staff would like to return at the next hearing and provide more detail and discussion on the policies listed at the beginning of the report.

We have received public comment from a noticed property owner (attached). We have the following questions for the Commission:





Planning Commission Staff Report

Subject: Welk Resorts Subdivision
(Class A - Combined Preliminary and Final; PL-2015-0364)

Proposal: A re-subdivision of Tract W-1 into Lots 1, 2, 3 and 4

Project Manager: Michael Mosher, Planner III

Date: September 7, 2015 (for meeting of September 15, 2015)

Applicant/Owner: Mr. Jon Fredricks, President of Welk Resorts, Owner
Jeffrey W. Edwards, Vice President of Development, Welk Resorts

Agent: Marcin Engineering, LLC

Address: 87 Shores Lane

Legal Description: Welk Resorts Subdivision, a re-subdivision of Tract W-1 into Lots 1, 2, 3 and 4

Total Site Area: 280,962 sq. ft. (6.45 Acres)

Land Use District: 6, Subject to the West Braddock Master Plan and the Delaware Flats Master Plan

Site Conditions: The property has been re-graded from previously disturbed cobble from the Stan Miller Inc. operations and previous historic dredge mining. It slopes downhill towards the north at about 2.5%. There is no vegetation on the property. Stan Miller Drive is paved, but has yet to be completed past the Red, White and Blue Fire District Building towards the south.

Adjacent Uses: North: The Shores at the Highlands, Tract A - Duplexes
East: Highway 9, Highlands Golf Course Subdivision Filing 1,
South: Breckenridge Building Center, Alpine Rock batch plant, Town of Breckenridge/McCain property
West: U.S. Forest Service property/Blue River

Item History

Tract W-1 is a re-subdivision of Tracts W and D-3 of West Braddock Subdivision (PC#2013065). This re-subdivision was approved on August 6, 2013. The Welk Riverfront Resort Development permit (PC#2012044) was approved on May 28, 2013.

This application was advertised as a final review as the issues involved are such that no useful purpose would be served by requiring two separate hearings.

Staff Comments

This re-subdivision will simply divide the development area associated with the approved Welk Riverfront Resort, Breckenridge Condo-Hotel (PC#2012044) into four lots for development phasing

purposes. There is no change to the approved density or uses associated with this property as a result of this subdivision.

The four lots being created by this re-subdivision will separate the Accommodations Building, the Workforce Housing/Maintenance Building, the Meeting Facilities Building, and the remaining common area surrounding the three lots to accommodate financing option phasing for the applicant.

Site drainage, installation of infrastructure, and other improvements associated with any subdivision have been approved with the associated Welk Riverfront Resort development permit and the Tract W-1 re-subdivision of Tracts W and D-3 of West Braddock. Site grading and infrastructure are scheduled to commence this fall in association with these approved permits.

As this is a further re-subdivision of a previously approved subdivision, Staff finds that no applicable subdivision codes have been modified that would alter the previously approved subdivision or development permit. Therefore, this application remains in compliance with the following:

9-2-4-1: General Requirements

9-2-4-2: Design Compatible With Natural Features

9-2-4-3: Drainage, Storm Sewers And Flood Prevention

9-2-4-4: Utilities

9-2-4-5: Lot Dimensions, Improvements And Configuration

9-2-4-6: Blocks

9-2-4-7: Pedestrian And Bicycle Circulation Systems

9-2-4-8: Street Lighting

9-2-4-9: Traffic Control Devices And Signs

9-2-4-10: Subdivision And Street Names

9-2-4-11: Existing And Proposed Streets

9-2-4-13: Dedication Of Park Lands, Open Space And Recreational Sites Or The Payment Of Fees In Lieu Thereof

Staff has added a Condition of Approval regarding how Lot 4 is described and used. Typically properties with this function are called “tracts” as they function to benefit the abutting “lots”. The submitted plans are missing this information. We have added: *Applicant shall submit to the Town, in a form acceptable to the Town Attorney, a revised plat delineating Lot 4 as “Tract A” as a tract for the benefit of Lots 1, 2, and 3 with plat notes identifying the allowed uses to include: pedestrian and vehicular access, common area for the benefit of Lots 1, 2, and 3, utilities, grading, or any other specific uses for the benefit of Lots 1, 2, and 3.*

Otherwise, we have no concerns.

Staff Recommendation

This subdivision proposal is in compliance with the Subdivision Standards. Staff recommends approval of Welk Resorts Re-subdivision, PL-2015-0364 with the attached Findings and Conditions.

TOWN OF BRECKENRIDGE

Welk Resorts Subdivision
Welk Resorts Subdivision, a re-subdivision of Tract W-1 into Lots 1, 2, 3 and 4
87 Shores Lane
PL-2015-0364

STAFF RECOMMENDATION: The staff recommends the Planning Commission approve this application with the following Findings and Conditions

FINDINGS

1. The proposed project is in accord with the Subdivision Ordinance 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 **September 7, 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 **September 15, 2015** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

CONDITIONS

1. The Final Plat of this property may not be recorded unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. **Applicant shall submit to the Town, in a form acceptable to the Town Attorney, a revised plat delineating Lot 4 as "Tract A" as a tract for the benefit of Lots 1, 2, and 3 with plat notes identifying the allowed uses to include: pedestrian and vehicular access, common area for the benefit of Lots 1, 2, and 3, utilities, grading, or any other specific uses for the benefit of Lots 1, 2, and 3.**
3. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, refuse to record the Final Plat, issue a stop order requiring the cessation of any work being performed under this permit, 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.
4. This permit will expire three (3) years from the date of Town Council approval, on **September 22, 2018** unless the Plat has been filed. 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.

5. 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.
6. Applicant shall construct the subdivision according to the approved subdivision plan, and shall be responsible for and shall pay all costs of installation of public roads and all improvements including revegetation, retaining walls, and drainage system. All construction shall be in accordance with Town regulations.
7. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.

PRIOR TO RECORDATION OF FINAL PLAT

8. Applicant shall submit and obtain approval from Town staff of a final plat that meets Town subdivision requirements and the terms of the subdivision plan approval.
9. Applicant shall submit and obtain approval from the Town Engineer of final grading, drainage, utility, erosion control and street lighting plans.
10. Applicant shall submit and obtain approval from the Town Attorney for any restrictive covenants and declarations for the property.
11. Applicant shall either install all public and private improvements shown on the subdivision plan, or a Subdivision Improvements Agreement satisfactory to the Town Attorney shall be drafted and executed specifying improvements to be constructed and including an engineer's estimate of improvement costs and construction schedule. In addition, a monetary guarantee in accordance with the estimate of costs shall be provided to cover said improvements.
12. Applicant shall submit and obtain approval from the Town Engineer of all traffic control signage and street lights which shall be installed at applicant's expense prior to acceptance of the streets by the Town.
13. The final plat shall include a statement specifying that with the exception of driveway and utility installations, no building, decks, grading, or construction disturbance may extend beyond the building envelope limits.
14. Per Section 9-2-3-5-B of the Subdivision Standards, the following supplemental information must be submitted to the Town for review and approval prior to recordation of the final plat: title report, errors of closure, any proposed restrictive covenants, any dedications through separate documents, and proof that all taxes and assessments have been paid.

PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE

15. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

OWNERSHIP CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That Welk Resorts Breckenridge, LLC, a Colorado limited liability company being sole owner in fee simple of the real property situated in Section 18, Township 6 South, Range 77 West of the Sixth Principal Meridian in the Town of Breckenridge, County of Summit, State of Colorado and being more particularly described as follows:

Tract W-1, Resubdivision of Tract W, The Shores at The Highlands a Replot of Tracts C-1 AND C-2, The Shores at The Highlands and Tract D-3, A Resubdivision Tract A, The Shores at The Highlands, Filing No. 2 according to the Plat recorded September 12, 2013 at Reception Number 1036787 in the records of the Summit County, Colorado, Clerk and Recorder.

Containing 6.45 acres more or less, has laid out, subdivided and platted the same into lots and easements as shown hereon under the name and style of Final Plat of the Welk Resort Subdivision a Resubdivision of Tract W-1 into Lots 1-4 and further hereby dedicate those portions of land labeled as easement for the installation and maintenance of public utilities as shown hereon

IN WITNESS WHEREOF, Welk Resorts Breckenridge, LLC, a Colorado limited liability company, have caused their names to be hereunto subscribed:
this _____ day of _____, A.D., 20____

Welk Resorts Breckenridge, LLC, a Colorado limited liability company
300 Roncheros Drive
Suite 450
San Marcos, CA 92069

By: _____
Jonathan P. Fredricks

STATE OF COLORADO)
COUNTY OF SUMMIT) SS

The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 20____, by Jonathan P. Fredricks, CEO of Welk Resorts Breckenridge, LLC, a Colorado limited liability company. Witness my hand and official seal.

MY COMMISSION EXPIRES _____
Notary Public

TOWN OF BRECKENRIDGE CERTIFICATE

This Plat is Approved this _____ day of _____, A.D., 20____

TOWN OF BRECKENRIDGE

By: _____
Director, Department of Community Development

Notice:

Public notice is hereby given that the Town of Breckenridge hereby accepts all of the offers of dedication made by this plat. However, such acceptance does not constitute an acceptance of the roads and rights of way reflected hereon for maintenance by the Town.

Until such roads and rights of way meet Town road specifications and are specifically accepted by the Town, the maintenance, construction, and all other matters pertaining to or affecting said roads and rights of way are the sole responsibility of the owners of the land embraced within the subdivision.

Note: The Town Certificate on any subdivision plat may be executed by the Director of the Department of Community Development, or any Assistant Director.

BRECKENRIDGE TOWN CLERK'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF SUMMIT) SS

I Herby certify that this instrument was filed in my office at _____ o'clock _____, on this _____ day of _____, 20____ and is duly recorded.

By: _____
TOWN CLERK

SUMMIT COUNTY CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF SUMMIT) SS

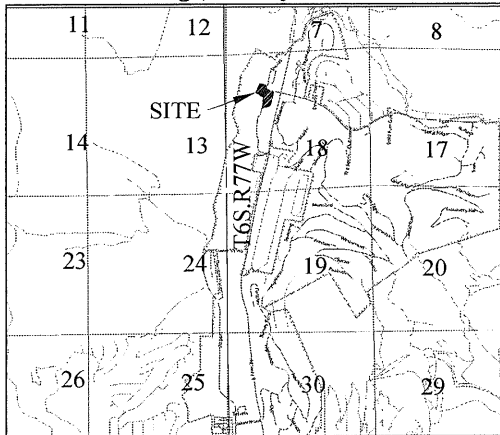
I Herby certify that this instrument was filed in my office at _____ o'clock _____, on this _____ day of _____, 20____ and is filed under Reception No. _____

By: _____
SUMMIT COUNTY CLERK AND RECORDER

FINAL PLAT OF THE

WELK RESORT SUBDIVISION
A RESUBDIVISION OF
TRACT W-1 INTO LOTS 1-4

Located in Section 18, Township 6 South, Range 77 West
of the 6th Principal Meridian
Town of Breckenridge, County of Summit, State of Colorado



TOWN OF BRECKENRIDGE
VICINITY MAP APPROXIMATE SCALE 1" = 2000'

LAND USE SUMMARY

TRACT	AREA
Lot 1	0.58 +/- Acres
Lot 2	2.52 +/- Acres
Lot 3	0.40 +/- Acres
Lot 4	2.93 +/- Acres
TOTAL	6.45 +/- Acres

SURVEYOR'S CERTIFICATE

I, Patrick J. Quanon, being a registered land surveyor in the State of Colorado, do hereby certify that this Plat of the WELK RESORT SUBDIVISION A RESUBDIVISION OF TRACT W-1 INTO LOTS 1-4 was prepared by me and under my supervision from a survey made by me and under my supervision, that both this plat and the survey are true and accurate to the best of my knowledge and belief, and that the monuments were placed pursuant to Section 38-51-105, C.R.S.

In Witness Whereof, I have set my hand and seal this _____ day of _____, A.D., 20____

Patrick J. Quanon, PLS 37924

NOTES:

- Survey Date: April 1, 2015
- The purpose of this Preliminary Plat is the creation of Lots 1, 2, 3 & 4, from previously platted lands, as shown hereon. All easements shown hereon were created by previous filings.
- BASIS OF BEARING - From the Right-of-Way monument of Shores Lane and Lot 4 of Tract W-1 being a found 1-1/2" silver stamped PLS 27924 and the most southern corner of Tract W-1, being a 2-1/2" Aluminum Cap, PLS 26520. Bearing N09°21'31"E. US survey feet.
- Record easements and rights-of-way shown for this Preliminary Plat were derived from Title Commitment No. 1011707-2 provided by Title Company of the Rockies with a policy date of March 26, 2015, and Tract W-1, Resubdivision of Tract W, The Shores at The Highlands a Replot of Tracts C-1 AND C-2, The Shores at The Highlands and Tract D-3, A Resubdivision Tract A, The Shores at The Highlands, Filing No. 2 according to the Plat recorded September 12, 2013 at Reception Number 1036787 in the records of the Summit County, Colorado, Clerk and Recorder.
- Nothing contained in these Plat Notes shall restrict the Town of Breckenridge from reasonable use of the easements granted to it herein in the event of an emergency, as reasonably determined by the Town of Breckenridge, free from restrictions on the time and manner of use of such easement imposed by Ordination, if any.

SCHEDULE B - SECTION II, from Title Commitment No. 1011707-2

Exceptions 1 - 17 not shown.

18. Easements, rights of way and all other matters as shown on the Plat of Replot of Tract C, The Shores at The Highlands, filed August 12, 2011, at Reception No. 972933 and the Plat of Tract W, The Shores at The Highlands, filed January 15, 2013, at Reception No. 1014573.

19. Easements, rights of way and all other matters as shown on the Plat of A Resubdivision of Tract A, The Shores at The Highlands, Filing No. 2, filed October 2, 2012, at Reception No. 1004529. Note: Surveyor's Affidavit of Correction recorded January 15, 2013, at Reception No. 1014810.

21. Easements, rights of way and all other matters as shown on the Plat of Resubdivision of Tract W, The Shores at The Highlands a Replot of Tracts C-1 and C-2, The Shores at The Highlands and Tract D-3, a Resubdivision of Tract A, The Shores at The Highlands, Filing No. 2, according to the plat recorded September 12, 2013 at Reception No. 1036787.

TITLE CERTIFICATE

Title Company of the Rockies does hereby certify that it has examined the Title to all lands shown hereon, and all lands shown herein dedicated by virtue of this Plat, and Title to all such lands is in the owner named above, free and clear of all liens, taxes and encumbrances, except as follows:

Dated this _____ day of _____, A.D., 20____
AGENT

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of all taxes due and payable as of _____ upon parcels of real estate described on this plat are paid in full.

Dated this _____ day of _____, A.D., 20____

SUMMIT COUNTY TREASURER OR DESIGNEE

FINAL PLAT OF THE
WELK RESORT SUBDIVISION
A RESUBDIVISION OF
TRACT W-1 INTO LOTS 1-4
Located in Section 18, Township 6 South, Range 77 West
of the 6th Principal Meridian,
Town of Breckenridge, County of Summit, State of Colorado

DRAWN BY: DPW DATE: 8/17/15
CHECKED BY: PJQ DRAWING NO.: 15015 AFP
JOB NO.: 15015 SHEET: 1 OF 2

MARCIN ENGINEERING LLC

P.O. BOX 1062
AVON, CO 81620
(970) 748-0274
(970) 748-9021 FAX

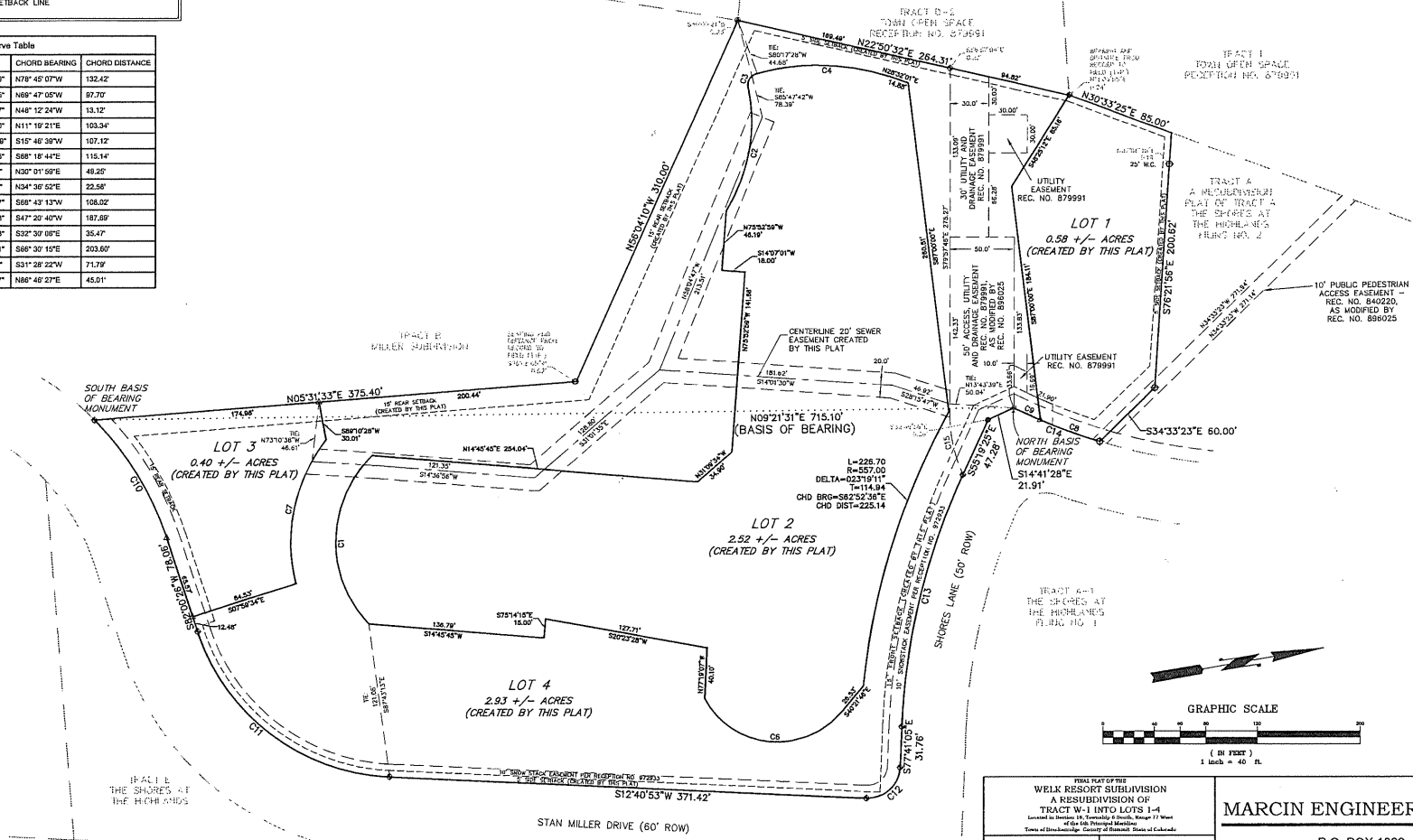


**FINAL PLAT OF THE
WELK RESORT SUBDIVISION
A RESUBDIVISION OF
TRACT W-1 INTO LOTS 1-4**
Located in Section 18, Township 6 South, Range 77 West
of the 6th Principal Meridian
Town of Breckenridge, County of Summit, State of Colorado

LEGEND

- ▲ SET 2½" ALUMINUM CAP STAMPED PLS 37924
 - ◆ FOUND 1½" ALUMINUM CAP STAMPED PLS 26820
 - FOUND 2½" ALUMINUM CAP STAMPED "BASELINE", PLS ILLEGIBLE
 - ⊕ FOUND 1½" ALUMINUM CAP STAMPED PLS 27924
 - ◇ FOUND 1½" SHINER STAMPED PLS 27924
 - FOUND 1½" ALUMINUM CAP STAMPED PLS 22558
 - ⊙ FOUND 2½" ALUMINUM CAP, TRACT CORNER, STAMPED PLS 25820
- BOUNDARY LINE
- - - EASEMENT LINE
- - - EASEMENT CENTERLINE
- - - SETBACK LINE

Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD DISTANCE
C1	146.72	84.50	88°57'16"	N78°45'07"W	132.42
C2	89.84	135.81	42°09'40"	N69°47'05"W	87.70
C3	14.71	9.00	83°37'37"	N48°12'24"W	13.12
C4	104.91	174.63	34°28'20"	N11°19'21"E	103.34
C6	126.40	84.50	112°18'49"	S16°46'39"W	107.12
C7	119.31	129.50	52°47'16"	S66°18'44"E	115.14
C8	48.28	449.35	6°17'00"	N30°01'59"E	48.25
C9	22.59	449.35	2°52'47"	N34°36'52"E	22.58
C10	108.89	235.00	28°34'27"	S68°43'13"W	108.02
C11	199.64	165.00	69°19'33"	S47°20'40"W	187.89
C12	39.43	25.00	90°21'58"	S32°30'08"E	35.47
C13	234.89	525.00	22°21'41"	S66°30'15"E	203.60
C14	71.86	449.35	9°09'47"	S31°28'22"W	71.79
C15	45.30	115.01	22°34'03"	N86°48'27"E	45.01



FINAL PLAT OF THE
WELK RESORT SUBDIVISION
A RESUBDIVISION OF
TRACT W-1 INTO LOTS 1-4
Located in Section 18, Township 6 South, Range 77 West
of the 6th Principal Meridian
Town of Breckenridge, County of Summit, State of Colorado.

DRAWN BY: DPW DATE: 8/17/15
CHECKED BY: PJG DRAWING NO: 15015 AFP
JOB NO: 15015 SHEET: 2 OF 2

MARCIN ENGINEERING LLC

P.O. BOX 1062
AVON, CO 81620
(970) 748-0274
(970) 748-9021 FAX

NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

TRACT 1
THE SHORES AT
THE HIGHLANDS



To: Planning Commission

From: Laurie Best

Date: September 8, 2015 (for the September 15, 2015 Planning Commission Meeting)

Re: Planning Commission Annexation and Land Use District Review/Recommendation
Huron Landing (0143 Huron Road; PL-2015-0384, Class A)

The purpose of this memo and discussion at your meeting is to obtain a recommendation from the Planning Commission in regard to the annexation and zoning (land use district) for the Huron Landing property. This memo provides background and description of the project as well as a staff recommendation for the Commission.

Background:

The Town of Breckenridge and Summit County Government are partnering on the development of workforce housing on the Huron Landing property located at 0143 CR 450 (Huron Road). The project is planned as 26 stacked apartments which the Town and County intend to make available to local workforce most likely targeting the 80% AMI households. The Summit County Recycling facility which is currently located on the property will be relocated to Coyne Valley Road and construction of the residential project is scheduled for next spring/summer.

The property is owned by the County and is located in unincorporated Summit County, but both the Town and the County have agreed that the site should be annexed prior to development and that the project should be reviewed under the Town's Development Code. Staff will be running the planning review/entitlement process concurrently with the annexation/ zoning process.

The entitlement process began with the Planning Commission worksession on September 1, 2015. It is anticipated that the next review (preliminary) will be scheduled in November with a final hearing in January. That final hearing cannot occur until the annexation/ zoning process is complete.

The annexation/zoning process is a long process, approximately 15 weeks. It began on September 8th when the Town Council accepted the County's Petition for Annexation and determined that it was a complete and sufficient petition. A public hearing on the annexation is scheduled for October 13th and the purpose of that hearing will be to confirm that the proposed annexation complies with the statutory requirements for annexation (contiguity with current municipal boundary and a plan in place for the property). Once the petition has been accepted as complete and determined to comply with the statutory requirements, then the Council can

consider the actual Annexation Ordinance which will complete the process. Upon annexation the property must also be zoned by assigning a land use district. This also requires an ordinance which can run concurrently with the annexation.

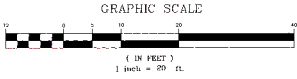
Ultimately the annexation and zoning will be Ordinances which fall under the purview of the Council, but the Council does ask staff to review the project with the Planning Commission and looks to the Planning Commission for a recommendation on the annexation and zoning.

Staff Recommendation:

The subject property is eligible for annexation as it meets the contiguity requirement and the owner (Summit County) has requested annexation. Staff supports the annexation prior to development in order to insure the project is developed in accordance with Town standards as opposed to County, and also to insure municipal services, including water, are available. Furthermore, even though this property is currently unincorporated, it is included in the Town's Master Plan subject to Land Use District 5 which allows service commercial at a 1:5 FAR and lodging at 10 UPA. The current County zoning on this property is Industrial which would allow different uses and significantly more density and height than the residential project which is proposed. Upon annexation, staff supports the placement of the property into the designated Land Use District 5. This District is compatible with the adjacent uses and can accommodate the residential project that is proposed.

We are requesting that the Planning Commission make a recommendation supporting the annexation of the property and the placement of the property into Land Use District 5. Staff will be available at your meeting on September 15th to discuss this request and to answer questions that the Commission may have. Thank you.

AN ANNEXATION PLAT OF
PARCEL E, I-1 INDUSTRIAL AREA & GOVERNMENT LOT 45
 SECTION 30, TOWNSHIP 6, SOUTH, RANGE 77 WEST OF THE 6TH P.M.
 SUMMIT COUNTY, COLORADO



PARCEL C-R
 I-1 INDUSTRIAL AREA
 (Reception No. 474475)

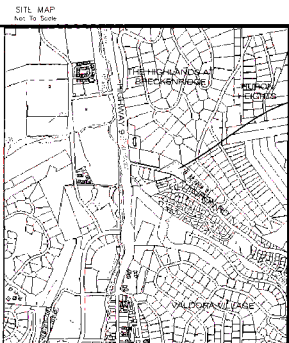
PARCEL D-R
 I-1 INDUSTRIAL AREA
 (Reception No. 474475)

PARCEL E, I-1
 ADDRESS: 112 HUSTON ROAD
 1.31 Acres

ANNEXATION PARCEL

KONSTON PLACE
 "DORR" LINES
 (Reception No. 544107)

GOVERNMENT LOT 45
 0.7 Acres



SITE

- NOTES
- DATE OF SURVEY FEBRUARY 2015
 - BASE OF BEARING TO POINT #4 REMAINS AT THE NORTHWEST CORNER OF PARCEL C AND THE FOUND RED CAP MEASUREMENT (PLS. SEE 9839) AT THE NORTH-EAST CORNER OF PARCEL C. HIGHLANDS AT BRECKENRIDGE BEING 145.72' (P.) TO THE COUNTY CLERK AND RECORDERS OFFICE.
 - THE PLAT OF I-1 INDUSTRIAL AREA WAS RECORDED AND REPEATED IN 1977 UNDER RECEPTION NO. 70689 IN THE COUNTY CLERK AND RECORDERS OFFICE.
 - OWNER AND SURVEYOR DO NOT APPROVE A TITLE SEARCH OF THE SUBJECT PROPERTY TO REVEAL OWNERSHIP INTERESTS OR RIGHTS-OF-WAY OR RECORD RECORD DOCUMENTS USED IN THIS SURVEY WERE PROVIDED BY THE TITLE COMPANY OF SUMMIT COUNTY UNDER ORDER, DATED JANUARY 22, 2015 AT 5:00 P.M.

LEGEND

- FOUND REMAIN & CAP (PLS. SEE 9839)
- FOUND #4 REMAIN
- SET OR FOUND REMAIN AND CAP (S.V.015)
- (P) DENOTES PLATTED BEARING AND DISTANCE
- (M) DENOTES MEASURED BEARING AND DISTANCE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WHOLLY WITHIN THE BENCH GRACE PLAT NO. 2589 AND THE CLEVELAND PLAT NO. 6771, SECTION 30, TOWNSHIP 6, SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF LOT 15, THE HIGHLANDS AT BRECKENRIDGE PLAT NUMBER 1, ACCORDING TO THE PLAT OF THE HIGHLANDS AT BRECKENRIDGE PLAT NUMBER 1, DATED NOVEMBER 15, 1964 AT RECEPTION NUMBER 476056 SAID POINT IS THE TRUE POINT OF BEGINNING.

THENCE CONTAINING THE FOLLOWING SEVEN COURSES:

- S 54°09'24" E A DISTANCE OF 750.00 FEET.
- S 27°15'00" W A DISTANCE OF 89.32 FEET.
- S 10°00'20" E A DISTANCE OF 143.77 FEET.
- S 54°27'00" W A DISTANCE OF 146.42 FEET.
- 89.36 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 241.92 FEET AND A CENTRAL ANGLE OF 21°09'50" CHORD BEARING IS S66°37'2" W AND CHORD LENGTH IS 88.85 FEET.
- N 42°19'00" W A DISTANCE OF 218.93 FEET.
- N 67°15'00" E A DISTANCE OF 207.62 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 1.48 ACRES MORE OR LESS.

ANNEXATION DATA

ANNEXATION PARCEL:
 TOTAL PERIMETER OF PARCEL: 1248.42'
 BOUNDARY CONTIGUOUS WITH CURRENT TOWN BOUNDARY: 225.00'
 TOTAL AREA OF ANNEXATION: 1.48 ACRES

SURVEYOR'S CERTIFICATE

I, Elizabeth K. Sumner, a Colorado Registered Land Surveyor, do hereby certify that this final plat of Parcel E, I-1 Industrial Area and Government Lot 45 was prepared by me and under my supervision, and that I am the true and accurate plat and accurate to the best of my knowledge and belief and that the instruments were placed pursuant to CRS 38-51-105.
 2015 this _____ day of _____, 2015.

ELIZABETH K. SUMNER, PLS. NO. 31047

TOWN CLERK'S CERTIFICATE

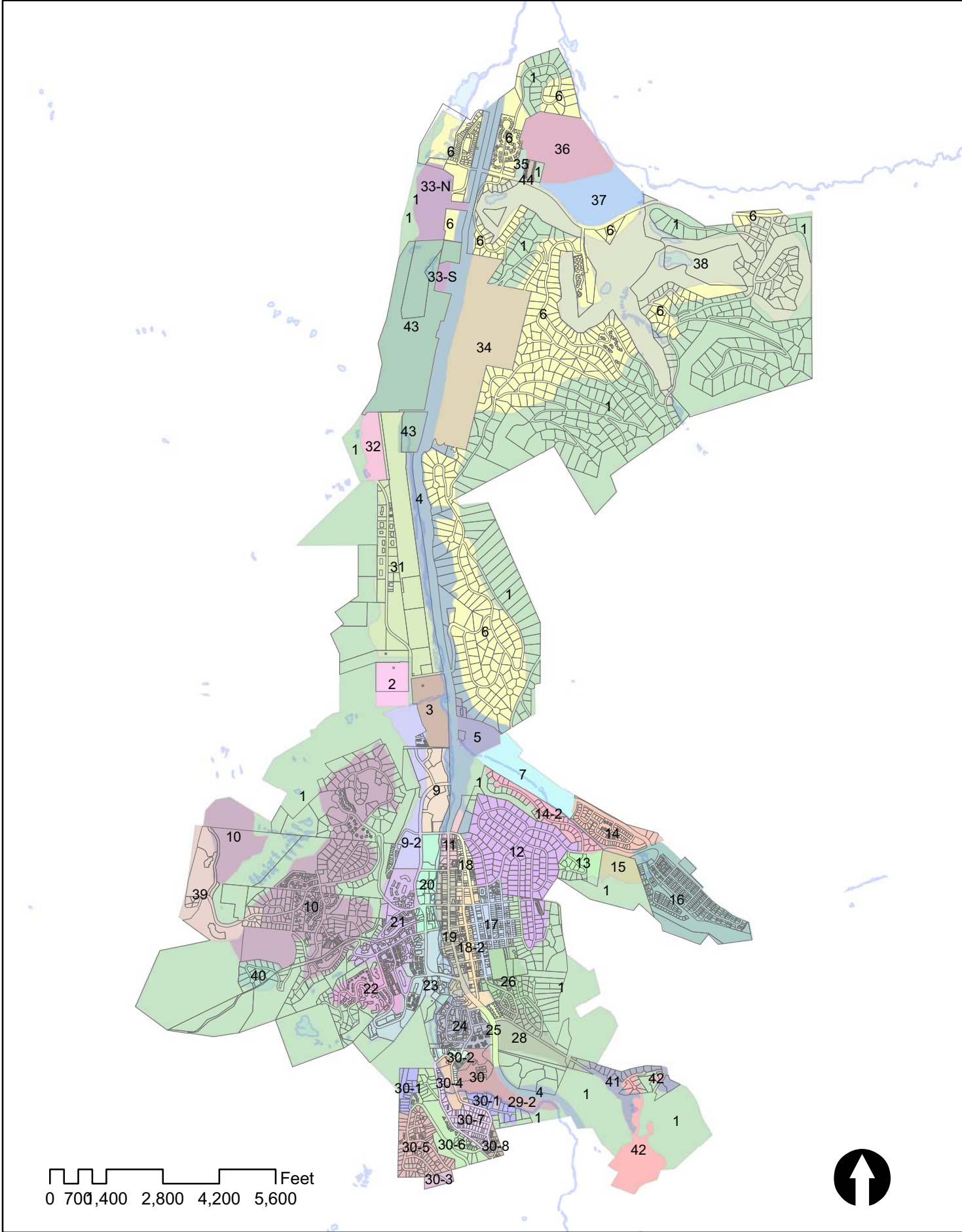
STATE OF COLORADO }
 COUNTY OF SUMMIT }
 TOWN OF BRECKENRIDGE }
 I hereby certify that this instrument was filed in my office on _____ of _____, 2015, and is duly recorded.
 TOWN CLERK _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF SUMMIT }
 I hereby certify that this instrument was filed in my office on _____ of _____, 2015, and filed under Reception Number _____.
 SUMMIT COUNTY CLERK AND RECORDER _____

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

SHEET
 1 OF 1



0 700 1,400 2,800 4,200 5,600 Feet

