



**Planning Commission Regular Meeting**

Tuesday, May 19, 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 (5:30PM)**

- 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) (5:35PM)**

**III. CONSENT CALENDAR (5:40PM)**

- A. 216 N GOLD FLAKE ADDITION (CC) 216 N GOLD FLAKE TERRACE; PL-2026-0082

**IV. OTHER MATTERS (5:45PM)**

- A. COMPREHENSIVE PLAN UPDATE
- B. TOWN COUNCIL SUMMARY

**V. ADJOURNMENT (6:00PM)**



NOT TO SCALE



216 N Gold Flake  
Addition, 216 N Gold  
Flake Terrace

# Breckenridge South



**PLANNING COMMISSION MEETING**

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

**ROLL CALL**

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

**APPROVAL OF MINUTES**

With no changes, the April 7, 2026 Planning Commission Minutes were approved.

**APPROVAL OF AGENDA**

With no changes, the April 21, 2026 Planning Commission Agenda was approved.

**PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:**

- No Comments.

**CONSENT CALENDAR:**

1. Beaver Run Summer Tent (CS) 620 Village Road: PL-2026-0060

With no call-ups, the Consent Calendar was approved as presented.

**OTHER MATTERS:**

1. Town Council Summary

**ADJOURNMENT:**

The meeting was adjourned at 5:44 pm.

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Elaine Gort, Vice Chair



**TOWN OF BRECKENRIDGE  
COMMUNITY DEVELOPMENT**

**Class C Major Single Family Development Staff Report**

<b>Project Title:</b>	216 N Gold Flake Terrace Addition	
<b>Proposal:</b>	Construct a 2,362 sq. ft. addition to an existing single family residence with 2,611 sq. ft. of existing density and complete a full interior and exterior remodel. The residence will have five bedrooms, six bathrooms, and a two vehicle garage. The property will have two interior gas fireplaces, one outdoor gas fireplace, a hot tub, and sauna.	
<b>PC#:</b>	PL-2026-0082	
<b>Project Manager:</b>	Clif Cross, Planner II	
<b>Preapplication Meeting Date (REQUIRED):</b>	March 18, 2026	
<b>Date of Report:</b>	May 13, 2026	
<b>Property Owner:</b>	A & N Holdings LLC	
<b>Architect:</b>	Nick Johnson, Arapahoe Architects	
<b>Proposed Use:</b>	Single Family Residential	
<b>Address:</b>	216 N Gold Flake Terrace	
<b>Legal Description:</b>	Lot 10, Block 3, Weisshorn Subdivision, Filing #1	
<b>Area of Site in Square Feet:</b>	27,895 sq. ft.	0.64 acres
<b>Existing Site Conditions and History:</b>	This lot contains an existing single family residence with 2,611 sq. ft., originally constructed in 1969. The lot has mature tree coverage and two access points off of N. Gold Flake Terrace. The lot abuts North Gold Flake Terrace to the south and single family residences to the north, east, and west. The lot does not have a platted building envelope. There is a 10' Utility Easement in the rear on the lot.	
<b>Building Floor Area:</b>	Existing Square Footage	Proposed Square Footage
Lower Level:	1,110 sq. ft.	1,669 sq. ft.
Upper Level:	1,309 sq. ft.	2,497 sq. ft.
Garage:	192 sq. ft.	807 sq. ft.
Total Livable Density:	2,419 sq. ft.	3,304 sq. ft.
Total Density:	2,611 sq. ft.	4,973 sq. ft.
<b>Code Policies (Policy #)</b>		
<b>Land Use District (2A/2R):</b>	LUD 12	
<b>*Above Ground Density (3A/3R):</b>	Allowed: 6,970 sq. ft.	Proposed: 4,973 sq. ft.
	Bonus: 500 sq. ft.	
<b>F.A.R.:</b>	1:0.18 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(1)(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, 216 N Gold Flake Terrace would be eligible for the 500 sq. ft. bonus. At this time, the applicant is not exceeding the maximum above ground density allowed on the site, and this provision is eligible for a future addition.		
<b>No. of Main Residence Bedrooms:</b>	5 bedrooms	
<b>No. of Main Residence Bathrooms:</b>	6.0 bathrooms	
<b>Height (6A/6R):*</b>	28.2 feet overall	
	*Max height of 35' for single family outside Conservation District unless otherwise stated on the recorded plat	
<b>Platted Building/Disturbance /Footprint Envelope?</b>	No Envelope	
<b>Setbacks (9A/9R):</b>	complies	
Front:	Required: 25'	Proposed: 35.22'
Side:	Required: 15' (combined 50')	Proposed: 36'
Side:	Required: 15'	Proposed: 15.29'

Rear:	Required: 15'	Proposed: 44.22'
<b>Site and Environmental Design (7R):</b>	The proposal complies with Policy 7R.	
<b>Lot Coverage/Open Space (21R):</b>	complies	
Drip line of Building/Non-Permeable Sq. Ft.:	3,966 sq. ft.	14.22%
Hard Surface/Non-Permeable Sq. Ft.:	2,828 sq. ft.	10.14%
Open Space / Permeable:	20,513 sq. ft.	73.54%
<b>Snowstack (13A/13R):</b>	complies	
Required Square Footage:	707 sq. ft.	25% of paved surfaces is required
Proposed Square Footage:	787 sq. ft.	
<b>Parking (18A/18R):</b>	complies	
Required:	4 spaces	
Proposed:	4 spaces	
<b>Energy Conservation (33A/33R):</b>	complies	
Outdoor heated space:	YES	
Number of Gas Fired:	3 Gas Fired	Two (2) indoor, One (1) exterior on covered deck
<b>Air Quality (30A/30R):</b>	Staff finds the property proposes one wood burning fireplace in the study. Per 9-1-19-30A(A), only one Environmental Protection Agency (EPA) certified wood burning appliance per dwelling unit.	
No. of EPA Phase II Wood Burning:	1 Wood Burning	
<b>Architectural Compatibility (5/A &amp; 5/R):</b>	The proposed addition will significantly increase the size and change materials of the existing single family residence structure. 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 &amp; Trim:</u> 2x wood, SW Semi-Trans 3524 "Chestnut" <u>Primary Siding:</u> 1x6 Cementitious Horiz. Lap Siding, Woodtone "Aspen Ridge" <u>Accent Siding 1:</u> 1x6 Cementitious Vert. Siding, Woodtone "Cascade Slate" <u>Accent Siding 2:</u> Corten Metal Panel, "Rusty" <u>Doors &amp; Windows:</u> composite fiberglass, "Dark Bronze" <u>Roofing:</u> Timberline HD Asphalt Shingle, "Weathered Wood" <u>Accent Roofing:</u> Corten Corrugated Metal, "Rusty" <u>Columns &amp; Newels:</u> Rough Sawn Timber, SW Semi-Trans 3513 "Spice Chest" <u>Pier Base &amp; Accent Base:</u> Gallegos Stone: 346 "Cabinet Gore Ledge, Thin Veneer Stone	
<b>Landscaping (22A/22R):</b>	The proposed landscaping plan effectively enhances the natural appearance of the property and provides screening/buffering between the right-of-way and neighboring lots.	
<b>Planting Type</b>	<b>Quantity</b>	<b>Size</b>
Quaking Aspen	8	2" caliper, 50% multi-stem
Colorado Spruce	2	6' min
Engelmann Spruce	2	6' min
Bristlecone Pine	1	6' min
Perennials and Perennial Ground Cover	All disturbed locations	
<b>Defensible Space (22A):</b>	Complies	
<b>Exterior Lighting (9-12):</b>	Complies	Single-Family Residential: Exterior lighting, including recessed can lighting, shall be limited to a total amount equal to two light fixtures per entrance to a structure and a maximum of six additional fixtures on and around the residence that are compliant with all requirements listed in this chapter.
Allowed Number of Fixtures:	26	
Proposed Number of Fixtures:	11	
<b>Driveway Slope:</b>	8.0%	
<b>Point Analysis (Sec. 9-1-17-3):</b>	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.	
<b>Staff Action:</b>	Staff has approved the 216 N Gold Flake Terrace Addition, PL-2026-0082, showing a passing score of zero (0) points and with the attached Findings and Conditions	

## TOWN OF BRECKENRIDGE

216 N Gold Flake Terrace Addition  
Lot 10, Block 3, Weisshorn Subdivision, Filing #1  
216 N Gold Flake Terrace  
PL-2026-0082

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

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### 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 **May 13, 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 **May 19, 2026**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **November 19, 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.
11. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

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

12. Applicant shall submit proof of ownership of the project site.
13. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
14. 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.
15. 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.
16. 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.
17. **Applicant shall submit and obtain approval from the Town of a construction staging plan indicating construction fencing installed at the disturbance envelope boundary, 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.**
18. The public access to the lot shall have an all weather surface, drainage facilities, and all utilities installed acceptable to Town Engineer. Fire protection shall be available to the building site by extension of the Town's

water system, including hydrants, prior to any construction with wood. In the event the water system is installed, but not functional, the Fire Marshall may allow wood construction with temporary facilities, subject to approval.

19. **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.**
20. 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.
21. 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**

22. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
23. 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.
24. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
25. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
26. 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.
27. Applicant shall screen all utilities.
28. **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 feet in height from finished grade or 7 feet 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.**
29. 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.

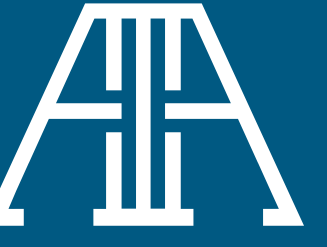
Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such 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.

30. 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.
31. 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.**
32. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
33. **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.**

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(Initial Here)





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**GOLD FLAKE ADDITION**  
216 N. GOLD FLAKE TERRACE  
BRECKENRIDGE, COLORADO

**BUILDING  
PERSPECTIVES**

JOB 2617  
DWN BY GP/NJ  
ISSUE 05/12/26 - PLANNING UPDATE

SHEET

A-2



1 EAST PERSPECTIVE  
A-2



2 WEST PERSPECTIVE  
A-2

**WILDFIRE DEFENSIBLE SPACE**  
 REFER TO TOWN OF BRECKENRIDGE TOWN CODE 9-1-19-22A SECTION C, THE 2025 COLORADO WILDFIRE RESILIENCY CODE CHAPTER 5 AND THE HOME IGNITION ZONE GUIDE (COLORADO STATE FOREST SERVICE) FOR FULL REQUIREMENTS

**ZONE 1: IMMEDIATE ZONE (0-5 FEET FROM HOME)**

- NONCOMBUSTIBLE MATERIALS SUCH AS ROCK, GRAVEL, CONCRETE, STONE
- ALL FLAMMABLE VEGETATION INCLUDING TREES AND SHRUBS TO BE REMOVED
- ALL COMBUSTIBLE OR FLAMMABLE MATERIAL TO BE REMOVED FROM UNDER EAVES AND DECKS
- NO PLANTINGS OR DEBRIS UNLESS APPROVED AS IGNITION-RESISTANT VEGETATION
- ALL GRASSES AND PLANTINGS TO BE UNDER 6" HIGH UNLESS IRRIGATED

**ZONE 2: INTERMEDIATE ZONE (5-30 FEET FROM HOME)**

- REMOVE ALL DEAD/DISEASED TREES, SHRUBS, LEAF/NEEDLE CLUTTER, & COMBUSTIBLE GROUND DEBRIS
- EXISTING TREES TO BE PRUNED TO REMOVE DEAD BRANCHES & ALL BRANCHES ON BOTTOM 1/3 OR WITHIN 6-10 FEET OF GROUND
- TREE CROWNS MIN. 10 FEET CLEARANCE TO STRUCTURE OR OTHER TREE CROWNS
- SMALL TREE GROUPINGS MAY REMAIN BUT SHOULD MAINTAIN 30 FEET CLEARANCE FROM OTHER GROUPINGS
- SHRUBS TO BE AT LEAST 10 FEET (HORIZONTAL) FROM EDGE OF TREE BRANCHES
- SHRUB GROUPINGS: EACH GROUPING DIAMETER SHOULD BE NO MORE THAN TWICE MATURE HEIGHT. HORIZONTAL SPACE BETWEEN GROUPS SHOULD BY 2.5 TIMES MATURE HEIGHT
- ALL GRASSES AND PLANTINGS TO BE UNDER 6" HIGH UNLESS IRRIGATED
- ALL FIREWOOD REMOVED OR COVERED BY CANVAS TARP, PER FIRE DISTRICT

**ZONE 3: EXPANDED ZONE (30-100 FEET FROM HOME)**

- TREES THINNED SO CROWNS SPACED AT 6-10 FEET MIN.
- REMOVE ALL DEAD/DISEASED TREES, SHRUBS, AND OTHER LANDSCAPING REMOVAL. 1 SNAG/ACRE MAY BE PRESERVED AS WILDLIFE HABITAT
- EXISTING TREES TO BE PRUNED TO REMOVE DEAD BRANCHES

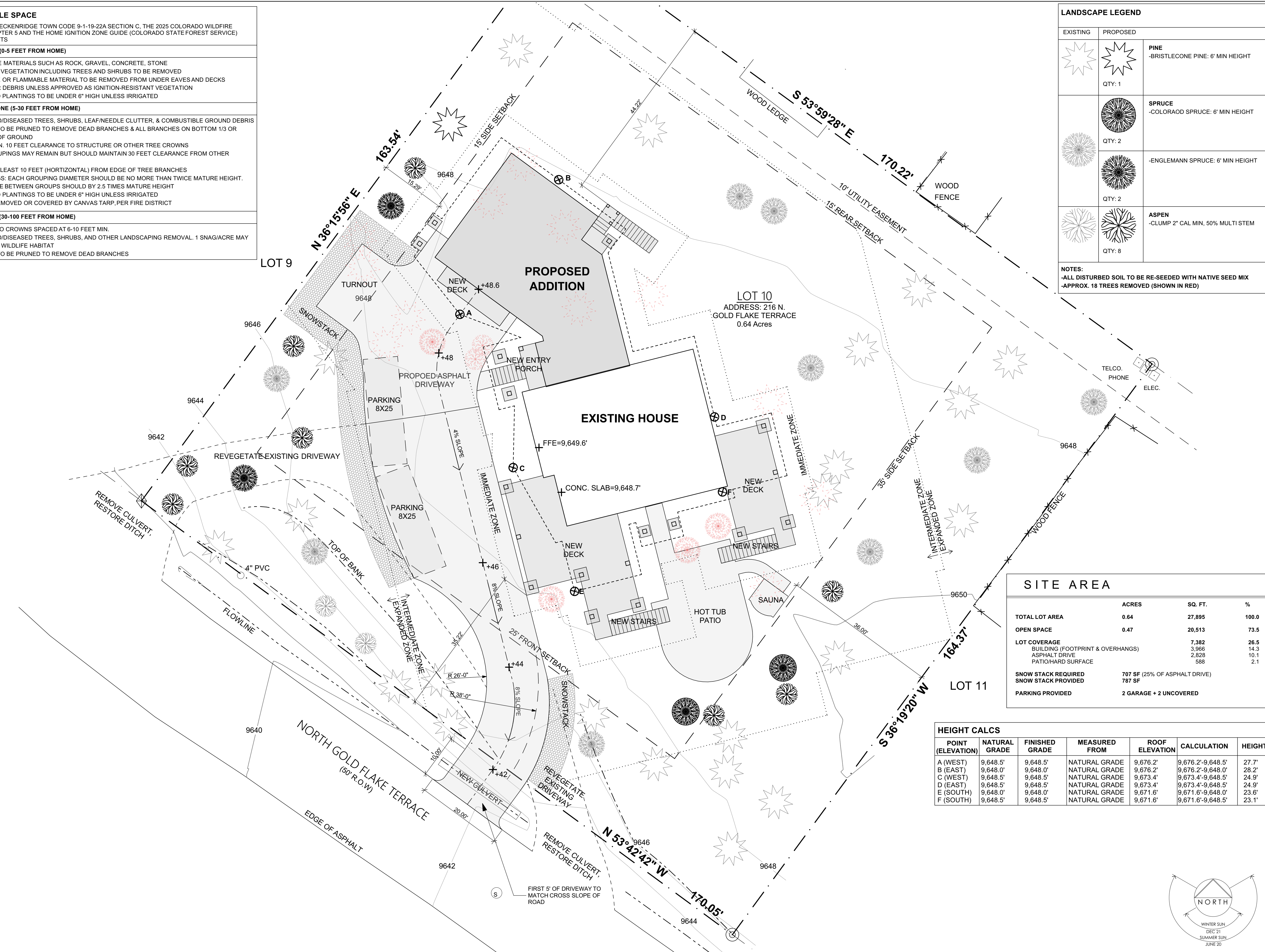
LANDSCAPE LEGEND		
EXISTING	PROPOSED	
		<b>PINE</b> -BRISTLECONE PINE: 6' MIN HEIGHT QTY: 1
		<b>SPRUCE</b> -COLORADO SPRUCE: 6' MIN HEIGHT QTY: 2
		-ENGLEMANN SPRUCE: 6' MIN HEIGHT QTY: 2
		<b>ASPEN</b> -CLUMP 2" CAL MIN, 50% MULTI STEM QTY: 8

**NOTES:**  
 -ALL DISTURBED SOIL TO BE RE-SEEDING WITH NATIVE SEED MIX  
 -APPROX. 18 TREES REMOVED (SHOWN IN RED)

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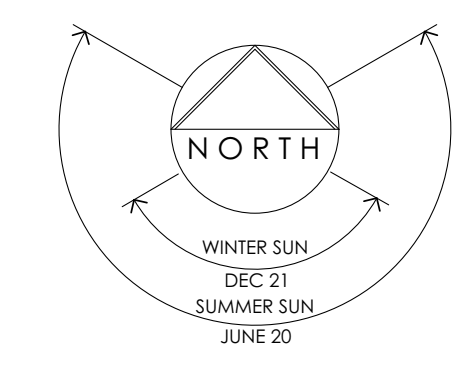
# GOLD FLAKE ADDITION

216 N. GOLD FLAKE TERRACE  
BRECKENRIDGE, COLORADO



SITE AREA			
	ACRES	SQ. FT.	%
TOTAL LOT AREA	0.64	27,895	100.0
OPEN SPACE	0.47	20,513	73.5
LOT COVERAGE		7,382	26.5
BUILDING (FOOTPRINT & OVERHANGS)		3,966	14.3
ASPHALT DRIVE		2,828	10.1
PATIO/HARD SURFACE		588	2.1
SNOW STACK REQUIRED	707 SF (25% OF ASPHALT DRIVE)		
SNOW STACK PROVIDED	787 SF		
PARKING PROVIDED	2 GARAGE + 2 UNCOVERED		

HEIGHT CALCS						
POINT (ELEVATION)	NATURAL GRADE	FINISHED GRADE	MEASURED FROM	ROOF ELEVATION	CALCULATION	HEIGHT
A (WEST)	9,648.5'	9,648.5'	NATURAL GRADE	9,676.2'	9,676.2'-9,648.5'	27.7'
B (EAST)	9,648.0'	9,648.0'	NATURAL GRADE	9,676.2'	9,676.2'-9,648.0'	28.2'
C (WEST)	9,648.5'	9,648.5'	NATURAL GRADE	9,673.4'	9,673.4'-9,648.5'	24.9'
D (EAST)	9,648.5'	9,648.5'	NATURAL GRADE	9,673.4'	9,673.4'-9,648.5'	24.9'
E (SOUTH)	9,648.0'	9,648.0'	NATURAL GRADE	9,671.6'	9,671.6'-9,648.0'	23.6'
F (SOUTH)	9,648.5'	9,648.5'	NATURAL GRADE	9,671.6'	9,671.6'-9,648.5'	23.1'



**1 SITE PLAN**  
 SCALE: 1" = 10'  
 0 5' 10' 20'

FILE: G:\AA\Architect\2025-2027\2617 - Gold Flake Addition\Drawings\Arch Drawings\2617 - Gold Flake Addition\Remodel\_V12.dwg DATE: 05/12/2026

**PROPOSED SITE PLAN**

JOB: 2617  
 DWN BY: GP/NJ  
 ISSUE: 05/12/26 - PLANNING UPDATE

SHEET: A-3

NOTE: SHADED ELEMENTS ARE NEW CONSTRUCTION



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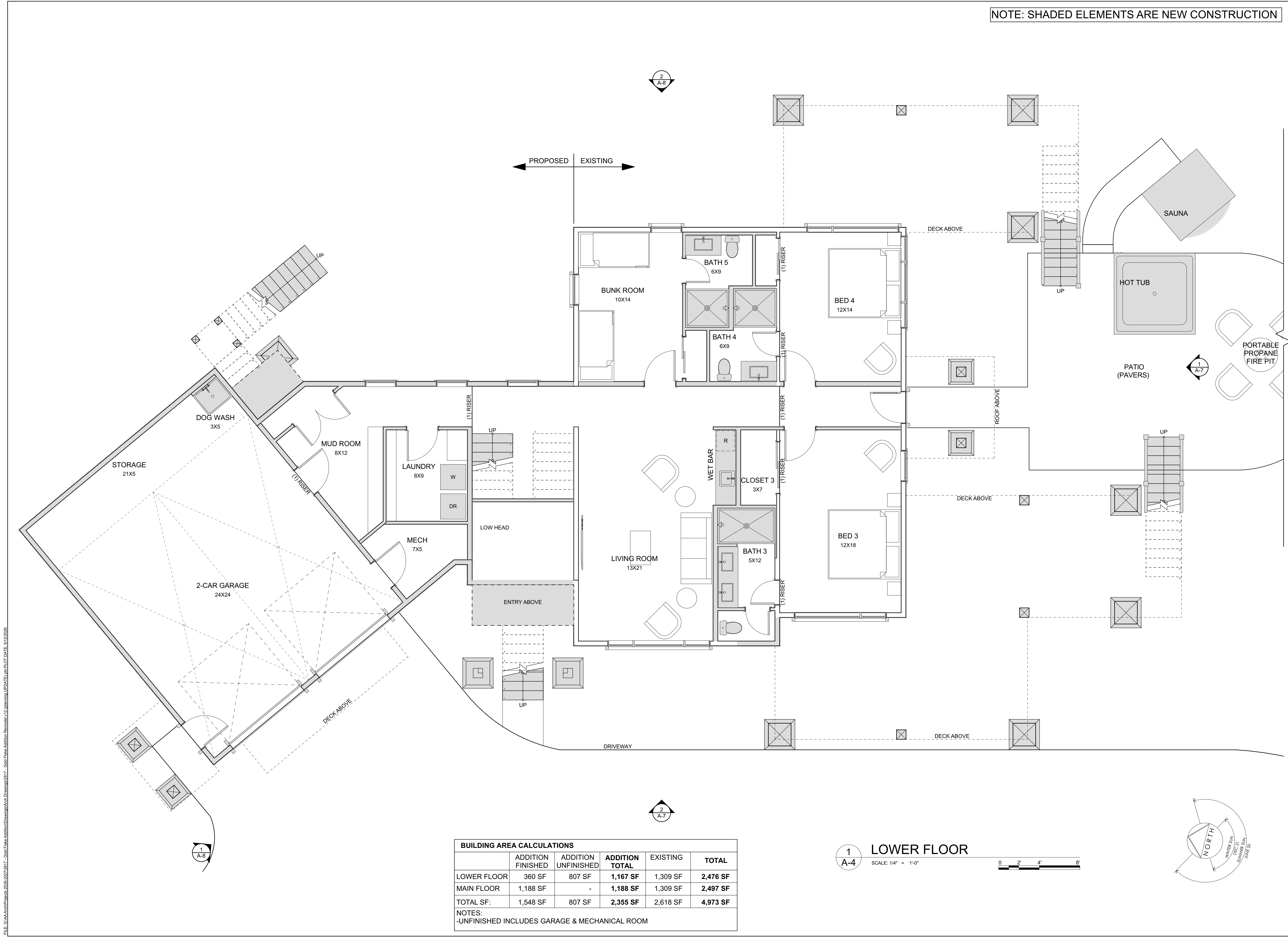
**GOLD FLAKE ADDITION**  
216 N. GOLD FLAKE TERRACE  
BRECKENRIDGE, COLORADO

PROPOSED  
FLOOR PLANS

JOB 2617  
DWN BY GP/NJ  
ISSUE 05/12/26 - PLANNING UPDATE

SHEET

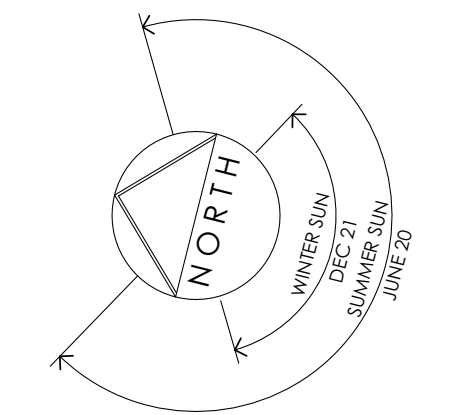
A-4



BUILDING AREA CALCULATIONS					
	ADDITION FINISHED	ADDITION UNFINISHED	ADDITION TOTAL	EXISTING	TOTAL
LOWER FLOOR	360 SF	807 SF	1,167 SF	1,309 SF	2,476 SF
MAIN FLOOR	1,188 SF	-	1,188 SF	1,309 SF	2,497 SF
TOTAL SF:	1,548 SF	807 SF	2,355 SF	2,618 SF	4,973 SF

NOTES:  
-UNFINISHED INCLUDES GARAGE & MECHANICAL ROOM

**1 LOWER FLOOR**  
SCALE: 1/4" = 1'-0"  
0 2' 4' 8'



FILE: G:\AA\Architects\2026\2617 - Gold Flake Addition\Drawings\Arch Drawings\2617 - Gold Flake Addition\Remodel\_v12.dwg (LUP DATE: 05/12/2026)

NOTE: SHADED ELEMENTS ARE NEW CONSTRUCTION



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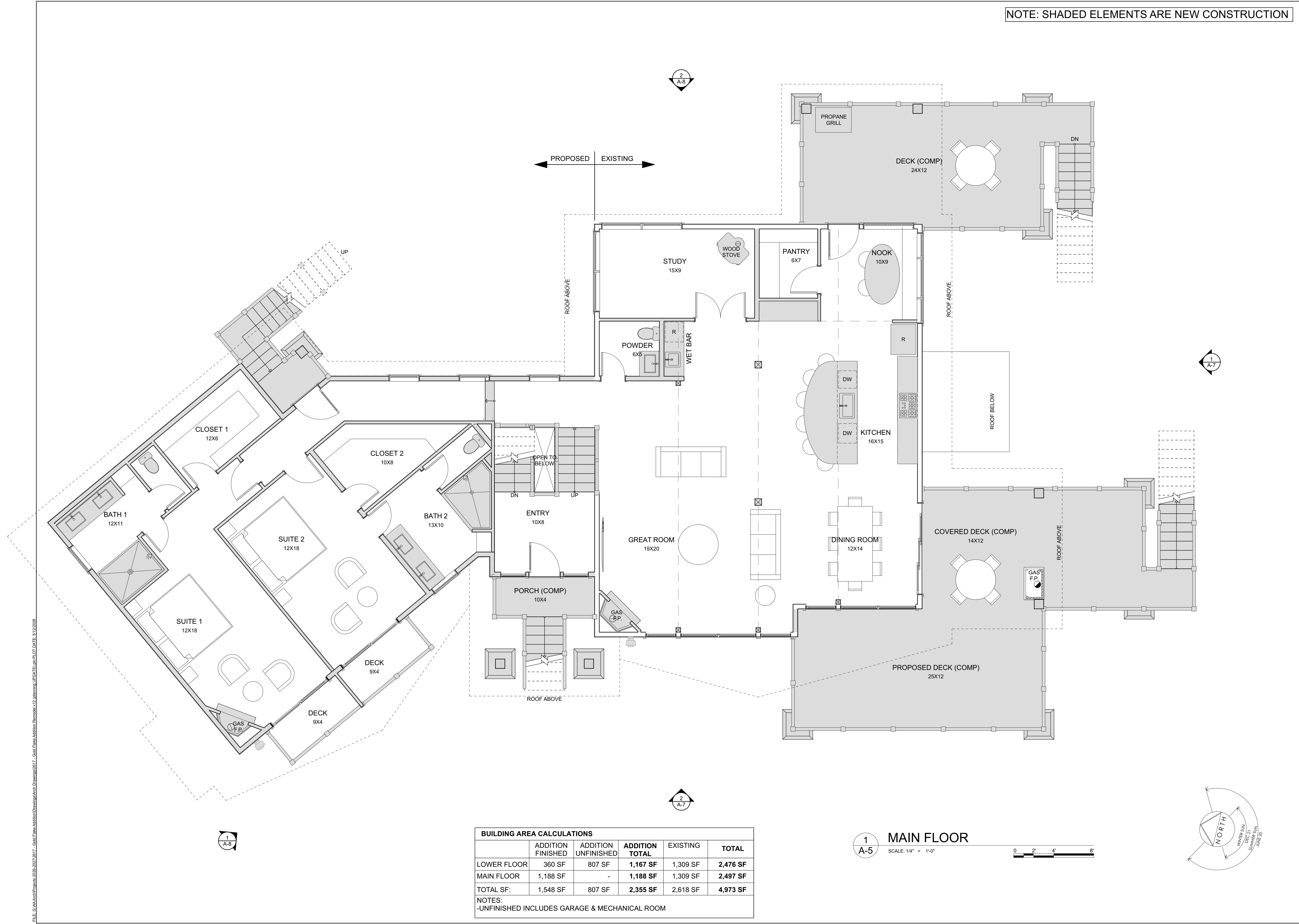
**GOLD FLAKE ADDITION**  
216 N. GOLD FLAKE TERRACE  
BRECKENRIDGE, COLORADO

PROPOSED  
FLOOR PLANS

JOB 2617  
DWN BY GP/NJ  
ISSUE 05/12/26 - PLANNING UPDATE

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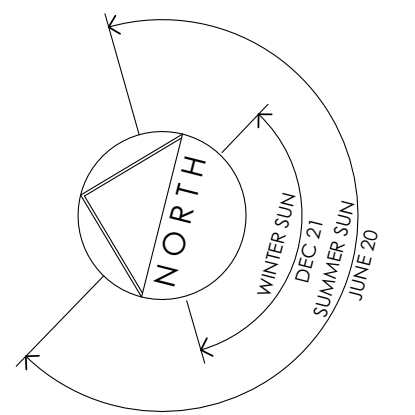
A-5



BUILDING AREA CALCULATIONS					
	ADDITION FINISHED	ADDITION UNFINISHED	ADDITION TOTAL	EXISTING	TOTAL
LOWER FLOOR	360 SF	807 SF	1,167 SF	1,309 SF	2,476 SF
MAIN FLOOR	1,188 SF	-	1,188 SF	1,309 SF	2,497 SF
TOTAL SF:	1,548 SF	807 SF	2,355 SF	2,618 SF	4,973 SF

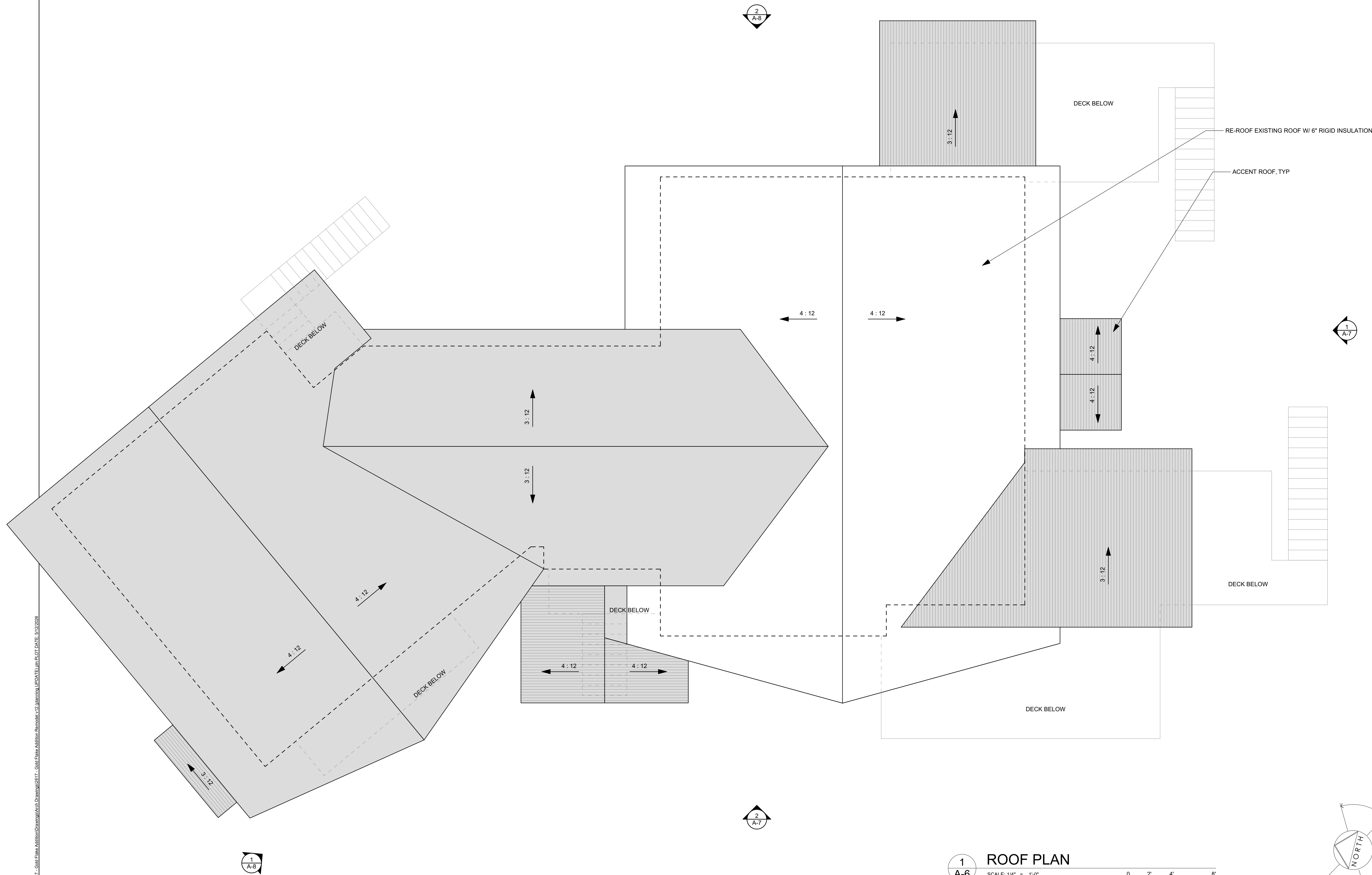
NOTES:  
-UNFINISHED INCLUDES GARAGE & MECHANICAL ROOM

1 MAIN FLOOR  
SCALE: 1/4" = 1'-0"  
0 2' 4' 8'



FILE: G:\AA\Architects\2026\2027\2617 - Gold Flake Addition\Drawings\Arch Drawings\2617 - Gold Flake Addition\Remodel\_v12.dwg (LUPD) DATE: 05/12/2026

NOTE: SHADED ELEMENTS ARE NEW CONSTRUCTION



2  
A-8

1  
A-7

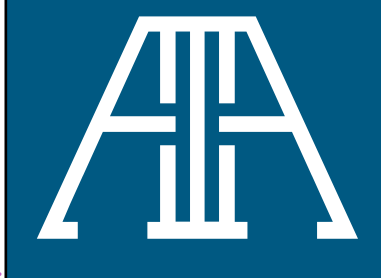
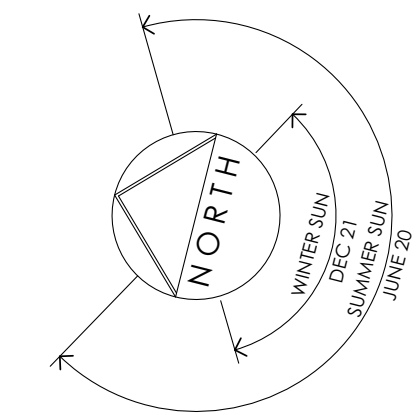
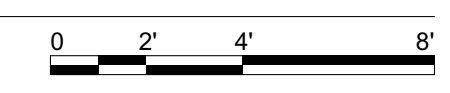
1  
A-8

2  
A-7

1  
A-6

### ROOF PLAN

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



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# GOLD FLAKE ADDITION

216 N. GOLD FLAKE TERRACE  
BRECKENRIDGE, COLORADO

## PROPOSED ROOF PLAN

JOB 2617  
DWN BY GP/NJ  
ISSUE 05/12/26 - PLANNING UPDATE


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# A-6

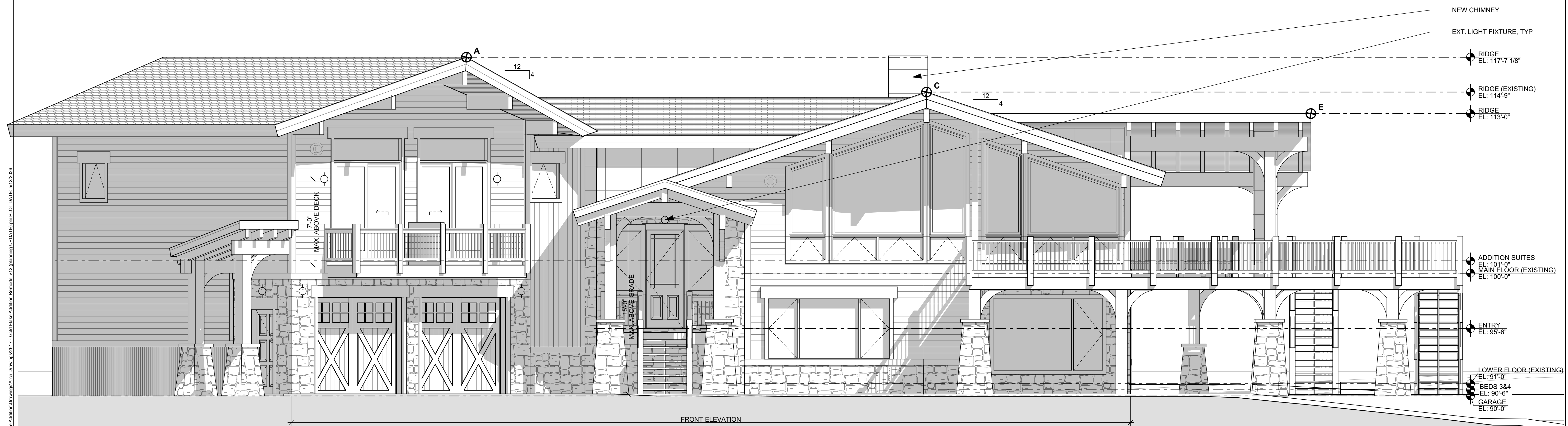
FILE: G:\AA\Architects\2026\2617 - Gold Flake Addition\Drawings\Arch Drawings\2617 - Gold Flake Addition\Remodel.v12.planning.LPD\A-6.dwg DATE: 05/12/2026

EXTERIOR MATERIALS SCHEDULE			COLOR
SYMBOL	ITEM	MATERIAL	
	ROOF:	40 YR. COMP. SHINGLES	↑ PER COLOR BOARD ↓
	EAVE/RAKE: TRIM: DOOR/WINDOW TRIM:	2X6 ON 2X12 FASCIA OUTSIDE CORNER 2X6 INSIDE CORNER 2X4 2X12 HEADER, 2X4 JAMB/SILL	
	SOFFIT:	2X T&G	
	PRIMARY SIDING:	HORIZONTAL CEMENTITIOUS 6" EXPOSURE	
	ACCENT SIDING 1:	VERTICAL CEMENTITIOUS 6" EXPOSURE	
	ACCENT SIDING 2:	METAL PANELS	
	DOORS/WINDOWS:	COMPOSITE	
	DECKS/RAILS: EXPOSED BEAMS/COL:	TIMBER RAILS & NEWELS COMPOSITE DECKING TIMBER	
	PIER BASE & ACCENT BASE 1:	THIN VENEER ROCK	
	ACCENT ROOF & ACCENT BASE 2:	VERT. CORR. METAL	

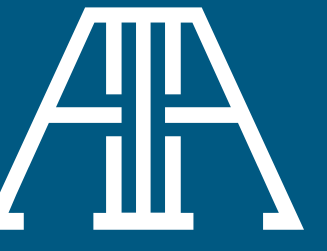
METAL SIDING CALCULATIONS			
	TOTAL WALL AREA	METAL SIDING AREA	% METAL SIDING
FRONT ELEVATION	1,761 SF	53 SF	3.0%
REAR ELEVATION	2,333 SF	387 SF	16.6%
SIDE ELEVATION A	755 SF	46 SF	6.1%
SIDE ELEVATION B	645 SF	93 SF	14.4%



1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"  
0 2' 4' 8'



2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"  
0 2' 4' 8'



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**GOLD FLAKE ADDITION**  
216 N. GOLD FLAKE TERRACE  
BRECKENRIDGE, COLORADO

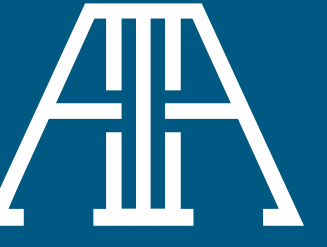
**BUILDING ELEVATIONS**

JOB 2617  
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ISSUE 05/12/26 - PLANNING UPDATE

SHEET

A-7

FILE: G:\AA\Architects\2026\2026-2027\2617 - Gold Flake Addition\Drawings\A-7 - Gold Flake Addition - Remedial.rvt (Drawing LPT) (L1) (Plot Date: 05/12/2026)



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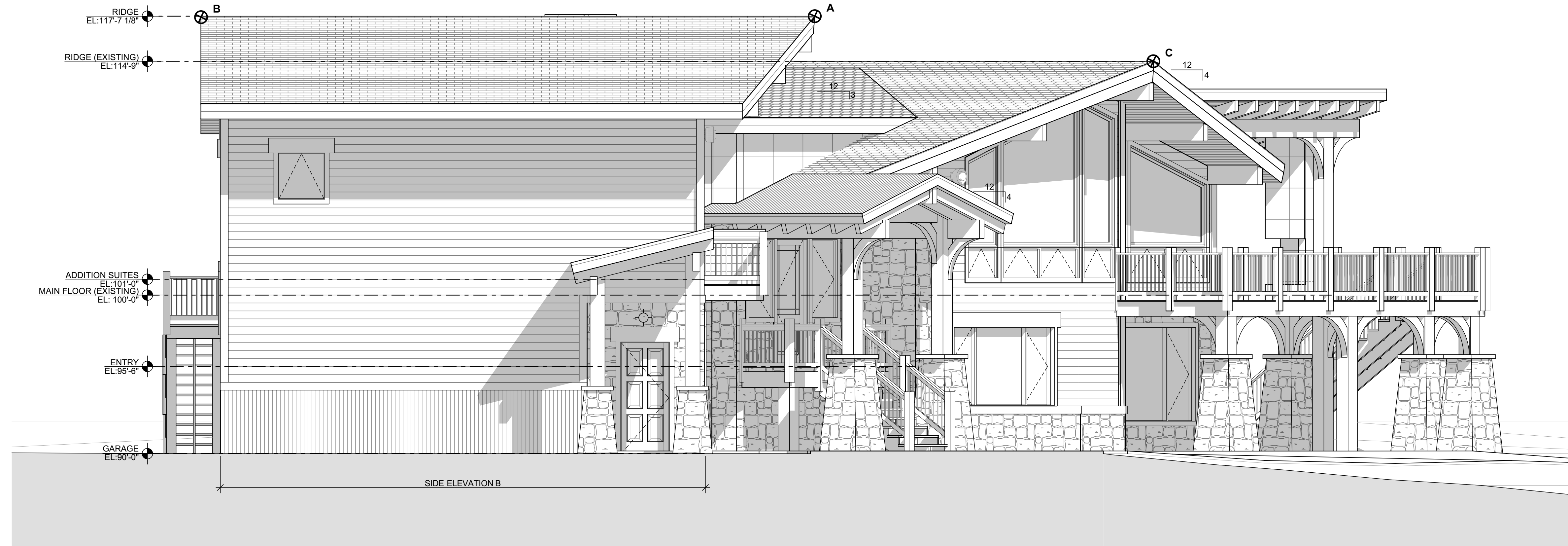
**GOLD FLAKE ADDITION**  
216 N. GOLD FLAKE TERRACE  
BRECKENRIDGE, COLORADO

**BUILDING  
ELEVATIONS**

JOB 2617  
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ISSUE 05/12/26 - PLANNING UPDATE

SHEET

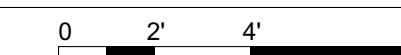
A-8

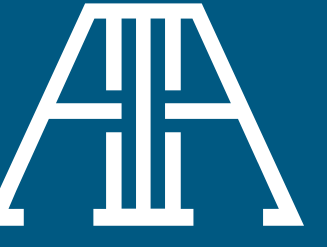


**1 NORTH WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



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





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# GOLD FLAKE ADDITION

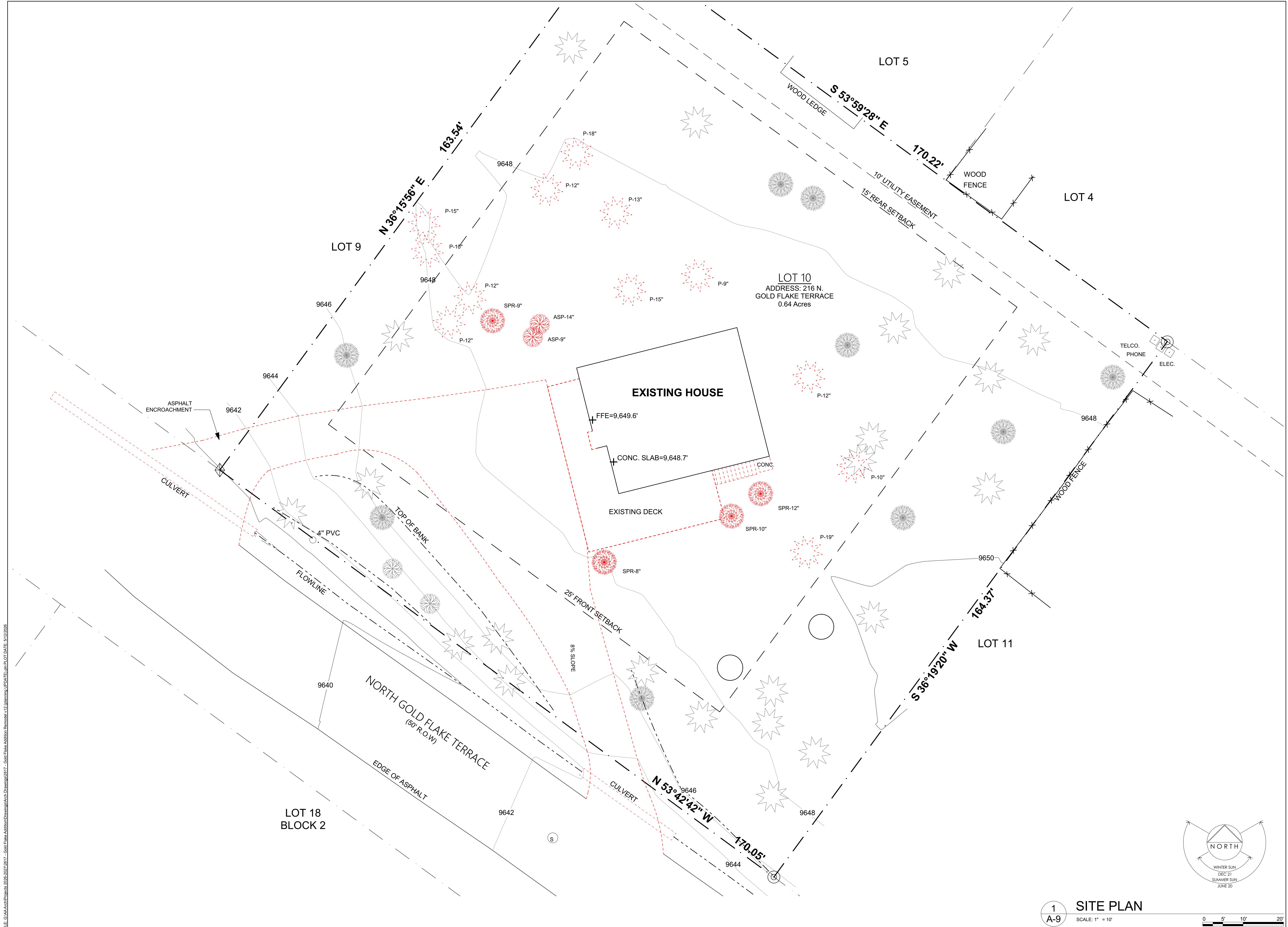
216 N. GOLD FLAKE TERRACE  
BRECKENRIDGE, COLORADO

## EXISTING SITE PLAN

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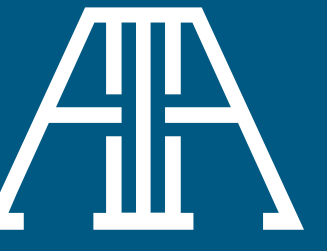
SHEET

A-9



FILE: C:\AA\Architects\2026\2027\2617 - Gold Flake Addition\Drawings\Arch Drawings\2617 - Gold Flake Addition\Update\1.dwg, PLOT DATE: 05/12/2026

NOTE: DASHED ELEMENTS TO BE REMOVED



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# GOLD FLAKE ADDITION

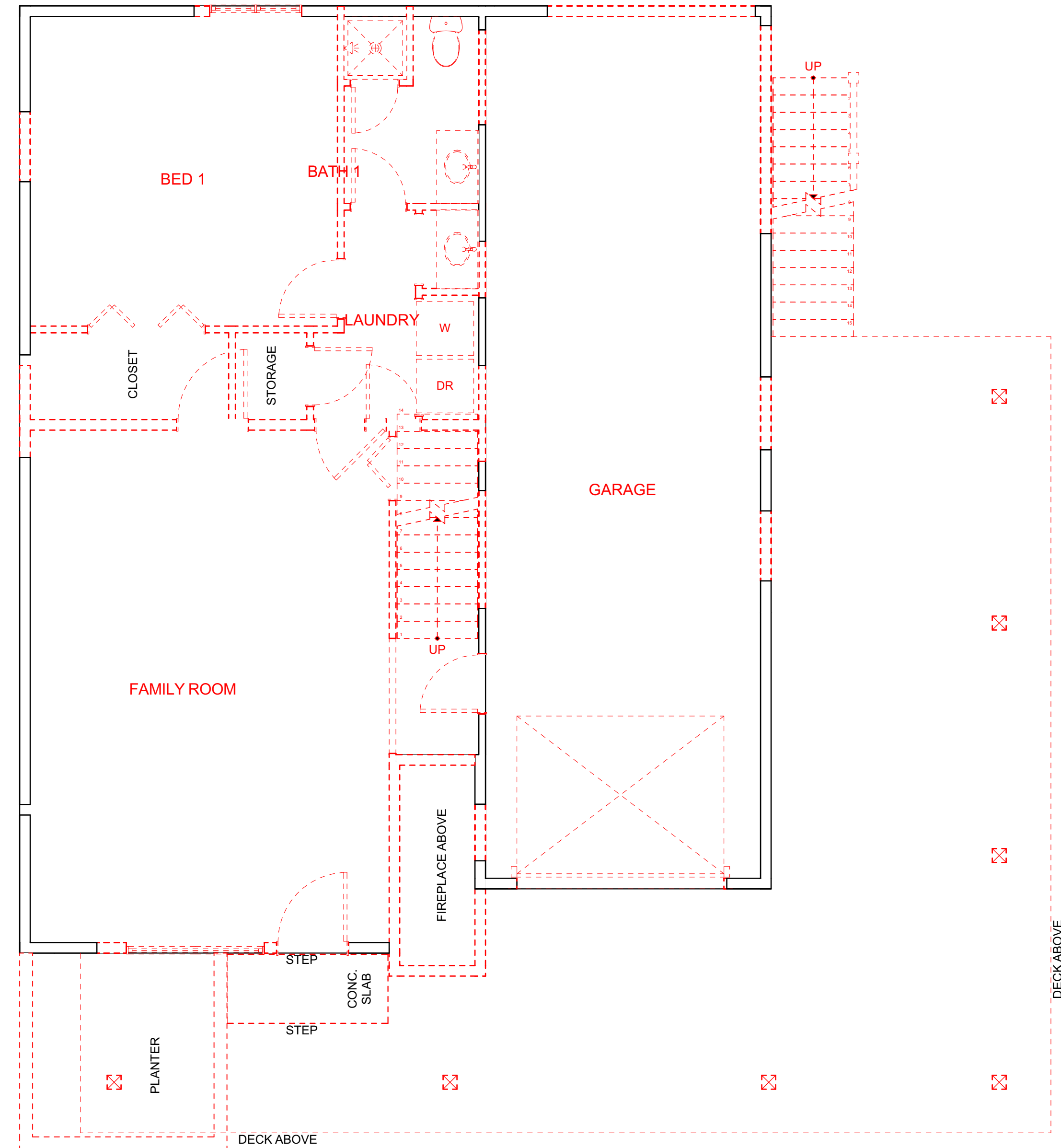
216 N. GOLD FLAKE TERRACE  
BRECKENRIDGE, COLORADO

## EXISTING FLOOR PLANS

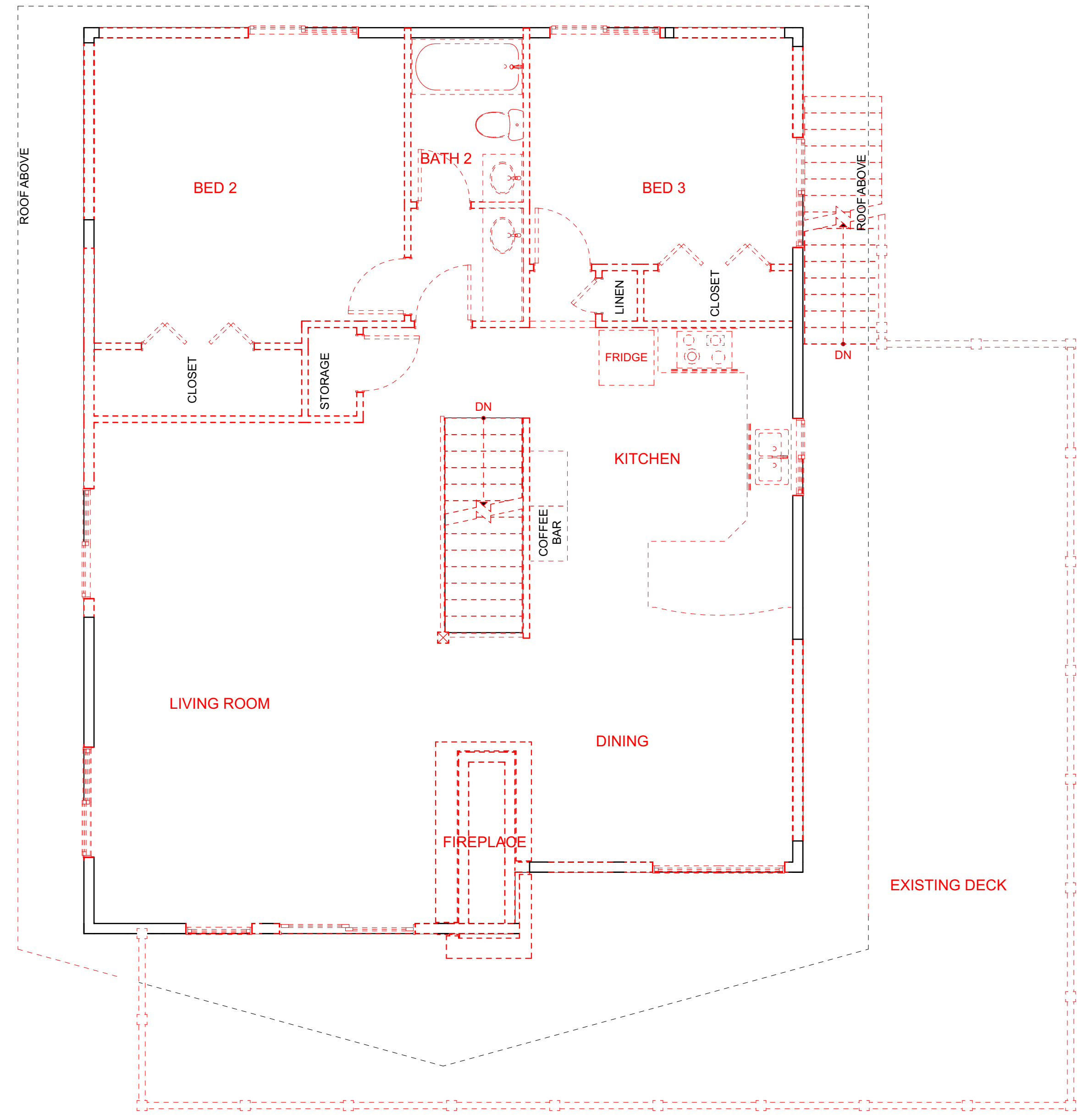
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ISSUE 05/12/26 - PLANNING UPDATE

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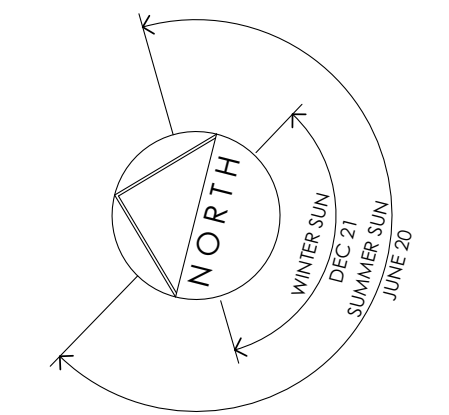
A-10



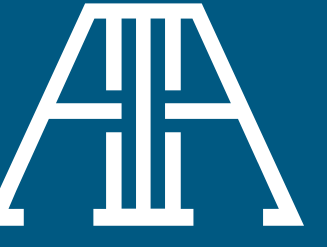
**2**  
A-10 LOWER FLOOR  
SCALE: 1/4" = 1'-0"  
0 2' 4' 8'



**1**  
A-10 MAIN FLOOR  
SCALE: 1/4" = 1'-0"  
0 2' 4' 8'



FILE: G:\AA\Architects\2026-2027\2617 - Gold Flake Addition\Drawings\Arch Drawings\2617 - Gold Flake Addition\Remodel\_v12.dwg (LUP DATE: 05/12/2026)



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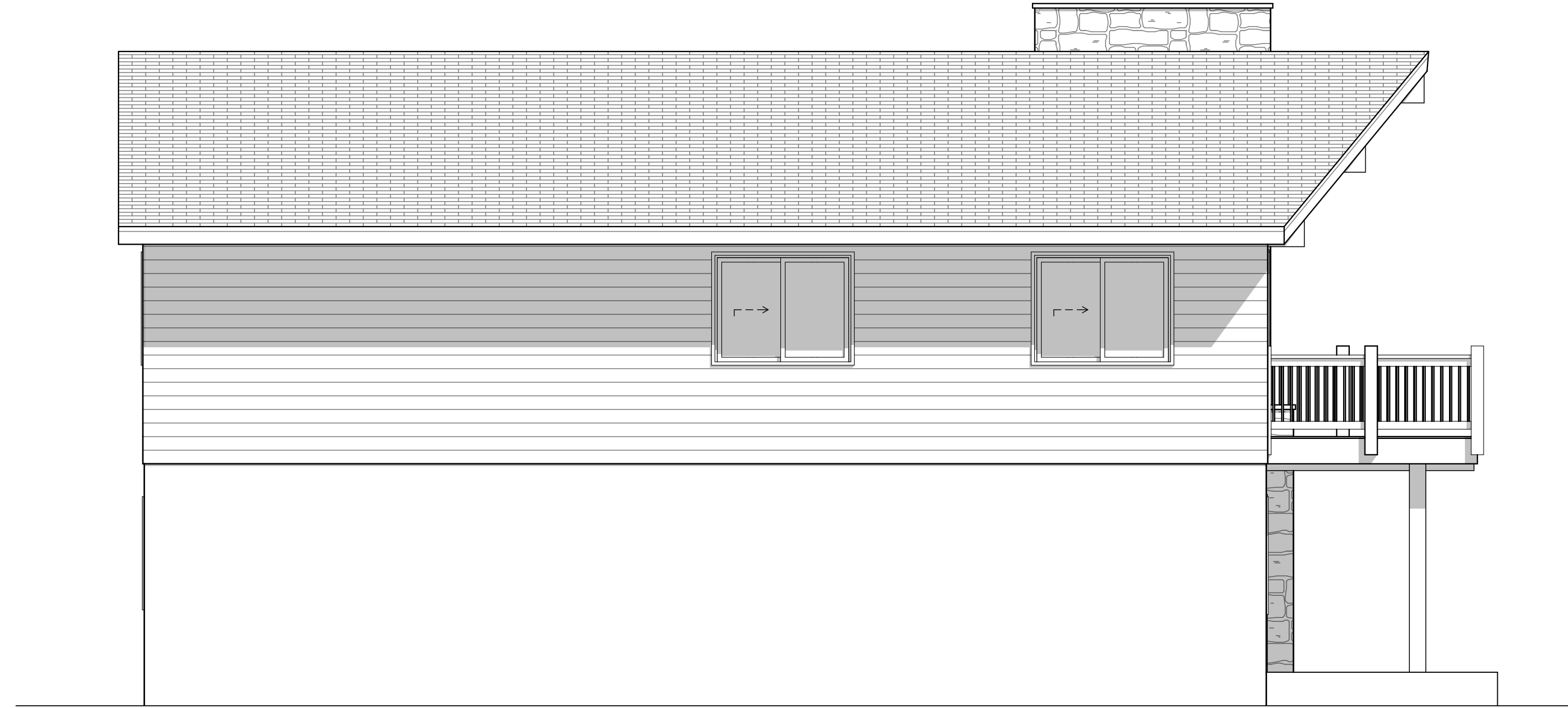
**GOLD FLAKE ADDITION**  
216 N. GOLD FLAKE TERRACE  
BRECKENRIDGE, COLORADO

**EXISTING  
BUILDING  
ELEVATIONS**

JOB 2617  
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A-11



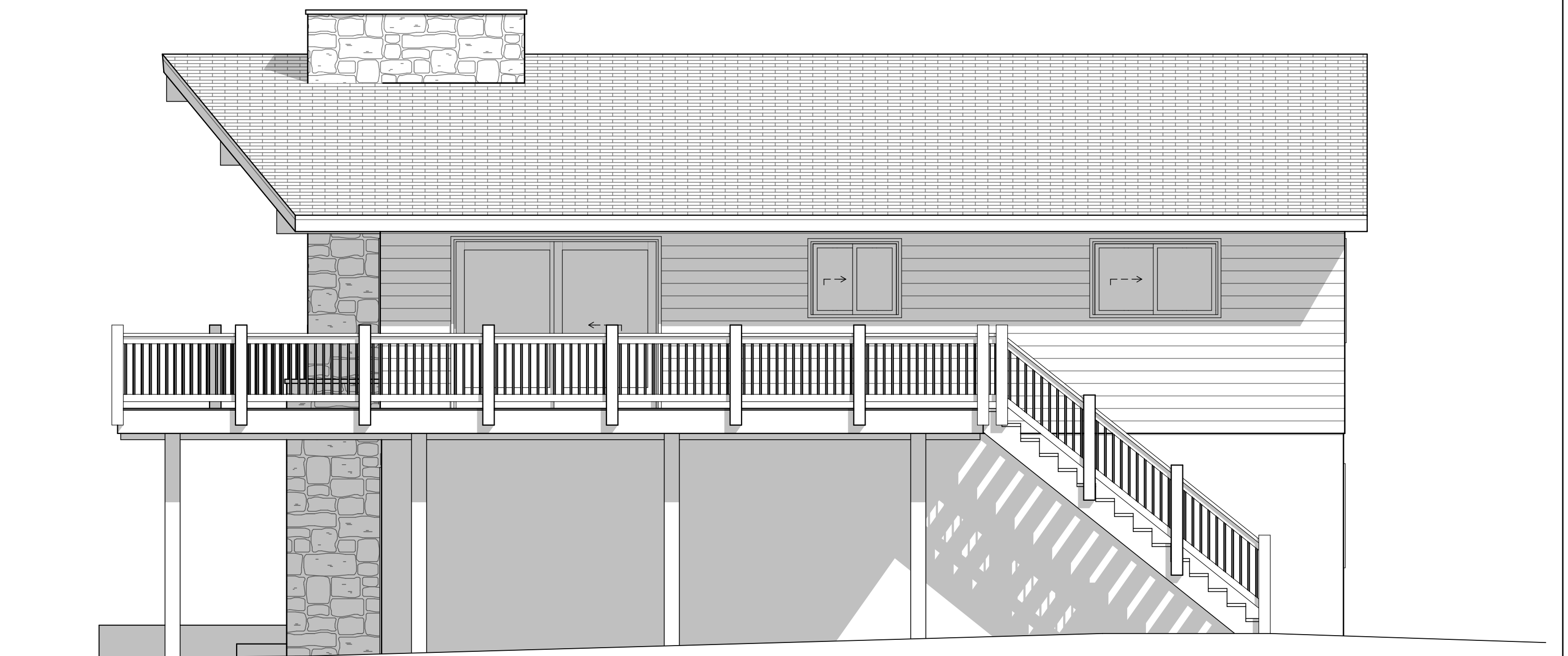
2 NORTH ELEVATION  
A-11 SCALE: 1/4" = 1'-0" 0 2' 4' 8'



1 EAST ELEVATION  
A-11 SCALE: 1/4" = 1'-0" 0 2' 4' 8'



4 WEST ELEVATION  
A-11 SCALE: 1/4" = 1'-0" 0 2' 4' 8'



3 SOUTH ELEVATION  
A-11 SCALE: 1/4" = 1'-0" 0 2' 4' 8'

Arapahoe Architects  
 322 C North Main St.  
 Breckenridge, CO 80424  
 Job: 2617  
 Date: 04/17/2026

**GOLD FLAKE ADDITION**  
 216 N GOLD FLAKE TERRACE,  
 BRECKENRIDGE, COLORADO

Sheet:  
 CB-1

**LOCATION/MATERIAL**

**COLOR**

**SAMPLE**

**PRIMARY ROOF**  
 Comp. Shingles

Timberline HD  
 "Weathered Wood"



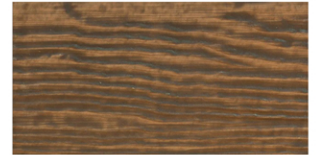
**FASCIA AND TRIM**  
 2x wood

Sherwin Williams Semi-Trans  
 3524 "Chestnut"



**PRIMARY SIDING**  
 1x6 Cementitious  
 Horizontal Lap Siding

Woodtone  
 "Aspen Ridge"



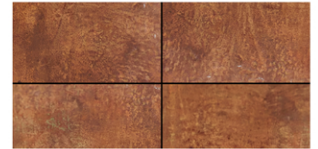
**ACCENT SIDING 1**  
 1x6 Cementitious  
 Vertical Siding

Woodtone  
 "Cascade Slate"



**ACCENT SIDING 2**  
 Corten Metal Panel

Rusty



**DOORS & WINDOWS**  
 Composite Fiberglass

Dark Bronze



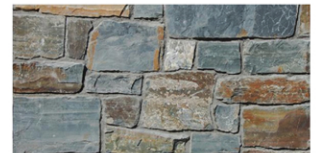
**COLUMNS & NEWELS**  
 Rough Sawn Timber  
**SOFFIT**  
 2X T&G

Sherwin Williams Semi-Trans  
 3513 "Spice Chest"



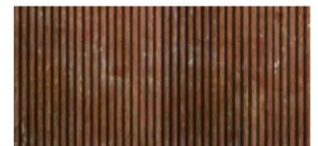
**PIER BASE &  
 ACCENT BASE 1**  
 Thin Veneer Stone

Gallegos Stone:  
 346 "Cabinet Gore Ledge"



**ACCENT ROOF &  
 ACCENT BASE 2**  
 Corten Corrugated  
 Metal

Rusty



# WAC LIGHTING

## Sodor

### Outdoor Wall Sconce 3000K

Fixture Type: \_\_\_\_\_  
Catalog Number: \_\_\_\_\_  
Project: \_\_\_\_\_  
Location: \_\_\_\_\_

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
<input type="radio"/> WS-W15708 8"	3000K	<input type="radio"/> BK Black <input type="radio"/> BZ Bronze	9W	750	330

Example: **WS-W15708-BZ**

For custom requests please contact [customs@wacighting.com](mailto:customs@wacighting.com)

#### FEATURES

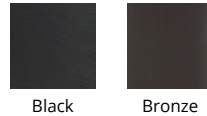
- Weather resistant powder coated finishes
- Light engine is factory sealed for maximum protection from the elements
- Heavy aluminum shade provides great glare cutoff
- ACLED driverless technology
- 5 year warranty

#### SPECIFICATIONS

<b>Color Temp:</b>	3000K
<b>Input:</b>	120 VAC,50/60Hz
<b>CRI</b>	90
<b>Dimming:</b>	ELV: 100-10%
<b>Rated Life:</b>	54,000 Hours
<b>Standards:</b>	ETL, cETL, Wet Location Listed, Dark Sky
<b>Construction</b>	Aluminum hardware with glass diffuser



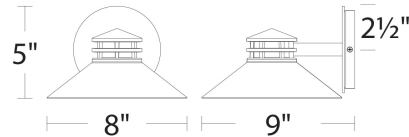
#### FINISHES:



Black

Bronze

#### LINE DRAWING



WS-W15708