



Planning Commission Regular Meeting

Tuesday, April 7, 2026, 5:30 PM

Town Hall Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

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. For further information, please contact the Planning Department at 970-547-3160.

I. CALL TO ORDER, ROLL CALL (5:30 PM)

- A. LOCATION MAP
- B. APPROVAL OF MINUTES
- C. APPROVAL OF AGENDA

II. PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES (NON-AGENDA ITEMS ONLY; 3-MINUTE LIMIT PLEASE) (5:35 PM)

III. CONSENT CALENDAR (5:40 PM)

- A. 108 N GOLD FLAKE TER ADDITION (EM) 108 N GOLD FLAKE TERRACE; PL-2026-0048

IV. WORK SESSIONS (5:45 PM)

- A. STATE OF THE OPEN SPACE REPORT

V. OTHER MATTERS (6:15 PM)

- A. CLASS D MAJORS Q1 2026 (MEMO ONLY)
- B. CLASS C SUBDIVISIONS Q1 2026 (MEMO ONLY)
- C. TOWN COUNCIL SUMMARY

VI. ADJOURNMENT (6:30 PM)



Breckenridge South



PLANNING COMMISSION MEETING

The regular meeting was called to order at 5:30 pm by Chair Propper.

ROLL CALL

Mike Giller	Mark Leas	Allen Frechter	Matt Smith
Ethan Guerra	Elaine Gort	Susan Propper	

APPROVAL OF MINUTES

With no changes, the March 3, 2026 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the March 17, 2026 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

FINAL HEARINGS:

1. Stouffer House Restoration, Landmarking, and Addition (CC), 110 S Harris Street, PL-2025-0355
Mr. Cross presented a proposal to locally landmark and rehabilitate an existing historic primary residence, demolish the non-historic saltbox addition and construct a new addition in the rear of the lot. The project proposes 3,668 sq. ft of total density which includes four bedrooms, five bathrooms, an office, and a two-car garage (500 sq. ft.). The historic barn will also be fully rehabilitated and turned into a shop space. The project includes one gas fireplace and 475 sq. ft. of heated paving and walkways.

Commissioner Comments / Questions:

Mr. Frechter: No questions.
Mr. Guerra: No questions.
Mr. Smith: No questions.
Ms. Gort: No questions.
Mr. Giller: No questions.
Mr. Leas: No questions.
Ms. Propper: How was it determined that the vergeboard is not historic? (Mr. Cross: That is a question for the applicant.)

Ms. Janet Sutterley, Architect: We don't really have any new evidence other than historic photographs from other properties. The Hilliard House, now Tin Plate, is one example where we know that same design was added in the 1970s. We don't believe the vergeboard on this house is historic and that it was similarly added in the 1970s. There are no photographs of this specific structure.

Mr. Frechter: No questions.
Mr. Guerra: I was disappointed to see the ADU removed. Why was it originally included and later removed? (Mr. Larry Crispell: It was a difficult decision. It was a necessary economic decision after consulting with our realtor and understanding the project in years to come. Economics really dictated the decision.)
Ms. Gort: It says 25 percent of materials will be recycled. What materials will be recycled? (Mr. Merrick Crispell: Summit County Resource Allocation Park (SCRAP) has now started a separation program to remove nails from wood, that would include being able to recycle all framing from the existing home, as well as appliances, I believe the 25 percent is attainable.) (Mr. Kulick: Since this is the first step of having more waste diversion

overall, Jessie Burley Sustainability and Parking Manager for the Town, says that 25 percent is an achievable goal for projects like this without overloading the SCRAP. This gives authority to the SCRAP to determine what is recyclable and not overloading them. Understanding the software that SCRAP is using, they will be able to give the applicant the prescriptive method to achieve 25 percent while getting the material that is the easiest for them to recycle.)

Mr. Smith: How is the recycling program quantified? (Mr. Kulick: The software at the SCRAP; the materials are entered and tracked over time. It is up to the applicant to work with staff at SCRAP to document and detail what is recycled. This is a learning experience for us and over time this program may be adjusted. We're excited to see an early adoption and test case for this project and thank the applicant for that.)

Mr. Giller: No questions for the applicant.

Mr. Leas: I would comment that 25 percent is more difficult to recycle than people might initially anticipate. I think the 25 percent is fair to the applicant and to the overall goals of the program. (Mr. Kulick: Yes, the percentage is rightsized to not set the applicant up for failure.)

Ms. Propper: I have no questions.

The hearing was opened to public comment. There were no public comments and the comment period was closed.

Mr. Frechter: I am glad you were able to make the project work with points to not have the ADU if that is what was preferred. In terms of the 25 percent, I foresee a trading program to help projects achieve the 25 percent, where projects that are over the threshold could contribute more for other projects which are deficient.

Mr. Guerra: I applaud and think it is a beautiful design. I am disappointed at the loss of the ADU, as that would have been an excellent public benefit in the center of downtown, but otherwise it is a great project.

Mr. Smith: No comments.

Ms. Gort: No comments.

Mr. Giller: Kudos to the Crispells. You have a great project and have chosen a great architect.

Mr. Leas: I think it's a great project. I empathize with comments on the removal of the ADU but also understand the economics.

Ms. Propper: I also think this is a great project and look forward to seeing the success of the recycling program.

Mr. Giller made a motion to approve the Stouffer House Restoration, Landmarking, and Addition; seconded by Mr. Guerra. The motion passed 7 to 0.

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:00 pm.

Susan Propper, Chair



TOWN OF BRECKENRIDGE
COMMUNITY DEVELOPMENT

Class C Major Single Family Development Staff Report

Project Title:	108 N Gold Flake Ter Addition	
Proposal:	Construct a 3,324 sq. ft. addition to an existing single family residence and complete a full interior and exterior remodel. A majority of the walls and some of the ridgelines of the original structure will remain, along with an existing shed. The residence will have five bedrooms, five and one half bathrooms, and a two vehicle garage. The property will have an interior gas stove, one outdoor gas fire pit and a BBQ deck.	
PC#:	PL-2026-0048	
Project Manager:	Ellie Muncy, Planner I	
Preapplication Meeting Date (REQUIRED):	November 3, 2026	
Date of Report:	March 20, 2026	
Property Owner:	Math-Beat Breck LLC	
Architect:	Andy Stabile, Allen-Guerra Architecture	
Proposed Use:	Single Family Unit	
Address:	108 N Gold Flake Terrace	
Legal Description:	Weisshorn Subdivision, Block 10, Lot 12	
Area of Site in Square Feet:	16,453 sq. ft.	0.38 acres
Existing Site Conditions and History:	This lot contains an existing single family residence, originally constructed in 1967. The lot has mature tree coverage and an existing paved driveway. The lot abuts North Gold Flake Terrace to the west and single family residences to the north, east, and south.	
Building Floor Area:	Existing Square Footage	Proposed Square Footage
Lower Level:	0 sq. ft.	707 sq. ft.
Main Level:	1,435 sq. ft.	1,543 sq. ft.
Upper Level:	453 sq. ft.	2,244 sq. ft.
Garage:	0 sq. ft.	718 sq. ft.
Total Aboveground Density:	1,888 sq. ft.	4,505 sq. ft.
Total Density:	1,888 sq. ft.	5,212 sq. ft.
Code Policies (Policy #)		
Land Use District (2A/2R):	LUD 12	
*Above Ground Density (3A/3R):	Allowed: 4,138 sq. ft. Bonus: 500 sq. ft.	Proposed: 4,505 sq. ft.
F.A.R.	1:8.54 FAR	
*Policy 3A limits the above ground density in certain neighborhoods without building or disturbance envelopes. Weisshorn lots are limited to the smaller of 8,000 sq. ft. or a F.A.R. of 1:4. There is an additional code provision, 9-1-19-3A(I)(3), which authorizes a bonus 500 sq. ft. of density for residences constructed prior to November 11, 2009 which have never had an addition and 80% of the original structure will remain, even if currently over the allowed above ground density. Staff agrees that 80% of the existing structure will be remaining with the proposed addition and remodel, and thus, 108 N Gold Flake Terrace would be eligible for the 500 sq. ft. bonus to put towards an addition.		
No. of Main Residence Bedrooms:	5 bedrooms	
No. of Main Residence Bathrooms:	5.5 bathrooms	
Height (6A/6R):*	29.3 feet overall *Max height of 35' for single family outside Conservation District unless otherwise stated on the recorded plat	
Platted Building/Disturbance /Footprint Envelope?	No Envelope	This application has been classified as a Class C Development because it proposes an addition to a single family or duplex residence which exceeds 10% of the existing floor area, and is located on a lot outside of the Conservation District which does not contain a platted Building or Disturbance Envelope.
Setbacks (9A/9R):	complies	
Front:	Required: 25'	Proposed: >25'
Side:	Required: 15' (combined 50')	Proposed: 16.6'
Side:	Required: 15'	Proposed: 33.4'
Rear:	Required: 15'	Proposed: >15' *
Site and Environmental Design (7R):	*An existing shed does not meet the required rear setback of 15' but is not being touched as part of this project. The addition to the primary structure will meet the rear setback requirements. The proposal complies with Policy 7R.	

Lot Coverage/Open Space (21R):	complies	
Drip line of Building/Non-Permeable Sq. Ft.:	3,328 sq. ft.	20.23%
Hard Surface/Non-Permeable Sq. Ft.:	1,482 sq. ft.	9.01%
Open Space / Permeable:	11,643 sq. ft.	70.77%
Snowstack (13A/13R):	complies	
Required Square Footage:	371 sq. ft.	25% of paved surfaces is required
Proposed Square Footage:	500 sq. ft.	
Parking (18A/18R):	complies	
Required:	4 spaces	
Proposed:	4 spaces	
Energy Conservation (33A/33R):	complies	
Outdoor heated space:	NO	
Number of Gas Fired:	3 Gas Fired	1 indoor, 1 outdoor, 1 indoor gas stove
Architectural Compatibility (5/A & 5/R):	The proposed addition will significantly increase the size and increase the overall height of the structure. The residence will feature primary gable roof forms and secondary shed and gable roof forms. The proposed architecture blends well with the surrounding residences. The proposed colors feature predominantly muted and dark tones, blending well with the natural environment. The proposed design is of an attractive design and appropriate for the area.	
Exterior Materials and Colors:	<u>Fascia and Soffit</u>: stained cedar, "English Walnut." stained cedar. "Granite" <u>Trim</u>: stained cedar, "English Walnut" <u>Siding</u>: vertical 1x4 1/8" reveal cedar, "Vanderbilt." horizontal 1x8 3/8" reveal cedar, "Mesa Verde" <u>Stone Veneer</u>: Gallegos "Northstar" dry stacked <u>Windows</u>: aluminum clad, "Dark Bronze" <u>Roofing</u>: Timberline asphalt shingle, "Charcoal" <u>Railing</u>: painted steel railing, "Graphite" <u>Decking</u>: Evergrain composite decking, "Weathered Wood"	
Landscaping (22A/22R):	Staff finds that the proposed landscaping plan effectively enhances the natural appearance of the property and provides screening/buffering between the right-of-way and neighboring lots. With the construction of the proposed addition the applicant proposes to remove 11 trees and add 17 additional trees.	
Planting Type	Quantity	Size
Quaking Aspen	9	2.5" caliper
Colorado Spruce	4	12'
Narrowleaf Cottonwood	4	2.5" caliper
Shrubs	8	5 gallon
Perennials and Perennial Ground Cover	All disturbed locations	
Defensible Space (22A):	Complies	
Exterior Lighting (9-12):	Complies	
Allowed Number of Fixtures:	20 fixtures	
Proposed Number of Fixtures:	8 fixtures	
Driveway Slope:	1.0%	
Point Analysis (Sec. 9-1-17-3):	This application has met all Absolute Policies, and has not been assigned any positive or negative points under the Relative Policies of the Development Code.	
Staff Action:	Staff has approved the 108 N Gold Flake Ter Addition, PL-2026-0048, showing a passing score of zero (0) points and with the attached Findings and Conditions	
Additional Findings and Conditions of Approval:	6. Per the Building Code ordinance definitions of a bedroom, and IRC definition of habitable space, the basement is counted as bedroom, for a total of five (5) bedrooms, which requires four (4) parking spaces. 7. Staff finds that by keeping a majority of the existing walls and footprint, at least 80% of the existing structure will remain in the addition and remodel, making the project eligible for the 500 sq. ft. density bonus described in Policy 3 subsection I-3.	

TOWN OF BRECKENRIDGE

108 N Gold Flake Ter Addition
Weisshorn Subdivision, Block 10, Lot 12
108 N Gold Flake Terrace
PL-2026-0048

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

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **March 20, 2026** 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 **April 7, 2026** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. **Per the Building Code ordinance definitions of a bedroom, and IRC definition of habitable space, the basement is counted as a bedroom, for a total of five (5) bedrooms, which requires four (4) parking spaces.**
7. **Staff finds that by keeping a majority of the existing walls and footprint, at least 80% of the existing structure will remain in the addition and remodel, making the project eligible for the 500 sq. ft. density bonus described in Policy 3 subsection I-3.**

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **October 7, 2027**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.

5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
10. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

PRIOR TO ISSUANCE OF BUILDING PERMIT

11. Applicant shall submit proof of ownership of the project site.
12. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans and incorporate Engineering comments and revisions on the building permit plan set.
13. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
14. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
15. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12-inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
16. **Applicant shall submit and obtain approval from the Town of a construction staging plan indicating construction fencing, all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No construction staging is permitted within a public right-of-way without Town permission obtained through a right-of-way permit.** If permission is obtained to allow parking within the public right-of-way, the following best practices must be observed: cars must first be parked in spaces available within the construction site, cars along the right-of-way must be consolidated to one side of the road, and cars parked in the right-of-way must be moved daily. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. **A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.** Parking violations noted in this condition may be given one warning, after which the Town will fully enforce Town Code 7-1-2 Section 1204 through the penalty of ticketing and fines to be issued by the Breckenridge Police Department as described in Traffic Code 7-1-7.

17. **Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. All exterior lighting shall be a white color not exceeding 3,000 kelvins. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks. Exterior residential lighting shall be limited to two light fixtures per entrance to a structure and a maximum of eight additional fixtures on and around the residence. LED bulbs are permitted at a maximum of 950 lumens, fluorescent bulbs are permitted at a maximum of 15 watts, and incandescent bulbs are permitted at a maximum of 60 watts.**
18. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.
19. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Building Permit.***

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

20. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
21. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
22. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
23. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
24. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color. All exterior metal, including metal siding and roofing, shall be non-reflective.
25. Applicant shall screen all utilities.
26. **Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. All exterior lighting shall be a white color not exceeding 3,000 kelvins. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks. Exterior residential lighting shall be limited to two light fixtures per entrance to a structure and a maximum of eight additional fixtures on and around the residence. LED bulbs are permitted at a maximum of 950 lumens, fluorescent bulbs are permitted at a maximum of 15 watts, and incandescent bulbs are permitted at a maximum of 60 watts.**
27. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition.

If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.

28. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
29. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
30. **Applicant shall be held responsible for any deterioration or damages caused by development or construction activities to any Town infrastructure, public rights-of-way, or public property. This includes but is not limited to deterioration or damages to roadway surfaces, curbs, drainage systems, sidewalks, and signage. Applicant must rectify such deterioration or damages to the previous condition at their own expense. Town shall provide written notification to permittee if Town believes that permittee has caused deterioration or damages which would enact this condition. If permittee fails to rectify deterioration or damages in violation of this condition, permittee agrees that the Town may resolve such deterioration or damages and permittee agrees to reimburse the Town for the costs incurred by the Town. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit. Any failure to rectify deterioration or damages or provide reimbursement without Town approval may also result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.**
31. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

(Initial Here)

ALLEN-GUERRA
ARCHITECTURE

ALLEN-GUERRA ARCHITECTURE
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108 NORTH GOLD FLAKE TERRACE
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TOWN OF BRECKENRIDGE, COLORADO

COVER SHEET

NO REPRODUCTION PROHIBITED WITHOUT WRITTEN CONSENT OF ARCHIVES

[illegible]

PROJECT# 2556

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ARCHITECTURAL ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	EL OR ELEV	ELEVATION	LAB	LABORATORY	SAN	SANITARY
ACOUS	ACOUSTICAL	ENGR	ENGINEER	LAM	LAMINATE(D)	SECT	SECTION
ADD	ADDENDA, ADDENDUM	EQ	EQUAL	LAV	LAVATORY	SEW	SEWER
ADJ	ADJACENT	EST	ESTIMATE	LT	LIGHT	SHT	SHEET
AGGR	AGGREGATE	EXC	EXCAVATE	MFG	MANUFACTURER	SVF	SHEET VINYL FLOORING
ALT	ALTERNATE	EXST	EXISTING	MATL	MATERIAL	SHLV	SHELV(ES) (ING)
ALUM	ALUMINUM	EJ	EXPANSION JOINT	MO	MASONRY OPENING	SDG	SIDING
APPD	APPROVED	EXT	EXTERIOR	MTL	METAL	SIM	SIMILAR
APPROX	APPROXIMATE	EXP	EXPOSED	MAX	MAXIMUM	SL	SLIDING
ARCH	ARCHITECTURAL	FAB	FABRICATE	MECH	MECHANICAL	STC	SOUND-TRANSMISSION
ASAP	AS SOON AS POSSIBLE	FO	FACE OF		CONTRACTOR CLASS		
BBR	BASEBOARD RADIATION	FIN	FINISH	MED	MEDICINE() (AL)	SPEC	SPECIFICATION
BM	BEAM	FP	FIREPROOF	MIN	MINIMUM	SQ	SQUARE
BRG	BEARING	FPL	FIREPLACE	MISC	MISCELLANEOUS	SF	SQUARE FEET
BFF	BELOW FINISHED FLOOR	FIXT	FIXTURE	NEC	NATIONAL ELECTRIC CODE	SS	STAINLESS STEEL
BET	BETWEEN	FLK	FLOOR	NOM	NOMINAL	STD	STANDARD
BLK	BLOCK	FLG	FLOORING	NIC	NOT IN CONTRACT	STL	STEEL
BSMT	BASEMENT	FD	FLOOR DRAIN	N/A	NOT APPLICABLE	STRUCT	STRUCTURAL
BTU	BRITISH THERMAL UNIT(S)	FT	FOOT, FEET	NTS	NOT TO SCALE	SUB	SUBSTITUTE
BD	BOARD	FTG	FOOTING	OC	ON CENTER	SUPPL	SUPPLEMENT
BS	BOTH SIDES	FDN	FOUNDATION	OPG	OPENING	S4S	SURFACED FOUR SIDES
BO, B/	BOTTOM OF	FURN	FURNISH	ORN	ORNAMENTAL	SUSP(ED)	SUSPEND(ED)
BLDG	BUILDING	GAL	GALLON	OPH	OPPOSITE HAND	TEL	TELEPHONE
CAB	CABINET	GA	GAUGE	OD	OUTSIDE DIAMETER	TV	TELEVISION
CL	CENTER LINE	GALV	GALVANIZED	PBR	PABST BLUE RIBBON	TEMP	TEMPERED
CLG	CEILING	GC	GENERAL CONTRACTOR	PTN	PARTITION	THK	THICK
CER	CERAMIC	GL	GLASS, GLAZED	J	PENNY (NAILS, ETC)	TLT	TOILET
CLO	CLOSET	GLB	GLU-LAM BEAM	PERF	PERFORATE(D)	T&G	TONGUE & GROOVE
CID	CLOTHES DRYER	GR	GRADE	PERP	PERPENDICULAR	T&B	TOP & BOTTOM
CLW	CLOTHES WASHER	OYP	GYP SUM	PLAST	PLASTER	TO, T/	TOP OF
COL	COLUMN	GWB	GYP SUM WALLBOARD	PLAS	PLASTIC	TR	TREAD
CONC	CONCRETE	HDW	HARDWARE	PL	PLATE	TYP	TYPICAL
CJ	CONSTRUCTION JOINT	HD	HEAD	PLEX	PLEXIGLASS	UG	UNDERGROUND
CONT	CONTINUOUS	HVAC	HEATING, VENTING, AND AIR	PLMB	PLUMBING	UNGL	UNGLAZED
COORD	COORDINATE		CONDITIONING	PLYWD	PLYWOOD	UNFN	UNFINISHED
CPT	CARPET	HORIZ	HORIZONTAL	PROJ	PROJECT	UNFO	UNLESS NOTED OTHERWISE
CTR	COUNTER	HP	HORSEPOWER	PROP	PROPERTY	VIF	VERIFY IN FIELD
C/S	COUNTER SINK	HB	HOSE BIBB	QT	QUARRY TILE	VERT	VERTICAL
CF	CUBIC FEET	HW	HOT WATER HEATER	QTY	QUANTITY	VCT	VINYL COMPOSITION TILE
DP	DAMP PROOFING	HT	HEIGHT	R	RADIUS	V	VOLT
DEPT	DEPARTMENT	IBC	INTERNATIONAL BUILDING CODE	RD	ROOF DRAIN	WH	WATER HEATER
DTL	DETAIL			RM	ROOM	WC	WATER CLOSET
DIA, O /	DIAMETER	INCL	INCLUDE(D) (ING)	RS	ROUGH SAWN	WP	WATERPROOF
DIM	DIMENSION	INFO	INFORMATION	REC	RECESSED	WT	WEIGHT
DW	DISHWASHER	INSP	INSPECTOR, INSPECTION	RCB	RESILIENT COVE BASE	WWF	WELDED WIRE FABRIC
DOWN	DOWN	ID	INSIDE DIAMETER	RW	RETAINING WALL	WF	WIDE FLANGE
DR	DRAIN	INSUL	INSULATION	REFR	REFER OR REFERENCE	WDW	WINDOW
DWG	DRAWING	INT	INTERIOR	REF	REFRIGERATOR	W	WITH
EA	EACH	IRC	INTERNATIONAL RESIDENTIAL CODE	REINF	REINFORCE(D)	WO	WITHOUT
EW	EACH WAY			REBAR	REINFORCING BAR(S)	WD	WOOD
ELECT	ELECTRICAL	JT	JOINT	RESIL	RESILIENT	WKG	WORKING
EC	ELECTRICAL CONTRACTOR	JST	JOIST	REQD	REQUIRED		
		JCT	JUNCTION	R	RISER		
		KWH	KILOWATT HOUR	RO	ROUGH OPENING		

ARCHITECTURAL SYMBOLS

	NEW 87.5 (EXIST 67.1)	SPOT ELEVATION		SETBACK LINE		ROOM NAME ROOM NUMBER
	TB3	TEST BORING		PROPERTY LINE		WINDOW TYPE
	T / PLYWD EL = 120'-8"	TOP OF ELEVATION		BREAK LINE		DOOR TYPE
		NEW CONTOUR		DETAIL NUMBER SHEET NUMBER		INTERIOR ELEVATION(S) SHEET NUMBER
		EXISTING CONTOUR		BUILDING OR WALL SECTION SHEET NUMBER		REVISIONS
		OLD CONTOUR				
		CENTERLINE				
		HIDDEN LINE (ABOVE) (8')				
		HIDDEN LINE (BELOW) (4')				

PLAN AND SECTION MATERIAL SYMBOLS

EARTH	MASONRY	WOOD	INSULATION
COMPACTED FILL	CONCRETE BLOCK	FINISH	FOAM
POROUS FILL	BRICK	ROUGH/DIMENSION LUMBER	BATT
UNDISTURBED FILL	STONE	BLOCKING	RIGID
ROCK	GLASS BLOCK	GLU-LAM	CONCRETE
METAL			
		PLYWOOD	CAST
STEEL			LIGHTWEIGHT CONCRETE

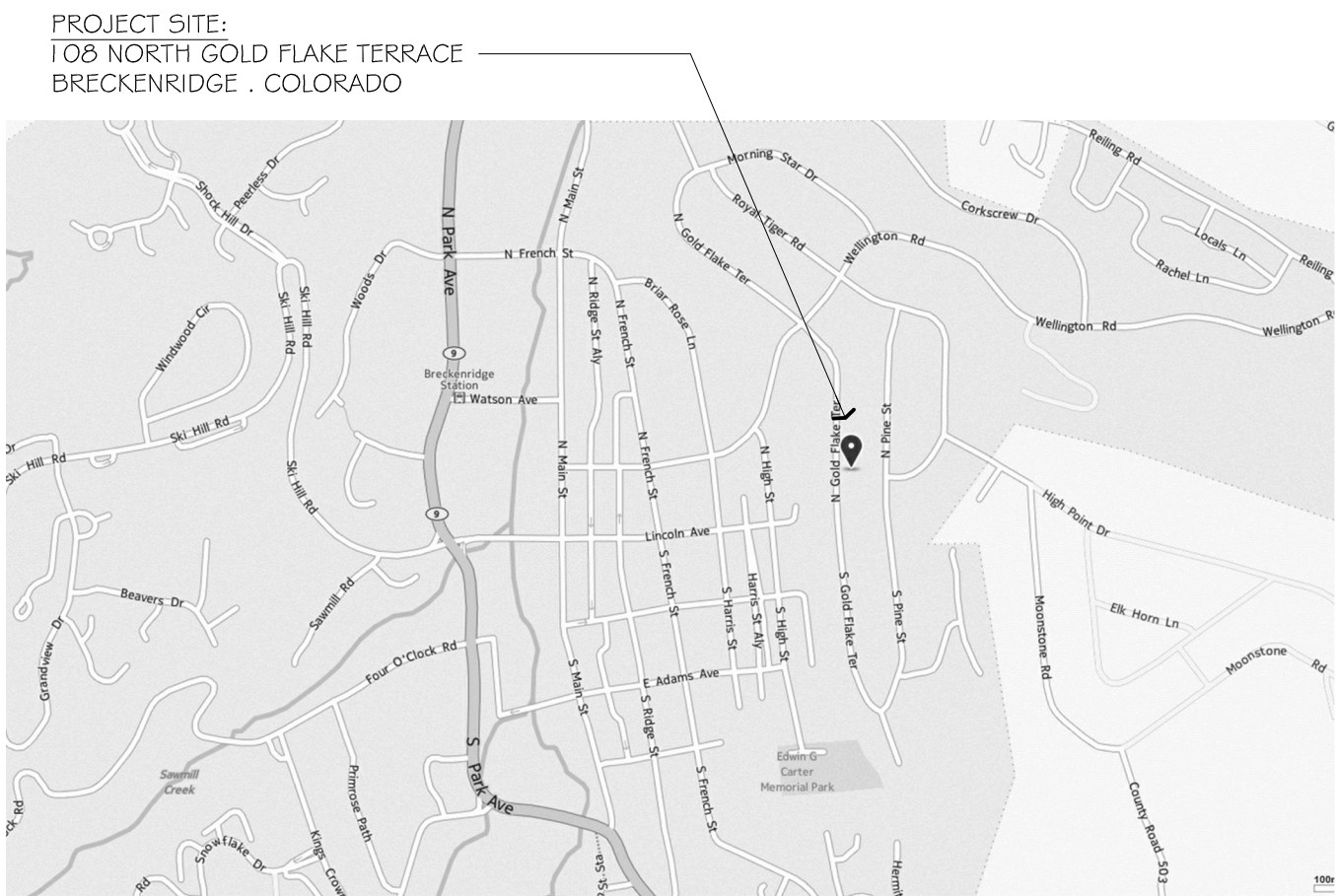
GENERAL NOTES

- A. CONTRACTOR'S RESPONSIBILITIES
- THE CONTRACTOR SHALL VERIFY THAT THE BUILDING CODE REQUIREMENTS, AS ADOPTED BY THE LOCAL MUNICIPALITY, HAVE BEEN MET. ALL WORK CONTAINED WITHIN THESE DOCUMENTS SHALL COMPLY WITH THE FOLLOWING CODES AND STANDARDS: 2018 IRC, 2018 IRC, 2018 IMC, 2018 IPC, 2018 IFGC, 2018 IECC, 2017 NEC, AND THE TOWN OF BRECKENRIDGE AMENDMENTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, INSPECTIONS, LICENSES, AND APPROVALS ASSOCIATED WITH THIS PROJECT.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EQUIPMENT SIZES AND LOCATIONS WITH MECHANICAL, PLUMBING, ELECTRICAL, AND UTILITY COMPANIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF FIRE MITIGATION REQUIREMENTS WITH THE MUNICIPALITY AND FOREST SERVICE.
 - THE CONTRACTOR MUST VERIFY THE BUILDING LAYOUT WITH THE OWNER AND/OR ARCHITECT PRIOR TO DIGGING THE FOOTINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
 - THE CONTRACTOR MUST VERIFY THAT ALL DOORS, WALLS, AND CEILINGS BETWEEN GARAGE AND LIVING SPACES CONFORM TO ALL FIRE AND SAFETY CODES AND REGULATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL FINISH GRADES ON SITE.
 - THE CONTRACTOR MUST VERIFY THAT FIREPLACE AND/OR WOOD STOVE INSTALLATION COMPLIES WITH ALL LOCAL, STATE, AND NATIONAL FIRE SAFETY CODES AND REGULATIONS.
 - CONTRACTOR SHALL SUBMIT A LIST OF SUBCONTRACTORS TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - THE CONTRACTOR AND HIS/HER SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETING ALL THE WORK WITHIN THESE DOCUMENTS, UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO PROVIDE SMOKE DETECTORS & CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH LOCAL APPLICABLE CODES.
 - CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, AC EQUIPMENT, RECESSED ITEMS, AND ALL OTHER ITEMS AS REQUIRED.
 - ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETEIORATION. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
 - PROVIDE ALL ACCESS PANELS AS REQUIRED BY GOVERNING CODES TO ALL CONCEALED SPACES, VOIDS, ATTICS, ETC. VERIFY TYPE REQUIRED WITH ARCHITECT PRIOR TO INSTALLATION IF NOT NOTED ON PLANS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE DRAWINGS AND OBTAINING THE PERMITS FOR THE FIRE SPRINKLER SYSTEM. SYSTEM SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE CODES AND ORDINANCES, IF FIRE PROTECTION IS REQUIRED. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT.
 - NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT AND ENGINEER. ALL SUCH PORTIONS OF THE WORK SHALL BE INSTALLED IN ACCORDANCE WITH REVIEWED SHOP DRAWINGS AND SAMPLES.
 - THE CONTRACTOR SHALL CONFINE HIS/HER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THESE DOCUMENTS AND THE PROPERTY OWNERS ASSOCIATION, IF APPLICABLE.
 - THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS/HER OPERATION.
 - THE GENERAL CONTRACTOR AND OWNER ARE RESPONSIBLE FOR RADON TESTING IN THE FIELD & MUST INSTALL ALL NECESSARY EQUIPMENT TO PREVENT RADON BUILD-UP WITHIN THE STRUCTURE.
 - MOISTURE IS THE PREVALENT CAUSE OF MOLD GROWTH. GENERAL CONTRACTORS & SUBCONTRACTORS ARE TO BE PROACTIVE IN THE MITIGATION OF MOISTURE DURING CONSTRUCTION. "TIGHT BUILDING" CONSTRUCTION IS ONE OF THE IMPLICATED CAUSES OF MOLD. ALL ROOFS, GRAWL SPACES, & OTHER UNCONDITIONED SPACES ARE TO BE VENTILATED ADEQUATELY. IF EXCESSIVE MOISTURE IS NOTICED DURING CONSTRUCTION, THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY. ANY MODIFICATION TO THE PLANS REGARDING MOISTURE CONTROL DURING CONSTRUCTION SHALL BE REVIEWED BY THE ARCHITECT.
 - MECHANICAL, ELECTRICAL AND PLUMBING INSTALLATION SHALL BE DESIGN-BUILD. ALL WORK SHALL COMPLY WITH THE 2018 IRC, 2018 IFGC, 2017 NEC, AND 2018 IMC, AS APPLICABLE.
- B. CHANGES TO THE DESIGN
- CHANGES OR SUBSTITUTIONS TO THE DESIGN OR TO PRODUCTS WHICH WERE SPECIFIED IN THESE DOCUMENTS WILL ONLY BE ALLOWED WITH WRITTEN APPROVAL FROM THE OWNER AND/OR ARCHITECT, AND FROM THE ARCHITECTURAL REVIEW BOARD, IF APPLICABLE.
- C. STRUCTURAL CHANGES
- ANY CHANGES IN THE FIELD TO THE STRUCTURAL PLANS SHALL RELIEVE THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY CONSEQUENCES WHICH MAY ARISE. ANY PROPOSED CHANGES TO THE STRUCTURAL DOCUMENTS MUST BE APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER IN WRITING.
- D. DISCREPANCIES
- ANY DISCREPANCIES FOUND WITHIN THESE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. ANY FAILURE TO REPORT DISCREPANCIES SHALL RELIEVE THE ARCHITECT OF ANY CONSEQUENCES WHICH MAY ARISE.
 - SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE. UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES A CLARIFICATION OR ALTERNATE METHOD AND/OR MATERIALS.
- E. DIMENSIONS
- DIMENSIONS:
 - ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF DRAWINGS. DRAWINGS SHOULD NEVER BE SCALED.
 - ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
 - CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR TO FACE OF FINISH CEILING MATERIAL, UNLESS NOTED OTHERWISE.
 - ALL EXTERIOR WALLS TO BE 2x6 STUD WALLS (5 1/2") UNLESS NOTED OTHERWISE.
 - ALL INTERIOR WALLS TO BE 2x6 STUD WALLS (5 1/2") UNLESS NOTED OTHERWISE.
 - WHERE LARGER STUDS OR FURRING ARE INDICATED ON DRAWINGS TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.

SITE NOTES

- A TOPOGRAPHIC MAP OF THIS SITE WAS OBTAINED FROM RANGE WEST SURVEYING: DATED 29 SEP. 2025.
- A GEOTECHNICAL ENGINEERING STUDY HAS NOT BEEN PROVIDED BY THE OWNER.
- THE CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
- ANY EXISTING LANDSCAPING OUTSIDE OF THE LIMIT OF DISTURBANCE AND ANY TREES DESIGNATED TO REMAIN ARE TO BE FLAGGED AND PROTECTED DURING ALL CONSTRUCTION.
- FINISH GRADE IS TO PROVIDE DRAINAGE AWAY FROM THE FOUNDATION VIA SWALES, DRAINS, ETC, AT ALL LOCATIONS.
- PROTECT ALL TOPSOIL WHEN EXCAVATING AND REAPPLY TO ALL DISTURBED SOIL AREAS AFTER CONSTRUCTION IS COMPLETE.

LOCATION MAP



100 INVERCITY AVENUE - LEAF
LOT 12, BLOCK 10, WEISSHORN SUBDIVISION, FILING #2
TOWN OF BRECKENRIDGE, COLORADO

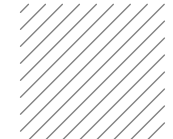
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All



PLANT LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	8	RIBES ALPINUM & ROSA WOODSII	ALPINE CURRANT & WOODS ROSE	5 GAL
	9	POPULUS TREMULOIDES	ASPEN	(4) 2" CAL (5) MULTI-STEM
	4	POPULUS ANGUSTIFOLIA	NARROWLEAF COTTONWOOD	2.5" CAL
	4	PICEA PUNGENS	COLORADO SPRUCE	12'
		ALL DISTURBED LOCATIONS	NATIVE SEED MIX (SEE LANDSCAPE NOTES)	

LANDSCAPE NOTES

1. EROSION CONTROL METHODS: CONTROL ALL RUNOFF WITHIN SITE PER SUBDIVISION STANDARDS AND COUNTY REQUIREMENTS BY UTILIZING, SINGLY OR IN COMBINATION, NON-EROSIVE DRAINAGE MATS, SILT FENCING, DIVERSION SWALES, AND DIKES AS NECESSARY TO TRAP, INTERCEPT, AND DIVERT RUNOFF WITHIN BUILDING ENVELOPE.
2. NATIVE LANDSCAPING AREA IN CONTACT WITH BUILDING ENVELOPE WILL BE PROTECTED FROM ROOF RUNOFF AS SHOWN IN WALL SECTION. RIVER ROCK RIPRAP IS TO EXTEND 8" BEYOND DRIP LINE.
3. EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PROMOTE XERISCAPING - PER TOWN OF BRECKENRIDGE CODE SECTION 3603.C3.
4. ALL EXISTING TREES WITHIN 15' OF THE PROPOSED RESIDENCE MUST BE REMOVED TO CREATE DEFENSIBLE SPACE, PER TOWN CODE.
5. REMOVE ALL EXISTING BEETLE KILL TREES, PER HOA GUIDELINES.
6. TREE REMOVAL TO BE COORDINATED BETWEEN OWNER, GENERAL CONTRACTOR, HOA, AND TOWN PLANNING STAFF, PRIOR TO REMOVAL.
7. ALL AREAS WITHIN BUILDING ENVELOPE AND WITHIN 40' OF DRIVEWAY OUTSIDE OF ENVELOPE TO BE RE-VEGETATED WITH 100% NATIVE HIGH COUNTRY GRASS SEED MIXTURE CONSISTING OF:

30% SLENDER WHEATGRASS

15% CANBY BLUEGRASS

10% BIG BLUEGRASS

10% IDAHO FESCUE

10% SHEEP FESCUE

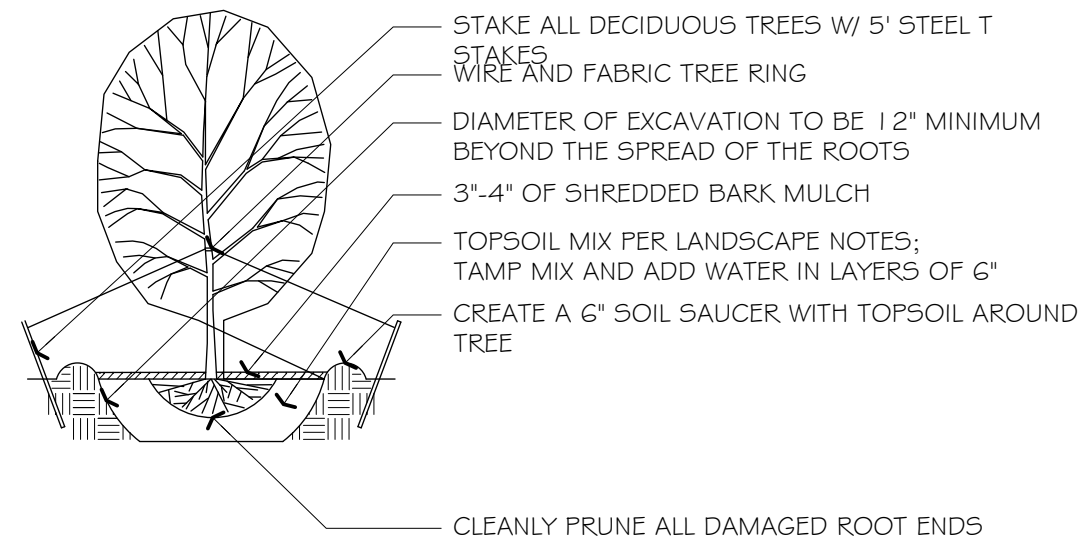
10% WESTERN WHEATGRASS

5% BLUE WILDRYE

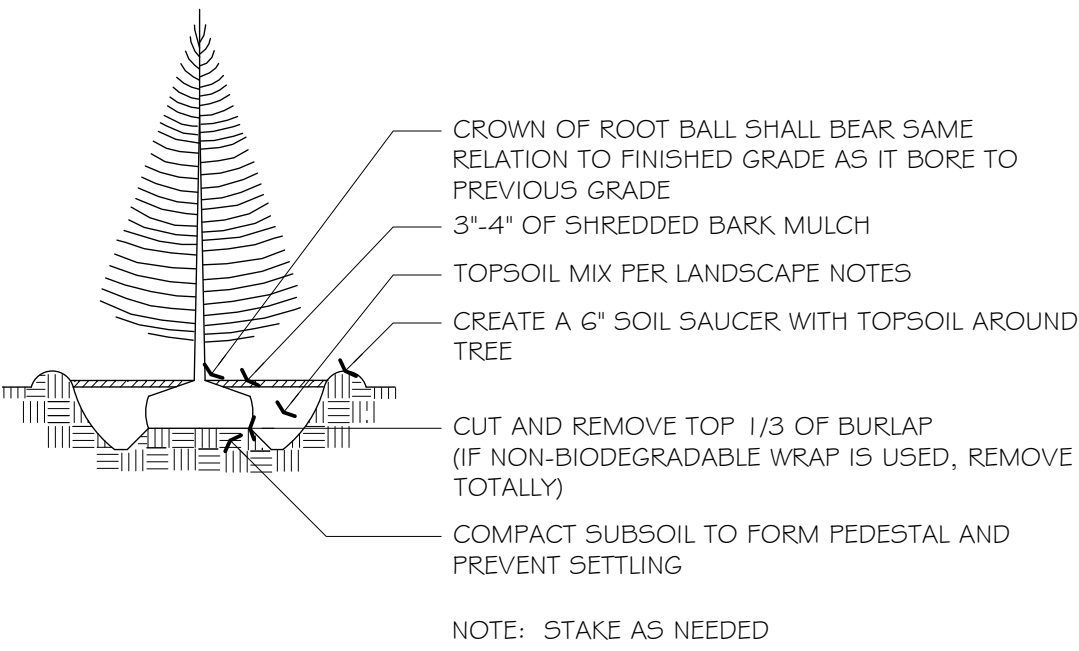
5% TUFTED HAIRGRASS

ALONG WITH A MIXTURE OF PERENNIALS & GROUND COVER, PER SUMMIT COUNTY DEVELOPMENT CODE.
8. A DRIP IRRIGATION SYSTEM SHALL BE INSTALLED TO ALL NEW TYPES OF TREES AND SHRUBS, PER THE TOWN REQUIREMENTS.

DECIDUOUS TREE PLANTING



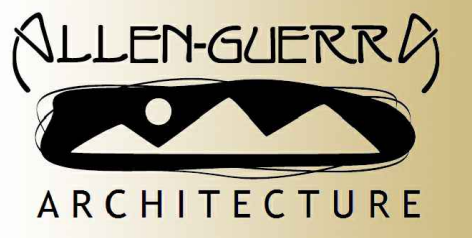
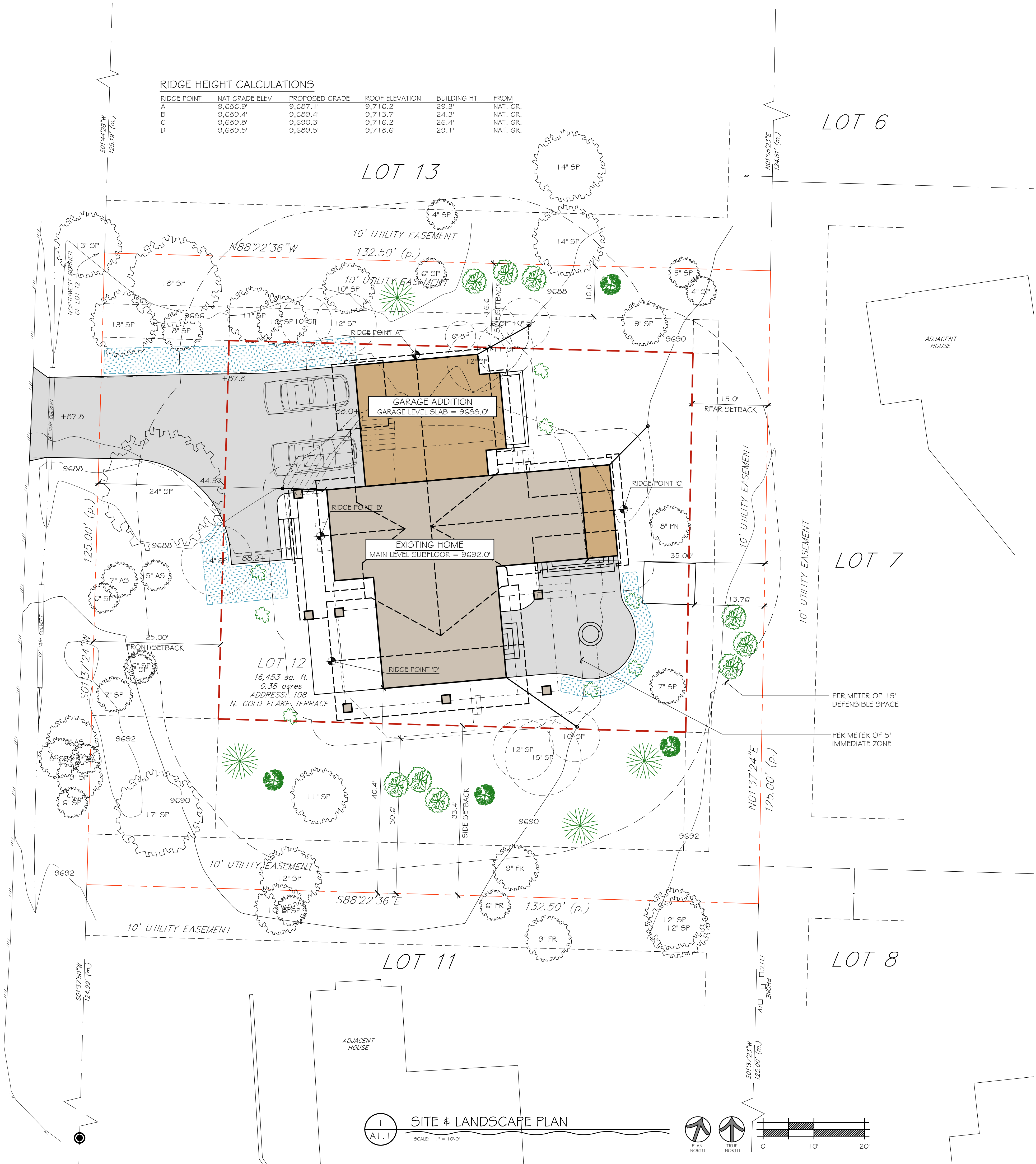
CONIFEROUS TREE PLANTING



RIDGE HEIGHT CALCULATIONS

RIDGE POINT	NAT GRADE ELEV	PROPOSED GRADE	ROOF ELEVATION	BUILDING HT	FROM
A	9,686.9'	9,687.1'	9,716.2'	29.3'	NAT. GR.
B	9,689.4'	9,689.4'	9,713.7'	24.3'	NAT. GR.
C	9,689.8'	9,690.3'	9,716.2'	26.4'	NAT. GR.
D	9,689.5'	9,689.5'	9,718.6'	29.1'	NAT. GR.

GOLD FLAKE TERRACE
50' R.O.W.
ASPHALT ROAD



ALLEN-GUERRA ARCHITECTURE
711 D GRANITE STREET
PO BOX 5540
FRISCO, COLORADO 80443
PH: 970.453.7002
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM

108 NORTH GOLD FLAKE TERRACE

LOT 12, BLOCK 10, WEISHORN SUBDIVISION, FILING #2

TOWN OF BRECKENRIDGE, COLORADO

PROPOSED LANDSCAPE PLAN

TITLE

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EXISTING	2 FEB 2026
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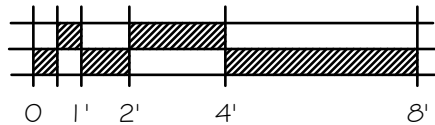
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(TOTAL PROPOSED ABOVE GRADE: 4,431 SF)



PROPOSED MAIN LEVEL FLOOR PLAN

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



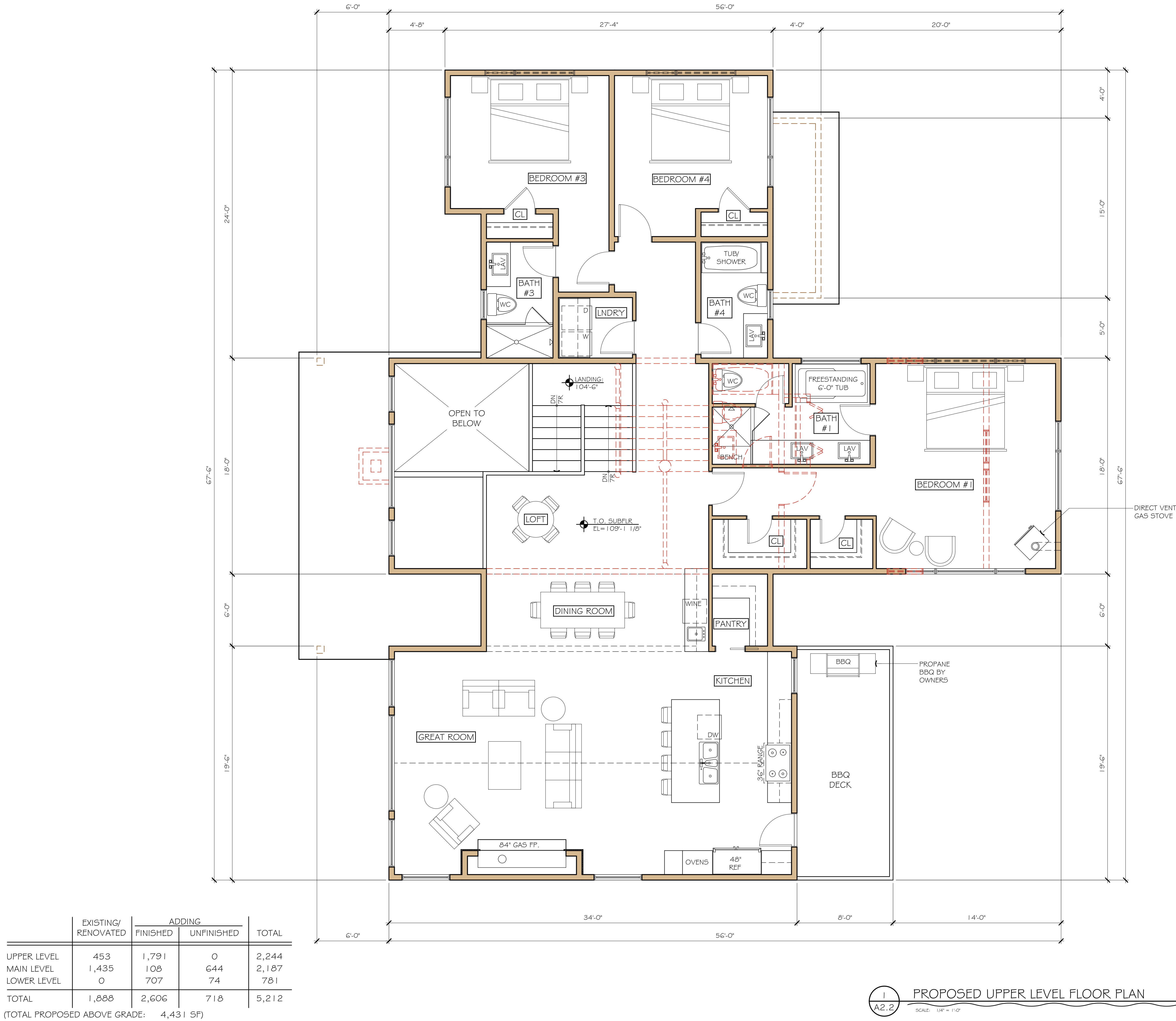
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A2.2



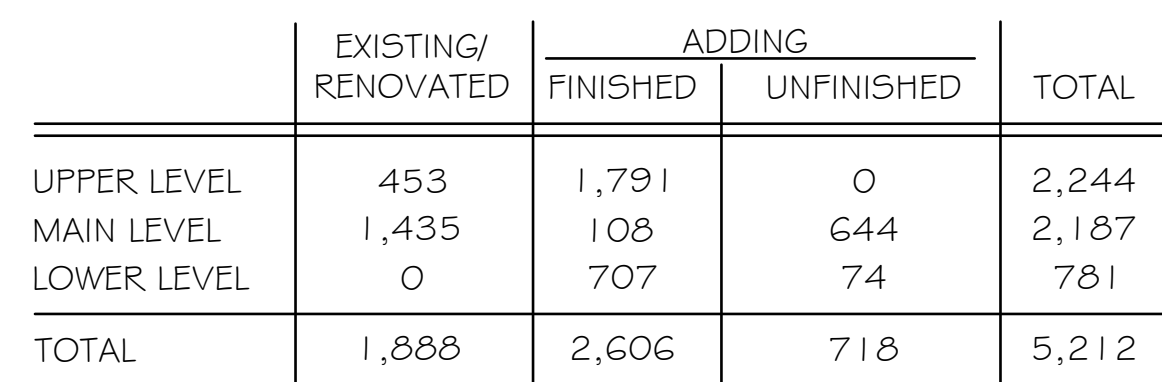
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PROJECT #: 2556

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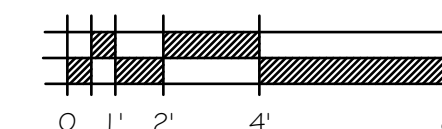


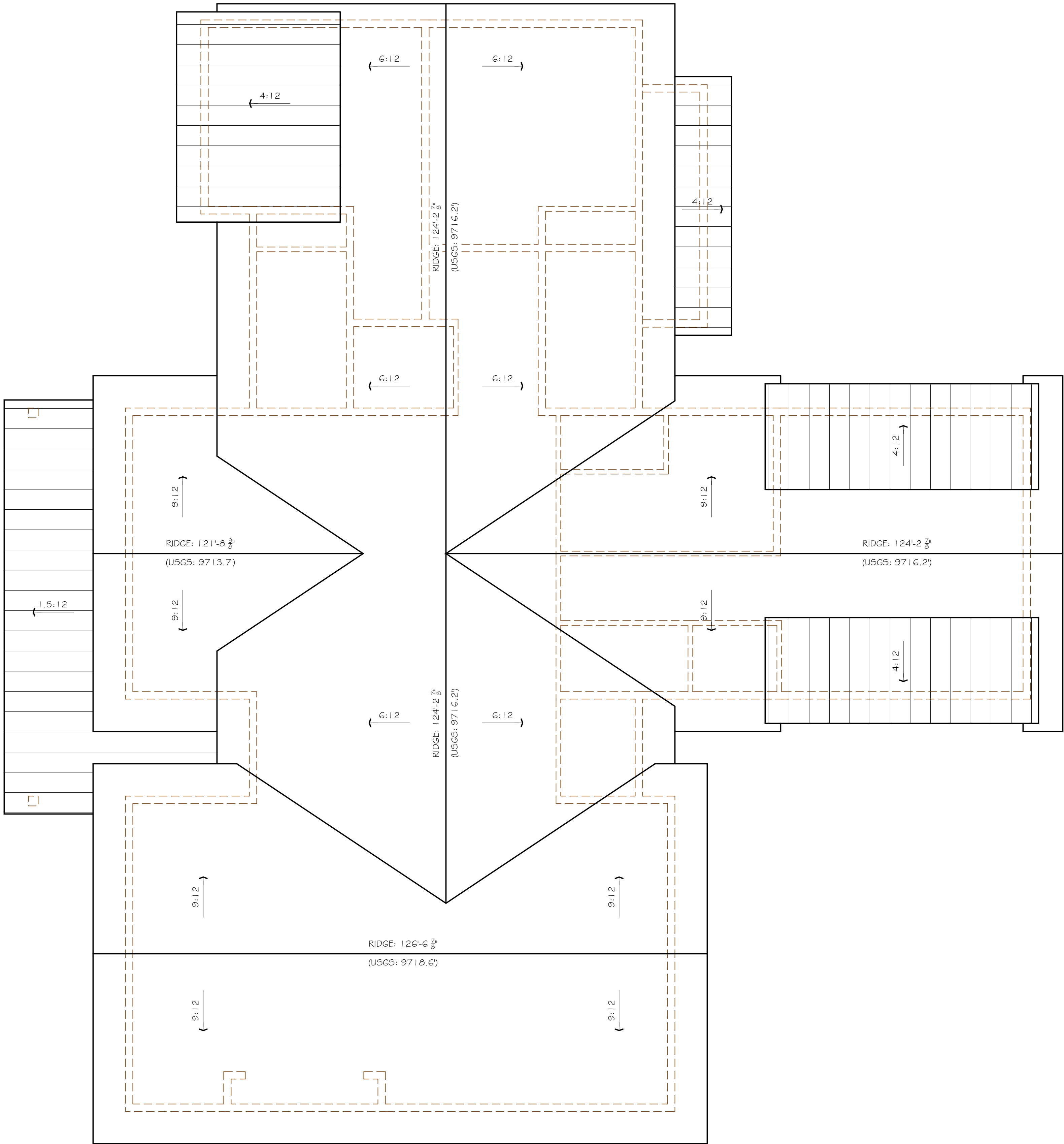
(TOTAL PROPOSED ABOVE GRADE: 4,431 SF)

A2.3

PROPOSED BASEMENT LEVEL FLOOR PLAN

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

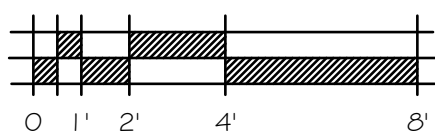




1
A2.4

PROPOSED ROOF PLAN

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



108 NORTH GOLD FLAKE TERRACE
LOT 12, BLOCK 10, WEISSHORN SUBDIVISION, FILING #2
TOWN OF BRECKENRIDGE, COLORADO

TITLE
PROPOSED ROOF PLAN

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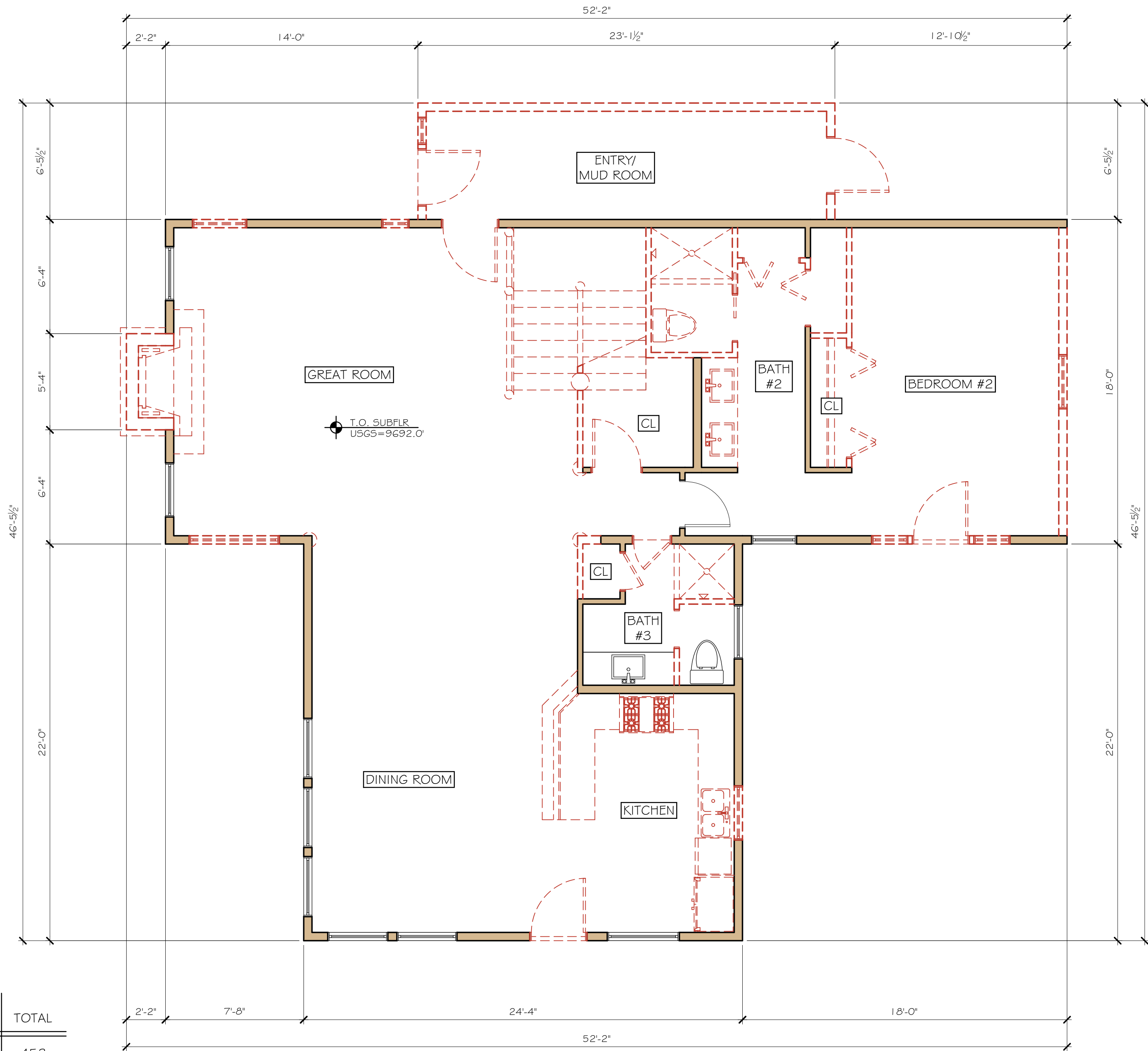
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108 NORTH GOLD FLAKE TERRACE
LOT 12, BLOCK 10, WEIDSHORN SUBDIVISION, FILING #2
TOWN OF BRECKENRIDGE, COLORADO
TITLE: EXISTING MAIN LEVEL FLOOR PLAN

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	EXISTING/ RENOVATED	EXISTING/ TO BE REMOVED	TOTAL
UPPER LEVEL	453	0	453
MAIN LEVEL	1,435	149	1,584
TOTAL	1,888	149	2,037

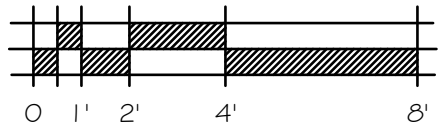
(EXISTING 1,888 SF TO REMAIN = 92.7% OF TOTAL HOUSE)



1
X2.1

EXISTING MAIN LEVEL FLOOR PLAN

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



X2.1

PROJECT #: 2556

ISSUE:	DATE:
EXISTING	2 FEB 2026
REVIEW	11 MAR 2026

108 NORTH GOLD FLAKE TERRACE
LOT 12, BLOCK 10, WEISSHORN SUBDIVISION, FILING #2
TOWN OF BRECKENRIDGE, COLORADO
TITLE: EXISTING UPPER LEVEL FLOOR PLAN

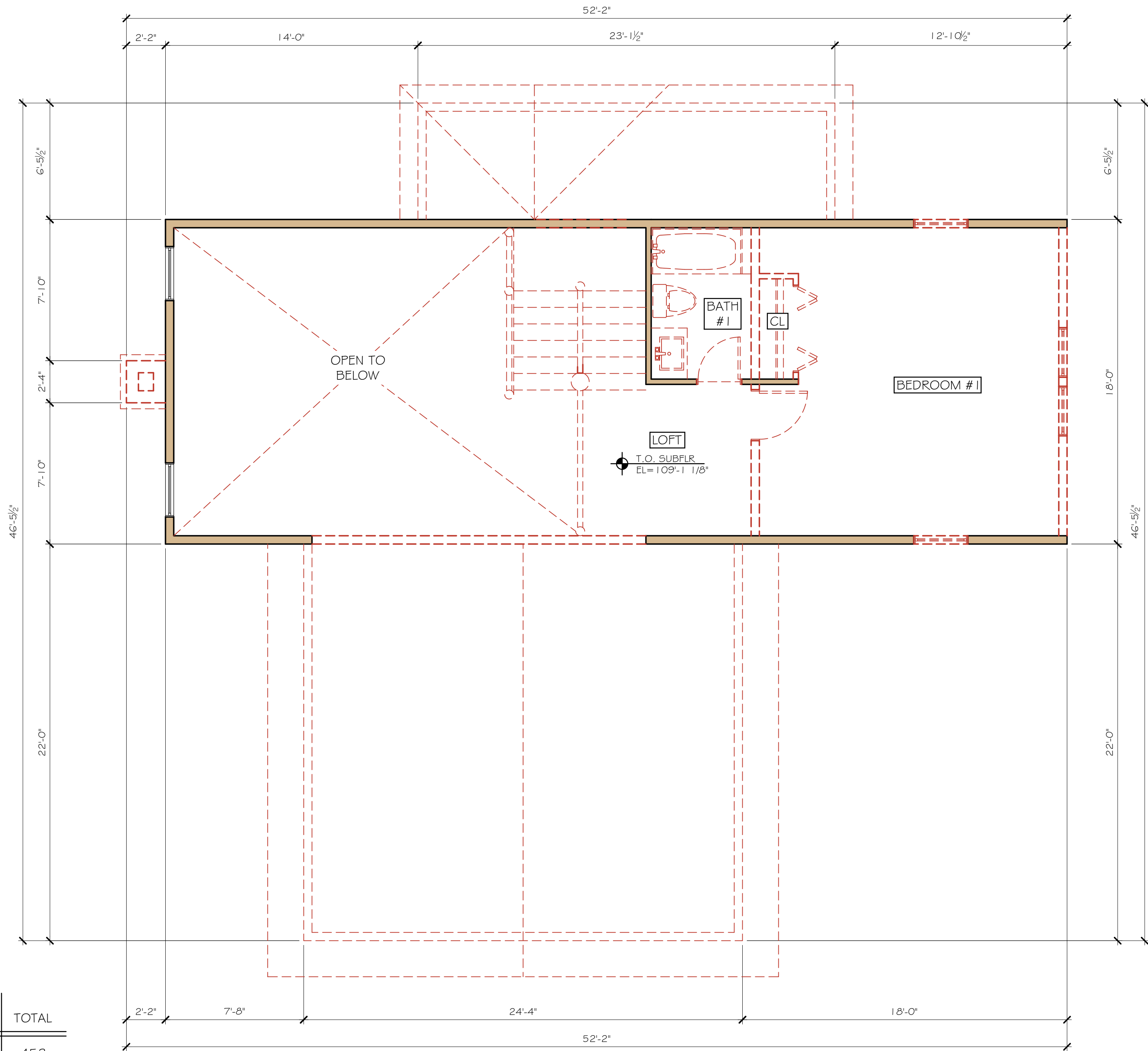
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X2.2

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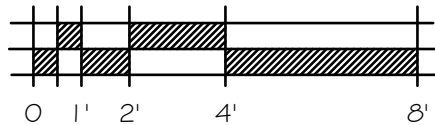
(EXISTING 1,888 SF TO REMAIN = 92.7% OF TOTAL HOUSE)



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EXISTING UPPER LEVEL FLOOR PLAN

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



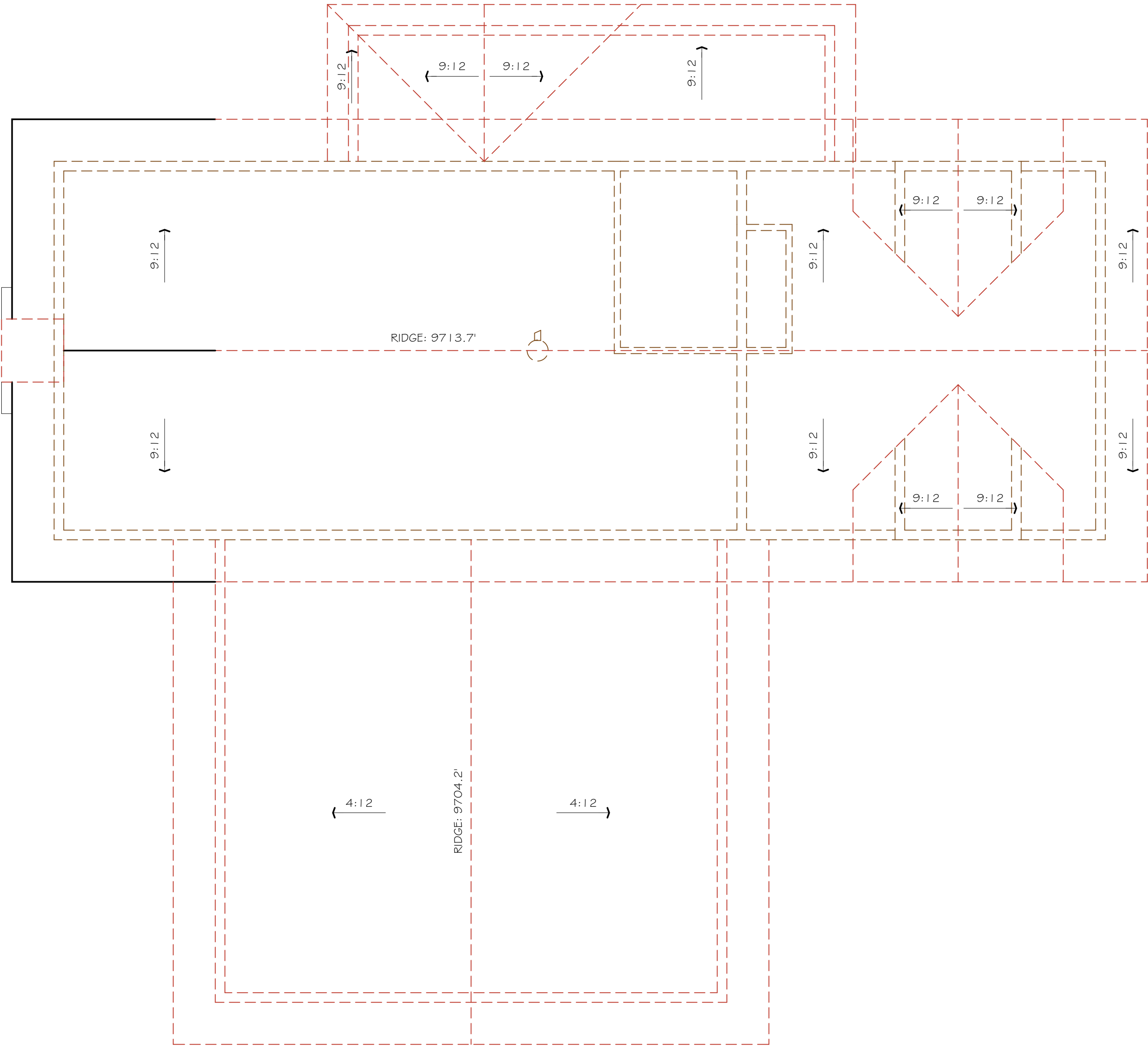
108 NORTH GOLD FLAKE TERRACE
LOT 12, BLOCK 10, WEISSHORN SUBDIVISION, FILING #2
TOWN OF BRECKENRIDGE, COLORADO

TITLE
EXISTING ROOF PLAN

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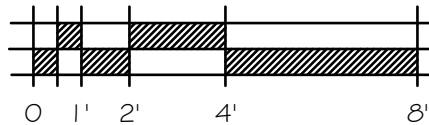
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EXISTING ROOF PLAN

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





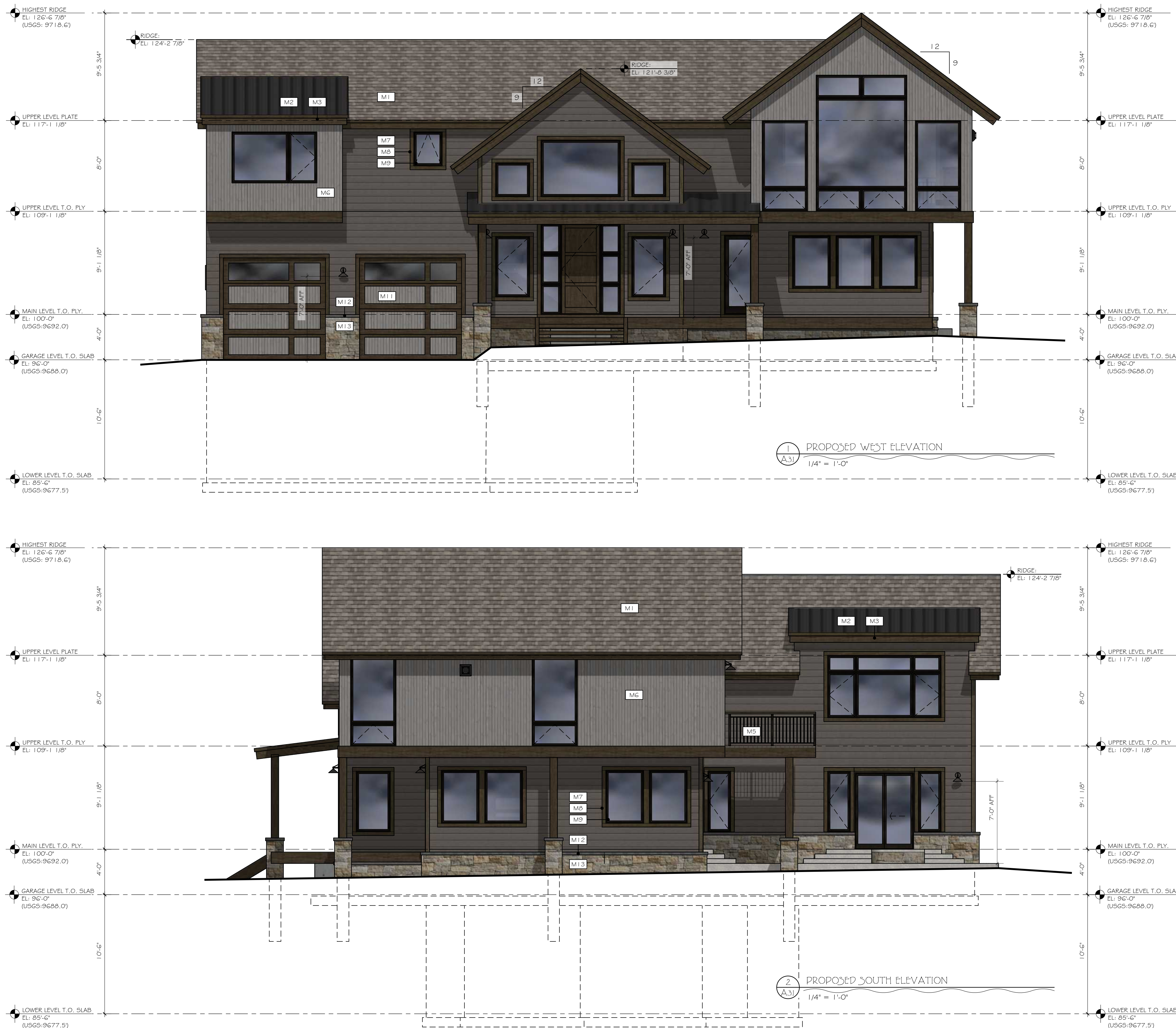
108 NORTH GOLD FLAKE TERRACE
LOT 12, BLOCK 10, WEISSHORN SUBDIVISION #2
TOWN OF BRECKENRIDGE, COLORADO

PROPOSED EXTERIOR ELEVATIONS

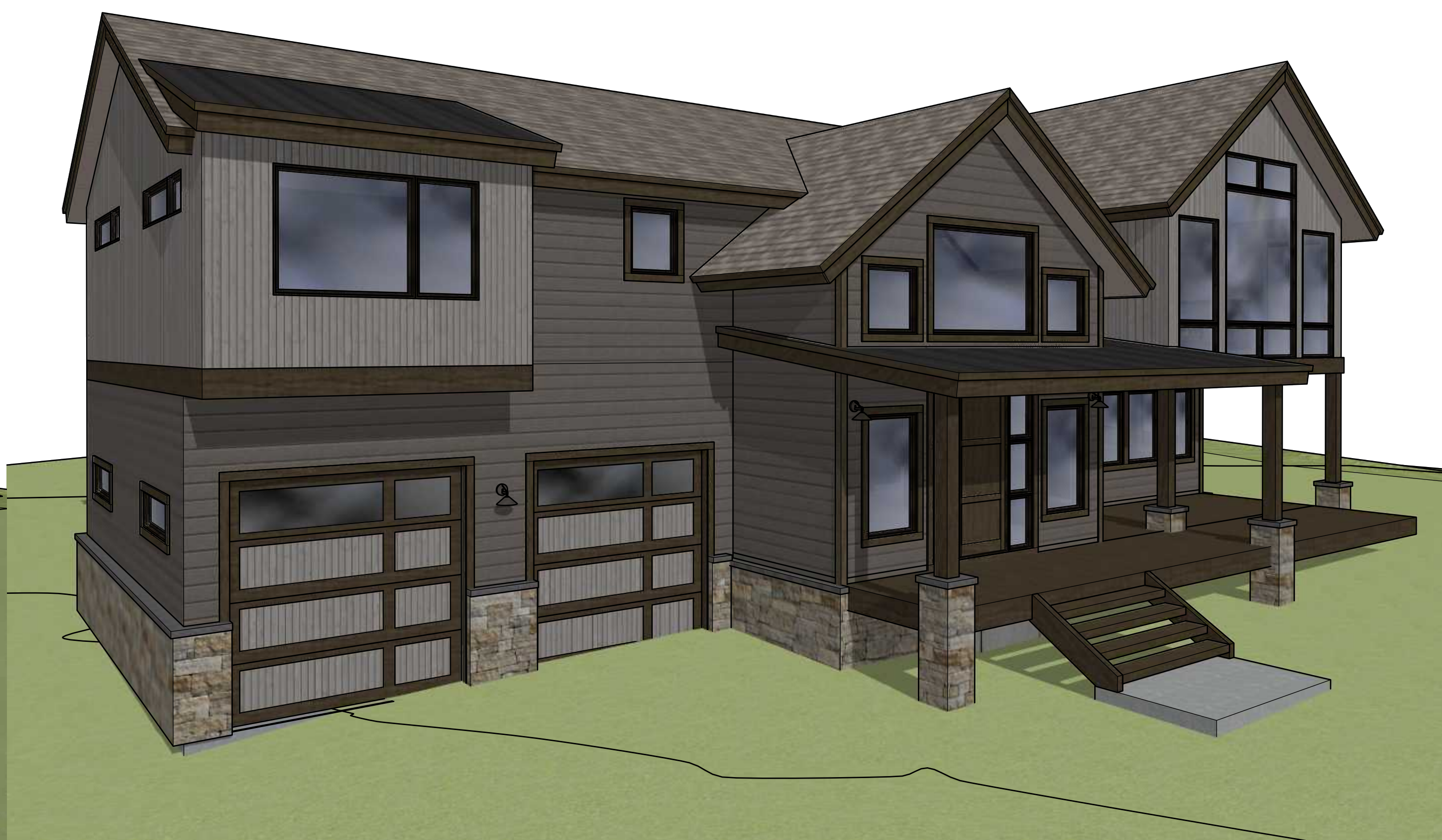
ISSUE	DATE
DESIGN	10 FEB 2026
REVIEW	11 MAR 2026

PROJECT# 2556

A3.1





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108 NORTH GOLD FLAKE TERRACE
LOT 12, BLOCK 10, WEISBORN SUBDIVISION #2
TOWN OF BRECKENRIDGE, COLORADO

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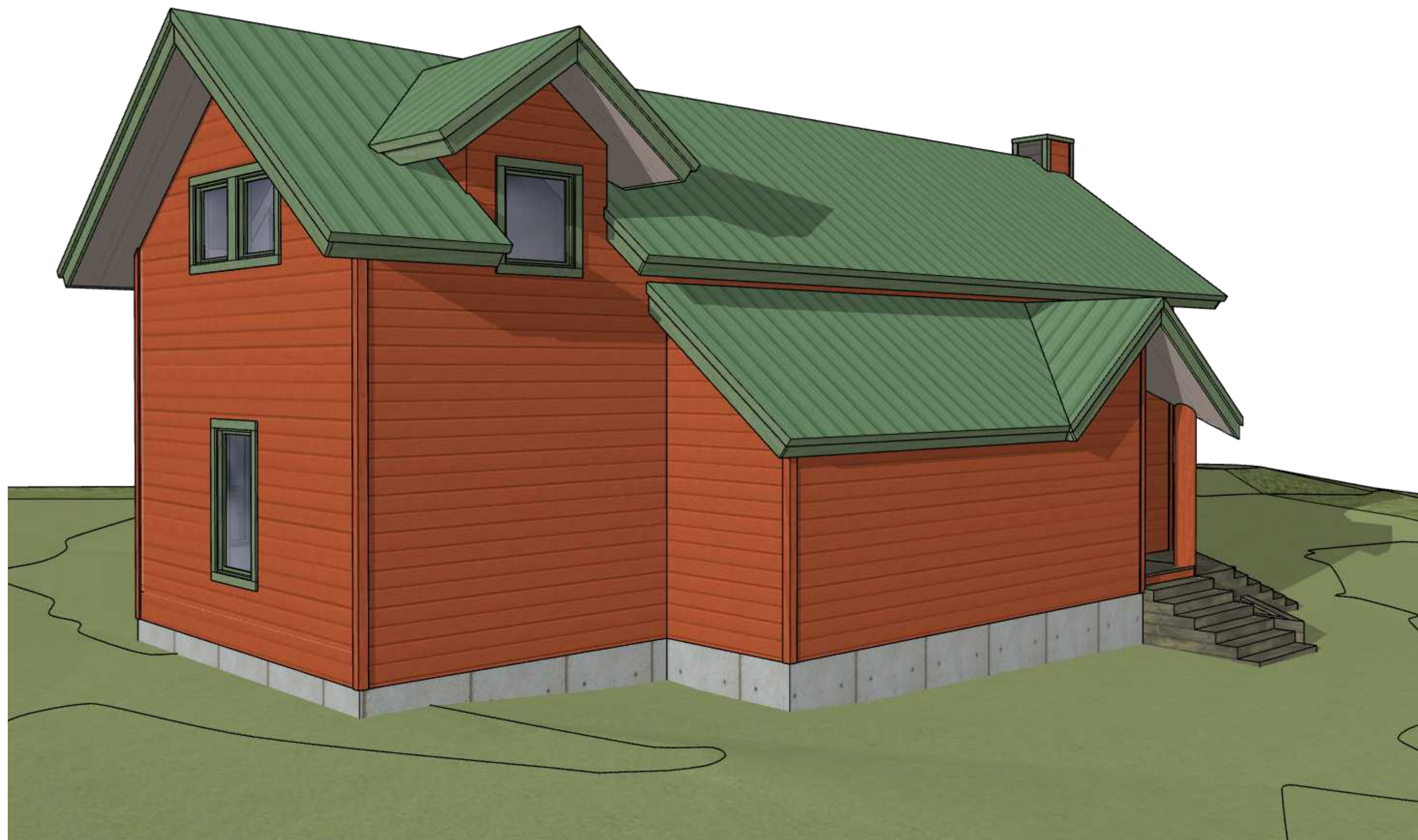
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LOT 12, BLOCK 10, WEISSHORN SUBDIVISION #2
TOWN OF BRECKENRIDGE, COLORADO

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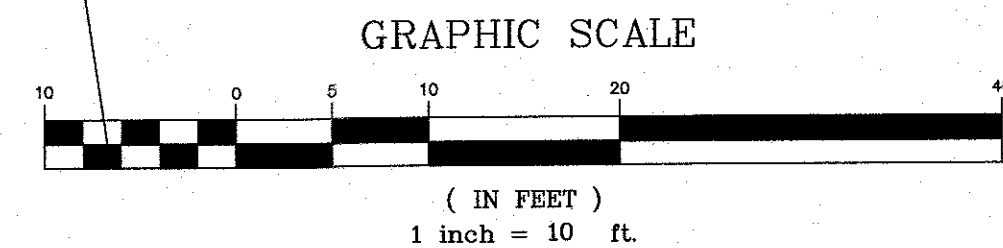
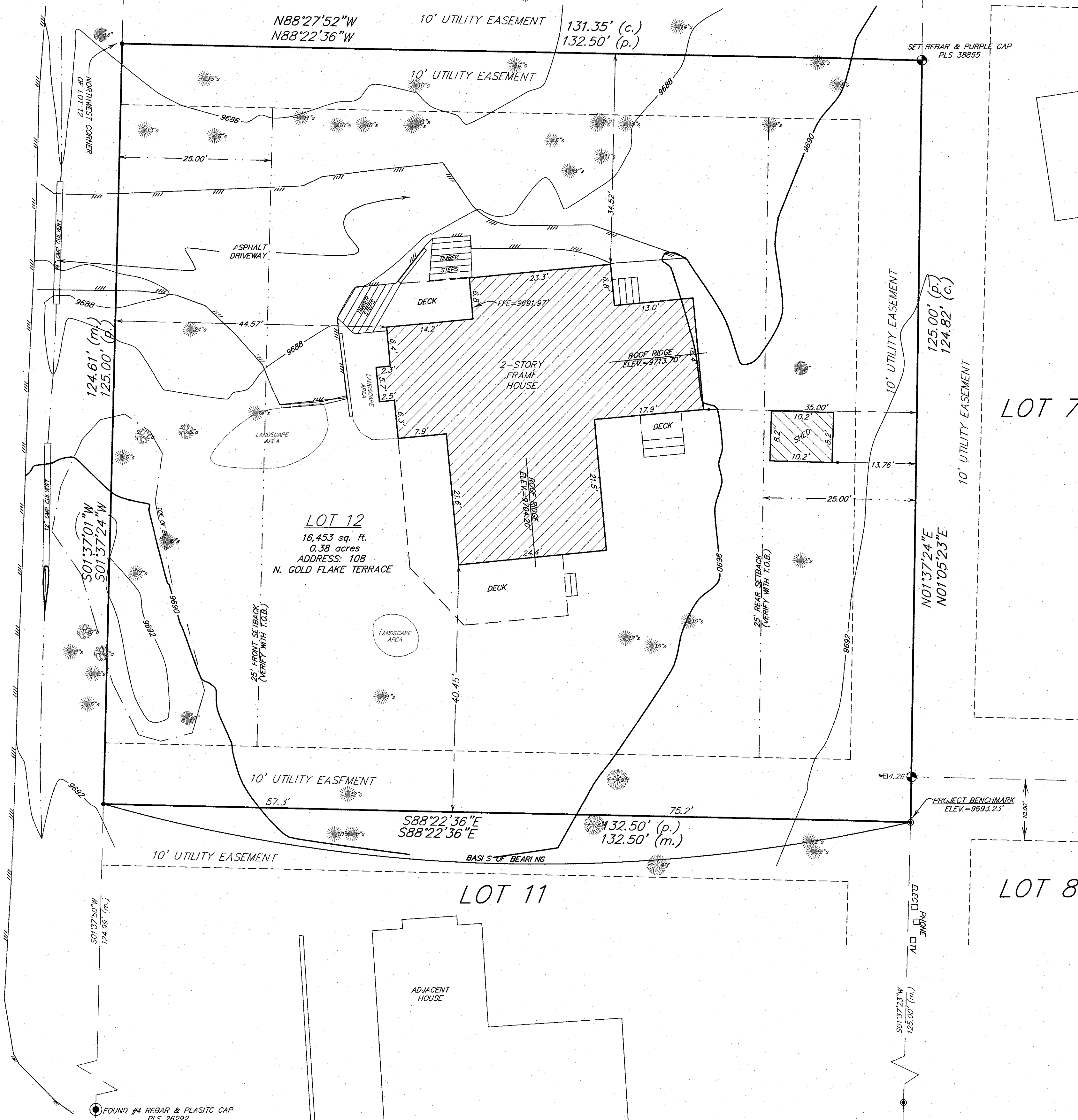
X3.2

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AN IMPROVEMENT SURVEY PLAT AND TOPOGRAPHIC MAP OF
LOT 12, BLOCK 10, WEISSHORN SUBDIVISION, FILING No. 2

ACCORDING TO THE PLAT FILED 8/03/1962 AT RECPTION No. 95316
T.6S, R.77W, OF THE 6TH P.M.
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

GOLD FLAKE TERRACE
50' R.O.W.
ASPHALT ROAD



LEGEND

- FOUND REBAR & PLASTIC CAP (PLS 26292)
- FOUND REBAR & PLASTIC CAP (PLS 37719)
- FOUND #4 REBAR
- FOUND #5 REBAR
- ⊕ FOUND REBAR & PLASTIC CAP (PLS 38855)
- (p) PLATTED COURSE
- (m) MEASURED COURSE
- (c) CALCULATED COURSE
- 8" PINE TREE WITH TRUNK DIAMETER
- 8" ASPEN TREE WITH TRUNK DIAMETER
- 8" FIR TREE WITH TRUNK DIAMETER
- 8" SPRUCE TREE WITH TRUNK DIAMETER

PLAT NOTES

- DATE OF SURVEY: SEPTEMBER 2025
- BASIS OF BEARING: LINE BETWEEN FOUND MONUMENTS BEING A #4 REBAR AT THE SOUTHWEST CORNER OF LOT 12 AND THE SOUTHEAST CORNER OF LOT 12 BEING A #4 REBAR AND YELLOW PLASTIC CAP STAMPED PLS 26292. BEARING PER RECORDED PLAT OF LOT 12, WEISSHORN SUBDIVISION FILING NO. 2 BEING N88°22'36"E.
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS/DR MINIMUM STANDARDS OF THE STATE OF COLORADO.
- PROPERTY ADDRESS IS 108 N. GOLD FLAKE TERRACE
- LINEAL UNITS OF MEASUREMENT ARE GIVEN IN US SURVEY FOOT.
- LAND TITLE GUARANTEE COMMITMENT NO. M20217257 DATED 09/16/2025 USED FOR THIS SURVEY.

COUNTY SURVEYOR'S CERTIFICATE

THIS LAND SURVEY PLAT WAS ACCEPTED FOR DEPOSIT ON THIS _____ DAY OF _____, 20____, AND IS FILED UNDER LAND SURVEY PLAT RECEPTION NO. _____ IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER.

SUMMIT COUNTY SURVEYOR

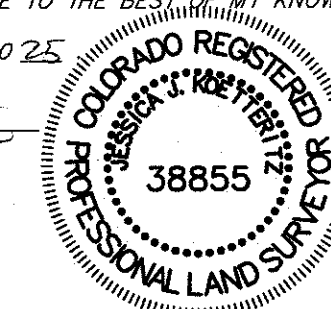
S88°23'47"E
128.23' (m.)

SURVEYOR'S CERTIFICATE

I, JESSICA J. KOETTERITZ, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE PREPARED BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS 29th DAY OF September, 2025

SIGNATURE: *Jessica J. Koetteritz*
JESSICA J. KOETTERITZ
COLORADO REGISTRATION NO. 38855



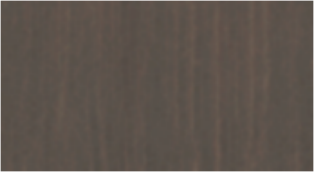
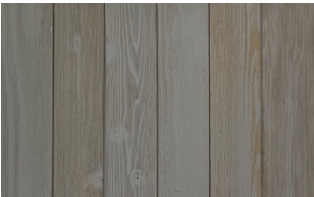
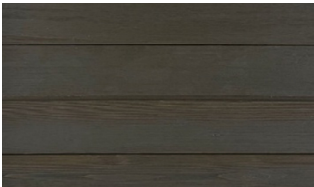
Drawn: ESH/JJK/GAW	Dwg 23086/SP	Project 23086
Checked JJK	Date 09/29/2025	Sheet 1 of 1
RANGE WEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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 THE CERTIFICATION SHOWN HEREON.

108 NORTH GOLD FLAKE TERRACE

EXTERIOR MATERIALS SCHEDULE

DATE: 5 MARCH, 2026

LABEL	ITEM	COLOR	DESCRIPTION
M1	ROOF - MEMBRANE		GAF TIMBERLINE HD – 50 YEAR COLOR SHALL BE “CHARCOAL”
M2	ROOF – METAL & CAP FLASHING		STANDING SEAM METAL ROOF COLOR “DARK BRONZE” NON-REFLECTIVE
M3	FASCIA		2X CEDAR PER DETAIL – STAIN WITH SUPERDECK 2319 “ENGLISH WALNUT”
M4	SOFFIT		1x4, T&G CEDAR – STAIN WITH SUPERDECK 2113 “GRANITE”
M5	STEEL RAILING		PAINTED STEEL PER DETAILS, COLOR TO BE GRAPHITE
M6	VERTICAL SIDING		1x4, 1/8” REVEAL T&G CEDAR – SPECIALTY WOOD PRODUCTS COLOR - “VANDERBILT”
M7	HORIZONTAL SIDING		1x8, 3/8” REVEAL T&G CEDAR – SPECIALTY WOOD PRODUCTS COLOR - “MESA VERDE”

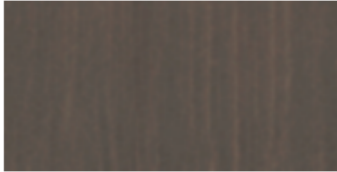
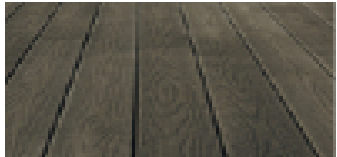
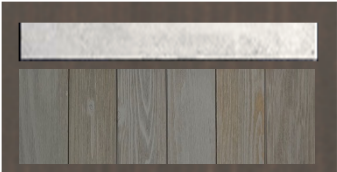
NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, TYPICAL FLASHING, DOWNSPOUTS, GUTTERS, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL BE PAINTED TO BLEND UNABTRUSIVELY WITH ADJACENT SURFACES.



108 NORTH GOLD FLAKE TERRACE

EXTERIOR MATERIALS SCHEDULE

DATE: 5 MARCH, 2026

LABEL	ITEM	COLOR	DESCRIPTION
M8	DOOR/WINDOW TRIM		2X CEDAR PER DETAIL – STAIN WITH SUPERDECK 2319 “ENGLISH WALNUT”
M9	DOORS/ WINDOWS		SIERRA PACIFIC ALUMINUM CLADDING COLOR – 401 “DARK BRONZE”
M10	DECKING		EVERGRAIN COMPOSITE DECKING – COLOR SHALL BE “WEATHERED WOOD” OR EQUAL
M11	GARAGE DOORS		CEDAR STYLES & RAILS PER DETAILS – STAIN TO MATCH TRIM (M8) – WALLS PANELS TO MATCH (M6) FROSTED GLASS PANELS
M12	STONE CAP		3” SANDSTONE PER DETAILS COLOR TO BE DARK GREY
M13	STONE VENEER		GALLEGOS CORPORATION “NORTHSTAR #303” DRY STACKED

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, TYPICAL FLASHING, DOWNSPOUTS, GUTTERS, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL BE PAINTED TO BLEND UNABTRUSIVELY WITH ADJACENT SURFACES.



108 NORTH GOLD FLAKE TERRACE
LOT 12 . BLOCK 10 . WEISSHORN SUBDIVISION #2
BRECKENRIDGE . COLORADO



EXTERIOR LIGHT FIXTURE
MODEL: RIPLEY

MANUFACTURER: KICHLER

DIMENSIONS: 9.25" HEIGHT; 10" WIDTH; 11.5" DEPTH

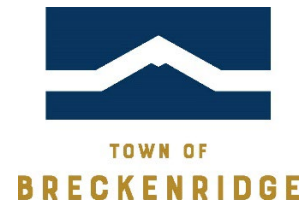
FINISH & GLASS: DARK BRONZE ALUMINUM

MAX WATTAGE: 40 WATTS

TOTAL LUMENS: 250

COLOR TEMPERATURE: 2,700K

DESCRIPTION: RECESSED LIGHT BULB; DARK SKY COMPLIANT



Memo

To: Planning Commission
From: Duke Barlow, Open Space & Trails Manager
Date: 3/30/2026 (for 4/7/2026 Meeting)
Subject: 2025 State of the Open Space Report

Enclosed please find the 2025 State of the Open Space Report which provides an overview of the program's work during the past year. Staff will be available to present the report and answer any questions.

State of the Open Space

2025 REPORT



TOWN OF BRECKENRIDGE
OPEN SPACE & TRAILS

Open Space & Trails

The Breckenridge Open Space & Trails program started as a grassroots initiative by Breckenridge residents, who proposed an open space tax initiative in response to increasing development in the Town. In 1996, Breckenridge residents voted to add a permanent 0.5% sales tax for open space acquisition and management. The Open Space & Trails program was founded in 1997.



Mission

The mission of the Breckenridge Open Space & Trails program is to preserve lands that define and enhance the unique mountain character of the Town of Breckenridge, with the objective of maintaining our community's quality of life for present and future generations.

An updated Open Space & Trails Master Plan was adopted in 2023.



Our Strategic Goals



Conservation

We value conservation as the foundation for protection of open space and natural resources.



Recreation

We value access and the responsible use of open space for recreation that is safe, based on sustainable principles, and enhances the experience with proper etiquette and respectful behavior.



Access & Inclusion

We are committed to facilitating the inclusion of all groups of people (both residents & visitors) with access to the OST system to enjoy recreation while learning about conservation.



Stewardship

We take pride in our approach, commitment, and diligence in the conservation and management of open space, hoping to inspire other communities with our leadership and influence, to do the same.

Contents List



TOWN OF BRECKENRIDGE
OPEN SPACE & TRAILS

01

About Open Space & Trails

- Mission
- At a Glance
- Our Strategic Goals
- 2025 Budget

04

Access & Inclusion

- Pedal Together
- Signage, Website
- McCain
- Environmental Education
- Trail Design
- Friends of Breckenridge Trails

02

Conservation

- Open Space Acquisitions
- Open Space Conservation

05

Stewardship

- Cucumber Gulch Preserve
- Southern Tenmile Recreation Access Plan
- Land Management
- Summit County Outdoor Coalition
- Visitor Use Management

03

Recreation

- Field Season Maintenance
- Field Projects

06

Our Team

- Staff
- Breckenridge Open Space Advisory Commission
- Town Council



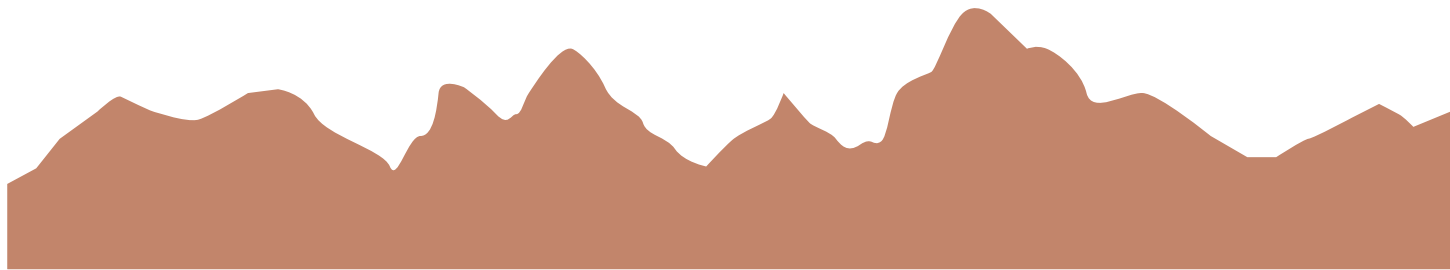
open space & trails
AT A GLANCE



1997

THE START OF THE
OPEN SPACE PROGRAM

\$36,439,278



amount of town funds spent on open
space acquisitions since 1997



5,231

TOTAL ACRES
CONSERVED



70

TOTAL MILES OF TRAILS



2025 OPEN SPACE BUDGET
\$4,003,602

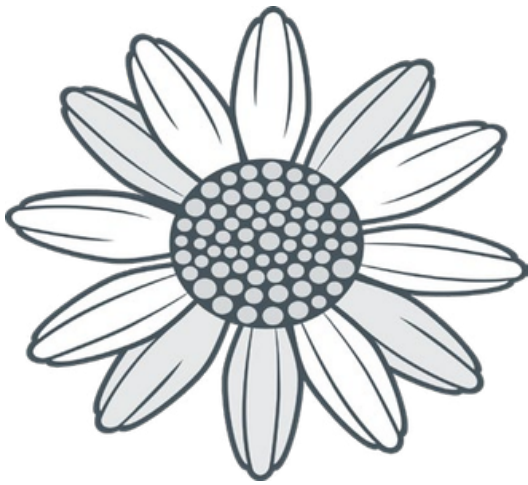


0.5% of sales tax in Breckenridge
directly supports open space



93%

seasonal technician staff
time devoted to trail
maintenance in 2025.



~650

POUNDS OF INVASIVE AND
NOXIOUS WEEDS, INCLUDING
FALSE CHAMOMILE, COLLECTED
DURING FOUR VOLUNTEER
EVENTS.



750

hazardous trees removed
from trail corridors.



8

TOTAL FOBT EVENTS- ALL
STEWARDSHIP FOCUS

204

Total number of FOBT
volunteers.



385

Number of people who attended
a free guided hike on open
space in 2025.



38

ADOPT-A-TRAIL

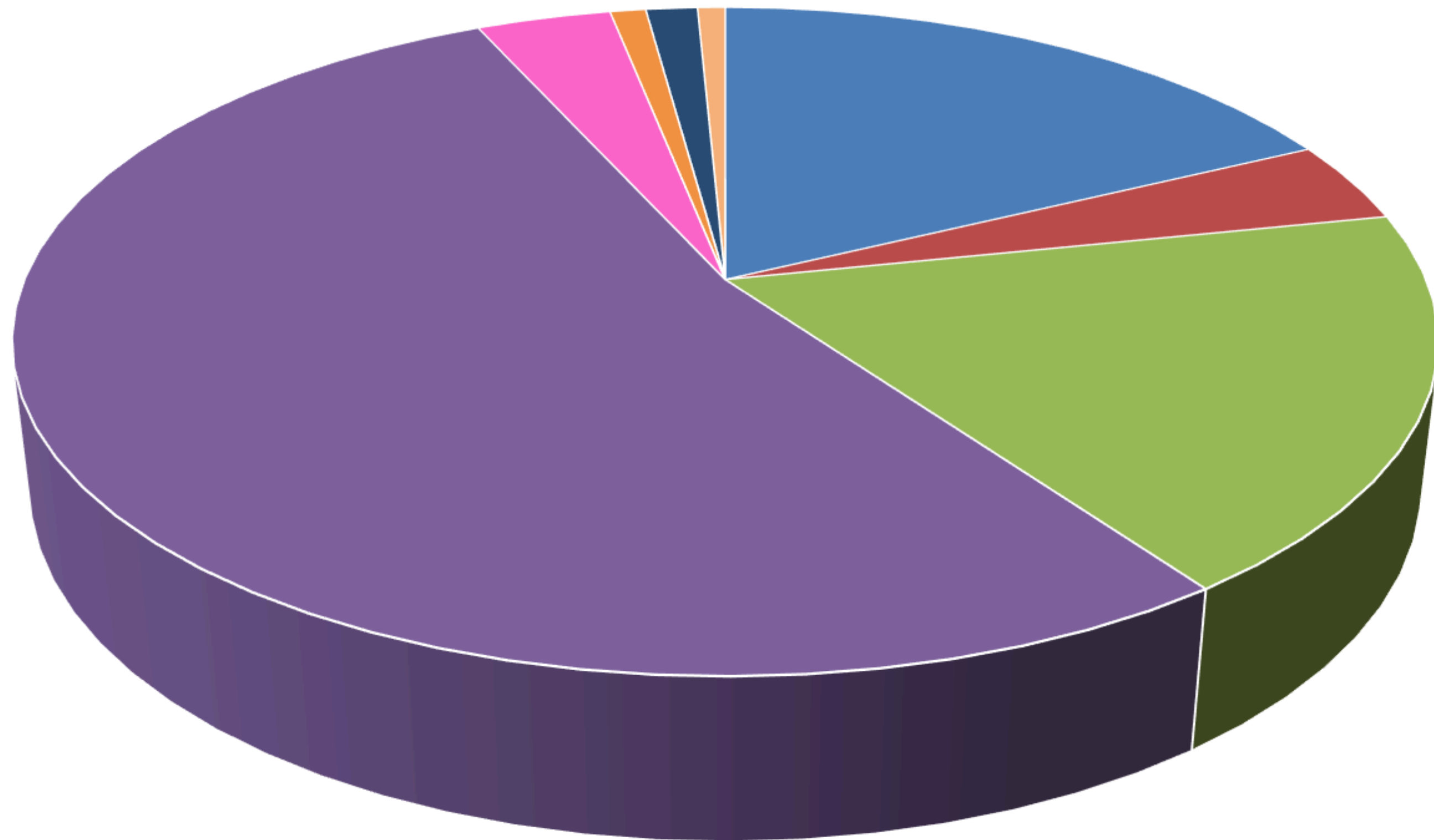
Volunteers from the
National Repertory Orchestra who
cleaned along the Blue River.

2025 OST Budget Highlights

- Totals from Jan. 1, 2025-
Nov. 30, 2025:
 - Expenditures:
\$4,003,602
 - Revenue: \$4,585,871
 - Fund Balance Nov 30,
2025: \$7,605,210
 - Wellington Oro WTP:
\$287,990



2025 OST Budget



Minor Capital 53%

\$2,126,853: Land Acquisitions

Charges for Services 18%

\$734,989: Contractors & Consultants

Personnel 18%

\$713,103: Wages & Benefits

Materials and Supplies 4%

\$158,054: Tools, Materials, Signs, FOBT

Transfers 4%

\$145,810: Capital Projects, RecPath Grooming

Allocation 1%

\$56,039: Garage, Facilities, IT

Fixed Charges 1%

\$38,754: Liability Insurance

Grants 1%

\$30,000: Grants- FDRD, CFI

Total Budget: \$4,003,602

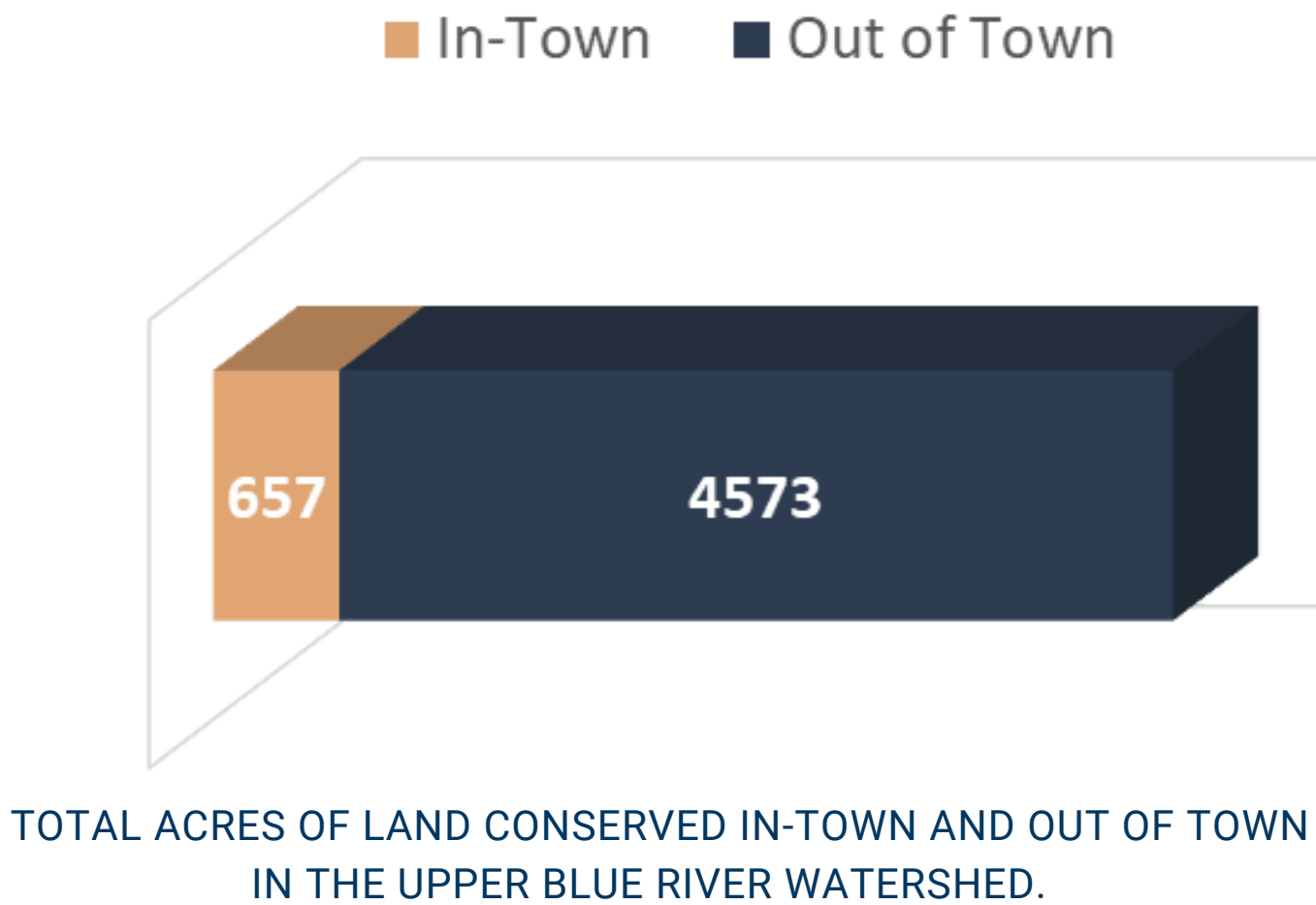


Conservation

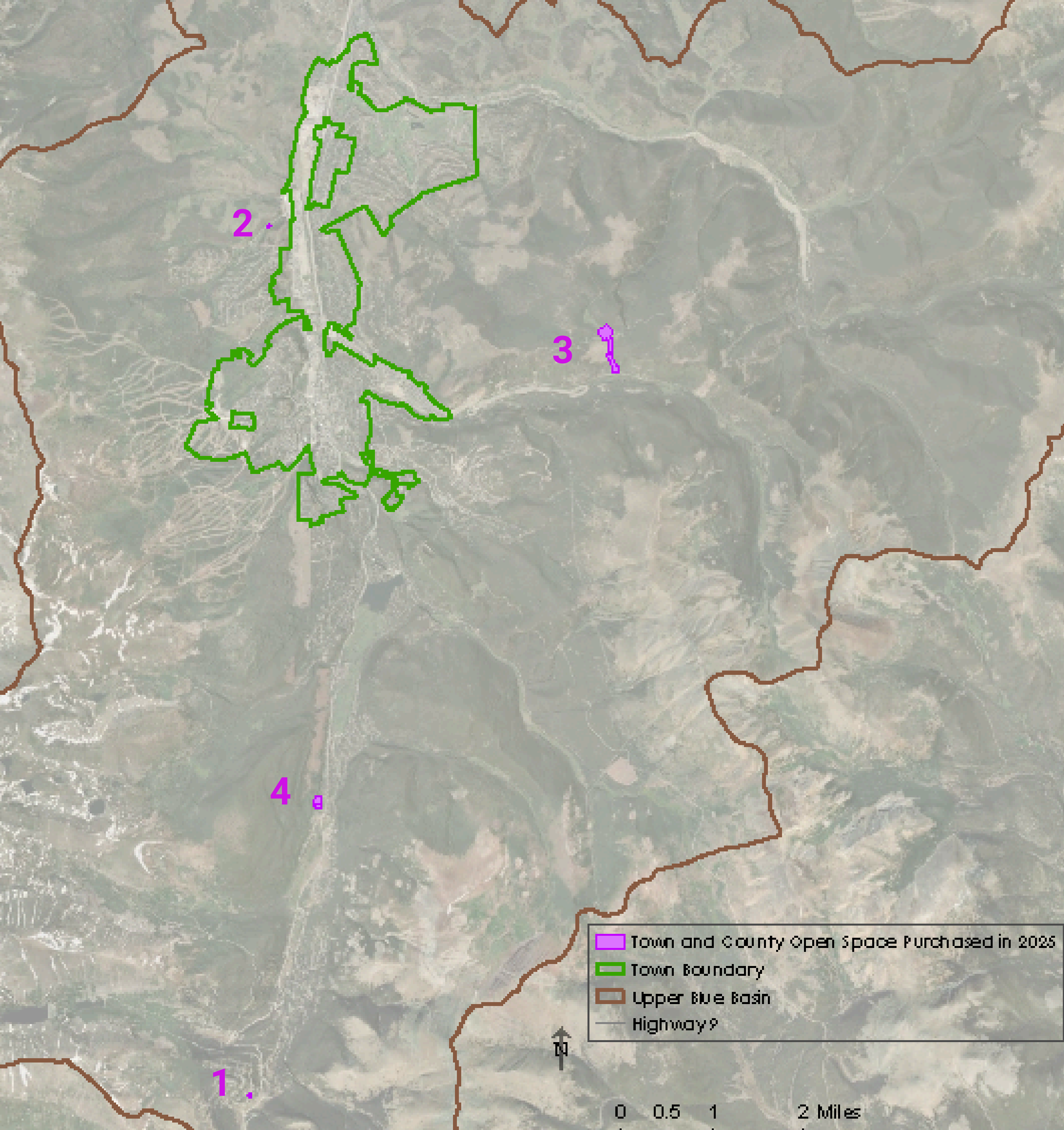


Open Space Acquisitions

In 1996, a voter initiative passed, which dedicated a 0.5% Town sales tax to open space acquisition and management. In the 28 years since its adoption, the Town’s Open Space program has acquired a total of 5,231 acres of property through purchases, land trades, dedications, and joint purchases with Summit County Government. The majority of these conserved acres are located in the Upper Blue River watershed surrounding the Town limits.



Year	Acres
Pre-1997	119
1997	164
1998	150
1999	173
2000	261
2001	640
2002	127
2003	105
2004	214
2005	1858
2006	7
2007	76
2008	70
2009	73
2010	74
2011	124
2012	91
2013	74
2014	153
2015	67
2016	82
2017	43
2018	92
2019	112
2020	35
2021	90
2022	16
2023	41
2024	75
2025	26
Total	5231

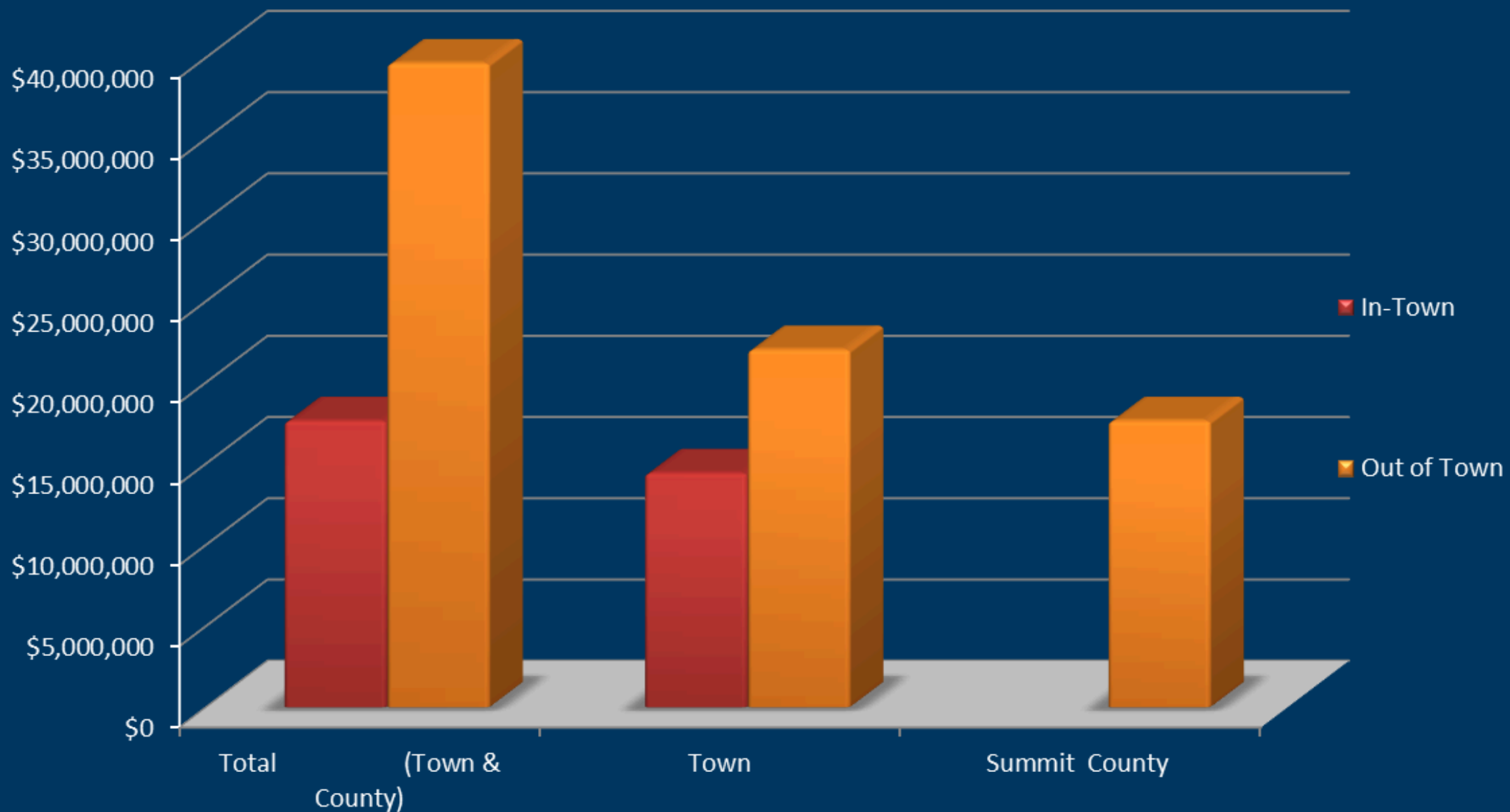
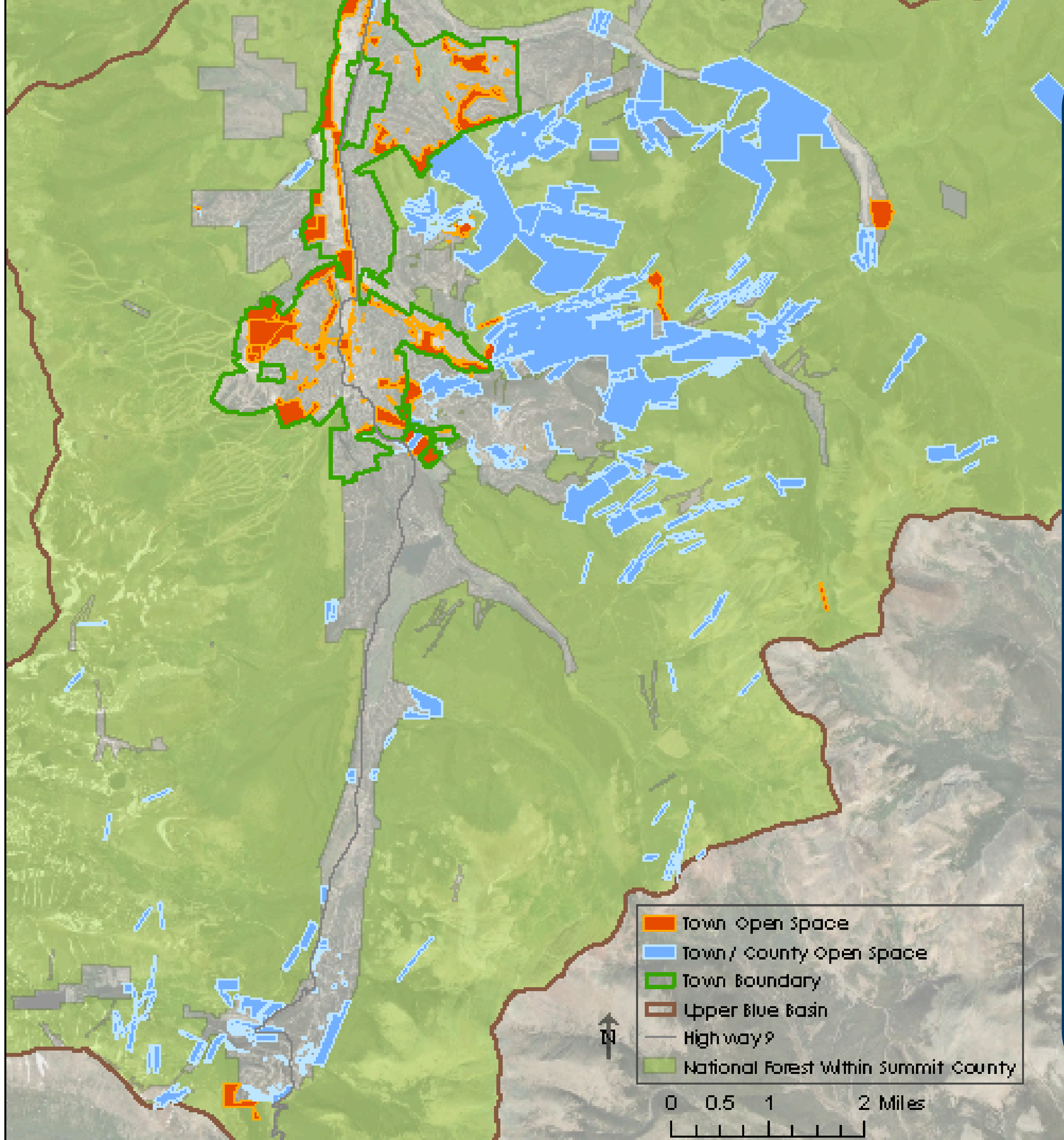


2025 OST Acquisitions

Property	Acreage	Price	Ownership
1. 243 Carroll Lane	.5	\$638.50	TOB/SC
2. 6664 Barton Road	.36	\$41,053.00	TOB/SC
3. Rich Gulch	19.09	\$2,500,246	TOB/SC
4. Sunnyslope 30&31	6.2	\$80,160	TOB/ SC
Total	26.15	\$2,622,098	

Open Space Conservation

Prior to the creation of the Open Space program in 1997, the Town owned 119 acres of open space. Today, the program manages 5,231 acres of open space, 4,380 of which were jointly acquired with Summit County Government. The Town has spent \$36,439,278 in land purchases since 1997, while the County has spent \$17,634,869 on joint purchases in the Upper Blue River watershed.



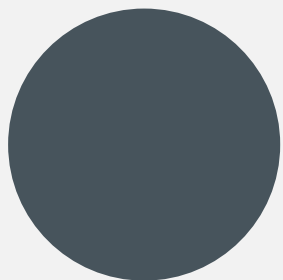
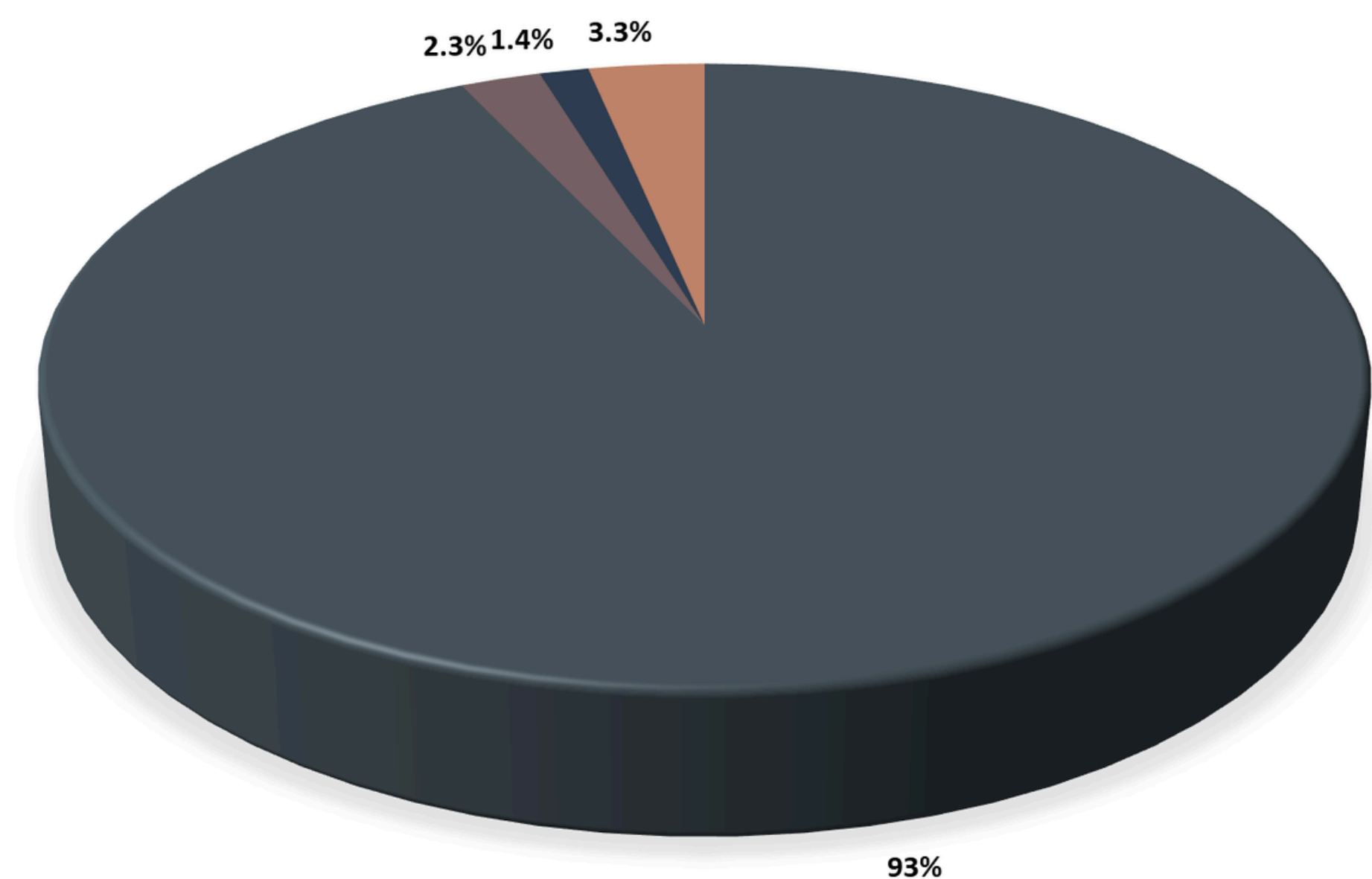


Recreation

2025 Field Season Maintenance

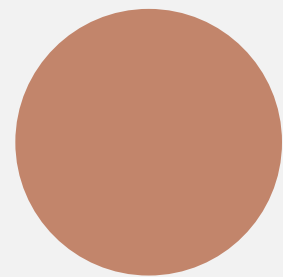
The 2025 field season focused primarily on maintaining existing trail infrastructure. This work included routine trail maintenance, hazardous tree removal, fencing installation, wayfinding improvements, restoration efforts, and management of our Friends of Breckenridge Trails volunteer program . New trail construction efforts included completing the accessible trail to the Keystone Drill and improving sections of the Blue River Trail. The Open Space and Trails (OST) program is well into its stewardship phase of growth, with a strong commitment to the careful maintenance and management of its extensive 70-mile singletrack trail network. The OST program employs seven full-time, summer seasonal staff dedicated to on-the-ground projects and trail maintenance.

Trail Technicians Duties



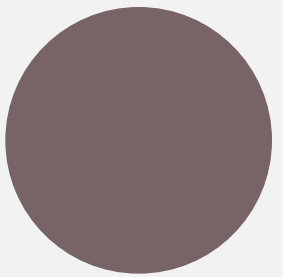
Trail Maintenance - 93%

The OST crew spent the vast majority of their time maintaining the 70 miles of singletrack trails within our network. Maintenance includes drainage work, erosion control, reshaping tread, and removing hazardous trees.



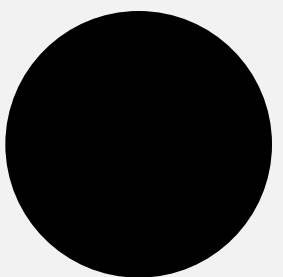
Trail Construction - 3.3%

The OST crew assisted with new trail construction on the Blue River Trail and the accessible Keystone Drill Trail.



FOBT Preparation - 2.3%

Friends of the Breckenridge Trails volunteer program requires extensive planning and coordination of activities, tool cleaning and preparation, site planning, and assigning of crew leaders.



Data Collection - 1.4%

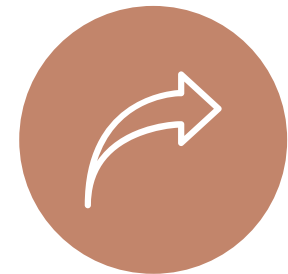
The OST program has multiple counters located throughout the trail network that require regular data collection. Staff also utilize a GIS-based collection tool to inventory trail and trailhead conditions and maintenance needs.

2025 Field Projects



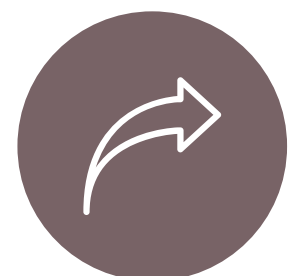
French Creek Stabilization

Open Space staff coordinated efforts with multiple agencies, including the Town and Summit County Engineering Department and the U.S. Army Corps of Engineers, to reconstruct a severely eroded section of trail.



Trailhead Improvements

In partnership with Summit County, the Laurium Trailhead was relocated to a new location to improve user safety and overall experience. Open Space also expanded the BOEC Trailhead and added an ADA-accessible parking space. Additionally, the Wellington Bike Park Trailhead was paved to improve access for users with mobility challenges and disabilities.



Middle Flume Reroute

Realigned 3,000 feet of the Middle Flume Trail to improve the overall user experience and create a more effective winter grooming route, and revegetated the former trail alignment.



Bridge Replacements

Staff repaired and replaced 8 bridges during the 2025 field season, including those on Middle Flume, Blue River, Reiling Dredge, Saw Mill, and Rodeo Trail





Access & Inclusion



BRECKENRIDGE SOCIAL EQUITY ADVISORY
COMMISSION INVITES YOU TO:



PEDAL TOGETHER

COMMUNITY BIKE SESSION

UPCOMING DATES:

AUGUST 21
SEPTEMBER 18

TIME:

5:30PM - 7:30PM



McCain Open Space Management Plan



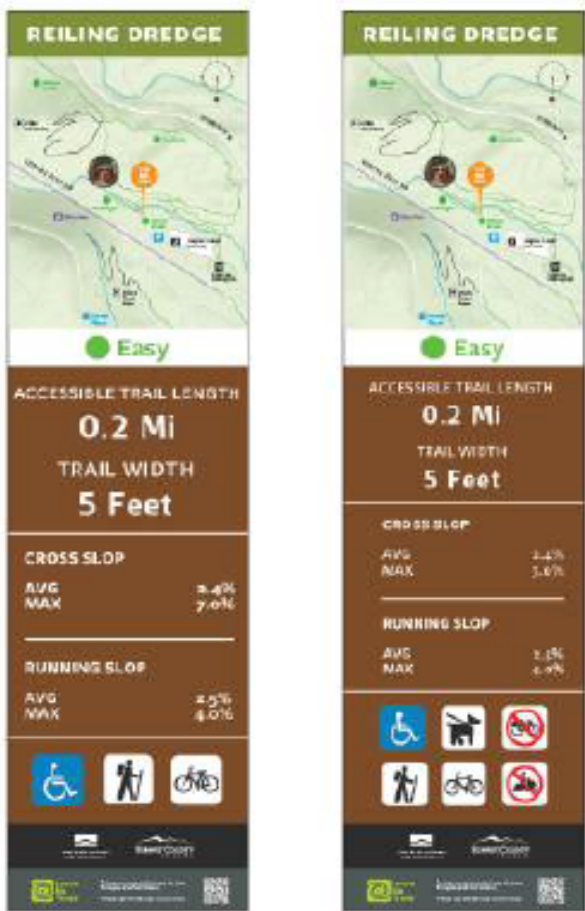
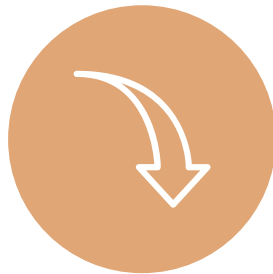
Equitable & Inclusive Trail Design

In 2025, Staff continued to expand the All-Persons Trail inventory, increasing equitable access and inclusivity across the trail system. These efforts included using outdoor navigation applications to help share information and increase awareness. All-Persons Trails provide easier access for people of all ages, including those with mobility challenges.

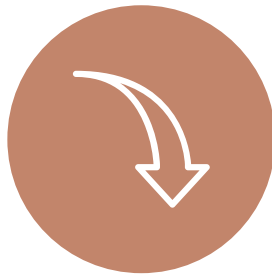


OST Signage Workplan

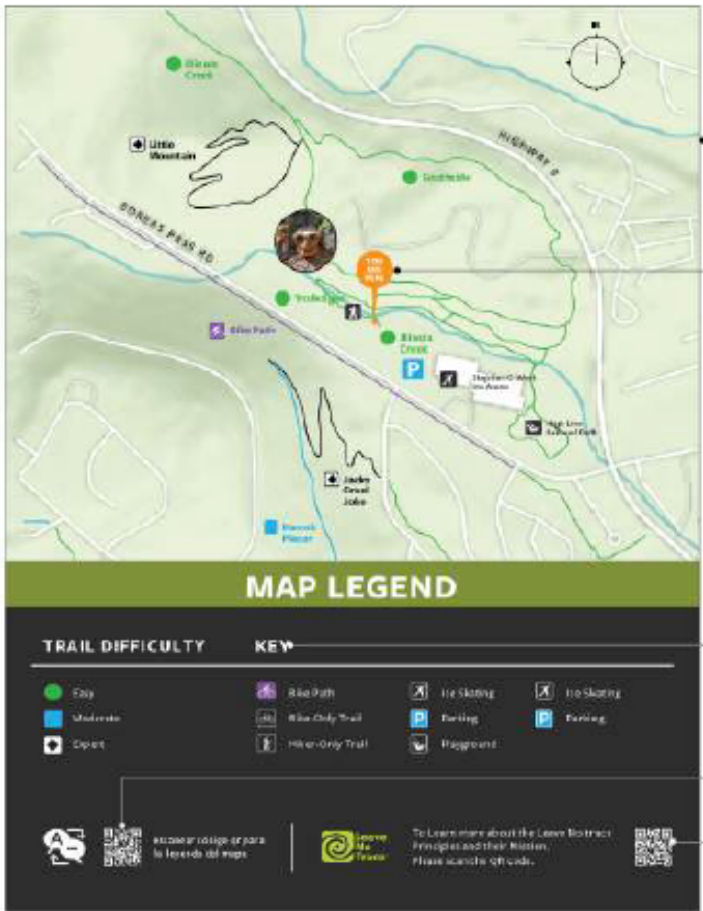
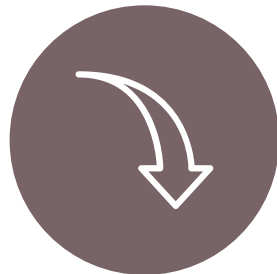
As an action item from the 2023 OST Master Plan, staff is developing a comprehensive Signage Workplan to improve wayfinding, trail etiquette, and access and inclusion throughout the trail network. In 2025, staff worked with Merje, a signage specialist firm, to complete a signage improvement project. In 2026, new signage will be installed in the Illinois Creek Trail area as part of a pilot project.



All-Persons Trail signs will include information such as trail width, maximum grades, and cross slopes, allowing users to make informed decisions.



Trailhead kiosks will include a three-panel design, creating space for historical information, community notes, and Leave No Trace messaging.

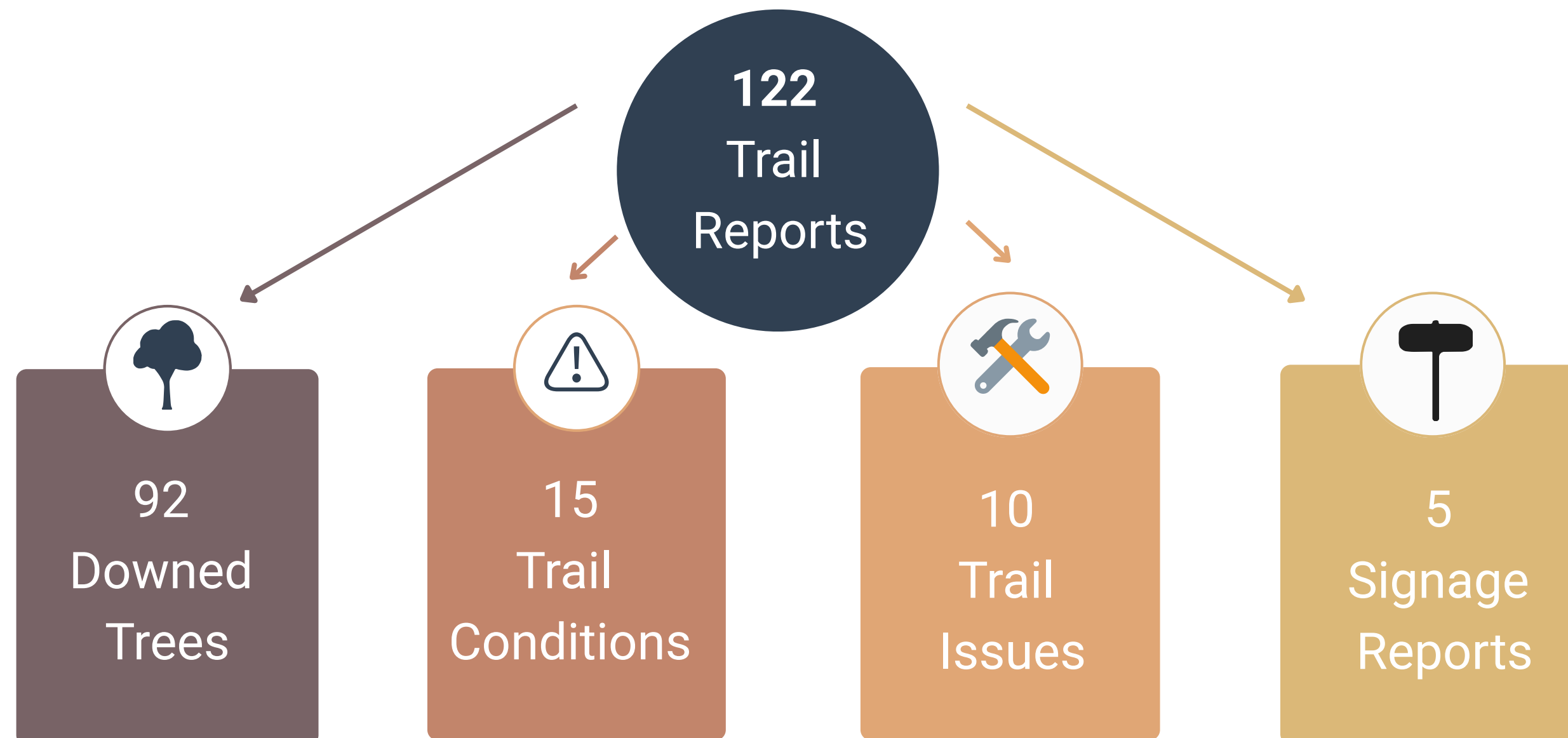


Map legends and trail identification posts will include QR codes that provide bilingual translations and link users to maps showing their current location.

Open Space & Trails Website Improvements

In 2025, the Town of Breckenridge Open Space & Trails Department enhanced breckost.com, strengthening access to clear, timely trail and open space information for residents and visitors. The website now serves as a central hub for interactive maps, current trail conditions, project updates, and program history.

New features include a GPS-enabled trail reporting app, a countywide spring trail conditions interactive map, and an accessibility layer to help users navigate web page.





WWW.BRECKOST.COM/TRAIL-REPORTING



TRAIL CONDITIONS REPORTING TOOL

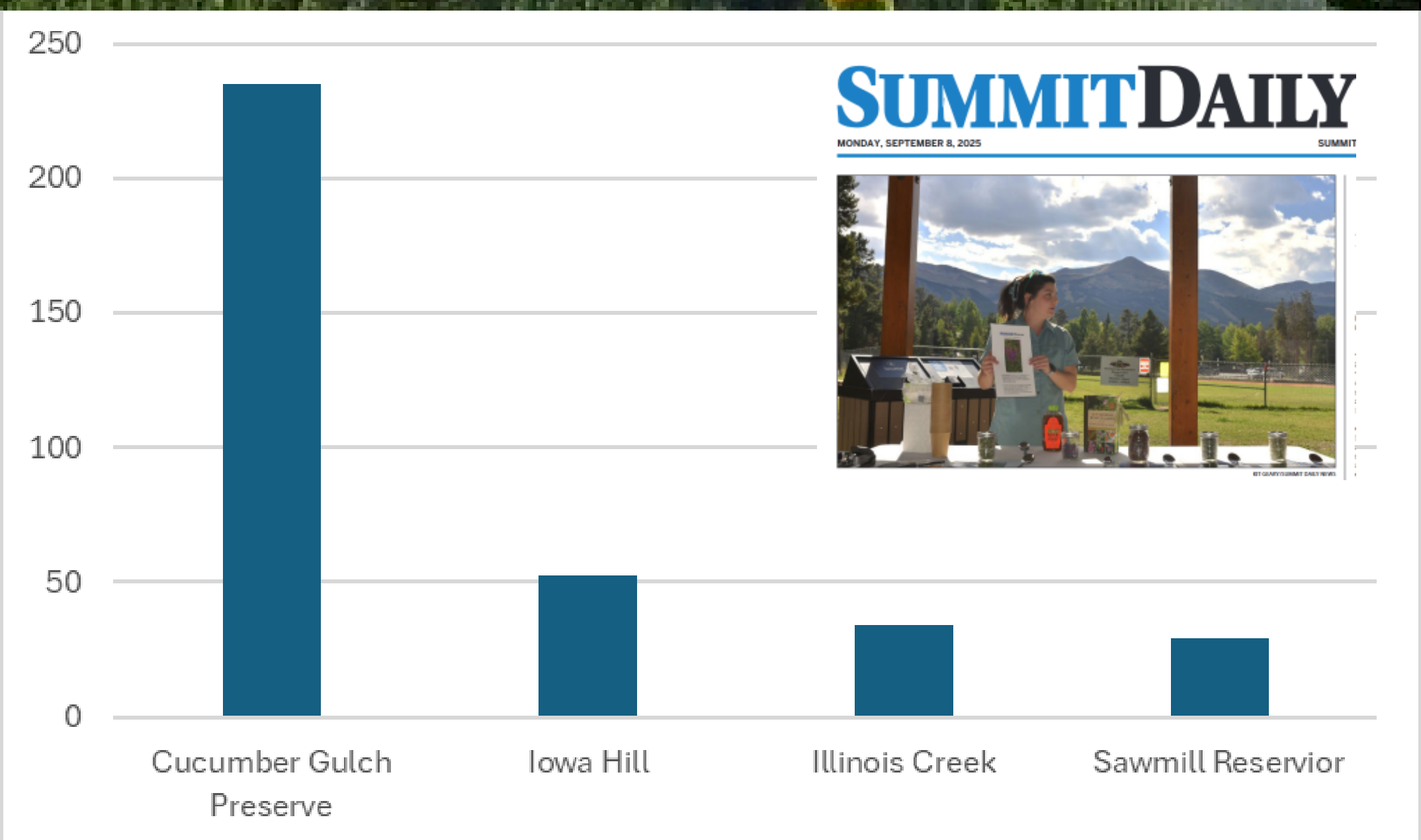
SEE AN ISSUE WITH A TRAIL?
LET'S REPORT IT!



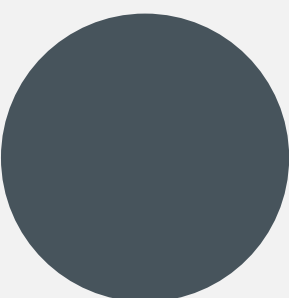
Environmental Education

During the busy summer and early fall seasons, OST Naturalists led free, guided environmental education hikes and hosted interpretive stations. OST Naturalists share their knowledge of local flora, fauna, and ecosystems and host different themes for each hike and interpretive station. They also serve as trail ambassadors, helping educate and engage trail users throughout the season.

2025 Guided Hike Participation

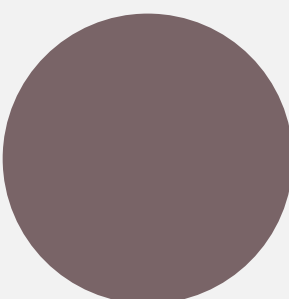


2025 guided hike participants = 385. This is a 65% increase from 2024's number of 234 participants.



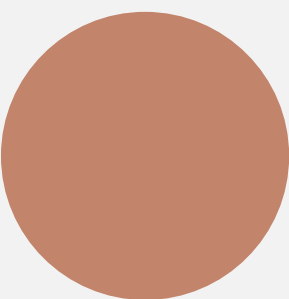
BTO Partnership

OST Naturalists partnered with the Breckenridge Tourism Office (BTO) to launch the Wildflower Watch and Leaf Brief programs. By providing weekly, real-time updates and field observations, OST Naturalists helped visitors track peak summer blooms to the iconic autumn transition.



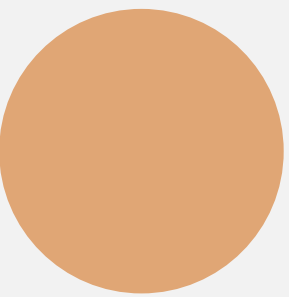
Guided Hike Topics & Themes

OST Naturalists led hikes at standard locations like Cucumber Gulch Preserve, Iowa Hill, and Illinois Creek, while expanding programming to new trails such as Sawmill and B&B. Hikes focused on a variety of topics, including natural history, wildlife, wildflowers, foraging, and fall foliage.



Naturalist Interpretive Stations

Staff created hands-on learning opportunities with interpretive stations and were available to answer questions about trails, wildlife, and etiquette. Naturalists conducted weekly education stations in June/Sept and biweekly in July/August, while also tabling at special events, including: the Town Party, Blue River Clean-Up Day, FOBT, RaceBreck, and BreckBikeWeek.



Trail Ambassadors

OST Naturalists serve as trail ambassadors. By monitoring trails and establishing a presence, the staff created educational opportunities, promoted trail etiquette, and encouraged Leave No Trace principles.

Friends of Breckenridge Trails



**Friends of Dillon Ranger District
Partner of the Year**

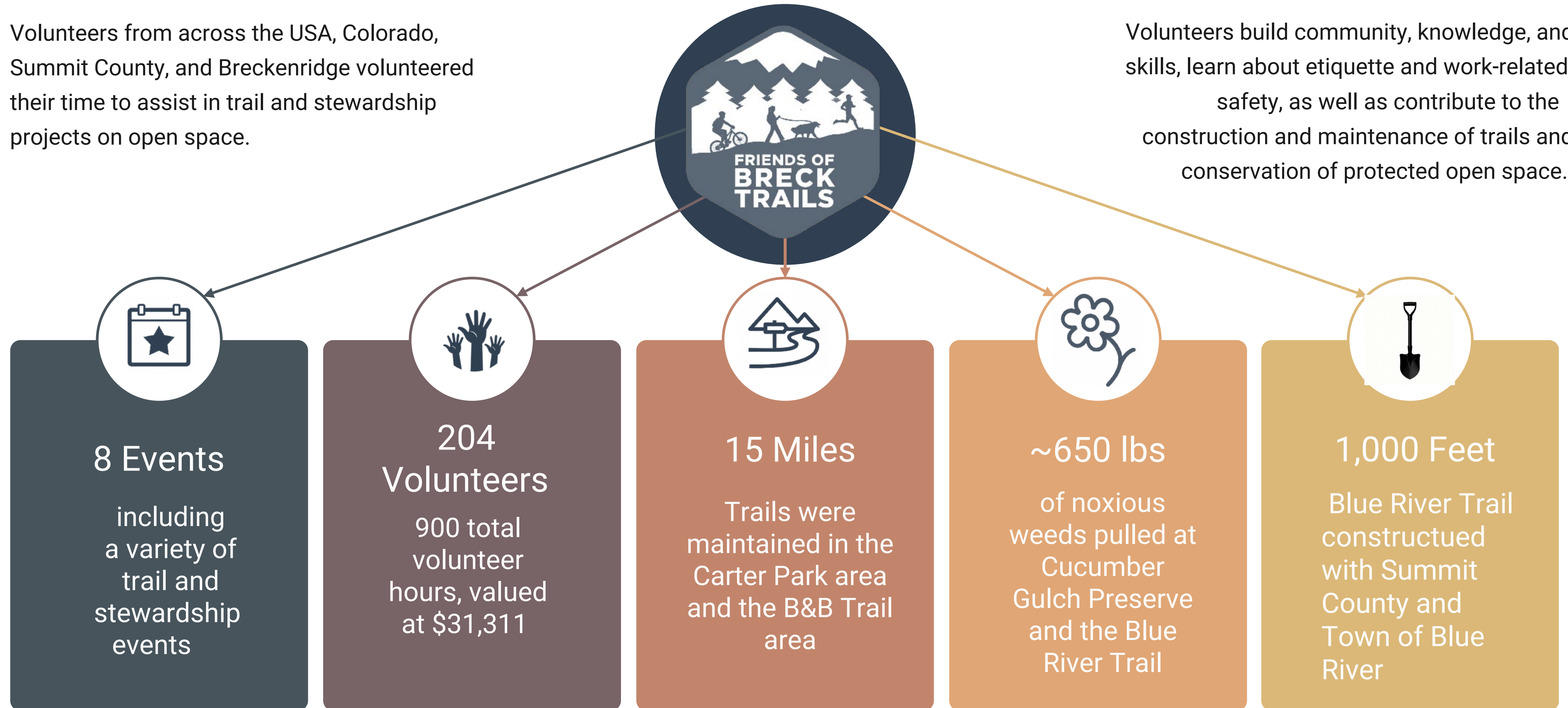


Friends of Breckenridge
Trails

Friends of Breckenridge Trails

Volunteers from across the USA, Colorado, Summit County, and Breckenridge volunteered their time to assist in trail and stewardship projects on open space.

Volunteers build community, knowledge, and skills, learn about etiquette and work-related safety, as well as contribute to the construction and maintenance of trails and conservation of protected open space.





Stewardship

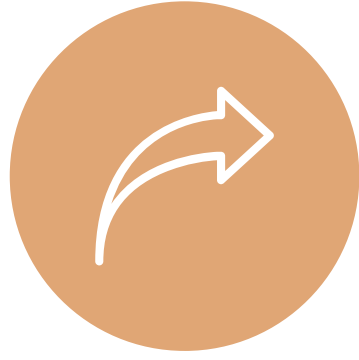




Cucumber Gulch Preserve

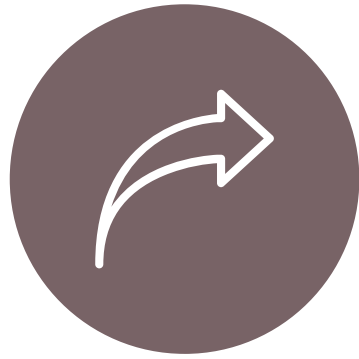
With its variety of forested, meadow, shrubland, and wetland habitats, Cucumber Gulch Preserve is home to a diverse assemblage of species. The Preserve encompasses 139 acres total, 57 acres of wetlands and 82 acres of upland. Several types of wetlands are present, including rare fens. Cucumber Gulch Preserve has been monitored, researched, and studied extensively since the late 1990's when the Town began embarking on a protection program, leading to the establishment of the Cucumber Gulch Overlay Protection District in 2000. Cucumber Gulch is often referred to as the "crown jewel" of the Open Space program.

Cucumber Gulch Preserve



Monitoring of Beaver Populations

Beavers are a keystone species in the Preserve. Through biweekly monitoring, beavers were observed in the Lower Gulch. In 2025, biweekly monitoring confirmed their continued presence, primarily within Crescent and International ponds. Observations show a slight increase in documented activity, with 16 total beaver observations in 2025 compared to 11 in 2024.



Monitoring of Avian Species

Avian monitoring in 2025 yielded encouraging results, as species diversity in mixed conifer habitats matched consistent long-term averages. To further enhance avian research, the staff has implemented a bioacoustics monitoring program this year, sponsored by the Hagen Family Foundation. Initial bioacoustics data, combined with traditional surveys, suggest that the Preserve's bird populations are in a healthy, resilient state.



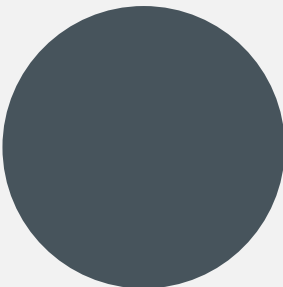
Toad Alley Reroute

A section of the Toad Alley Trail was re-routed in 2024 to reduce human impacts to wildlife and wetlands habitat. A wildlife camera installed at the old, decommissioned alignment showed the cessation of human use and a dramatic increase in wildlife activity, with both moose and bear using the old trail corridor.



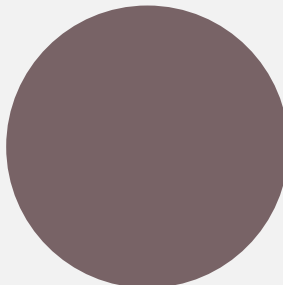
Land Management Activities

An important element of the Open Space program is the ongoing stewardship of our natural resources to maintain a resilient natural ecosystem in the face of human pressure and climate volatility. Habitat protection, river and stream restorations, mine reclamation, forest health, and water quality are critical components of stewardship.



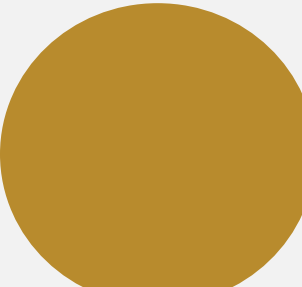
Forest Health

In 2025, staff partnered with the County, USFS, and CSFS on the 24 acre fuels reduction project for the Airport Road & Shock Hill open space properties, as well as treating an additional 14 acres of jointly owned open space as part of the Blue River East HFR project. Staff will also acquire permits to prepare for potential pile-burning operations on the jointly owned Royal Placer Open Space parcel in 2026.



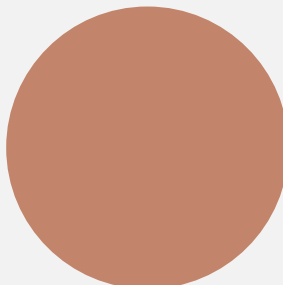
Weed Control

In addition to hiring contractors to assist in weed control efforts on jointly owned open space properties, staff and volunteers dedicated significant time to pulling false chamomile throughout the summer season, including participation in the annual County-Wide Weed Pull.



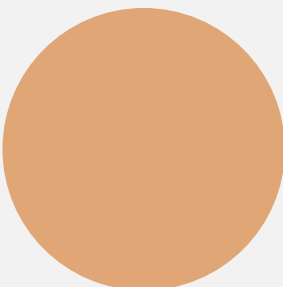
Reed Canary Grass

Beyond manual removal, staff are pursuing an innovative new approach to remove reed canary grass from Cucumber Gulch using an organic soil amendment called Nutrifix. 2025 served as a pilot year for the approach, using study plots to gauge Nutrifix's overall efficacy, identify the most effective application rates, and determine the best delivery methods. Informed by results from the test plots, staff plan to implement a larger scale treatment program in fall 2026.



Monitoring and Management

Staff are engaged in restoration efforts in high visitor use areas, such as harvesting and planting willow plugs, planting native seed, and installing protective fencing to discourage use in sensitive areas.

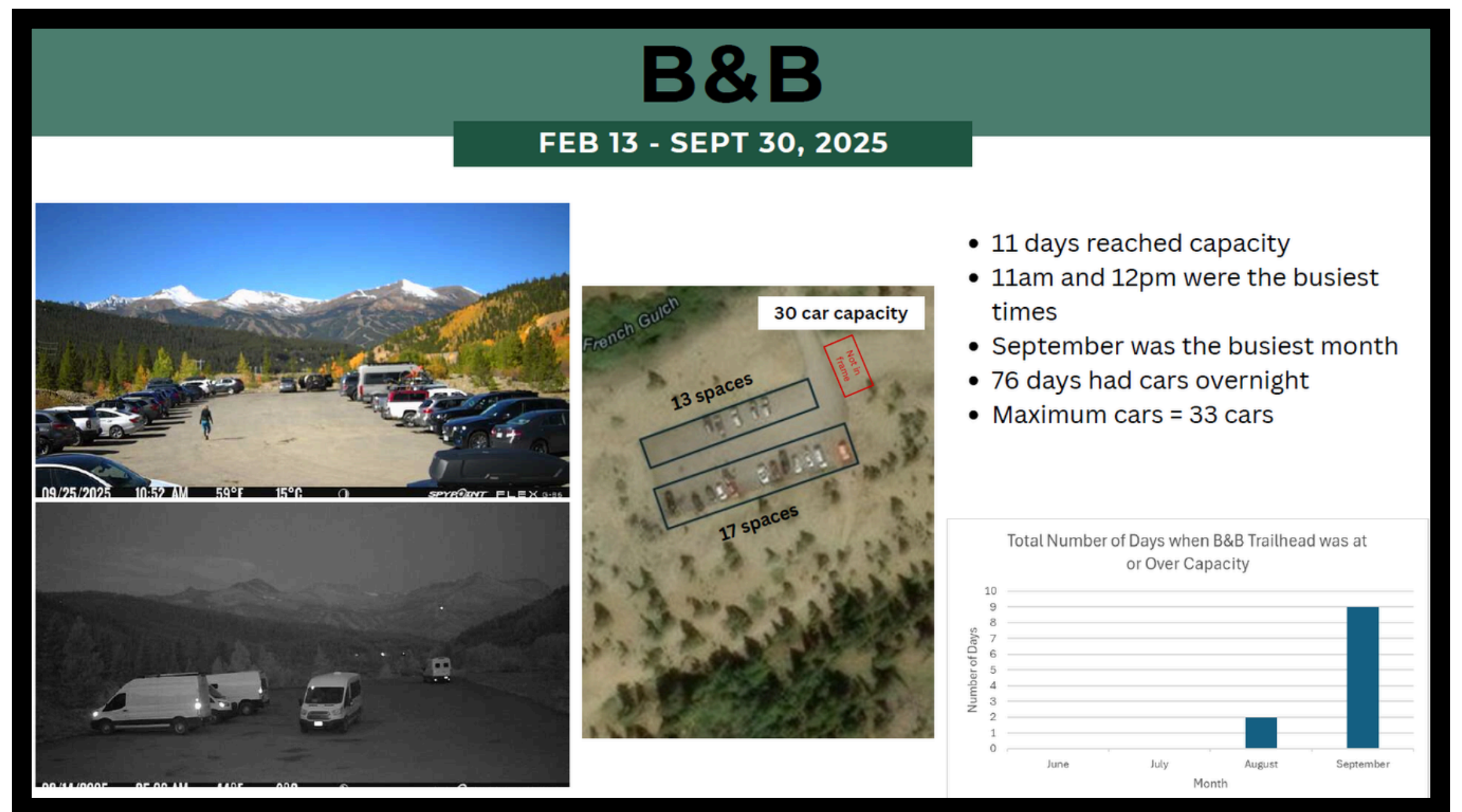
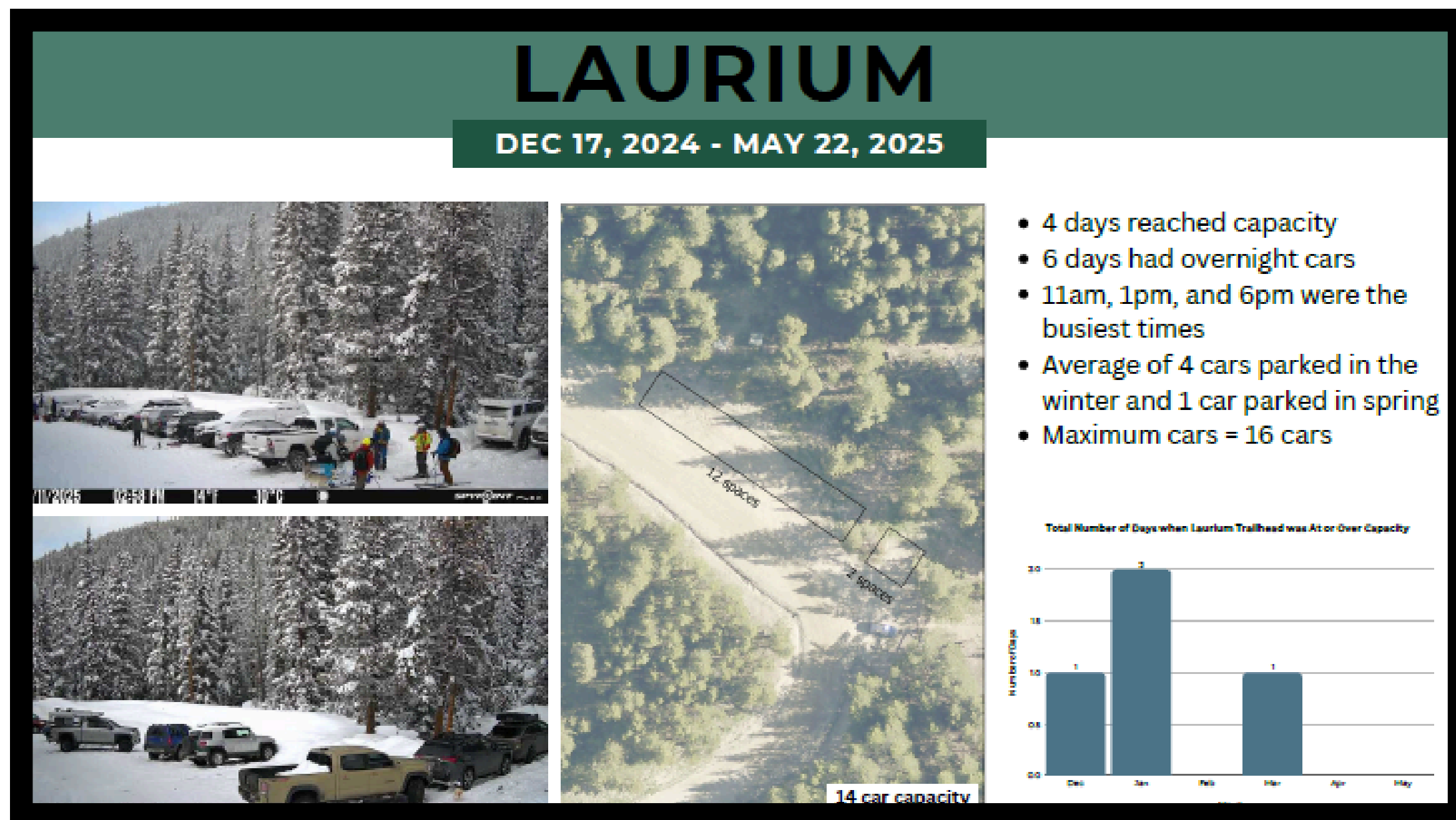


River Restoration

Staff continue to work with our partners on the ongoing Swan River Restoration project and on establishing vegetation along the newly restored section of the Blue River through the McCain Open Space.

Visitor Use Management

The OST program—in partnership with Summit County OST—deploys a variety of monitoring strategies to track recreational trends and patterns. By utilizing trailhead cameras to analyze parking capacity and peak occupancy, alongside trail counters that record overall volume, we gain a reliable, data-driven understanding of how our trail network is utilized. These efforts are complemented by user studies that compare types of recreational use, allowing us to proactively address trail pressure and reduce user conflict in high-traffic corridors like Aspen Alley. With the 2025 Upper Blue Visitor Use Report, we are committing to an annual reporting cycle each fall to refine our methodology, ensuring our stewardship practices evolve alongside the growth in recreation to protect both the visitor experience and the integrity of our natural lands.



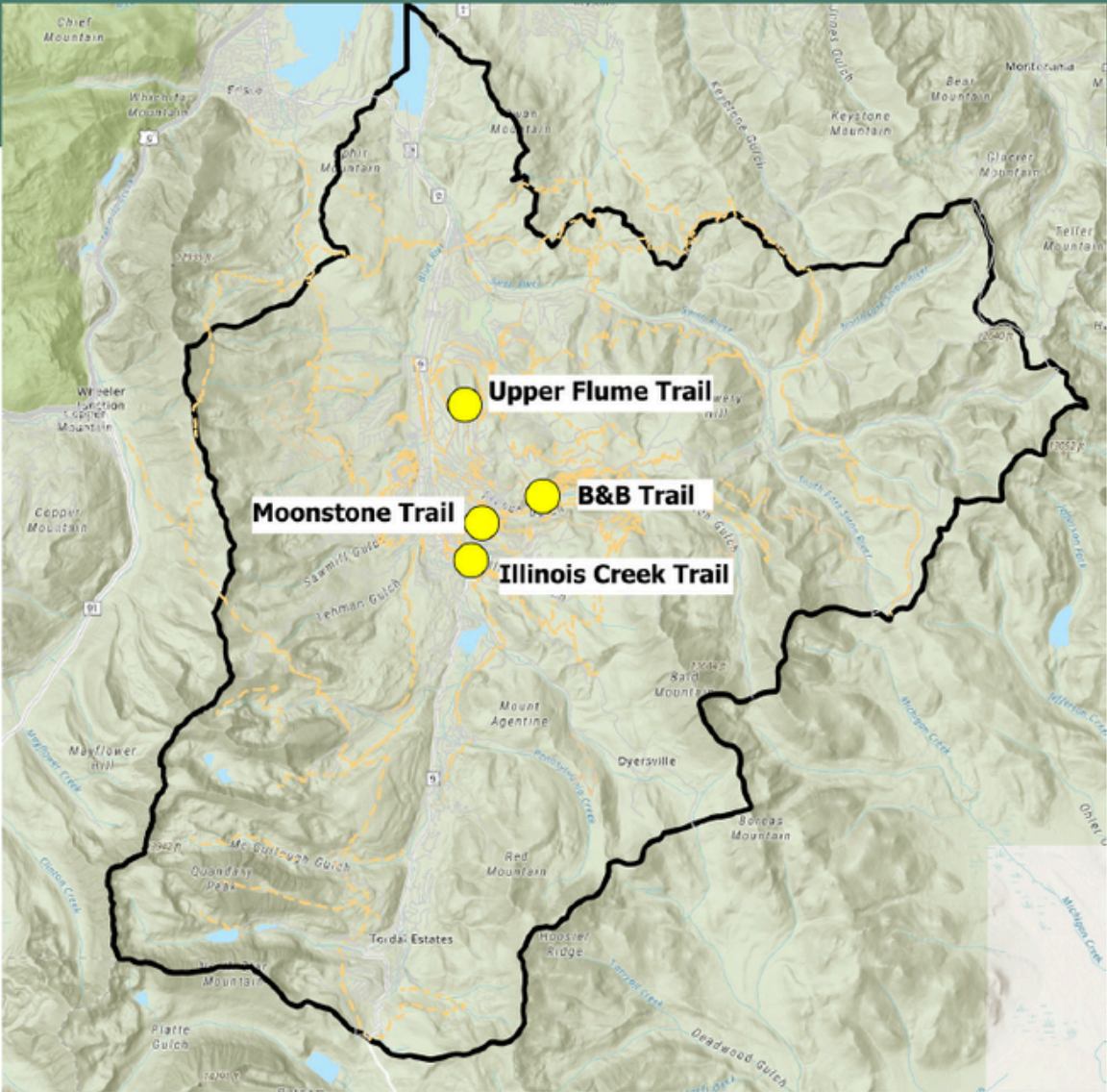
2025 User Study

Trail	Category	Hikers	Bikers	Total Obs.	Dogs
Illinois Creek	Frontcountry	12,269	334	12,603	255
Moonstone	Frontcountry	4,157	1,511	5,668	418
B&B	Midcountry	3,781	1,377	5,158	371
Upper Flume	Midcountry	537	388	925	165

Across eight total weeks of observation, the 2025 User Study recorded 24,354 total trail users. Illinois Creek was the clear outlier in terms of volume, accounting for over half of all recorded traffic with 12,269 hikers, while Upper Flume offered a significantly quieter experience with fewer than 1,000 total observations. While the frontcountry trails saw the highest foot traffic and dog counts (led by Moonstone’s 418 dogs), the midcountry trails—specifically Upper Flume—showed the highest percentage of mountain bike use at 41%.

TOWN OF BRECK USER STUDY

- 2-week study periods
- Frontcountry trails = Ill. Creek & Moonstone
- Midcountry trails = B&B & Upper Flume
- Upper Flume - intersection of Upper, Mike’s, and Ellie’s Features
- Moonstone - first switchback
- B&B - ~200 yards from TH
- Ill. Creek - BIFA art installations

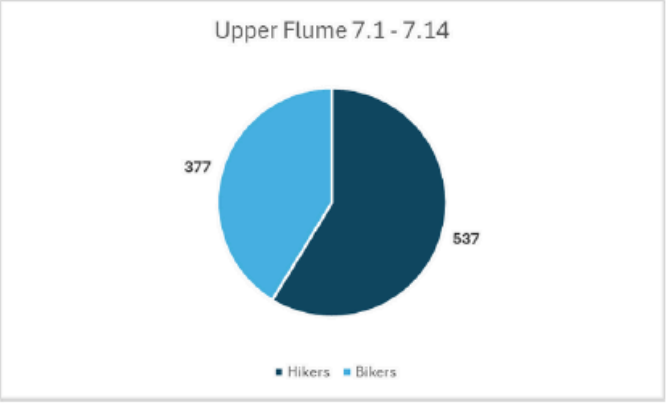


UPPER FLUME TRAIL



7.1 - 7.14.25
Upper Flume 7.1 - 7.14

• 59% on foot, 41% bike
• 165 dogs

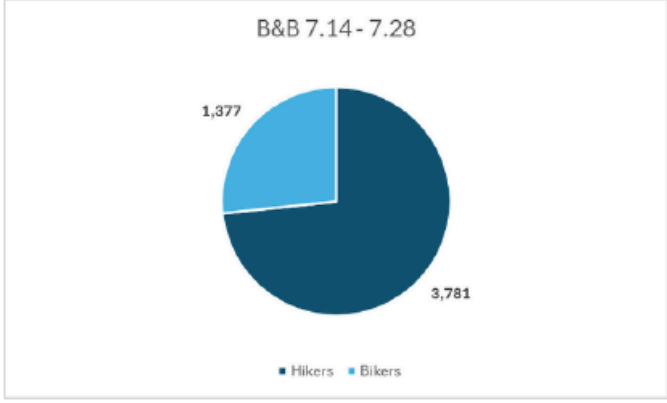


B&B TRAIL



7.14 - 7.28.25
B&B 7.14 - 7.28

• 73% on foot, 27% bike
• 371 dogs

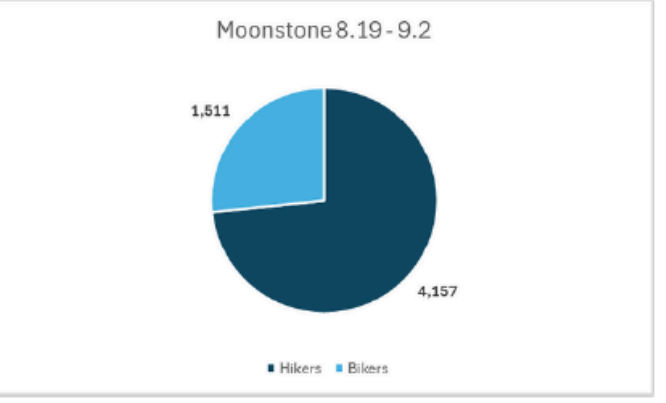


MOONSTONE TRAIL



8.19 - 9.2.25
Moonstone 8.19 - 9.2

• 73% on foot, 27% bike
• 418 dogs

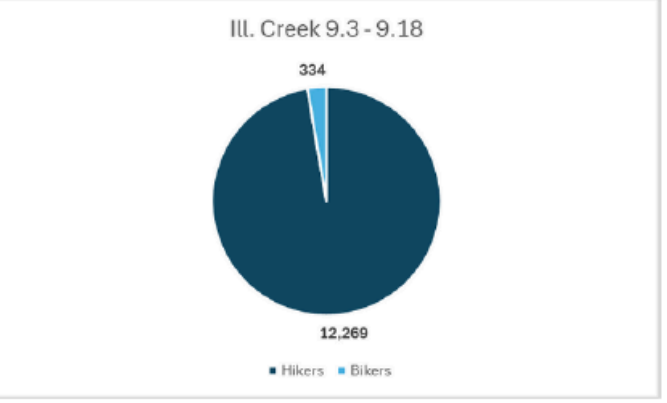


ILLINOIS CREEK

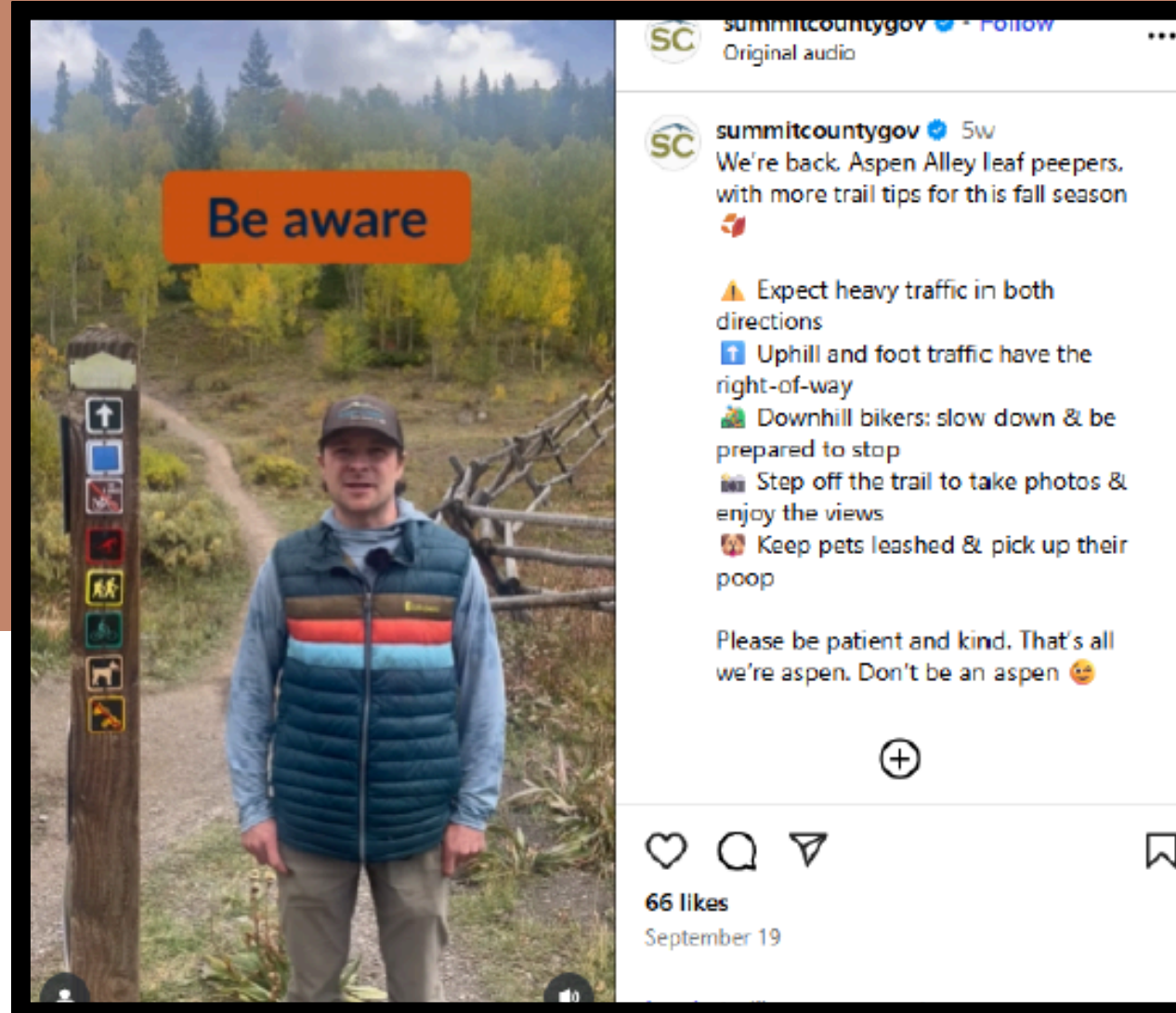


9.3 - 9.18.25
Ill. Creek 9.3 - 9.18

• 97% of foot, 3% bike
• 255 dogs



Aspen Alley



To address perceived user conflict during the peak fall foliage season, an outreach initiative was deployed at the Aspen Alley trail, featuring volunteer ambassadors and staff who monitored recreational use and promoted Leave No Trace practices. This approach also included a variety of messaging strategies, including VMS boards for parking information, social media, website, and trail navigation apps. User data and on-site experiences that parking remains the primary constraint; specifically, there is a need for additional parking options and improved wayfinding to safely guide visitors from the ice rink parking lot to the Aspen Alley Trail. Staff plan to address these needs by providing seasonal shuttle service during peak visitation in fall 2026.

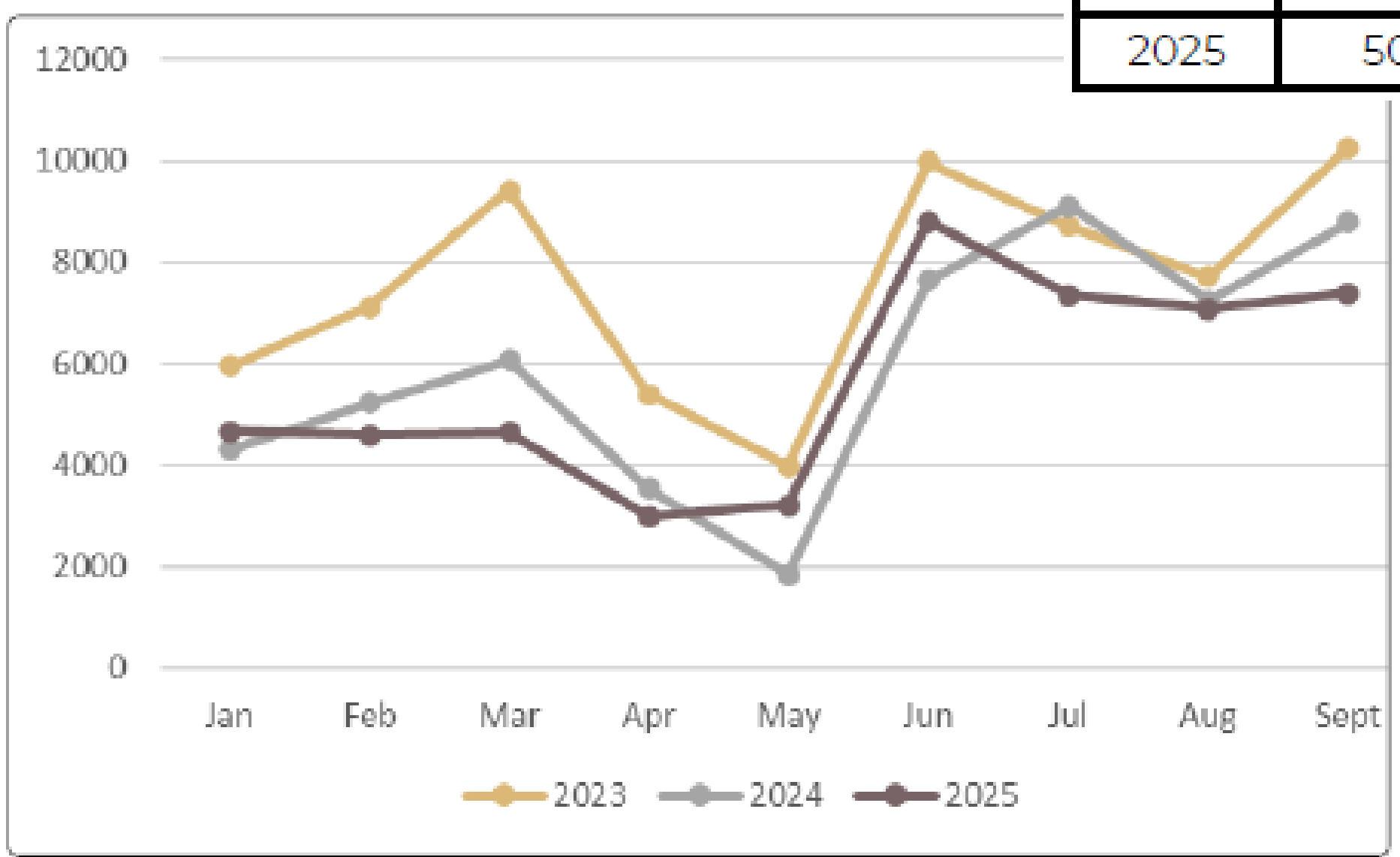
Trail Counts on Popular Trails

For the past 14 years, the Open Space program has set up trail counters and cameras to capture approximate numbers of trail users. Trail cameras are used to manually determine the number of trail users during the summer and winter seasons and also capture wildlife using the trails.



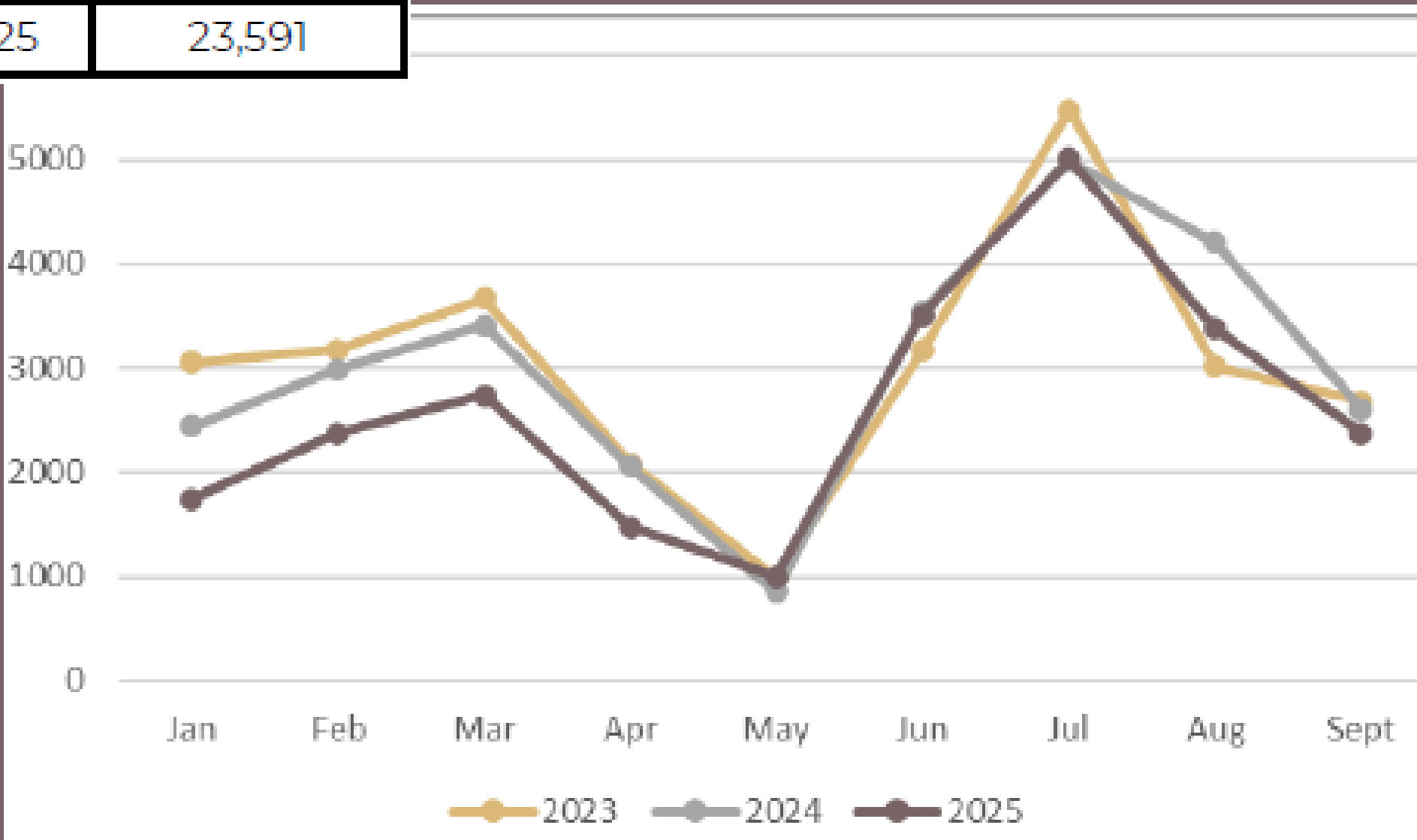
B&B Trailhead

Year	Detections
2023	68,537
2024	53,758
2025	50,767



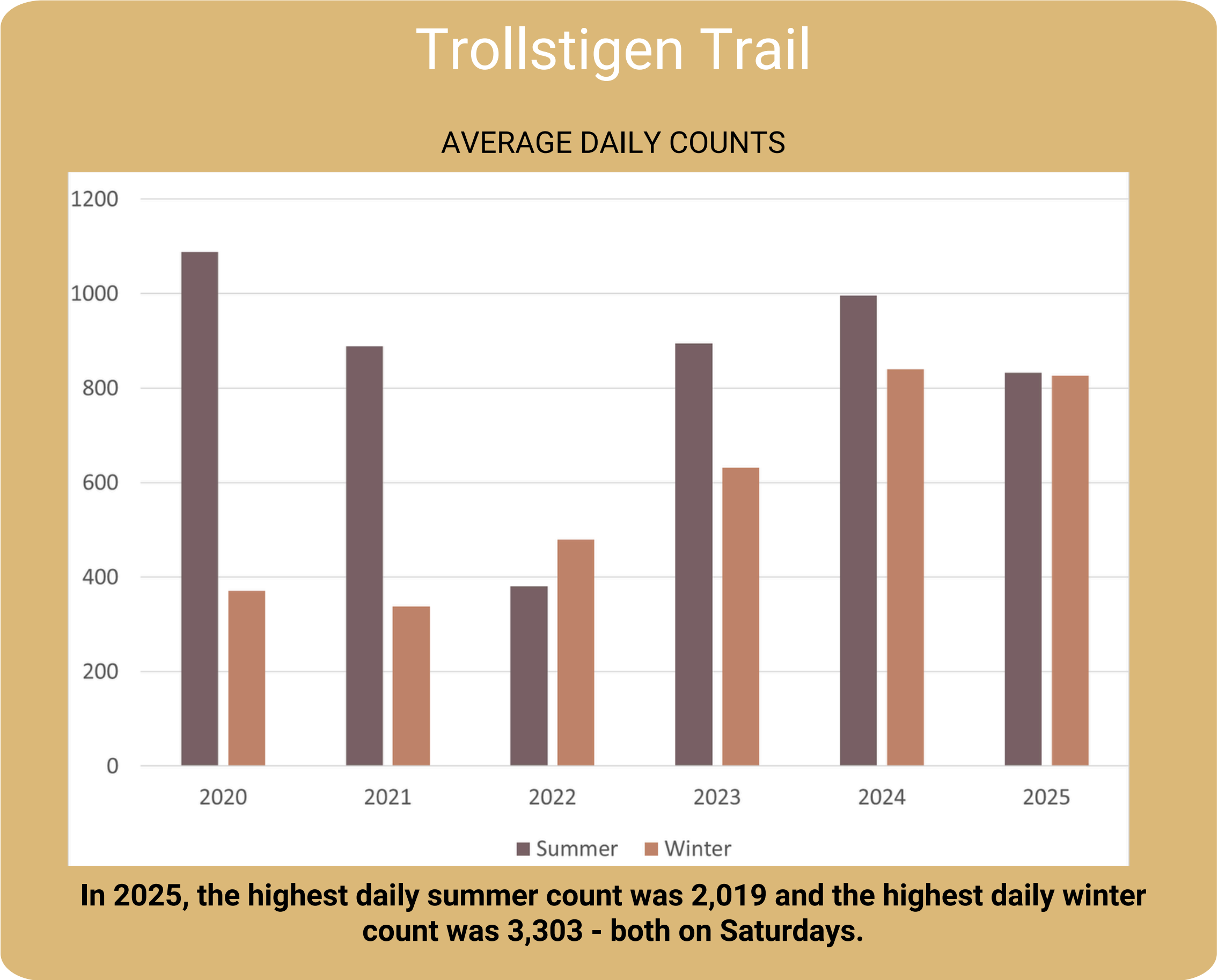
Lincoln Townsite Trailhead

Year	Detections
2023	27,317
2024	27,072
2025	23,591



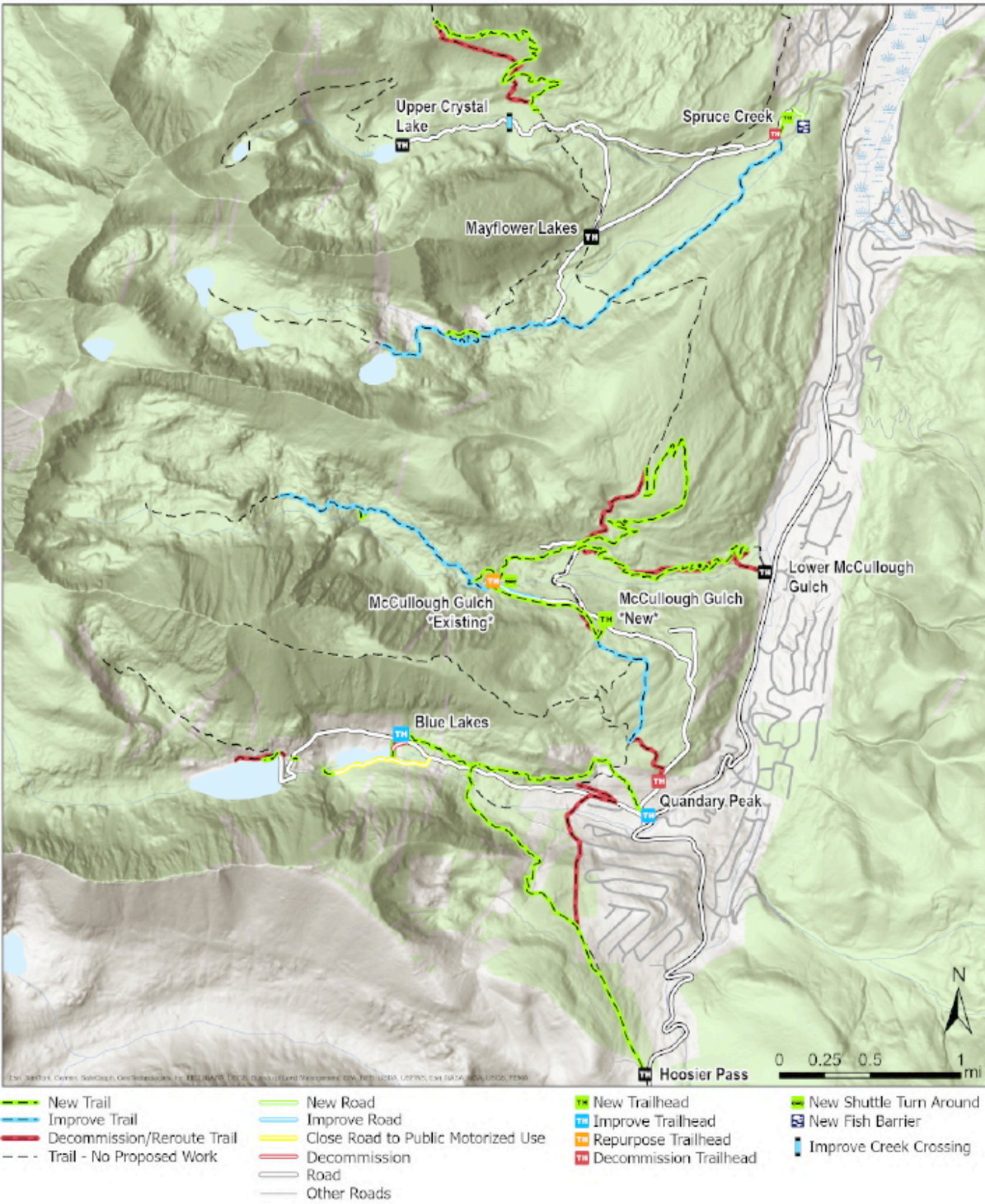
Trollstigen Trail Counts

The Trollstigen Trail was completed in 2019 and is open year-round for hiking to the Isak Heartstone Troll installation. The trail is designed in a directional one-way flow to facilitate access, but because the trail is not maintained in winter months, the trail becomes out-and-back during inclement weather. This creates double detections on the trail counter during periods of heavy snow or ice.



Southern TenMile Recreation Access Plan (STRAP)

USDA UAS Southern Ten Mile Recreation Access Plan
White River National Forest | Dillon Ranger District



- Collaborative Effort
- Scoping, NEPA
- Public Feedback
- Decision Memo March 2026
- Starburst Award
- RAMI



Summit County Outdoor Coalition (SCOC)

- CPW RPI, formed in 2023
- Governing Structure Established 2025
 - EC, Steering Committee
- Strategic Plan
 - → Grant applications

Our Team

Staff

- Duke Barlow: OST Manager
- Tony Overlock: OST Supervisor
- Alex Stach: OST Resource Specialist
- Joel Dukes: OST Operations Lead
- Ella Garner : OST Naturalist
- Shannon Keeney: OST Naturalist
- Jenny McCarty: OST Tech
- Jake Barlow: OST Tech
- Nathan Carlson: OST Tech
- Paul Timm: OST Tech
- Lion Mason : OST Tech
- Tom Sweeney: OST Tech
- Trae Bolken: OST Tech
- Mark Truckey: ComDev Director
- Chris Kulick: ComDev Assistant Director

BOSAC

- Nikki LaRochelle, Chair
- David Rossi, Vice-Chair
- Chris Tennal
- Bobbie Zanca
- Krysten Joyce
- Matt Powers

Town Council

- Kelly Owens, Mayor
- Dick Carleton
- Carol Saade
- Todd Rankin
- Marika Page
- Steve Gerard
- Jay Beckerman, BOSAC Liaison



- Nugget, Mabel, Tulip & Finn, canine support team

Contact Us



Location

1760 Airport Road,
Unit A, Breckenridge



Website

www.breckost.com



Phone

970.547.3116



Memo

To: Breckenridge Planning Commission
From: Chris Kulick, Assistant Director of Community Development
Date: March 31, 2026 (For the April 7, 2026 Meeting)
Subject: Approved Class D Majors Quarterly Report (Q1 2026)

BACKGROUND

Effective January 1, 2014, Section 9-1-18-4-1 of the Breckenridge Development Code authorized the Director to review and approve Class D Major applications for single family or duplex structures outside of the Conservation District administratively without Planning Commission review. For an application to be classified as a Class D Major development permit, the property must have a platted building or disturbance envelope and warrant no negative points under Section 9-1-19 Development Policies. Staff regularly reports recently approved Class D Major development permits to the Planning Commission.

We have included a list of the Class D Major development permits that have been approved for the **first quarter of 2026**.

If you have any questions about these applications, the reporting, or the review process, we would be happy to answer. Otherwise, no discussion on this matter is required.

Plan Number	Address	Project Name	Description	Approval Date	Planner
PL-2025-0351	631 Village Rd	AT&T Beaver Run EFR	Eligible Facilities Request to remove and replace existing AT&T antennas on the side of Beaver Run Lodge.	February 9, 2026	Ellie Muncy
PL-2026-0015	93 Penn Lode Dr	Giblin Residence	A new 7,023 sq. ft. single family residence with 8 bedrooms, 7.5 bathrooms, and 3+ car garage.	February 18, 2026	Ellie Muncy
PL-2026-0004	209 Highlands Dr	Ording Residence Addition	A 2,686 sq. ft. addition to an existing 6,599 sq. ft. residence, which will create a new total of 9 bedrooms and 9 bathrooms.	March 9, 2026	Clif Cross
PL-2026-0040	80 Victory Lane	Lott Single Family Residence	A new 5,068 sq. ft. single family residence on a vacant lot, with 5 beds and 7 baths.	March 23, 2026	Sarah Crump

Runway Neighborhood Approvals:

31 Class D Major applications at the Runway Development have been approved by staff in the first quarter of 2026. The attached map shows the locations and has a legend showing the unit type. Approved units include 22 single family residences and 9 duplexes (18 units) for a total of 40 units.



Ording
Residence
Addition, 209
Highlands Drive



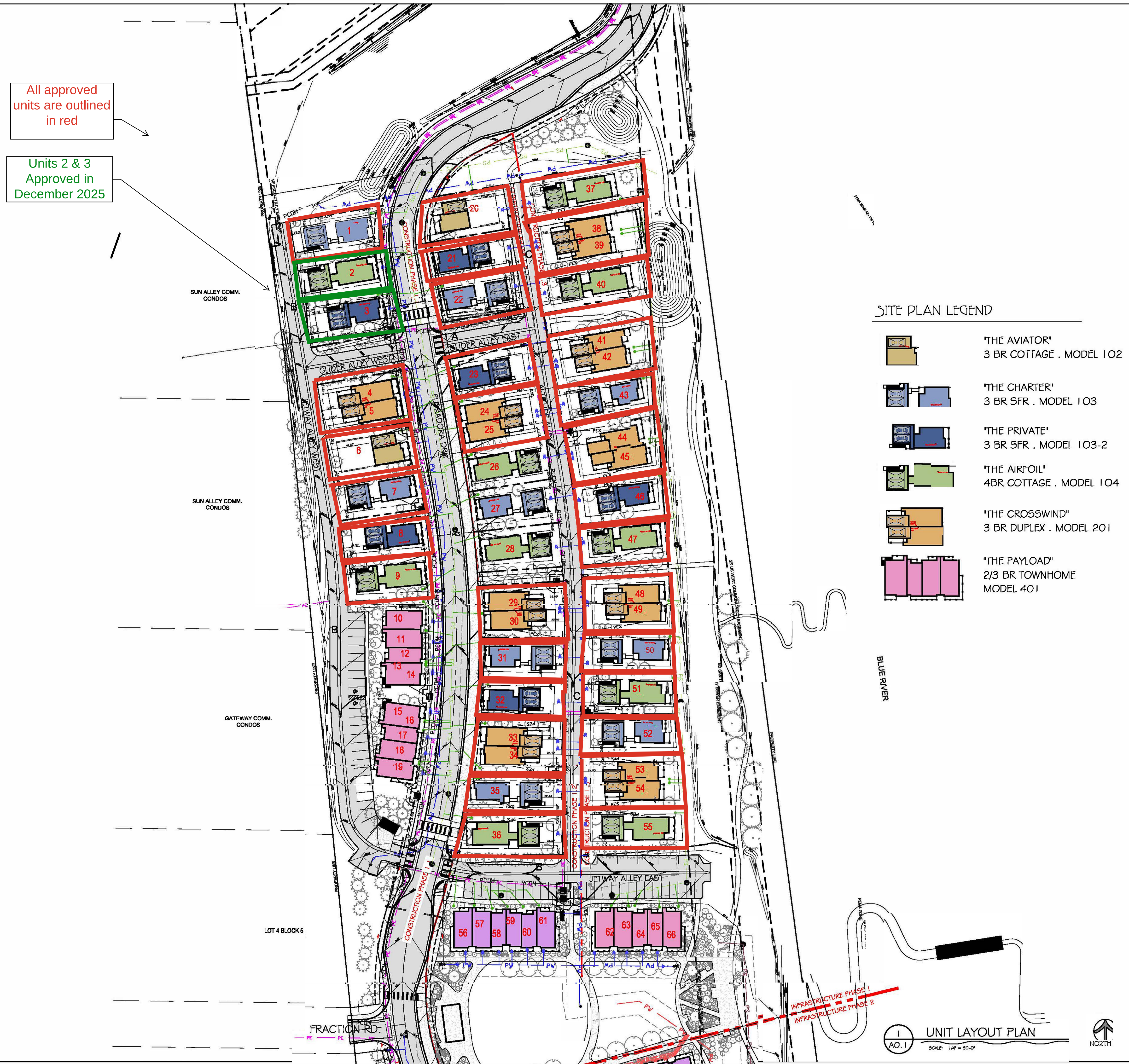
RUNWAY NEIGHBORHOOD
TRACT A-E, RUNWAY NEIGHBORHOOD SUBDIVISION
TOWN OF BRECKENRIDGE, COLORADO

UNIT LAYOUT PLAN (NORTH)

ISSUE:	DATE:
PRELIM	4 NOV 2024
SCHEMATIC	11 JUNE 2025
75% DES DEV'T	22 SEP 2025
REVIEW	5 NOV 2025

PROJECT #: 25XX

AO.1





Memo

To: Breckenridge Planning Commission
From: Chris Kulick, Assistant Director of Community Development
Date: April 1, 2026 (For April 7, 2025 Meeting)
Subject: Approved Class C Subdivision Quarterly Report (Q1 2026)

Section 9-2-3-3 of the Breckenridge Subdivision Code authorizes the Director to review and approve Class C subdivisions administratively without Planning Commission review. "Administrative Review: The processing of a class C subdivision application shall be an administrative review conducted by the director. No public hearing shall be required". (Section 9-2-3-3 B)

Class C Subdivisions are defined as follows:

"CLASS C SUBDIVISION: A subdivision of structure(s) into separate units of interest, including, but not limited to, condominiums, timeshare interests, cooperatives, townhouses, footprint lots in conjunction with an approved master plan, and duplexes when done in accordance with a previously approved subdivision plan, site plan, development permit or site specific development plan; the modification or deletion of existing property lines resulting in the creation of no additional lots (lot line adjustment); an amendment to a subdivision plat or plan which does not result in the creation of any new lots, tracts or parcels; or the platting or modification of easements, building envelopes or site disturbance envelopes. A class C subdivision application may be reclassified by the director as either a class A or class B subdivision application within five (5) days following the submission of the completed application if the director determines that the application involves issues which make it inappropriate for the application to be processed administratively as a class C application".

The Subdivision Code indicates that the decision of the Director on Class C Subdivisions shall be forwarded to the Planning Commission. As a result, we have included a list of the Class C Subdivisions that have been approved in the **first quarter of 2026**. If you have any questions about these applications, or the review process, we would be happy to answer. Otherwise, no discussion on this matter is required.

Plan Number	Address	Project Name	Description	Approval Date	Planner
PL-2026-0006	360 Stan Miller Dr.	Miller Flats Building 2 Condo Plat	Create Miller Flats condominium subdivision plat for building 2 (southwest building), includes CE, LCE, and 11 condo units. This is a resubdivision of Highlands Riverfront Subdivision Tract E.	March 16, 2026	Sarah Crump

