



**Planning Commission Regular Meeting**  
Tuesday, February 3, 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. HINCHEY RESIDENCE ADDITION (SVC) 163 TOMAHAWK LANE; PL-2026-0003
- IV. OTHER MATTERS (5:45PM)**
  - A. TOWN COUNCIL SUMMARY
- V. ADJOURNMENT (6:00PM)**



NOT TO SCALE



Hinchey Residence Addition,  
163 Tomahawk Lane

# 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 January 6, 2026 Planning Commission Minutes were approved.

### APPROVAL OF AGENDA

With no changes, the January 20, 2026 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

### TOWN PROJECTS:

1. Sawmill/Wellington Lot Pedestrian Connection (CC), 123 N Main Street, PL-2026-0002

Mr. Cross presented a proposal to improve the pedestrian connection from the South Gondola parking lot and structure to Main Street. These improvements will include creating a pedestrian pathway, crosswalk, public gathering areas, and additional landscaping through the Sawmill and Wellington parking lots. Mr. Cross was accompanied by Shannon Smith, Town Engineer. This project is part of the Blue River Pathways Master Plan. The following specific questions were asked of the Commission:

1. Interior Circulation (Policy 16R) – Does the Commission support awarding positive three (+3) points for interior circulation based on past precedent?
2. Social Community (Policy 24B) – Does the Commission support awarding positive three (+3) points for meeting a Council goal based on past precedent?

#### *Commissioner Questions / Comments:*

Mr. Frechter: On the new path from Wellington to Main Street, will there be a curb cut? (Mr. Cross: There will be a curb cut for pedestrians.)

Mr. Guerra: No questions.

Mr. Smith: Is this project being done in phases? (Ms. Smith, Town Engineer: This is the first phase. The Blue River Pathways Master Plan implementation will be phased out over twenty years. We are attempting to complete some of these smaller projects first while design is completed for the larger projects)

Ms. Gort: Have we considered doing a raised crosswalk? (Ms. Smith: The crosswalks are not proposed as raised, raised crosswalks pose challenges to snow-plows and maintenance. There is also a future plan to redo Gold Pan Alley. Once the entirety of Gold Pan Alley is addressed, we could consider raised crosswalks or other improvements.)

Ms. Gort: Are the trees going to block visibility? (Ms. Smith: Any over height landscaping above three feet proposed within the sight triangles will be relocated or not planted.)

Ms. Gort: Is the furniture going to be removed in the winter-time? (Ms. Smith: Yes, they will be removed.)

Mr. Giller: Is the materiality consistent from the surrounding areas? (Ms. Smith: We are pulling materials from the Arts District and surrounding areas to be cohesive with the rest of Town.)

Mr. Giller: Can you give more details on the street lights? (Mr. Cross: All light fixtures in the scope of the project will be the standard downcast, dark sky compliant streetlamps you see

existing around town. Any existing non-compliant fixtures that are relocated will be replaced with compliant fixtures.)

Mr. Giller: Are the site furnishings going to be cohesive with the existing furniture in the town? (Ms. Smith: Yes.)

Mr. Giller: What are the plans for the finish of the concrete materials? (Ms. Smith: Exposed aggregate is going to be avoided, there will be a linear score pattern, with a brushed dark grey finish on the concrete. We are proposing to have more dressed-up concrete in this location to make the space interesting.)

Mr. Leas: No questions.

Ms. Propper: Will there be directional and wayfinding signage installed with this project? (Mr. Cross: An existing wayfinding signage and sign package is present in this area, and staff is currently discussing the possibility of improving the sign package in the future, but we are relying on the existing signage. The existing signage adjacent from gondola parking lot and structure has pedestrian wayfinding signs and gateway signage along all pedestrian paths to guide people to Main Street.)

The hearing was opened to public comment.

Thad Eldredge, Owner of Carvers Ski + Bike: I own the bike shop to the east of the proposed development. There is a lot of activity in the area; are there restrooms proposed nearby? I do like the improvement to access Main Street. People typically walk down Watson Street and turn down the drive aisle of the alley; have you studied that people will use this connection?

Mr. Kulick: The pedestrian pathway is creating a bread crumb trail towards Watson and Main Street, and the goal is to create clear sight lines along pedestrian paths between Main Street and the parking structure. This is the first phase, and there will be more phases to the project.

Ms. Smith: The nearest public restrooms are at Prospector Park to the east and the parking garage restrooms to the west. There are not plans to add additional restrooms in this park location.

Ms. Gort: A future project area does include a proposed restroom area in the Blue River Pathways Master Plan.

Ms. Smith: Master Plans are not set in stone and that is a concept that has a bathroom proposed, and it is not guaranteed to be constructed at this time or until far into the future.

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

*Commissioner Questions / Comments:*

Mr. Frechter: I am sorry to see a reduction of parking, but this is a great plan, and I agree with both point allocations from Planning Staff.

Mr. Guerra: I agree with Mr. Frechter and agree with the point allocations.

Mr. Smith: I agree with the positive six points from staff's recommendation.

Ms. Gort: It is currently not the most beautiful area to enter Main Street, so I agree with the project and the points analysis.

Mr. Giller: I agree with the positive points and encourage staff to consider compatibility of materiality going forward.

Mr. Leas: I agree with the point analysis and think this is a great project.

Ms. Propper: I agree with the point analysis and this will be a good way to direct people to Main Street.

Mr. Giller made a motion to recommend approval of the Sawmill/Wellington Lot Pedestrian Connection to the Town Council, seconded by Mr. Smith. The motion passed 7 to 0.

**OTHER MATTERS:**

1. Town Council Summary

**ADJOURNMENT:**

The meeting was adjourned at 6:04 pm.

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Susan Propper, Chair



**TOWN OF BRECKENRIDGE  
COMMUNITY DEVELOPMENT**

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

<b>Project Title:</b>	Hinchey Addition	
<b>Proposal:</b>	Construct a 291 sq. ft. addition to an existing duplex. Each level of the duplex will have 97 square feet added, including a new upper level bedroom, larger main level great room, and reconfigured lower level den, bath, and laundry room. An additional required parking space will be added by filling in the existing driveway. A new covered deck and lower level patio with pet fence enclosure will be constructed on the rear.	
<b>PC#:</b>	PL-2026-0003	
<b>Project Manager:</b>	Sarah Crump, AICP, Senior Planner	
<b>Preapplication Meeting Date (REQUIRED):</b>	September 3, 2025	
<b>Date of Report:</b>	January 27, 2026	
<b>Property Owner:</b>	John and Laura Hinchey	
<b>Architect:</b>	Darci Hughes, Riverbend Architecture & Planning	
<b>Proposed Use:</b>	Duplex Unit	
<b>Address:</b>	163 Tomahawk Lane	
<b>Legal Description:</b>	Warrior's Mark Subdivision #2, Lot 17A	
<b>Area of Site in Square Feet:</b>	5,445 sq. ft.	0.13 acres
<b>Existing Site Conditions and History:</b>	This lot contains an existing duplex, originally constructed in 1972, prior to the Warrior's Mark annexation into the Town. Lot 17A is the west side unit of the duplex and has access from Tomahawk Lane. The lot has minimal landscaping and existing paved driveway. An 8' utility easement exists on the west length of the lot. The rear of the lot backs up to wetlands within Warrior's Mark open space.	
<b>Building Floor Area:</b>	Existing Square Footage	Proposed Square Footage
Lower Level:	606 sq. ft.	703 sq. ft.
Main Level:	606 sq. ft.	703 sq. ft.
Upper Level:	679 sq. ft.	776 sq. ft.
Garage:	276 sq. ft.	276 sq. ft.
Total Density:	2,167 sq. ft.	2,458 sq. ft.
<b>Code Policies (Policy #)</b>		
<b>Land Use District (2A/2R):</b>	LUD 30.7	
<b>*Above Ground Density (3A/3R):</b>	Allowed: 2,000 sq. ft.	Proposed: 2,458 sq. ft.
<p>*Policy 3A limits the above ground density in certain neighborhoods without building or disturbance envelopes. Warrior's Mark lots are limited to the smaller of 4,000 sq. ft. or a F.A.R. of 1:2. For duplex lots the amount of allowed above ground density is meant to be allocated evenly between the two units, 2,000 sq. ft. allowed each. 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, even if currently over the allowed above ground density. An existing smaller duplex unit is allowed any portion of the 500 sq. ft. bonus to make it even in size with the larger unit and any remainder of the 500 sq. ft. is divided equally between the two units per 9-1-19-3A(I)(4). Unit 17A currently has a total of 2167 sq. ft. making it the smaller of the two units, and unit 17B has 2251 sq. ft., a difference of 84 sq. ft. All square footage on these lots is considered above ground density due to the slope of the lots. The difference of 84 sq. ft. will go toward unit 17A so the square footage of the two units is made equal. The remaining 416 sq. ft. of the 500 sq. ft. bonus will be divided equally so that each unit gets 208 sq. ft.. Thus, unit 17A has a total of 292 sq. ft. to put toward an addition even though it currently exceeds the allowed above ground density limitation.</p>		
<b>Height (6A/6R):*</b>	30.8 feet overall	
*Max height of 35' for single family outside Conservation District unless otherwise stated on the recorded plat	Addition does not change the height of the existing structure at 30.8 feet.	
<b>Platted Building/Disturbance /Footprint Envelope?</b>	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.
<b>Setbacks (9A/9R):</b>	complies	
Front:	Required: 25'	Proposed: 26' No change from existing.
Side:	Required: 10'	Proposed: 10'

	Rear:	Required: 15'	Proposed: >45'
<b>Site and Environmental Design (7R):</b>		Warrior's Mark was annexed with different setbacks than required by the Town Code.	
		The proposal complies with Policy 7R.	
	<b>Lot Coverage/Open Space (21R):</b>	complies	
	Drip line of Building/Non-Permeable Sq. Ft.:	1,746 sq. ft.	32.07%
	Hard Surface/Non-Permeable Sq. Ft.:	586 sq. ft.	10.76%
	Open Space / Permeable:	3,113 sq. ft.	57.17%
<b>Snowstack (13A/13R):</b>		complies	
	Required Square Footage:	147 sq. ft.	25% of paved surfaces is required
	Proposed Square Footage:	218 sq. ft.	
	<b>Parking (18A/18R):</b>	complies	
	Required:	3 spaces	
	Proposed:	3 spaces	
	<b>Energy Conservation (33A/33R):</b>	complies	
	Outdoor heated space:	NO	
	Number of Gas Fired:	2 Gas Fired	
	<b>Architectural Compatibility (5/A &amp; 5/R):</b>	The applicant proposes to match the existing exterior materials of the duplex except for the new roof over the addition, which will have a new standing seam metal roof in color dark bronze. Materials placed on the new addition will meet any required wildfire prevention codes where applicable. Staff does not have any concerns.	
	Exterior Colors:	Same as existing.	
<b>Landscaping (22A/22R):</b>	No new landscaping is proposed.		
<b>Drainage (27A/27R):</b>	A Condition of Approval has been added that prior to issuance of a Building Permit, the applicant must receive Town Engineering approval of a site grading and drainage plan and incorporate Engineering comments on the Building Permit plan set.		
<b>Driveway Slope:</b>	No change.		
<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 Hinchey Addition, PL-2026-0003, showing a passing score of zero (0) points, with the attached Findings and Conditions.		
<b>Additional Conditions of Approval:</b>	<u>Prior to issuance of a Building Permit:</u> 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.		

**TOWN OF BRECKENRIDGE**

**Hinchey Addition  
Warrior's Mark Subdivision, Filing #2, Lot 17A  
163 Tomahawk Lane  
PL-2026-0003**

**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 **January 27, 2020** 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 **February 3, 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 **August 10, 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.

#### **PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

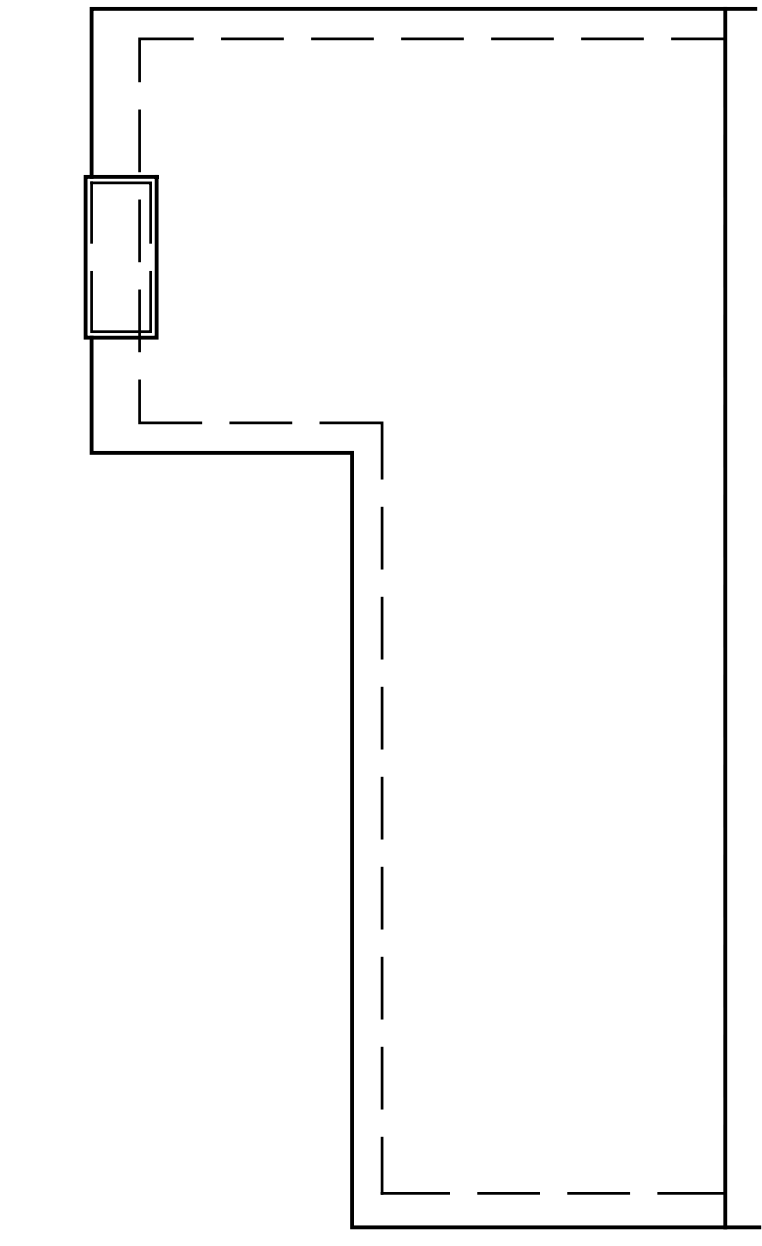
19. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
20. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
21. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
22. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
23. **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.**
24. Applicant shall screen all utilities.
25. **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.**
26. 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.
27. 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.

28. 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.**
  
29. **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.**
  
30. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
  
31. 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.***

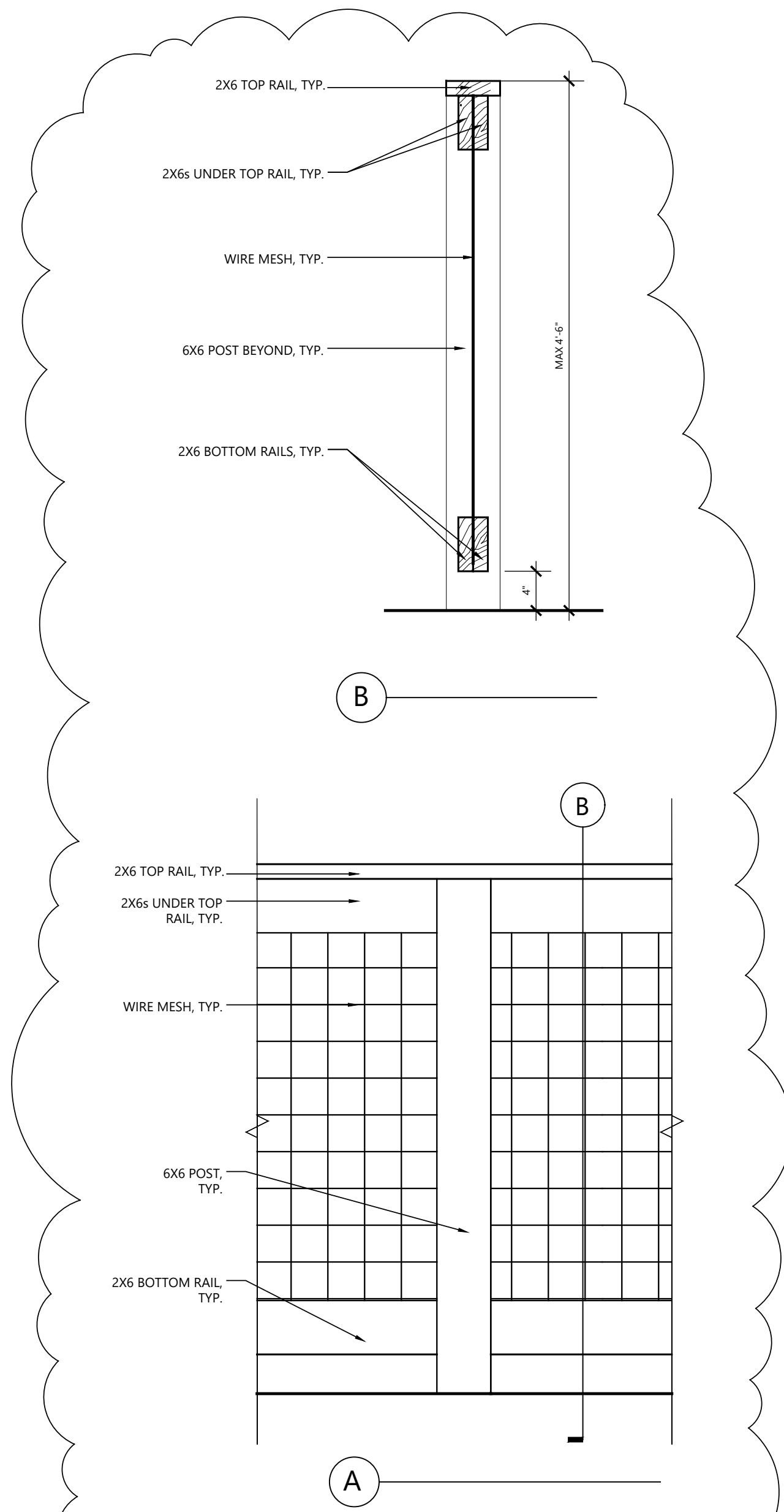
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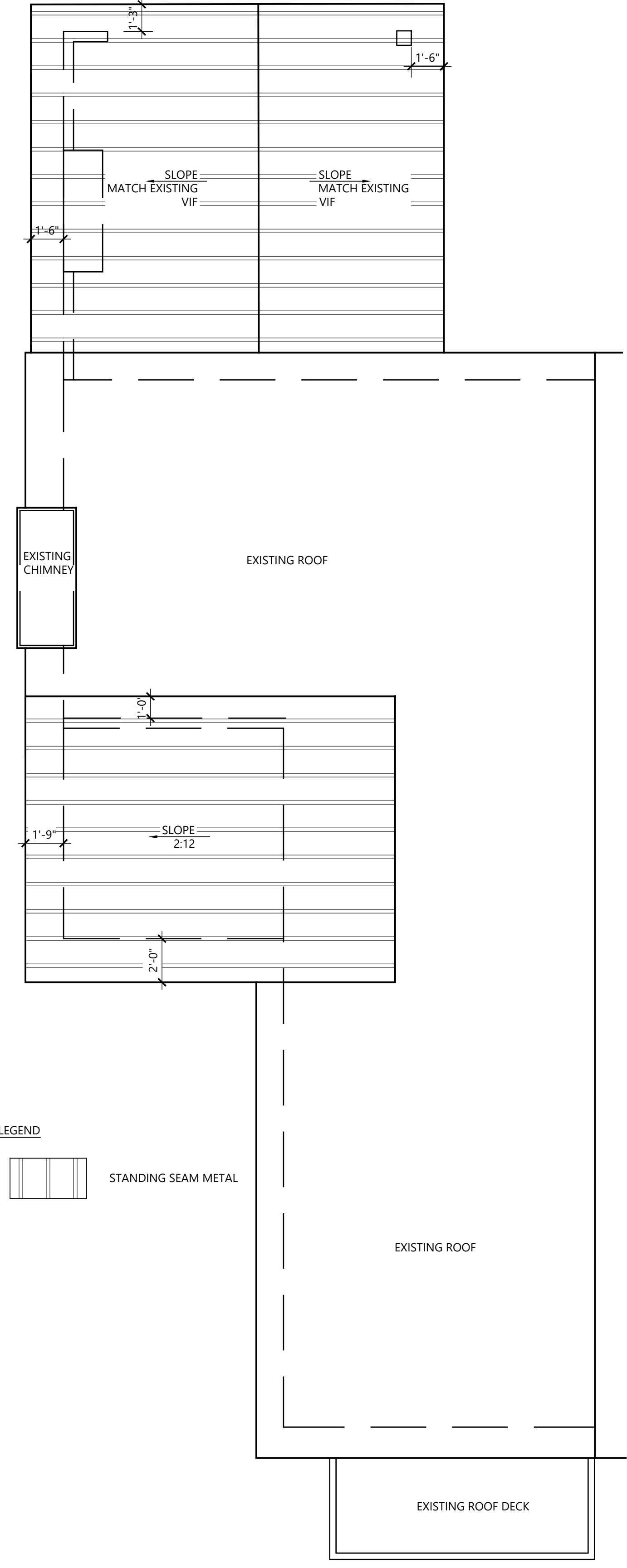
SITE AREAS:	
• LOT AREA	5,445 SF
• BUILDING/NON-PERMEABLE	1,746 SF
• DRIVEWAY AREA/WALK/LANDING	586 SF
• SNOW STACK	218 SF
• (37% DRIVEWAY/WALKWAY AREA)	
• OPEN/PERMEABLE (57% LOT)	3,113 SF



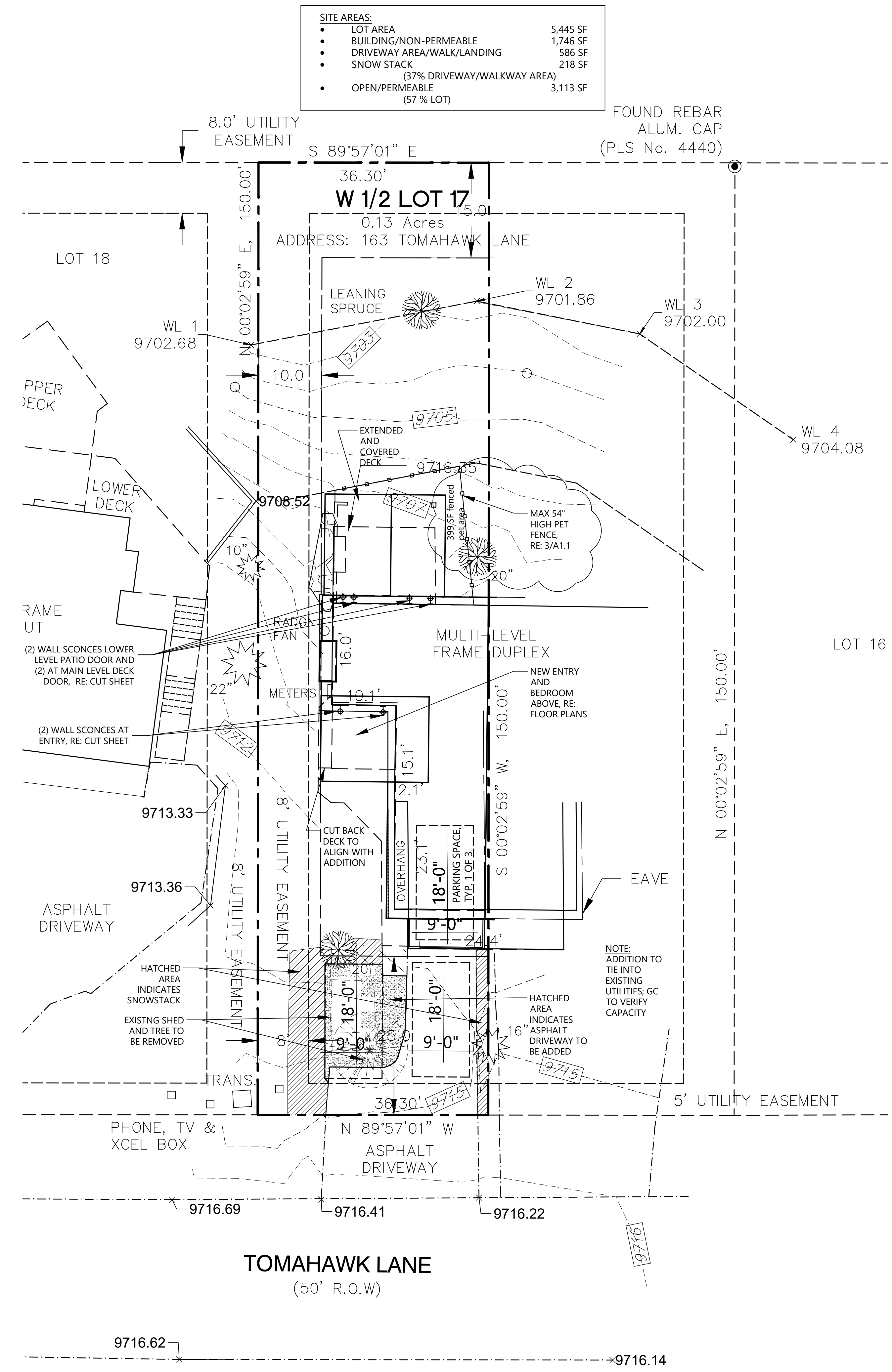
**2E** EXISTING ROOF PLAN  
1/8" = 1'-0"



**3** PET FENCE DETAILS  
1" = 1'-0"



**2** ROOF PLAN  
1/4" = 1'-0"



**1** SITE PLAN  
1" = 10'-0"

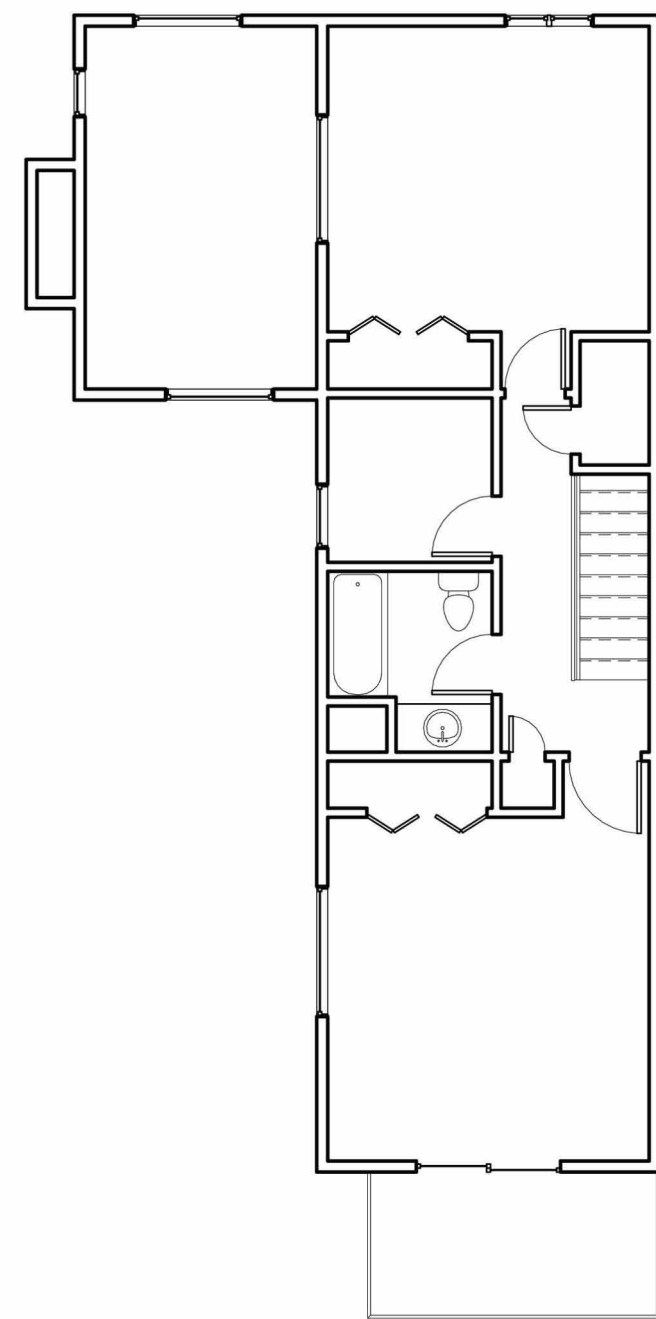
**Hinchey Addition**  
Lot 17, Warriors Mark Filing #2  
Breckenridge, Colorado

Revisions:	
01/19/26	

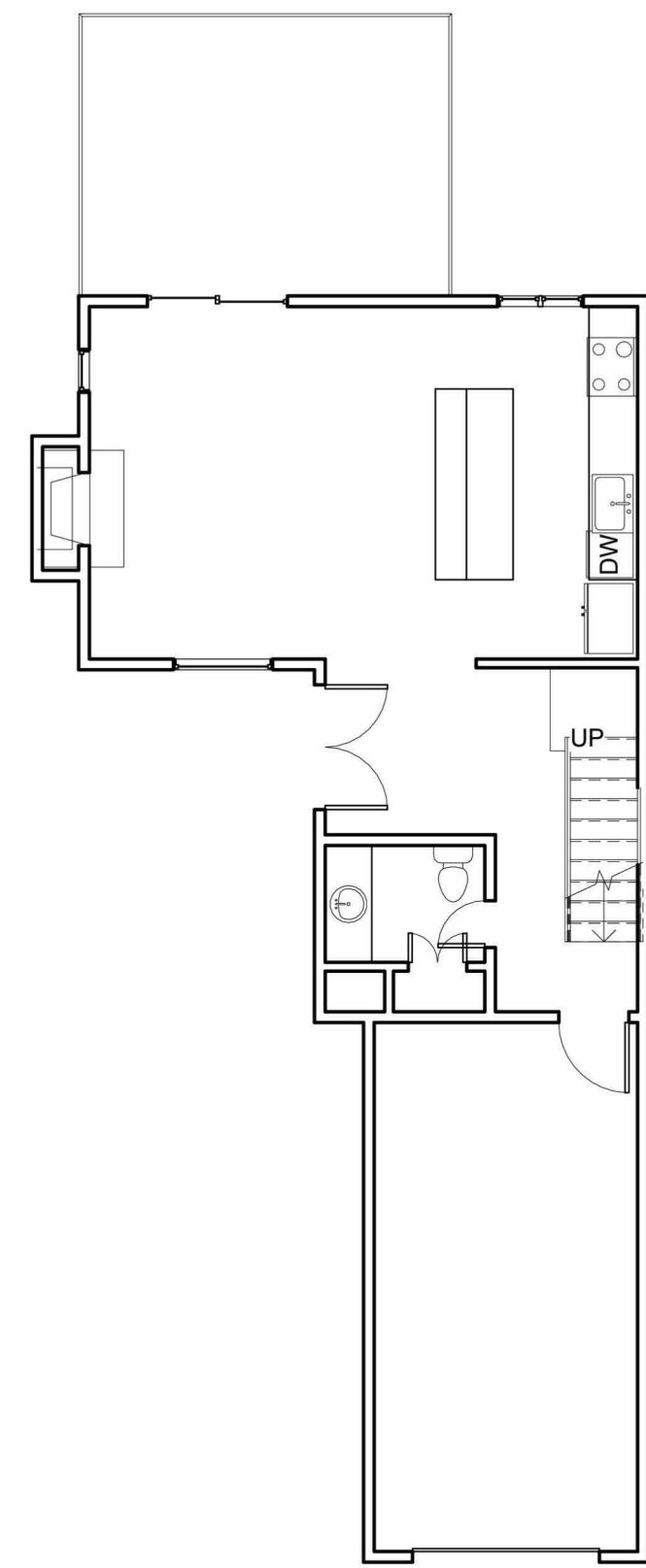
Issue Date:	
01/08/26	
11/21/25	
11/20/25	
11/11/25	

Title:  
**Site & Roof Plans**

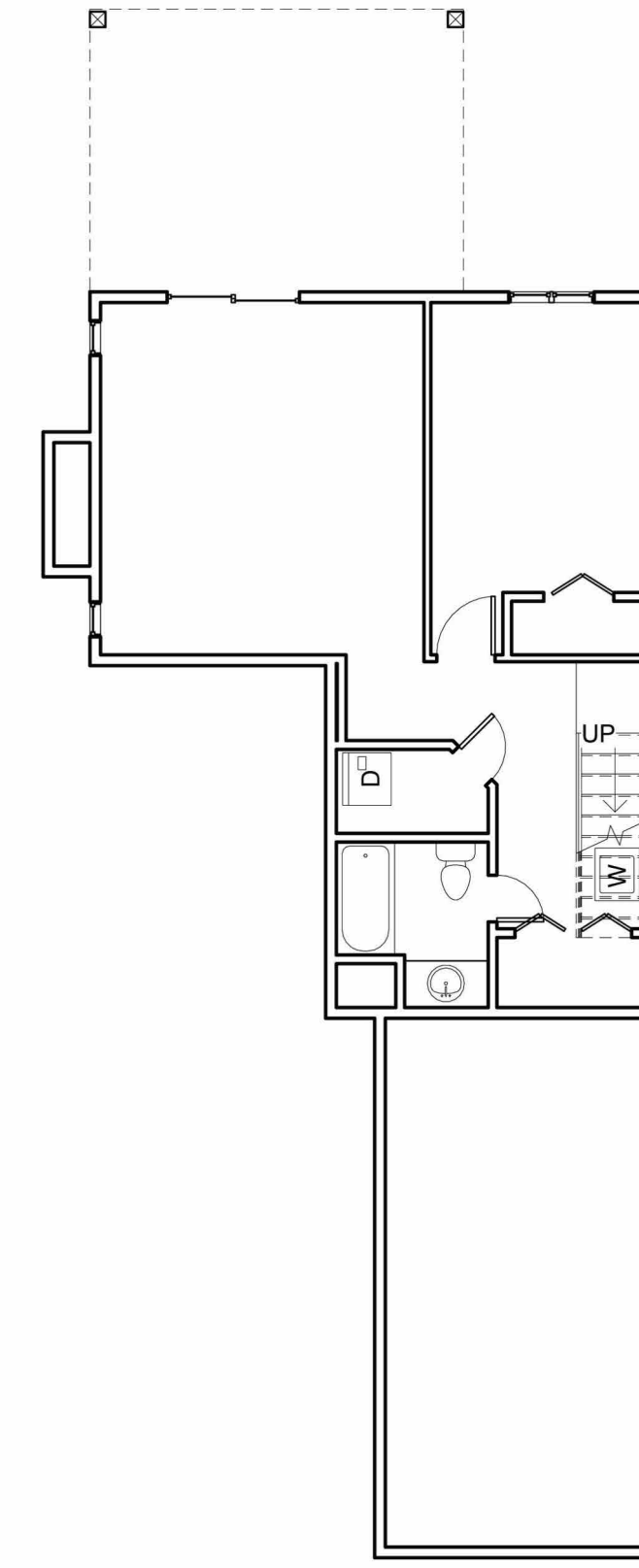
Sheet:  
**A1.1**  
Project No:  
22504



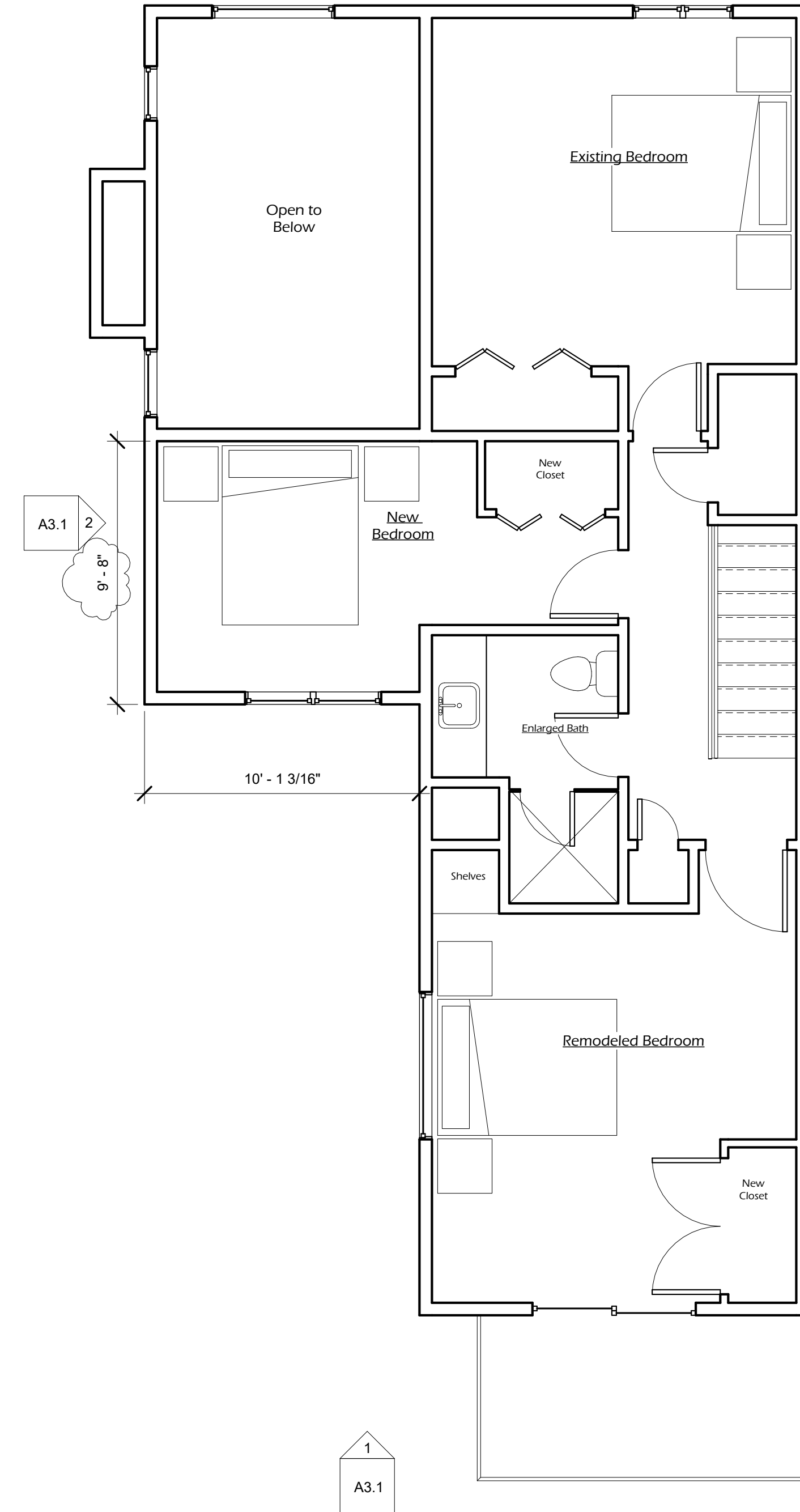
3E Existing Upper Level  
1/8" = 1'-0"



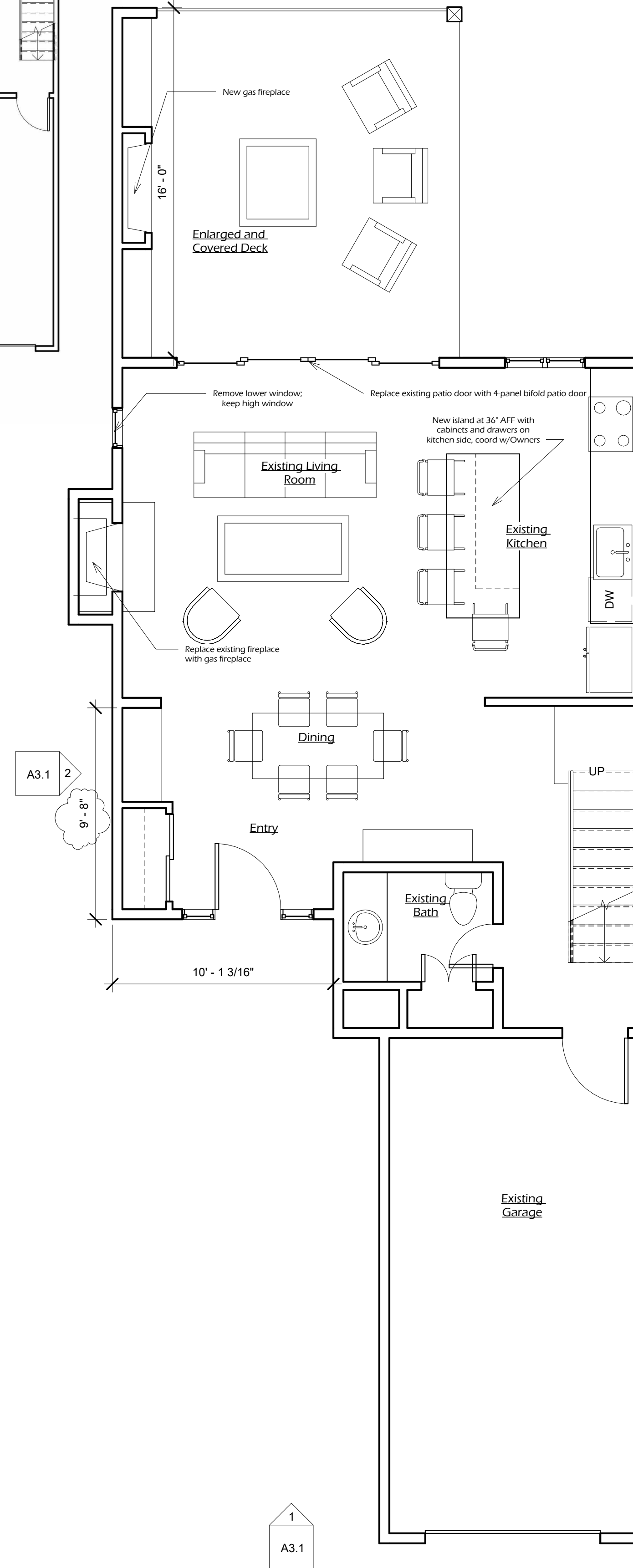
2E Existing Main Level  
1/8" = 1'-0"



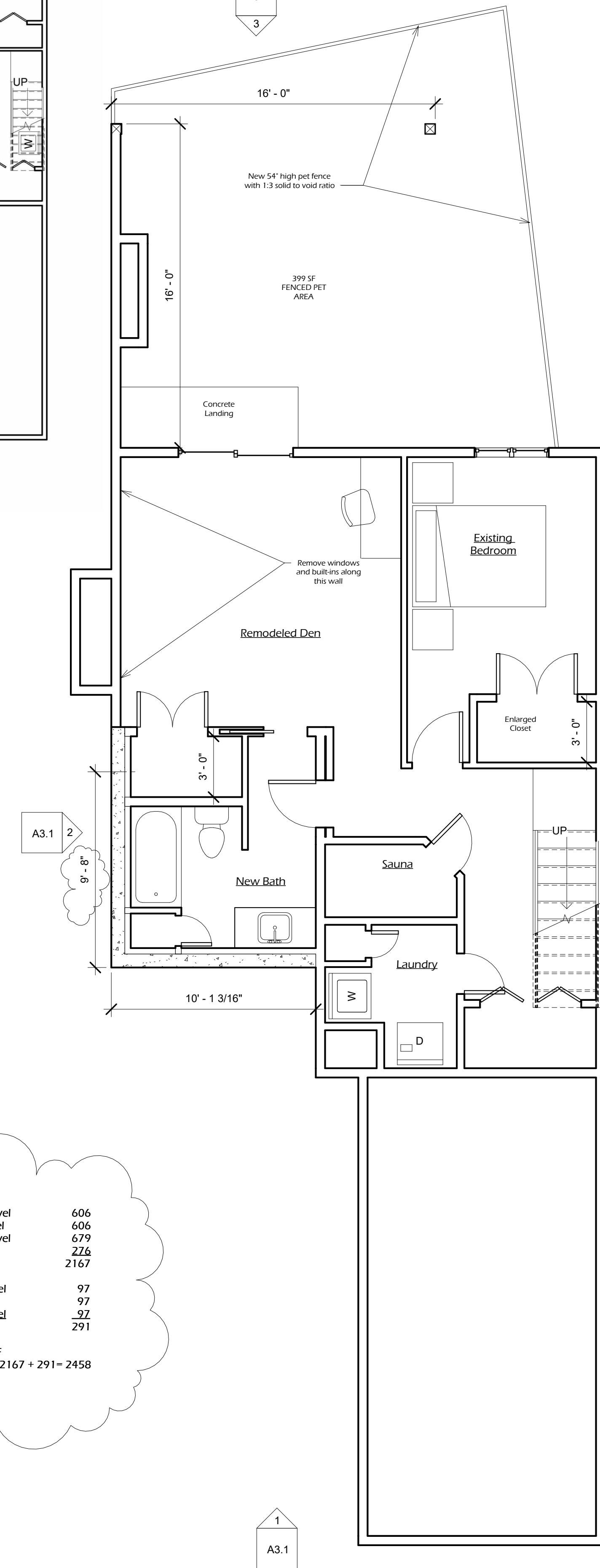
1E Existing Lower Level  
1/8" = 1'-0"



3 Upper Level  
1/4" = 1'-0"



2 Main Level  
1/4" = 1'-0"



1 Lower Level  
1/4" = 1'-0"

Square Footage:  
 Existing Lower Level 606  
 Existing Main Level 606  
 Existing Upper Level 679  
 Existing Garage 226  
 Existing Gross SF 2167  
 Added Lower Level 97  
 Added Main Level 97  
 Added Upper Level 92  
 Total added SF 291  
 Proposed Gross SF 2167 + 291 = 2458

Hinchey Addition  
 Lot 17, Warriors Mark Filing #2  
 Breckenridge, CO 80424

Revisions:

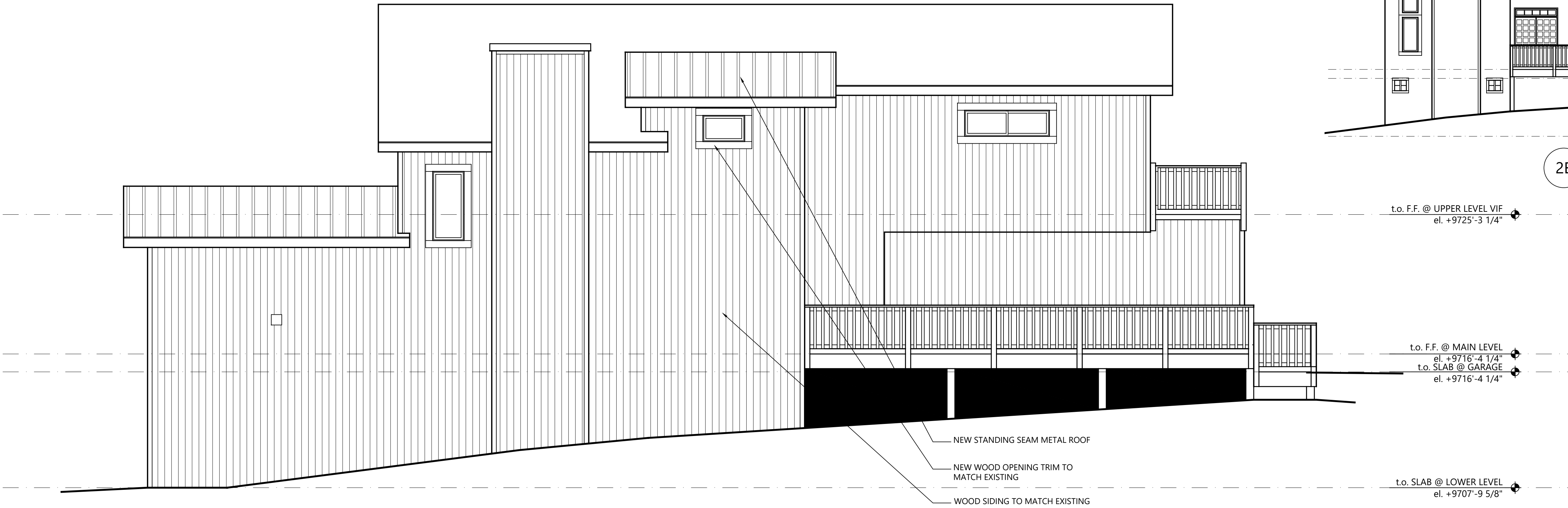
01/19/26

Issue Date:

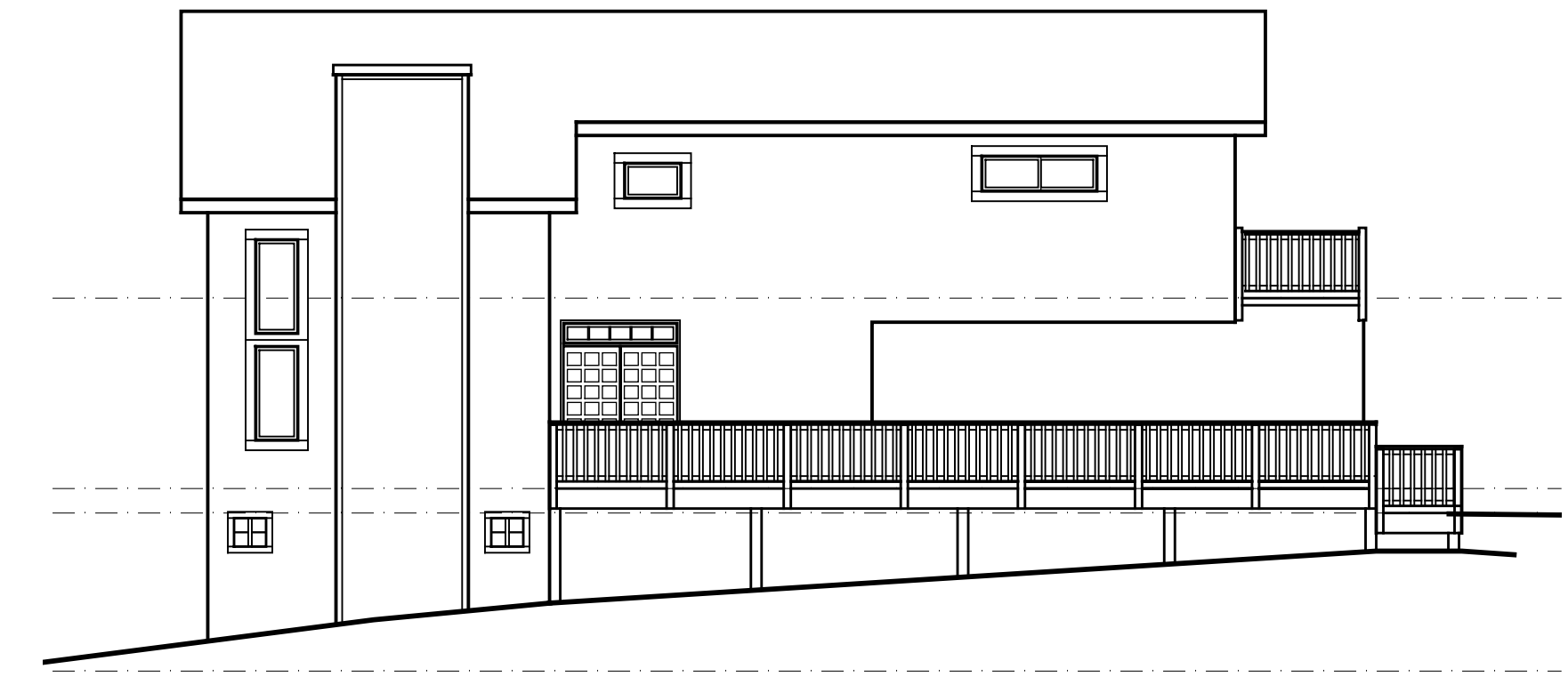
01/08/26
11/20/25
11/11/25

Title:  
 Floor Plans

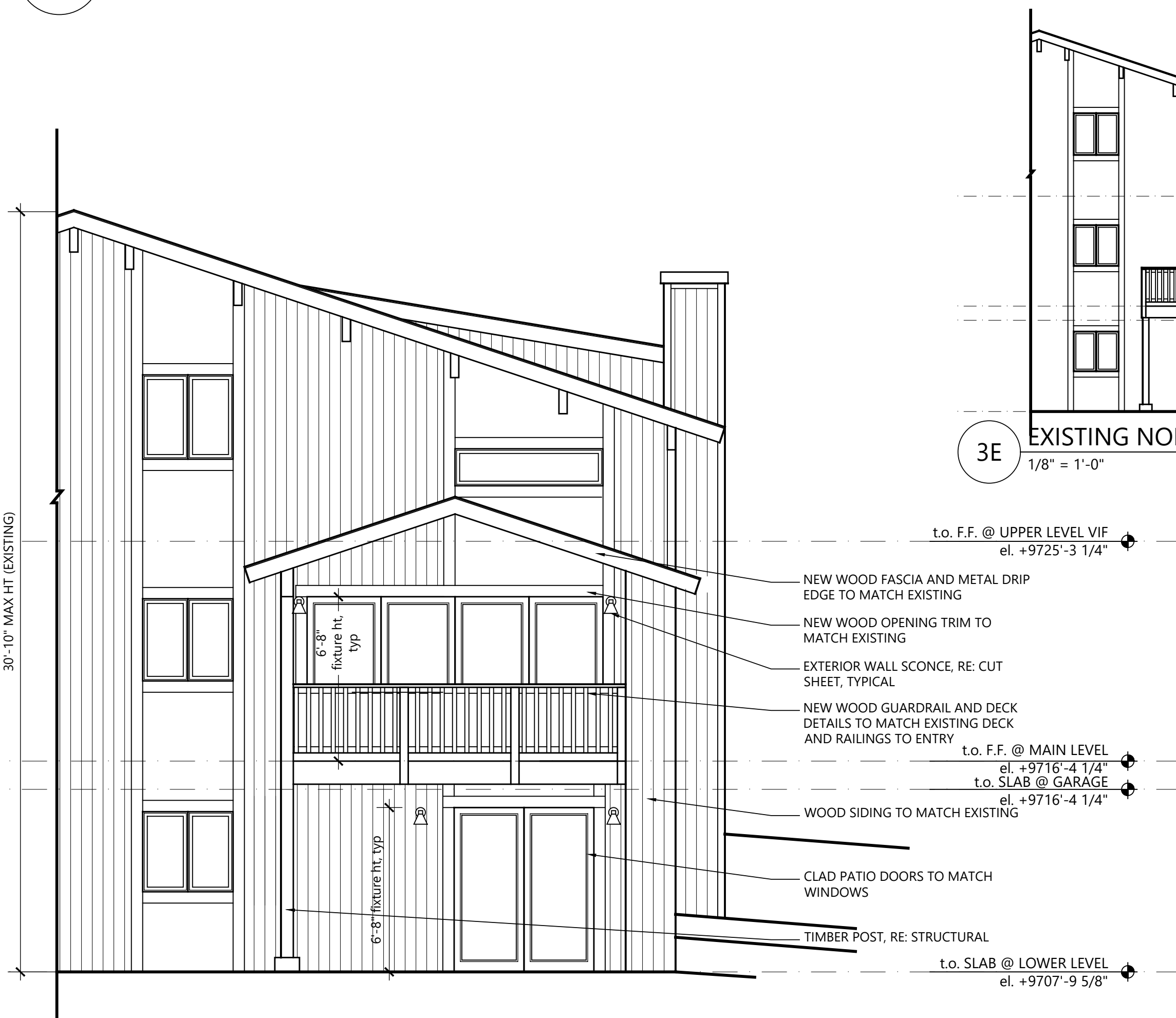
Sheet:  
**A2.1**  
 Project No:  
 22504



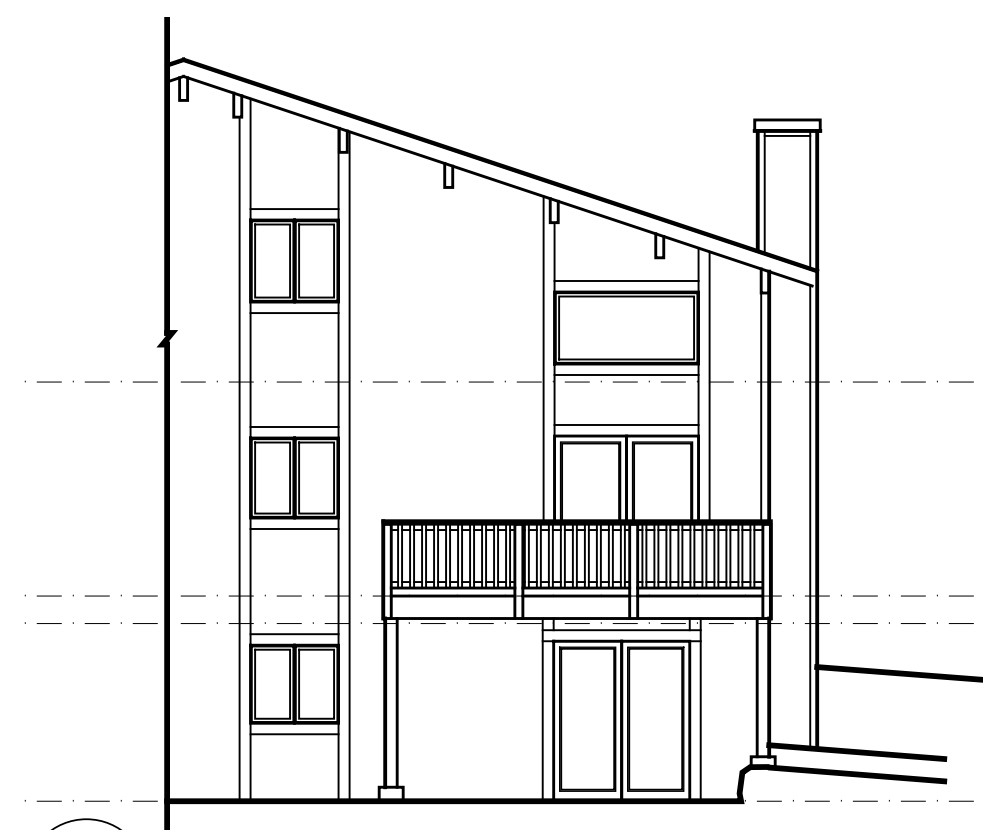
2 WEST ELEVATION  
1/4" = 1'-0"



2E EXISTING WEST ELEVATION  
1/8" = 1'-0"



3 NORTH ELEVATION  
1/4" = 1'-0"



3E EXISTING NORTH ELEVATION  
1/8" = 1'-0"



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



1E EXISTING SOUTH ELEVATION  
1/8" = 1'-0"

Revisions:


Issue Date:

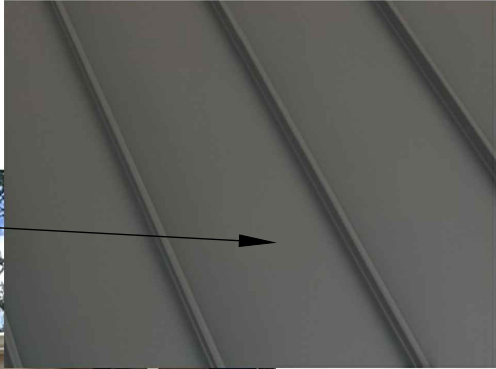
01/12/26
01/08/26
11/20/25
11/11/25

Title:  
**Building Elevations**

Sheet:  
**A3.1**  
Project No:  
22504

Hinchey Addition

ROOFING AT ADDITIONS:  
STANDING SEAM METAL IN "BRONZE"



WOOD TRIM AND FASCIA:  
PAINTED TO MATCH EXISTING

WOOD SIDING:  
PAINTED/STAINED TO MATCH EXISTING

WINDOWS:  
CLAD TO MATCH EXISTING

RAILINGS AND DECK FASCIA:  
PAINTED TO MATCH EXISTING



COLOR SAMPLE BOARD

Lot 17, Warriors Mark Filing 2



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Tools & Home Improvement > Lighting & Ceiling Fans > Outdoor Lighting > Porch & Patio Lights > Wall Lights

### 2 Pack Outdoor Wall Sconces - Wall Lights Fixture Exterior Farmhouse Porch Light with Hammered Metal Shade, Anti-Rust Waterproof Black Outside Barn Light for Front Porch Patio Garage Gazebo House

Visit the EJAXIN Store

4.6 (372) | Search this page

Amazon's Choice

50+ bought in past month

Lowest price in 30 days

-15% \$32.99 (\$16.50 / count)

List Price: \$38.99 Price history

FREE Returns

Exclusive Prime price

Thank you for being a Prime member. Get \$250 off: Pay \$0.00 \$32.99 upon approval for Prime Visa.

Style: Black Barn Light

<b>Black Barn Light</b> \$32.99 (\$16.50 / count) <del>\$38.99</del> FREE Delivery Monday	<b>Black Glass Outdoor...</b> \$19.99 (\$10.00 / count) <del>\$26.99</del> FREE Delivery Monday	<b>Dusk to Dawn Barn...</b> \$44.99 (\$22.50 / count) <del>\$48.99</del> FREE Delivery Monday
--	--	--

**Brand** EJAXIN  
**Color** Black Barn Light  
**Material** Metal  
**Style** Black Barn Light  
**Light fixture form** Sconce

#### About this item

- Black Hammered Metal Finish with Gold Interior: The barn lights outdoor designed with a modern matte black finish, these exterior light fixtures has a premium texture and emit beautiful and charming lighting with its unique design, the golden interior can adjust the indoor atmosphere and create warmth for your room. Perfect for outside house, front door, garden, garage, porch, driveway, yard, roadway, parking lots, sidewalk and usage as overnight security, and decorative lighting, etc.
- Weather-resistance & Last for Years: EJAXIN Outdoor lights for house are waterproof with its heavy-duty metal surface, which can provide excellent protection even in rain or snow, ultra high or low temperatures. This outdoor light fixture has anti-corrosion performance, does not fall off the paint after long-term use, being super durable that will remain as new and beautiful decor sustainably on your wall.
- Standard E26 Sockets: These barn lights are compatible with 60W max E26 bulbs, you can DIY your outdoor lights for house with different types of bulbs, such as incandescent or led bulbs. (Note: Bulbs are NOT included, please do not use smart or sensor bulbs, otherwise these outdoor light fixture wall mount may not work properly.)
- Wide Application & Idea Holiday Gift: Outdoor porch light is suitable for indoor and outdoor applications, such as sign lighting, barn lighting, gazebo, front porch, patio, garage, wall lamps, etc.The outdoor wall sconces perfect for any space. Whether you need to light up a walkway or patio, these barn lights fixtures are sure to keep you safe from the darkness. but also an ideal gift choice for your family or friends on Christmas, Thanksgiving Day
- Easy Installation & No-worry Buy: You will find all kits needed for quick installation are included in the package when you receive the outdoor wall lamps. It only takes 10 minutes to complete the installation.Please don't hesitate to reach out if you encounter any issues with the outdoor light fixture.

See more product details

Report an issue with this product or seller

\$32.99 (\$16.50 / count)

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Deliver to Darci - Dillon 80435

In Stock

Quantity: 1

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- Can it be used in coastal areas?
- Does it require any assembly?
- Is it dimmable?
- Ask something else

All

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