



Planning Commission Regular Meeting

Tuesday, May 20, 2025, 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. FINAL HEARINGS (5:40PM)

- A. HISTORIC SHED RECONSTRUCTION (EM) 303 N MAIN ST 2A; PL-2024-0354

IV. OTHER MATTERS (6:15PM)

- A. TOWN COUNCIL SUMMARY

V. ADJOURNMENT (6:30PM)



Breckenridge South

PLANNING COMMISSION MEETING

These meeting minutes were produced with the assistance of AI technology.

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

ROLL CALL

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

APPROVAL OF MINUTES

With no changes, the April 15, 2025 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the May 6, 2025 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

CONSENT CALENDAR:

1. Spies Residence Addition (CC), 101 Klack Rd., PL-2025-0070

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

FINAL HEARINGS:

1. Imperial Hotel, Breckenridge Grand Vacations (BGV) Parcel 4 (SVC), 1599 Ski Hill Rd., PL-2024-0475

Ms. Crump presented a proposal to construct a mixed-use hotel, condominium, townhome, and commercial development at the base of Peak 8, "The Imperial Hotel & Private Residences." The project will consist of 36 hotel units, 59 condominium units with 76 lock-offs (23 whole ownership with 22 lock-offs and 36 fractional ownership with 54 lock-offs), and 9 townhome units. The project will include guest amenities and commercial areas: resort guest services, market, restaurant, bar, commercial kitchen, pools and spas, arcade, theaters, etc. Space is also allocated to provide administrative offices for Vail Summit Resorts, Inc. (VSRI) and program area for the Breckenridge Outdoor Education Center (BOEC). Parking will be located in an underground garage. The project also includes a variance for required drainage improvements and infrastructure to maintain water quality within the Cucumber Gulch Preserve and Preventative Management Area (PMA).

Applicants: Mike Dudick and Graham Frank of Breckenridge Grand Vacations, Bill Campie, DTJ Designs, and Andy Peters, Attorney Representative

The applicants discussed the design progress and challenges of a complex building project in Breckenridge. The applicants discussed the successful process of creating access to the space for the BOEC and the interior of the building, as well as the discussions with neighbors about the best pedestrian access options and how those processes had made the project's design better. They also addressed the snowmelt and energy efficiency systems in the building stating this will be the most complicated building ever built in Breckenridge. The applicants expressed their appreciation for the process and the improvements made to the building design. Questions raised in a form letter from One Ski Hill Place HOA regarding the project, specifically about the separation of the building from One Ski Hill Place and the shoring tieback easement termination were discussed by the applicant. The applicant terminated the easement with the entities they believed had authority to do so, Vail Resorts and One Ski Hill Place, LLC. Questions from One Ski Hill Place regarding the validity of the easement termination are a private matter

and do not concern the Planning Commission. The applicant believes that they are meeting the 47-foot building separation requirement found in a private agreement between BGV and One Ski Hill Place. This 47-foot separation is not a requirement the Planning Commission can uphold. The applicant restated their own incentives to keep the dog play area clean and avoid noise or nuisance issues. The kennel area has been reduced in size. The attendees acknowledged the time and effort put into the project and expressed gratitude for the input received from the Commission.

Mr. Giller asked questions of the applicant regarding the construction timeline and protocols for controlling waste during construction. The applicant discussed the construction timeline for the project, which is expected to take 36 to 40 months and that they plan to submit their construction permit drawings before October 1st of 2024 and aim to start excavation and grading work this fall. The goal is to minimize the impact during peak travel time on Ski Hill Road. Mr. Giller asked about site cleanliness and waste management for the project and the applicants stated that they will implement a diversion program to minimize waste going to the landfill.

The hearing was opened to public comment.

Alex Dorotik, Attorney Representative, One Ski Hill Place HOA: Thank you. My name is Alex Dorotik, and I represent the One Ski Hill Place HOA, I was intending only to speak to the shoring easement termination, and as to the viewpoint corridor. However; having heard the comments of the applicant, I do need to address what was stated about the meeting on Friday. I was at that meeting, and to hear their comments is frankly nothing short of astonishing. What we were told as One Ski Hill Place HOA was there would be no outdoor dog park, no outdoor play area. It's bewildering to hear about permeated/permeable surfaces when that was something that we were told that would never happen, and when they discussed a way to a potential solution it was, "we'll get rid of the dog park, but you can't ask anything about anything else." It was a take it or leave it, and it was very much a get you off the phone out of this conversation as soon as possible. They would not take questions. They would not provide any further information that stated as to the shore easement termination. This easement was originally instituted in 2010, after the vast majority of the building had already been completed close in time to the One Ski Hill Place declarations in April of 2010. That wouldn't be a temporary construction easement when the building is mostly completed. In addition, it was transferred to One Ski Hill Place HOA by action of the Condominium Declaration. So the fact that One Ski Hill Place, LLC has now removed it is incredibly problematic. This is for the benefit of the HOA and there will be litigation about that and I know that from your perspective this isn't something you want to tread into. But I really want to caution that this is going to be an issue, that it's been removed outside of the HOA is incredibly problematic, and the one of the things I don't have much time that I want to speak to is the view corridor noncompliance, and I know that there's no obligation among the Planning Commission to give any credence to a private agreement. However, if you look at the page 73 renderings, it's not 47 feet and there's nothing to indicate it's not. There's no radius measurement which is standard for view corridors. The page 73 renderings look like 22 feet and we're incredibly concerned. If there was more information, if they would have answered questions, we might have answers, to those questions, but that we haven't been given that.

Jane Hamilton, Four O'clock Run Subdivision: I'm a neighbor from the Four O'clock Run Subdivision and I want to say this because you guys spoke about the process, Planning Commission is a huge part of the process. We all operate our homes differently. Some of us live in them, some of us rent. It's a complete business. Some of us entertain them at different times of the year, especially in that 4 O'clock Run subdivision. What I wanted to say is throughout this process, even years ago, when BGV was looking at this piece of property and this huge scope that's going there, there's always been a sense of calm that they are approachable. You guys are approachable at Commission and staff too and that makes even a small homeowner be able to say, "Okay, okay, we'll make this work." So yes, this is going to be a big project, and it's going to be timely, and that'll affect us in different ways. But this team has worked

well with, I will say personally with me, and I know some of the other neighbors that represent our old neighborhood. I just wanted to thank all of you guys involved with that and we'll just keep moving forward. Thank you.

Dave Ellen, Boulder Ridge Subdivision: I live in the Boulder Ridge circle next door, so we have a vested interest. Our biggest concern is during the construction, how are we going to be able to access the ski runs from our house? Will the pathway, the sidewalk along Ski Hill Road, be open all the time during the ski season? (Graham Frank, Breckenridge Grand Vacations: The sidewalk will be open, and the ski back goes down to the sidewalk. There may be times when a flagger has a truck coming in something of that nature that you may get delayed, but the intent is for that to remain open all the way to where you could get to the stairs, to go up to the gondola there, and coming down into Boulder Ridge Road there's a public access coming down that will remain open.) We go up that public access to the ski slopes. How are we going to use that during the construction, and afterwards? (Mr. Frank: Construction is outside of that access and our setback. So that will remain open. It's an ungroomed trail, neighborhood-maintained area and it'll remain that way. There won't be any fencing precluding you from going up or coming back down. Correct.) Okay, splendid; thank you.

There were no additional public comments and the public comment period was closed.

Commissioners shared support for the project, highlighting its compliance with the development code and master plan. Mr. Smith raised a potential error in the point analysis, specifically regarding the Davis Vantage Pro weather monitoring station and energy efficiency points. After review of Policy 33/R, it was determined projects are not eligible to receive points under both subsections of Policy 33/R. The applicant was asked whether they would prefer the positive four (+4) points for the Davis Vantage Pro weather system installation or the positive two (+2) points for the energy efficiency rating. The applicant elected to keep the four points for the weather system, resulting in a modified passing final score of positive four (+4) points.

Mr. Giller made a motion to approve the Imperial Hotel BGV Parcel 4, seconded by Mr. Frechter with a modified point analysis of positive four (+4) points and modified Findings and Conditions that reflect the removal of conditions related to the energy efficiency analysis requirement. The motion passed 6 to 0.

COMBINED HEARINGS:

1. Sabor a Michoacan Large Vendor Cart (CC), 13445 State Hwy 9, PL-2025-0059

Mr. Cross presented a proposal to place a new 100 sq. ft. vendor card in the Breckenridge Building Center parking lot.

There were no Commissioner questions or discussion.

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

Ms. Propper made a motion to approve Sabor a Michoacan Large Vendor Cart, seconded by Ms. Gort. The motion passed 6 to 0.

2. BGV Parcel 5 Residential Lots Subdivision (SVC), Lot 5 Peak 8 Subdivision, PL-2025-0047

Ms. Crump presented a proposal to subdivide the existing Parcel 5 of the Peak 8 Subdivision Filing No. 1 totaling 1.0958 acres to create a new Parcel 5 Subdivision comprised of two single-family residential lots. The approved Development Agreement for the Gondola Lots and Peak 7 & 8 Master Plans contemplated the eventual subdivision of this lot into two single-family residential lots. Two single-family lots, with

disturbance envelopes, density limitations, private access easements, public access easements, and utility easements are proposed.

Commissioner Questions / Comments:

There were no Commissioner questions or discussion.

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

Ms. Gort made a motion to approve the BGV Parcel 5 Residential Lots Subdivision, seconded by Ms. Propper. The motion passed 6 to 0.

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:58pm.

Ethan Guerra, Chair

Planning Commission Staff Report

Subject: Historic Shed Reconstruction
(Class A Major Development Permit, Final Hearing; PL-2024-0354)

Proposal: A proposal to rebuild the historic shed behind the Williams House that was removed without a permit in 2022.

Date: May 9, 2025 (For meeting of May 20, 2025)

Project Manager: Ellie Muncy, Planner I

Applicant/Owner: Marcus Meyer

Agent: Joni Zimmerman, Architect & Lee Edwards, Dry Rot Construction

Address: 303 North Main Street Unit 2A

Legal Description: Snider, Lot 2A, Lot 2 Sub

Site Area: 0.12 acres (5,232 sq. ft.)

Land Use District: 19 – 1:1 FAR, 20 UPA

Historic District: 4 - North Main Residential Character Area

Site Conditions: The lot is located on the west side of North Main Street between a commercial business and a residential structure. This property is relatively flat and contains a historic two-story primary structure, known as the Williams House, which is positioned in the center of the lot. Existing parking is located on the west end of the lot, behind the primary structure, and is accessed through an easement on an adjacent commercial property. The historic shed was positioned between the primary structure and the parking area. Located to the north of the primary structure is an adjacent single story historic residential structure, known as the Willoughby Cottage. To the west of the property is a two-story, non-historic, residential structure, known as The Barn. Finally, to the south of the property are two commercial buildings, a two-story building and a small cabin.

Adjacent Uses:

North: Single-family residential

South: Commercial

East: Main Street right-of-way, single-family residential

West: Single-family residential

Lot Coverage: Reverting back to previously existing.

Parking: Reverting back to previously existing.

Item History



1962-1972 Photograph of Breckenridge



Zoomed in photograph, historic shed circled



Historic shed prior to demolition

The historic shed was located in the rear of the property between two primary structures known as the Williams House and the Willoughby Cottage. The property's Cultural Resource Survey and Sanborn Fire Insurance maps indicate the shed was built circa 1890 and used as an icehouse. Throughout the property file for 303 North Main Street the shed is referred to as either a burro barn or the Trauna Cabin.

The shed was previously moved in 1990 as part of relocating the Willoughby Cottage to the site. The property file includes structural documents from the relocation in 1990 where an addition of the shed structure was removed as part of the relocation. The 1962-1972 photograph above shows the shed prior to the 1990 relocation and prior to the removal of the addition. Before relocation the shed was used as a garage.

At some point after 2012, but prior to the demolition of the shed, a door was added to the north façade. The shed was clad in unpainted vertical wood planking and featured a steeply-pitched corrugated metal gable roof. The shed had a set of paired vertical wood plank doors, side hinged with metal strap hinges on the west elevation, and no windows. The building measured approximately 8' by 12' and was described to be in good condition and historically important in the Cultural Resource Survey.



Current conditions

The historic shed was discovered by Planning Staff to have been removed and replaced with a paved parking area in February of 2024. Staff was able to narrow down the time of removal to a three-week period between April 25th, 2022 and May 13th, 2022. Staff reached out to the property owner about the unpermitted work and prompted the process for this application. This application was previously brought before the Planning Commission for a preliminary hearing on November 5, 2024 and April 15, 2025. During the second hearing, the applicant provided additional information on materials, foundation details, and a framing plan.

Since the last hearing, the applicant proposes to move the shed roughly 26 feet to the west and to turn the shed 90 degrees during the rebuild process. Additionally, as part of the project, the newly created paved area on the south side of the site will be removed and revegetated due to the property already exceeding the maximum allowed parking of three spaces.

Precedent Research

Since this is the first historic structure removal that Staff is aware of since the creation of code section [9-1-6 E.](#) in 2007, Staff reached out to other Colorado towns and cities with historic districts to see if any of them had gone through a similar situation and how it was handled. Staff was able to find a comparable situation in the City of Boulder where a historic coal shed/chicken coop was demolished without a permit and then required to be rebuilt by the Boulder City Council. Staff believes one of the most impactful consequences of removing a historic structure is requiring it to be rebuilt as it was, as nothing ends up being gained by the applicant for removing the structure and it sets precedent to heavily discourage similar removals in the future.

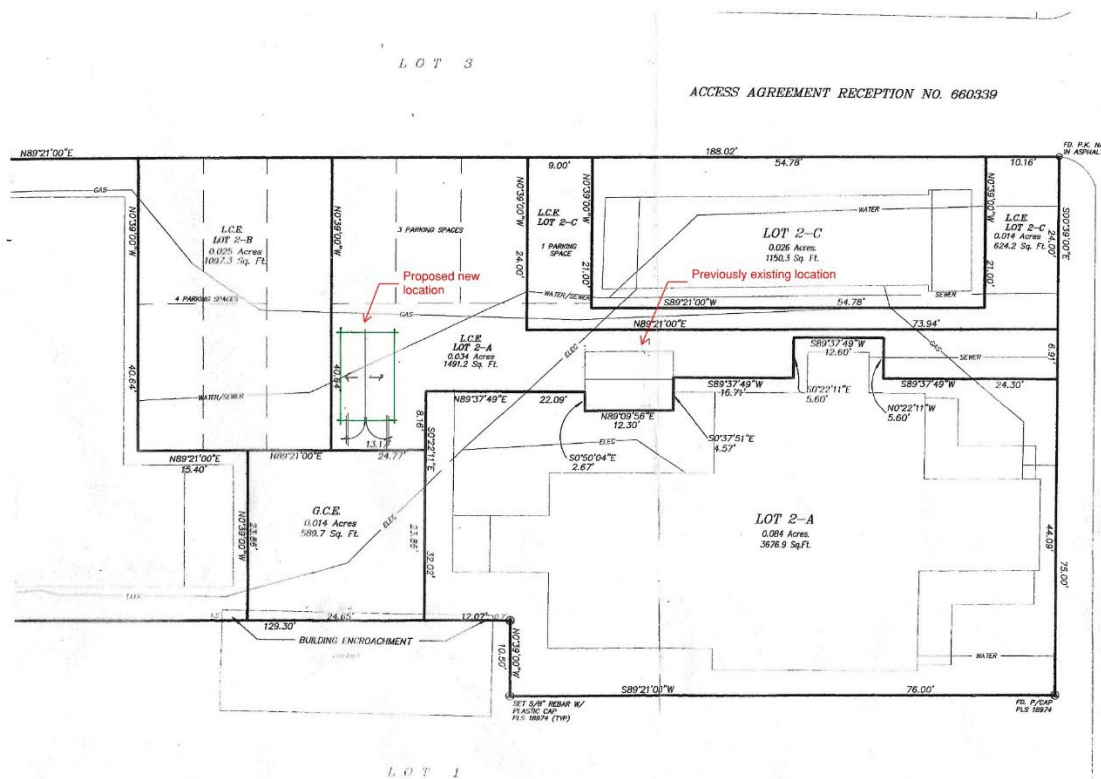
Staff Comments

Enforcement and Penalties ([9-1-6 E.](#)):

Remedy For Unapproved Demolition Or Destruction Of Historic Structure: The unapproved demolition or destruction of a historic structure shall result in the revocation of the original development permit, and the person determined to be responsible for the unapproved demolition or destruction of the historic structure shall be required to reconstruct the building or portion thereof as closely as possible to its original condition at the time it was destroyed, unless the planning commission and town council (if the planning commission's decision is called up) approve an alternative action.

Most of the original materials for the shed were discarded during the demolition, however the applicant proposes to rebuild the historic shed in the same location and match the shed prior to removal as closely as possible. After consulting several reference photos of the shed prior to removal and a structural drawing of the shed during the relocation project completed in 1990 the applicant has provided a detailed plan of how the shed will be rebuilt. The applicant proposes to rebuild the shed with a thickened edge slab on grade. The materials of the rebuilt shed will consist of self-rusting corrugated metal roofing and reclaimed rough sawn vertical siding of various widths. Additionally, it was discovered that the doors of the historic shed have been preserved and will be reinstalled on the rebuilt shed. The applicant provided a stamped Engineer's letter for the foundation and interior framing plan. Staff also consulted with our Chief Building Official on the proposed foundation, and he has preliminarily endorsed the design.

As part of the reconstruction, the applicant requests that the rebuilt shed be approved in a new location on the same site. The new proposed location will help alleviate drainage issues between the shed and primary structures and move the shed off of an existing electrical line.



Priority Design Standard 4 states, “*respect historic settlement patterns.*” The location of the shed prior to being demolished was not its historic location as it was moved on the site to accommodate the relocation of the Willoughby Cottage. Staff finds the proposed new location of the shed, 26 feet west of the previously existing location, to comply with this policy as the shed will still be located to the rear of the primary structure. Additionally, staff finds the proposed 90-degree rotation of the shed to comply with this policy as historic sheds were seen in a variety of different orientations, and this shed has already seen several relocations and reorientations. Throughout the historic district there is little consistency with shed positioning, some having doors that open to alleys and others with doors opening to the lot interior. Shed ridgelines are also inconsistent with some running parallel and others perpendicular to rear property lines. Development Code Section 9-1-6 E. states, “*shall be required to reconstruct the building or portion thereof as closely as possible to its original condition at the time it was destroyed*” but does not specifically mention location. Staff recommends granting the applicant’s relocation request, finding the relocation continues to abide by applicable Design Standards and policies of the Development Code and would have been permitted prior to the demolition if it had been requested.

Does the Commission approve relocating the rebuilt shed, 26 ft west of its previous existing location?

Priority Design Standard 186 states, “*Use roof forms that reflect the angles, scale, and proportions of those of historic buildings in the area.*” The applicant proposes to match the roof form in both angle and scale with what was previously existing. Staff was able to find structural documents for the historic shed in the property file from a previous stabilization project, from which the applicant was able to determine the previously existing roof form. The applicant has provided a framing plan detailing the angle of the roof material and plans to use self-rusting corrugated metal roofing to closely match what existed previously.

Priority Design Standard 90 states, “*Use materials that appear to be the same as those used historically,*” and specifies stain or paint in appearance to natural wood is appropriate for secondary structures. The applicant proposes to use unpainted reclaimed rough sawn vertical wood planks of various widths to match the materials of the shed prior to removal. The applicant has provided a physical material board for the Commission to reference during the meeting. Staff finds the proposed materials to comply with this policy.

Priority Design Standard 96 states, “*Use a ratio of solid to void that is similar to those found on historic and supporting buildings.*” The applicant is not proposing to rebuild the door that was added to the north façade and plans only to keep the one historic opening on the west façade. Since the first preliminary hearing, the historic doors to the shed were discovered have been preserved. The doors will be reinstalled on the rebuilt shed. Staff finds the proposal complies with this policy as the applicant is matching the openings that existed historically on the structure and compliments other historic sheds located within the Historic District that feature minimal openings.

Point Analysis (Section: [9-1-17-3](#)): At this final hearing, Staff finds the application meets all Absolute and Relative Policies of the Development Code and no points have been assigned. The project also meets all relevant Design Standards from the Handbook of Design Standards for the Historic and Conservation Districts.

Planning Commission Questions

Based on Staff’s analysis, we have the following questions for the Commission:

1. Does the Commission approve relocating the rebuilt shed, 26 ft west of its previous existing location?

Staff Recommendation

Staff recommends the Planning Commission approve the Historic Shed Reconstruction, PL-2024-0354, located at 303 N Main Street Unit 2A, the project having met all applicable Absolute Policies and Relative Policies at this final hearing, with the attached Findings and Conditions of Approval.

TOWN OF BRECKENRIDGE

Historic Shed Reconstruction
Snider, Lot 2A, Lot 2 Sub
303 N Main Street Unit 2A
PL-2024-0354

STAFF RECOMMENDATION:	Staff recommends the Planning Commission approve this application with the following findings and conditions.
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FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **May 9, 2025** 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 hearings on the project held on **November 5, 2024, April 15, 2025, and May 20, 2025** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. **Section 9-1-6 B.2.a. of the Development Code states, “It shall be unlawful and a misdemeanor offense for any person to do any of the following: a. To engage in “development” as defined in section 9-1-5 of this chapter without a valid development permit issued pursuant to this chapter authorizing such development. This is a strict liability offense.”**
7. **On or about February 28, 2024, staff of the Planning Department discovered the unlawful demolition of a historic shed previously located at 303 N Main Street had occurred. A violation letter regarding the demolition of the historic shed and Section 9-1-6 B. of the Development Code was sent to the owner, dated June 11, 2024**
8. **As defined in Section 9-1-6 E. of the Development Code, the Commission finds the proposal to rebuild the shed as closely as possible to its existing condition prior to demolition, with integration of the historic shed doors, to be the best remedy for the unapproved demolition of the historic shed.**
9. **The Commission finds the relocation of the shed on the site to be of negligible impact or benefit following the unapproved demolition of the shed as the shed will be moving from one paved area to another paved area within the same site. The Commission finds the new location to be better for the preservation of both the shed and the adjacent primary structures.**

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.

2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **May 27, 2028**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a Certificate of Occupancy or Completion for the project covered by this permit. The determination of whether a Certificate of Occupancy or Completion should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. Applicant shall notify the Town of Breckenridge Community Development Department (970-453-3160) prior to the removal of any historic building materials from the property. Applicant shall allow the Community Development Department to inspect the materials proposed for removal to determine if such removal will negatively impact the historic integrity of the property. The Applicant understands that unauthorized removal of historic materials may compromise the historic integrity of the property, which may jeopardize the status of the property as a local landmark and/or its historic rating, and thereby the allowed basement density. Any such action could result in the revocation and withdrawal of this permit.
8. Applicant shall field locate utility service lines to avoid existing trees.

PRIOR TO ISSUANCE OF BUILDING PERMIT

9. Applicant shall submit proof of ownership of the project site.
10. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
11. **No tree removal is authorized with this permit.** Applicant shall erect temporary fence barriers around any trees impacted by construction 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 or Completion.
12. 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.
13. **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. 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.** Construction parking violations 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.

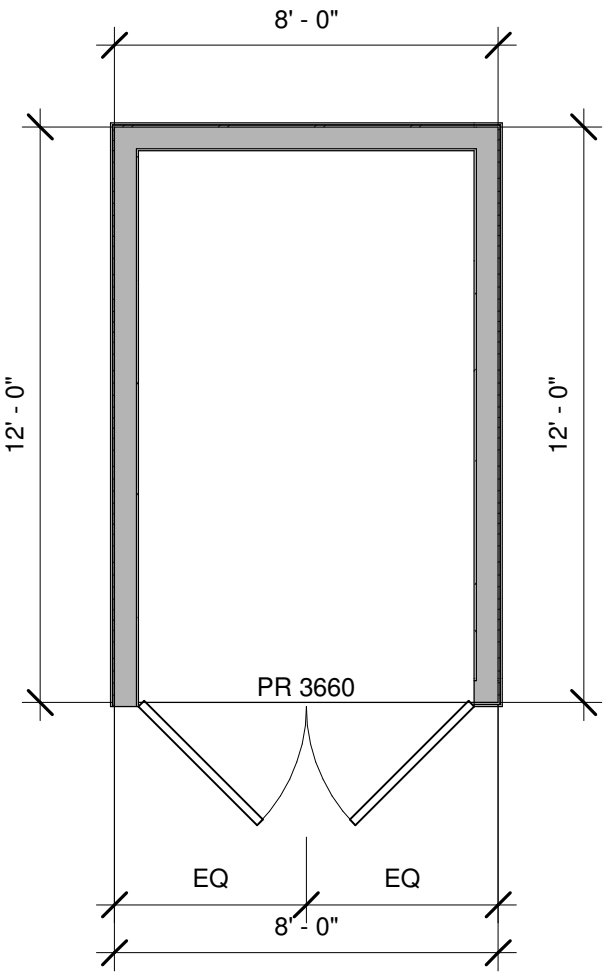
PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION

14. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
15. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches from the property. Dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above ground.
16. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
17. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
- 18. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.**
19. Applicant shall screen all utilities.
- 20. Applicant shall submit an improvement location certificate to verify the dimensions, ridge height, and site placement of the reconstructed shed are in accordance with the approved plans for development.**
- 21. All exterior lighting on the site or buildings shall be fully shielded or semi-opaque 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.**
22. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
23. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Completion for the project, and/or other appropriate legal action under the Town's development regulations.
24. No Certificate of Occupancy or Certificate of Completion 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 Completion if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the

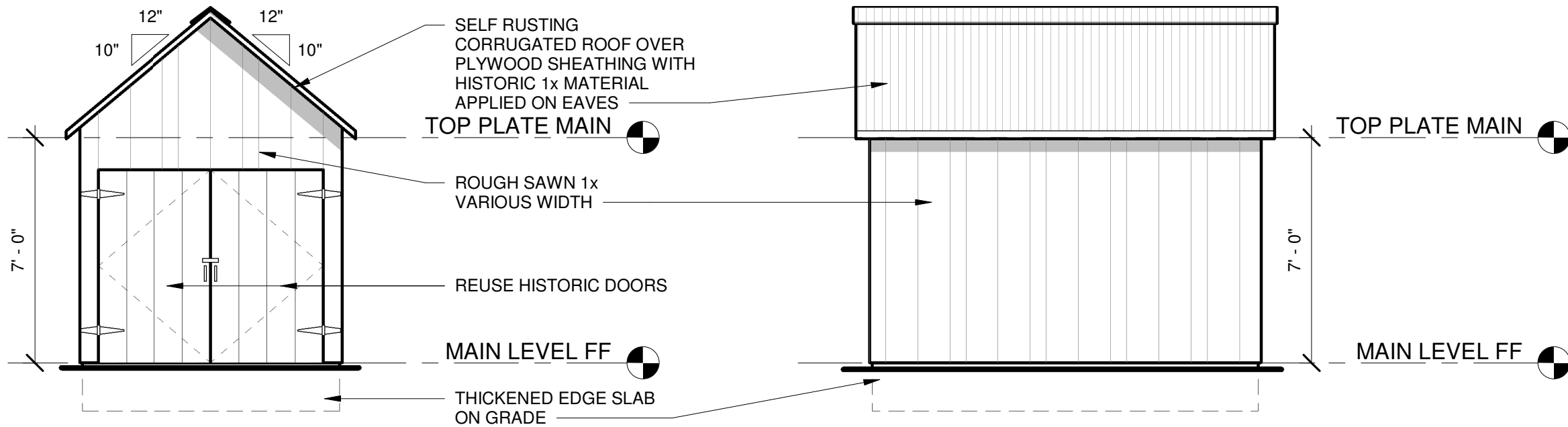
estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**

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

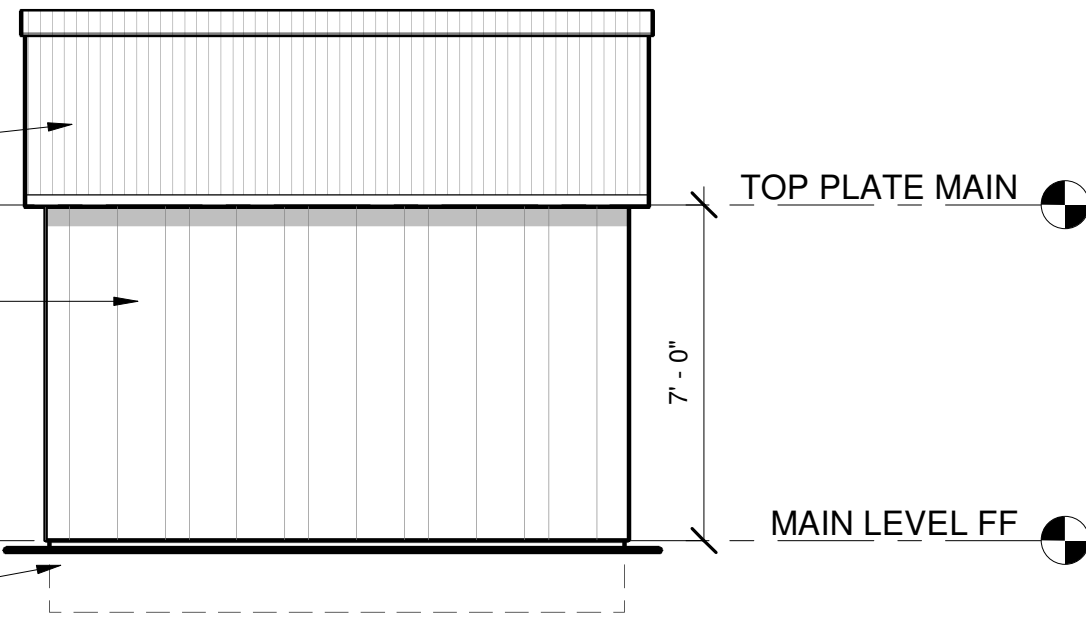
(Initial Here)



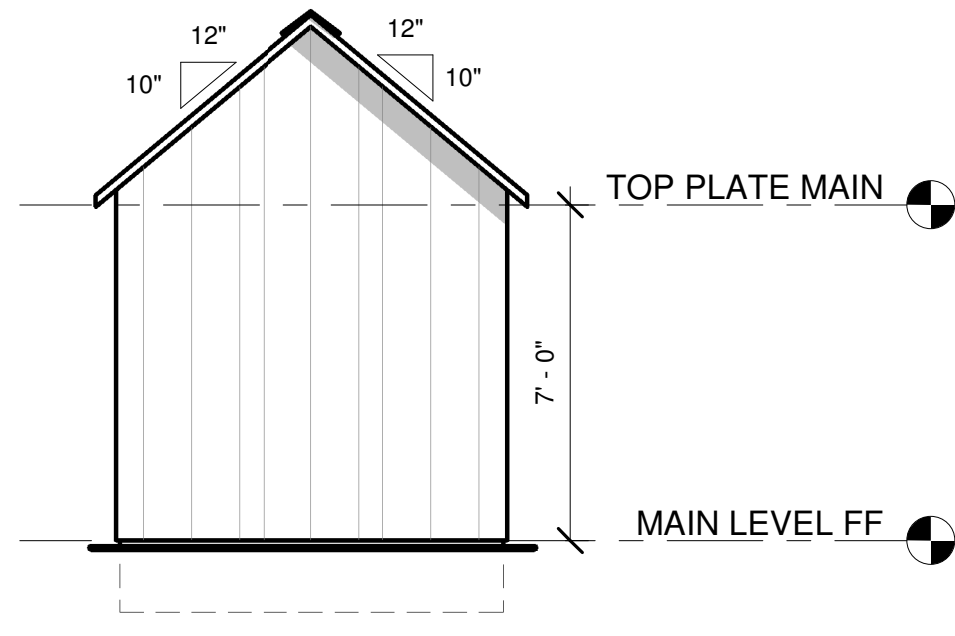
1 **MAIN LEVEL FLOOR PLAN**
1/4" = 1'-0"



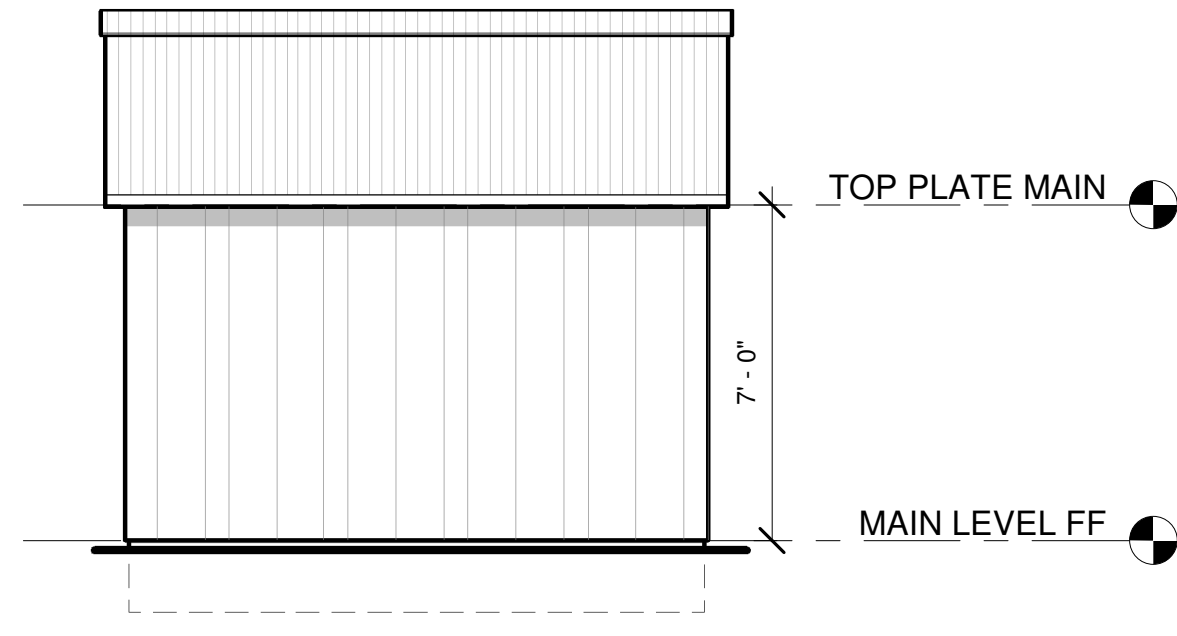
2 **FRONT ELEVATION**
1/4" = 1'-0"



3 **LEFT ELEVATION**
1/4" = 1'-0"



4 **REAR ELEVATION**
1/4" = 1'-0"



5 **RIGHT ELEVATION**
1/4" = 1'-0"



SELF RUSTING
CORRUGATED ROOF OVER
PLYWOOD SHEATHING WITH
HISTORIC 1x MATERIAL
APPLIED ON EAVES

ROUGH SAWN 1x
VARIOUS WIDTH

REUSE HISTORIC DOORS

GENERAL MAIN LEVEL NOTES:

1. UNLESS NOTED OTHERWISE ALL NEW WALL HEIGHTS THIS LEVEL TO BE 7'-0".
2. PROVIDE 'LOW RESISTANCE' RETURN AIR PATH FOR ALL CLOSED ROOMS - USE T-GRILLS OR UNDER-CUT DOORS PER CODE.

ASSEMBLY NOTES:

- | | |
|---|------------------------------|
| A | ROOF: |
| B | FASCIA/SOFFIT: |
| C | EXTERIOR WALL: |
| D | EXTERIOR WALL BALLOON FRAME: |
| E | FRAMED FLOOR SYSTEM: |
| F | EXTERIOR DECK SYSTEM: |
| G | RAILING SYSTEM: |
| H | STAIRS: |
| I | BASEMENT FOUNDATION WALL |
| J | SLAB ON GRADE: |
| K | PERIMETER DRAIN SYSTEM: |

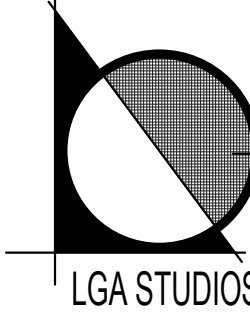
ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET SS1 AND SPECIFICATIONS SHEET SS1

SPECIFIC MAIN LEVEL NOTES:

55 NOT USED

NOTE:
FOR OTHER APPLICABLE KEYNOTES SEE
GENERAL NOTE SHEET "CS1" FOR KEYNOTES
AND CORRESPONDING ASSEMBLY NOTES.

REVISIONS



LGA STUDIOS
201 E. Las Animas Street
Suite 113
Colorado Springs, CO. 80903
Phone: (719) 635-0880
office@LGAstudios.com
www.lgastudios.com

CONTRACTOR
OWNER

THE
HISTORIC SHED
303 N MAIN STREET
BRECKENRIDGE, CO 80424

DRAWN BY: LCW
CHECKED: DMNS
PLOT: 3/6/2025

HISTORIC SHED PLAN
AND ELEVATIONS

Sheet #
A1
OF 10 SHEETS

HISTORIC SHED PLAN AND ELEVATIONS

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

PRELIMINARY REVIEW NOT
FOR CONSTRUCTION

Date: April 3, 2025

Client: DRC Company
PO Box 1063
Breckenridge, CO

Attn: Lee Edwards

Subject: Outbuilding Remodel
303 N. Main Street
Breckenridge, Colorado

Project No.: ENG25.0139

Mr. Edwards,

Per your request, personnel from our office reviewed the outbuilding rebuild plans by LGA Studios (dated 8/12/2024) and the proposed section drawing by DRC Company (dated 2/11/2025) for the outbuilding at the address above. It is our understanding that the original building was demolished and a new building is being re-built using modern code compliant construction while utilizing historic materials and sheathing where appropriate. The new building is 8' wide by 12' deep with 7' tall walls to match the original building footprint. Our scope is to provide a minimum rafter size, wall studs size and reinforcement requirements for a new slab on grade thickened edge foundation.

After review, we determined that the new rafters shall be a minimum of 2x6 hem-fir #2 rafters at 24" o.c. The rafters shall be secured at the ridge board with a Simpson LS50 angle and a Simpson H2.5A truss clip at the walls. At the ridge we recommend installing a 48" long Simpson CS16 coil strap along the new rafters with 24" of the strap extending down each side of the roof plane. The walls should be constructed with 2x6 studs at 16" o.c. The new slab on grade foundation shall consist of 4,000 psi concrete, be 6" thick with the thickened edge extending 12" minimum below grade. The slab shall be reinforced with #4 bars at 18" o.c. each way. For additional support, we recommend installing (2) #4 continuous bars 3" above the bottom of the thickened edge.

Our design was performed following the 2018 IRC and any local amendments, ACI-332, ASCE 7-16, and the 2018 NDS. Our design and assumptions are based on plans furnished by the contractor and the following design loads:

- Roof Load: 15 PSF (Dead) and 90 PSF (Snow)
- Wind Speed = 115 mph (Exposure Category B)

Thank you for choosing INSPIRE Engineering LLC for this project. Please contact our office with any questions or concerns.

Sincerely,
INSPIRE Engineering LLC

Nick Reuter, PE
Owner, Principal Engineer



Attachments: (1) – Marked up Remodel Section

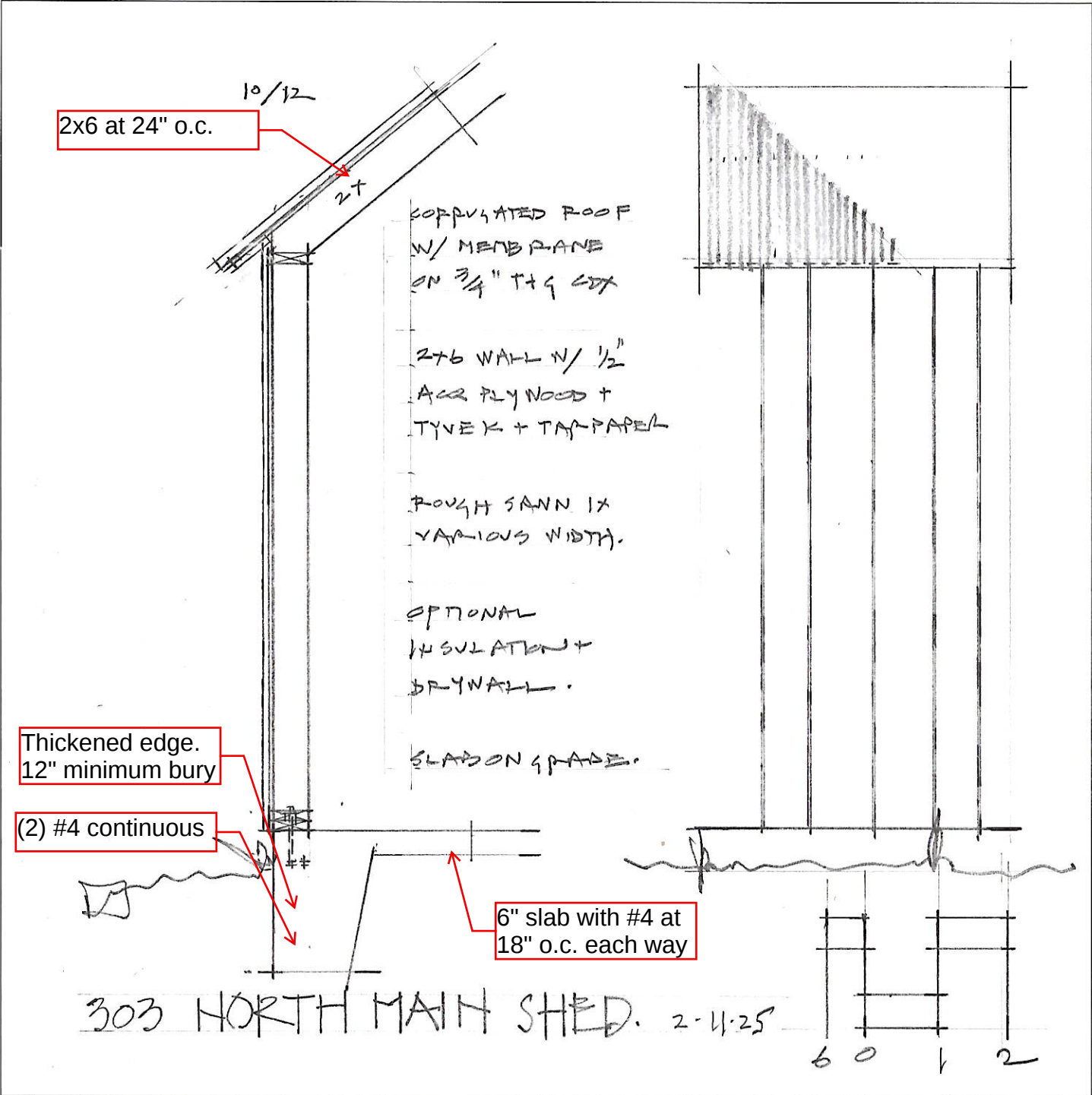
303 N. Main Street, Breckenridge
Project No. ENG25.0139





conceive design construct

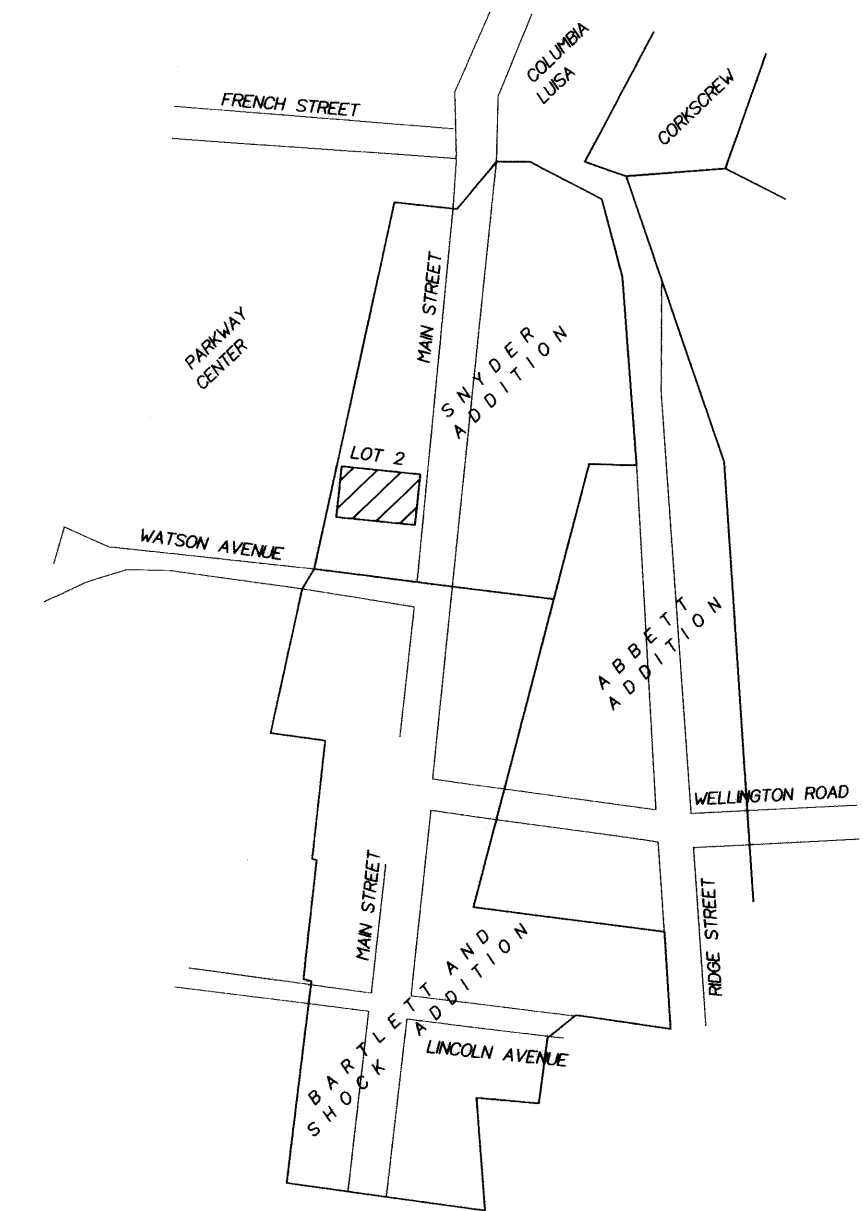
drc company inc post office box 1063, breckenridge, colorado 80424 970.453.0641 o 970.390.0641 c



SNIDER L-2 SUBDIVISION
A RESUBDIVISION OF LOT 2, SNIDER ADDITION
TO THE TOWN OF BRECKENRIDGE
SECTION 31, TWP. 6 SOUTH, RANGE 77 WEST OF THE 6TH P. M.
SUMMIT COUNTY, COLORADO

LOT 3

ACCESS AGREEMENT RECEPTION NO. 660339



VICINITY MAP
NOT TO SCALE

PLAT NOTES:

THE 100 YEAR FLOODWAY INFORMATION WAS PROVIDED BY TETRA TECH INC. OF BRECKENRIDGE, COLORADO AND WAS SCALED FROM A DRAWING TITLED "BLUE RIVER FLOODPLAIN MAPPING STA. 11764 TO 12068".

A 10 FOOT EASEMENT (BEING 5 FEET ON EACH SIDE OF THE UTILITY LINE), IS HEREBY GRANTED FOR ACCESS AND MAINTENANCE OF ALL GAS, ELECTRIC, TELEPHONE AND CABLE T.V. LINES CROSSING ALL LOTS, G.C.E. AND L.C.E. PARCELS.

A 20 FOOT EASEMENT (BEING 10 FEET ON EACH SIDE OF THE UTILITY LINE), IS HEREBY GRANTED FOR ACCESS AND MAINTENANCE OF THE WATER AND SANITARY SEWER LINES CROSSING ALL LOTS, G.C.E. AND L.C.E. PARCELS.

SURVEYOR'S NOTES:

BASIS OF BEARING: THE CENTERLINE OF MAIN STREET BETWEEN LINCOLN AVENUE AND WATSON AVENUE, MONUMENTED WITH BRASS DISKS SET IN CONCRETE IN VALVE BOXES, THIS LINE IS ASSUMED TO BEAR N00°39'00"W.

TITLE RESEARCH WAS PROVIDED BY LAND TITLE GUARANTEE OF SUMMIT COUNTY, TITLE COMMITMENT No. M20040577 AND DATED 2/21/03.

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER DISCOVERY OF SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT FRED C. KINAT JR. AND DIANE S. JAYNES BEING THE OWNERS OF LOT 2, THE ORDER ADDITION TO THE TOWN OF BRECKENRIDGE LOCATED IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO, HAVE Laid Out, Subdivided and Platted THE SAME INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF SNIDER L-2 SUBDIVISION AND BY THESE PRESENTS, DO HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

IN WITNESS WHEREOF, Fred C. Kinat Jr. and Diane S. Jaynes have caused their names to be hereunto subscribed THIS 15th DAY OF April, 2004, A.D.

Fred C. Kinat Jr.
Diane S. Jaynes

ACKNOWLEDGEMENTS

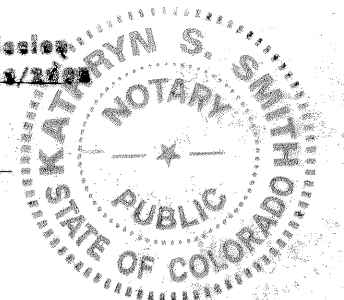
STATE OF COLORADO)
COUNTY OF SUMMIT) SS
TOWN OF BRECKENRIDGE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF April, 2004 A.D., BY FRED C. KINAT JR. AND DIANE S. JAYNES.

WITNESS MY HAND AND OFFICIAL SEAL:

My Commission Expires 05/13/2008

Notary Public



BRECKENRIDGE PLANNING COMMISSION CERTIFICATE

APPROVED THIS 5th DAY OF August, 2003 A.D., TOWN PLANNING COMMISSION, BRECKENRIDGE, COLORADO.

BRECKENRIDGE TOWN COUNCIL CERTIFICATE

APPROVED THIS 5th DAY OF August, 2003 A.D., TOWN COUNCIL, BRECKENRIDGE, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OF SOIL OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT MAY BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PARKING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS AND SIDE WALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN OF BRECKENRIDGE.

ATTEST:

TOWN CLERK

NOTICE:

PUBLIC NOTICE IS HEREBY GIVEN THAT THE ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE TOWN OF BRECKENRIDGE DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS OF WAY RESTRICTED HEREON FOR MAINTENANCE BY SAID TOWN. UNTIL SUCH ROADS AND RIGHTS OF WAY MEET TOWN ROAD SPECIFICATIONS AND SPECIFICALLY ACCEPTED BY THE TOWN, THE MAINTENANCE, CONSTRUCTION AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS OF WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THE SUBDIVISION.

TOWN OF BRECKENRIDGE CLERK'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF SUMMIT) SS
TOWN OF BRECKENRIDGE)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 4:02 P.M. ON 4/7/2004 A.D., AND IS DAILY RECORDED.

LOT 1

SURVEYOR'S CERTIFICATE

I, HENRY P. BROADHURST JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT ACCURATELY REPRESENTS THIS SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 30th DAY OF March, 2004, A.D.
HENRY P. BROADHURST JR.
COLORADO P.L.S. 18974

MORTGAGEE'S CERTIFICATE

COMMUNITY FIRST NATIONAL BANK, MORTGAGEE, HEREBY CONSENTS AND JOINS IN THIS SNIDER L-2 SUBDIVISION, A RESUBDIVISION OF LOT 2, SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE AND CONSENTS TO THE DEDICATION MADE HEREIN BY OWNER.

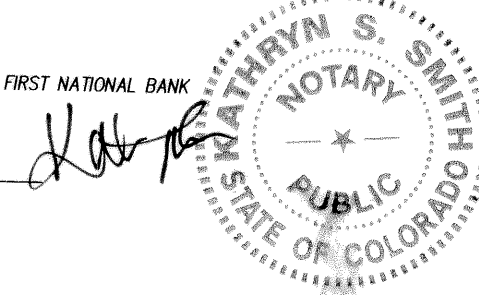
Bill Balhiser
Bill Balhiser
PRINTED NAME
AGENT'S POSITION

STATE OF COLORADO)
COUNTY OF SUMMIT) SS
TOWN OF BRECKENRIDGE)

THE FOREGOING MORTGAGEE'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF April, 2004 A.D.,

BY Bill Balhiser AS President OF COMMUNITY FIRST NATIONAL BANK

WITNESS MY HAND AND OFFICIAL SEAL: My Commission Expires 05/13/2008



TITLE COMPANY CERTIFICATE

Land Title Guarantee does hereby certify that it has examined THE TITLE TO ALL THE LAND AS SHOWN HEREON AND TITLE TO SUCH LAND IS IN THE HANDS OF THE LANDLORDS FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES EXCEPT AS FOLLOWS: 609232

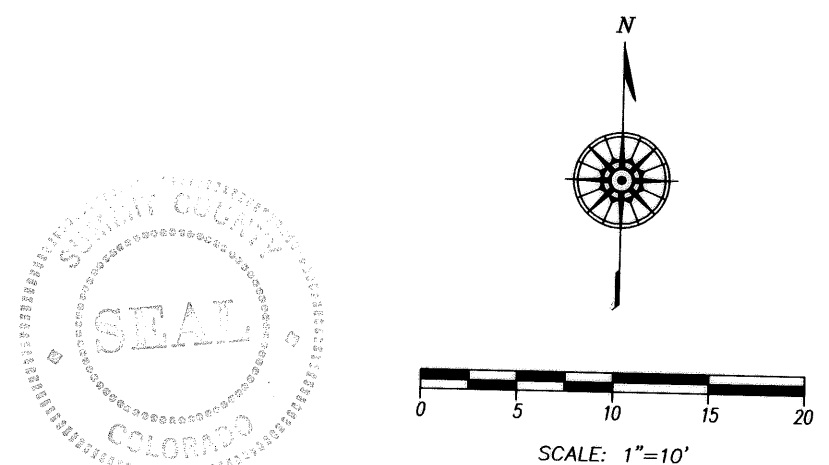
DATED THIS 14th DAY OF April, 2004 A.D.
AGENT

RECORDER'S ACCEPTANCE

STATE OF COLORADO)
COUNTY OF SUMMIT) SS

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY, COLORADO CLERK AND RECORDER ON THIS 8 DAY OF April, 2004 A.D. AND FILED FOR RECORD AT 7:52:13 UNDER RECEPTION NUMBER 10:09 A.

Cheri Brunvand / Civi Tech



SNIDER L-2 SUBDIVISION A RESUBDIVISION OF LOT 2, SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE			
ALPINE SURVEYORS P.O. BOX 1434 KREMMLING, COLORADO 80469 970-453-2478 970-724-0551	DATE DRAWN: 12/9/01		DRAWN BY: J B
	REVISED DATE: 04/30/04		DATE SURVEYED: SCALE: 1"=10'
	FILE: 000201-KINAT		

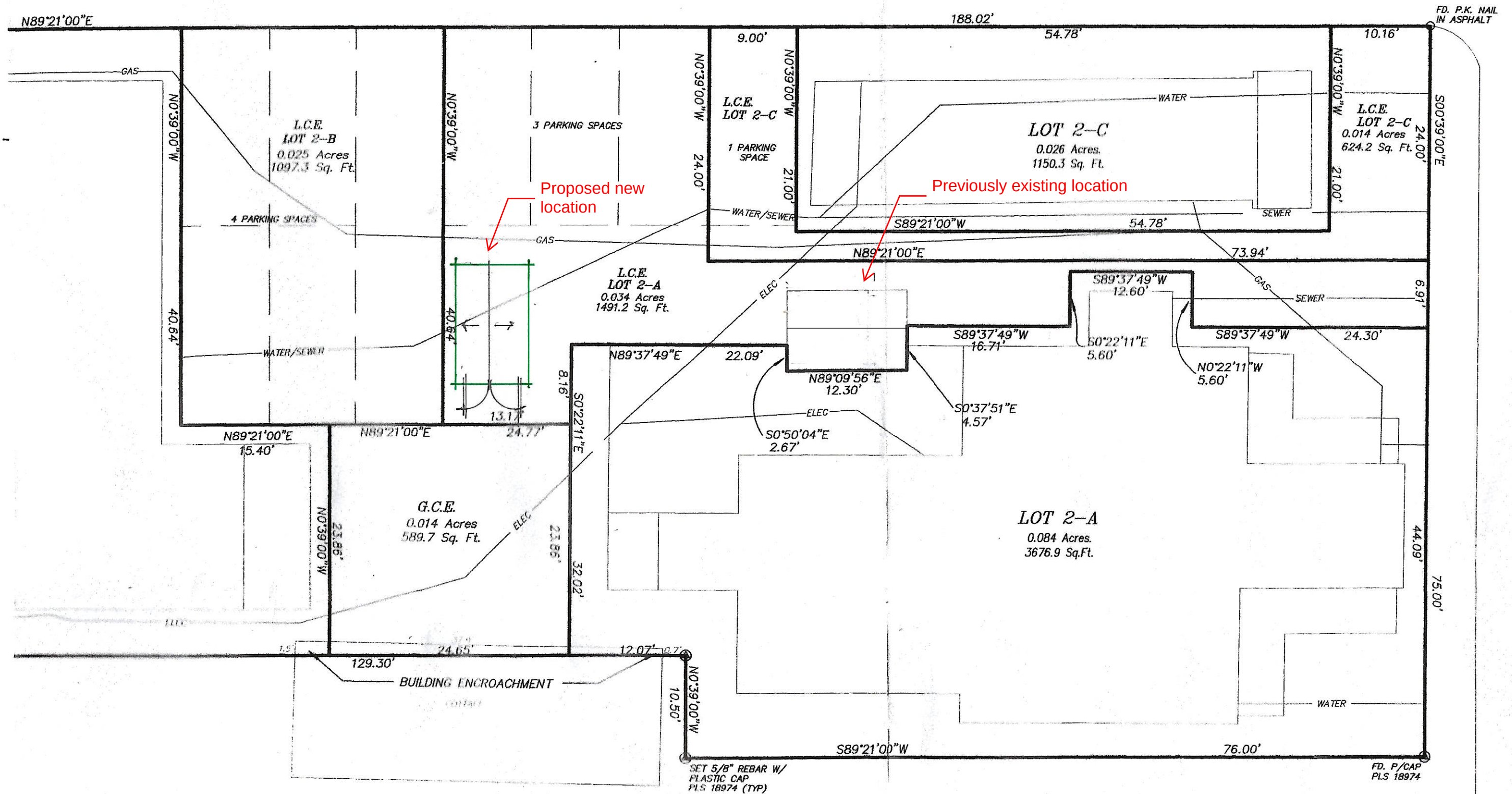
Case H-41A



PARKING SPACE
TO BE
REVEGETATED

LOT 3

ACCESS AGREEMENT RECEPTION NO. 660339



LOT 1