

# Vista Point Owner's Association Design Standards

Adopted March 2015

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## Statement of Intent

It is the intent of these standards to provide direction to owners for the improvement of their properties, to establish thresholds for design quality and the suitable application of materials, and to insure sensitivity to Vista Point neighbors. Compliance with the spirit of these standards is crucial in maintaining quality of life, property values, and visual effectiveness of the neighborhood.

The standards have been written to encourage a variety and diversity of thoughtful design within the neighborhood while at the same time respecting certain existing design patterns that: a) maintain the sense of community and place; b) establish and preserve a harmonious design for the Project; c) protect and enhance the value of the Property, Lots and Units; and d) respect the environment. It is not the intent of these standards to burden owners when they chose to improve their property; these standards should guide owners through the design review process to ensure a successful project for you and your neighborhood.

These standards may be amended from time to time and it is the responsibility of the owner to obtain and review all changes. Current copies may be obtained from the Neighborhood Administrator at [administrator@vistapointhoa.com](mailto:administrator@vistapointhoa.com), and on Vista Point Owner's Association website, [www.vistapointhoa.com](http://www.vistapointhoa.com).

### Vista Point Master Plan

The Vista Point Master Plan serves as a road map for the Design standards of the neighborhood and is a reflection of the neighborhood as it is built today. It was developed as part of the planning process for the neighborhood and embodies the esthetic values of the neighborhood.

### *Vista Point & Breckenridge & Gibson Neighbors Master Plan Design Standards – March 2002*

1. Single Family Equivalents (SFE's) allocated to the development parcels within the Master Plan represent maximum allowable density. The actually achievable density for each parcel will be determined at the time of review and approval of applications for development permits in accordance with the Town of Breckenridge (TOB) Subdivision Standards and Development Code (As now in effect, during the vesting period provided for this Master Plan and thereafter as such Standards or Codes may be amended from time to time).

2. The Architectural philosophy of the Master Plan is to ensure development of the Master Plan property in a compatible and harmonious manner through the use of quality construction materials and methods.

3. The open space areas of the site designated as "Public Open Spaces" shall be dedicated to the Town of Breckenridge. Open spaces areas designated as "Private Open Space" shall be owned and maintained by the respective homeowner's association. All trails in Vista Point and Gibson Heights shall provide public access. All public open space dedications or grants of public access easements shall be made via a subdivision plan reviewed and approved by the Town of Breckenridge or another form acceptable to the Town Attorney.

4. Development of the property shall be consistent with the following architectural standards.

A. This Master Plan is designed for a community with a mix of housing types. The variety of housing shall consist of single-family homes, duplexes and townhomes. The Master Plan shall govern the development of these housing types.

B. The architectural character shall be derived from the ranching, mining and Victorian buildings found throughout Summit County. The architectural character of the buildings in Vista Point and Gibson Heights shall be derived from elements of these architectural styles while not mimicking these types of structures.

C. Building massing, roof forms, detailing and building materials found historically throughout the Town of Breckenridge are encouraged. These elements include steeply pitched roofs, dormers, horizontal lap siding, vertical siding, board and batten and similar details.

D. All structures except fences in Vista Point and Gibson Heights shall comply with the following criteria:

1. Residential Setbacks –
  - 15' Front – Residence
  - 20' Front – Face of Attached Garage
  - 10' Side yard
  - 15' Rear yard

- Detached Garage Setbacks –
  - Front loaded Garage
    - 20' Front Face of Garage
    - 0' side
    - 15' rear
  - Side Loaded Garage
    - 10' Front Yard
    - 0' Side Yard
    - 15' Rear Yard

Except on Lot 5, Block 2; Lot 7, Block 4; Lots 2, 10, 18, 19, 22 and 23, Block 5; and Lots 2, 3, and 6, Block 7 eaves may encroach up to 18" into the setback.

On grade patios that do not exceed eighteen (18") inches above finish grade and without handrails may be permitted to encroach into required side and rear yard setbacks, however no patio shall be closer than three (3') feet to a side or rear property line. Consideration will be given to patios that are screened with additional landscape materials.

#### Density

a. Single Family and Duplex Density – Single family and duplex density, as defined by the Breckenridge Development Code shall not exceed the following:

Lots less than 7500 sq. ft.	Lots greater than 7500 sq ft.
3000 sq. ft. total	3000 sq. ft. total
2000 sq. ft. above grade	2250 sq. ft. above grade

Mass shall not exceed 3,600 square feet

Walkout and garden level floor area shall count as below ground density. Walkout and garden level spaces shall be graded to minimize the apparent heights of the three story facades.

b. Townhome density – Townhome density in Vista Point and Gibson Heights shall not exceed those densities referenced on the Master Plan Map.

3. Lot Area – 5000 sq ft. minimum

4. Block 6 –

a. The density as defined by the Breckenridge Development Code of homes located on Block 6 shall not exceed 4000 sq. ft. Mass shall not exceed 4,800 sq. ft.

b. The homes constructed on these lots shall be built within disturbance envelopes that shall be defined on the final plat.

c. In order to minimize the number of driveways and curb cuts along Reiling Road, these lots shall share a common driveway.

d. In addition to landscaping normally required for single family homes, landscaping shall be placed to screen the common drive from Reiling Road per the approved subdivision.

E. It is not intended that the buildings look alike; however, all buildings should share common design elements that promote cohesive harmony and congruity. The buildings shall be constructed predominantly from natural building materials.

F. The roof material shall be dimensional, heavy textured, 30 or 40 year composition shingle, corrugated metal or non reflective standing seam metal.

G. The primary roof form shall be a gable. Dormers, sheds and substantial overhangs will be encouraged. Building mass and form should consider entries pedestrian walkways and public access and snow shedding.

H. The color of the exterior materials must generally be subdued. Earth tones are encouraged, however accent colors that are used judiciously and with restraint may be permitted. Colors approaching primary hues and drastic contrasts in color will not be permitted.

I. A variety of architectural details is encouraged such as reveals and offsets. Window headers and sills, doors and exposed rafters, box windows, bay windows, timber or log columns and brackets or braces can enrich a building. Built-up fascias, bevel lap siding with 4 inch to 6 inch reveals, windows with multiple lights and other details that create shadow lines and enhance visual interest are strongly encouraged. Built-up fascias shall consist of one or more 1x trim boards over 2x fascia board.

J. Thermally broken, energy efficient windows with minimum glazing shall be used. Wood, wood clad, vinyl, or vinyl clad windows are encouraged.

K. Excessive similarity between adjacent structures is discouraged. Adjacent structures should vary in mass, height, design elements and color. Mixing attached and detached garages and contrasting single story and two story elements helps modulate the streetscape and provide interest.

L. Exterior lighting shall be limited to lighting necessary to identify building, provide security and ensure safe pedestrian and vehicular circulation. All exterior lighting shall be indirect or incorporate full cut off shield fixtures. Streetlights shall be installed as specified as to fixture type and placement by the Town of Breckenridge Engineering and Public Works Department

M. Each Single family home or duplex may fence up to 630 sq ft. of rear or side yard. However, no fence shall be permitted to extend from property line to property line. Fences shall be architecturally compatible with the home and shall not exceed 48" above grade. Fence materials shall consist of cedar, wood pickets, or similar materials. Metal link fencing shall be prohibited.

N. Landscaping materials shall be used to complement the architecture of the home, define outdoor spaces, frame on-site and off-site views, establish background and foreground balanced and knit the home to the site. All landscape materials shall be native or compatible with this alpine environment.

## Design Review Procedures

Step One: Determine if your project requires approval from the Design Review Committee (DRC) and the Town of Breckenridge (TOB). (This may require a visit or phone call to the Town Planning Department, 970-453-3160, before your submittal to the DRC.)

Please note: The Town of Breckenridge requires a Development Permit for any and all improvements that are not normal maintenance. Most of these permits are approved “over the counter” as you wait. Any planner can tell you which permit you will need. Owners of deed restricted properties pay no permit fees.

Changes Requiring Approval: Any and all “Exterior Modifications” to your home and/or property, including landscaping. Essentially, this includes construction, installation or placement of any improvements of a permanent nature on your property. Minor landscaping items like planting perennials, shrubs and small bushes that are not in snow stacking areas may be completed without DRC permission. The Association makes no representation on where to plant these trees and shrubs and the owner may be subject to TOB rules and permitting.

Please note: Interior Modifications to your home may require TOB Planning and/or Building Department approvals. Call or meet with a planner to be sure.

### Examples of improvements that require DRC review and approval:\*

- Building a garage, shed, fence, or deck
- Landscaping like patios, hardscaping, hot tubs, stairs.
- Replacing existing siding, windows, doors, garage doors, or roofing when the replacement is a different material, size, shape, and/or color than that of the existing material (i.e. other than normal maintenance).
- Planting or removing trees (see suggested tree species in Appendix 5.5)
- Adding a parking pad (Parking pad must be paved).
- Adding solar panels to a roof
- Replacing or adding exterior lighting fixtures

### Examples of improvements that do not require DRC review and approval:\*

- Interior Modifications to your home.
- Planting or hanging annual flowers.
- Planting plants, bushes, or shrubs not in snow stacking areas or town Rights-of-way (ROW).
- Planting trees that are not in snow stacking areas or town ROW
- Temporary holiday decorations.
- Replacing existing siding, windows, doors, garage doors, or roofing when the replacement is exactly the same material, size, shape, or color of the existing i.e. Normal maintenance).
- Laying sod
- Underground irrigation systems
- Installing rain gutters and downspouts when they meet the requirements of section 4.19

\*The lists above only provide examples of improvements; exclusion from this list does not mean your improvement does not require DRC approval. Please contact the

Neighborhood Administrator if you are unsure whether or not your improvement requires DRC approval. Also, please note that many improvements may also be subject to Town of Breckenridge approval and may also require a permit.

Step Two: Prepare required materials to submit to the DRC for review

Your application to the DRC must include:

1. Standard Cover Sheet (see appendix for copy) and 2. Appropriate drawings (site plan and/or elevations) as described below.

The Standard Cover Sheet includes all of the following:

1. Description of your proposed exterior improvements for review by the DRC and, if required, initial review by the TOB Planning Department
2. Location of your improvements. Copies of your property's Improvement Location Certificate (ILC) or platted site plan can be obtained from the TOB Planning Department. Also, any recorded property easements can also be obtained.
3. Proposed Materials
4. Proposed Colors
5. Construction schedule
6. Phasing plan (if applicable)

1. The Standard Cover Letter shall include a site plan and elevations, if appropriate. These plans must meet all of the following requirements: Plans must be presented in a legible format, be scalable and accurate. Plans must be to scale. If providing detailed plans they shall be drawn at a scale of one inch equals twenty feet (1" = 20') or one inch equals ten feet (1" = 10'). 1" = 10' is preferred. Site plans should include as needed:
  - a. Your name, property address, and legal description of your property.
  - b. Property lines.
  - c. Dimensions.
  - d. Structures, existing and proposed.
  - e. Existing natural features.
  - f. Grading plan with existing and proposed topography (if Applicable)
  - g. Location of landscape materials to be planted or removed.
  - h. Any existing public utility pedestal or easements.

Elevations should be provided for any proposed improvement that is not at grade level.

**Before you begin any Improvements, any plans for accessory buildings, sheds, fences, trees, etc. Subject to TOB approval, must include your approved Development Permit and/or Building Permit from the TOB along with HOA approval.**

Step Three: Submit your application to the DRC

Email your application to the DRC preferably via PDF to the email provided below, [administrator@vistapointhoa.com](mailto:administrator@vistapointhoa.com).



#### Step Four: Await a decision from the DRC

The standard of review for your application shall be as set forth in 1.0 Statement of Intent (above). A practical time limit may be subject to the number of applications to be reviewed and the availability of the committee members. Additional time may be applied due to the volume of applications received and their complexity. You may contact the Neighborhood Administrator at 970 547-5187, or [administrator@vistapointhoa.com](mailto:administrator@vistapointhoa.com) to check the status of your submittal after 14 days.

Applicants are encouraged to work with the DRC to answer any questions that they may have regarding their application. During these meetings, the DRC will choose to: 1. preliminarily approve your application as submitted or 2. request further information on your application or 3. preliminarily approve your application with conditions.

A written Final Approval with Conditions will be issued via email by the Neighborhood Administrator within five business days of approval by the DRC. You will be required to meet the terms of the conditions set forth in the Final Approval to commence work on your improvement, or you may choose to modify the initial improvement proposal and resubmit an application to the DRC following the same procedure as the original submittal.

Remember, in addition to DRC approval, the Town of Breckenridge (TOB) may have codes that need to be adhered to and additional permits may be required before beginning any work. The TOB should be consulted as part of the planning process. (See Appendix)

#### Step Five: Commencement and Completion of Construction

Upon receipt of approval from the DRC, you shall obtain any required permits from the Town of Breckenridge and then begin construction/alteration pursuant to the approved DRC application.

Your improvements must be completed within the time approved on the application or you must communicate a change in construction schedule to the DRC.

#### Definitions

Side Yard: A yard extending between the front and rear lot lines along the full width of the lot and lying between any side lot line that does not abut a public way and any portion of any structure on the lot.

Site plan: A scaleable drawing of your property with existing and proposed improvements, your address and the legal description of the lot. The site plan shall include labeled property boundaries, any easements, buildings, landscaping and utility structures. Lot plans are available at no charge for deed restricted properties from the TOB Planning Office in Town Hall or for a fee from Tetra Tech.

## Standards

### Governing Documents

The Governing Documents can be found at [www.vistapointhoa.com](http://www.vistapointhoa.com). If conflict occurs between this document and the Governing Documents, then the provisions of the Governing Documents shall prevail.

### Patios

The Design Review Committee may approve patios if designed to be consistent with neighborhood architectural character, i.e. natural stone, slate, flagstone, etc. The DRC may require the applicant to shield a proposed patio from neighboring homes and streets with a permanent structure or landscaping.

On grade patios that do not exceed eighteen (18") inches above finish grade and without handrails may be permitted to encroach into required side and rear yard setbacks, however no patio shall be closer than three (3') feet to a side or rear property line. Consideration will be given to patios that are screened.

### Landscaping

All landscape materials shall be native or compatible with this alpine environment. DRC and TOB approval is required for any landscaping other than laying sod and planting annual or perennial plants. Approval is needed for walkways, patios, retaining walls, rock placement, restoration, and remodeling of existing landscaping. A list of suggested native plantings can be found in the Appendix. (See Appendix re: TOB rules.)

Lot owners should be aware of the areas on their property that are designated as the Town Right of Way & Snow Stacking Easements while planning their landscape. While the DRC may approve your plan, any material or plantings in these areas may be subject to damage from plowing and snow storage. Any damage is the responsibility of the owner to replace or repair. An encroachment license from the Town of Breckenridge is also required for any landscaping that is in the Town Right of Way.

When planting trees the Association makes no representation on where to plant the tree, and permits may be required by the Town of Breckenridge. Please check with them prior to doing any planting. You may replace trees that have died or are struggling without DRC or TOB permission.

### Grasses and Plantings:

Vista Point contains a mixture of formal and native landscaped yards. Regardless of type, all yards shall be maintained in a neat manner during the growing season and be rid of noxious weeds. If a naturalized lawn is preferred, grass should not be cut back until it has gone to seed in the fall. High altitude grasses are preferred and will establish best with less water and maintenance in Breckenridge. Sod is generally cultivated using species that are not found naturally in the Breckenridge area. Large areas of sod are not recommended, as they require more water to maintain.

More information on landscaping in Breckenridge can be found in the Town of Breckenridge Landscaping Guide at [www.townofbreckenridge.com](http://www.townofbreckenridge.com)

### Fences

Each Single Family Home or duplex may fence up to 630 sq ft of the rear or side yard. However, no fences shall be permitted to extend from property line to property line. Fences shall be architecturally compatible with the home and shall not exceed 48" above grade. Fence materials shall consist of cedar, wood pickets, or similar materials

Construction "See TOB"

Material: Fence pickets may be made of natural wood (cedar, etc.) or a plastic with wood texture and may include metal materials.

Color: The fences shall be stained one of the body colors of the house.

Picket Style: For privacy fences cedar dog eared pickets must be used. Alternative Picket styles must be approved by the DRC. There are currently three fence styles that are approved for use in the Vista Point Neighborhood.

Privacy Fence shall be stained to match the body of the first floor of the house:



Rail Fence with Mesh shall be stained to match the first floor of the home.



Buck & Rail – A variation of this is the fence surrounding the Vista Point Park. The railings shall also be painted to match the first floor of the home



Gates: Gates must be constructed with the same materials as the fence, remain the same height as the fence, and maintain the same picket spacing as the fence. Double-door gates are subject to approval by the DRC.

Other guidelines: 1. The depth at which posts are seated should be appropriate for the fence post height, with concrete footing preferred. The commonly accepted standard is one-third (1/3) of the height of the post should be underground and placed in concrete; i.e., a post Thirty inches (30") above ground should have fifteen inches (15") in the ground with concrete poured around the base.

2. Fence lines must be aligned in a straight line.
3. Picket tops must line up appropriately.
4. All jogs, corners, turns of fence must be explicitly delineated on the site plan drawing plus the objects/reasons for the jogs should be delineated or described.
5. The outside face of the pickets must face outward toward streets, parking spaces and neighbor's property as applicable.

#### Decks

Materials and colors should be selected to match existing porches and railings and are subject to DRC approval. The DRC may request material samples when an applicant is proposing a synthetic deck material.

Some type of skirting can be required to be installed on the perimeter of a deck when the deck is greater than 1' above grade. Decks may be subject to TOB Building Department approval. (See Appendix re: TOB rules.)

#### Parking Pads

All parking pads or driveway extensions must be paved and may be constructed with concrete or asphalt only. Pavers or alternative materials may be allowed subject to DRC approval. Two (2) strips of concrete no less than twenty-four inches (24") wide each are acceptable. Gravel parking pads are prohibited. Parking pads must not infringe on the snow stack easement. The size and location of a parking pad is subject to DRC approval. Snow storage must be accommodated and landscaping, and drainage should be carefully considered when designing a parking pad.

(See Appendix TOB rules.)

#### Accessory Buildings

All accessory buildings, including but not limited to, sheds and garages will require DRC and TOB approval.

#### Garages

Garages shall be built consistent with the specifications in the Vista Point Master Plan, unless otherwise approved by the DRC.

#### Exterior Colors and Materials

##### Exterior color

The color of the exterior materials must generally be subdued. Earth tones are encouraged; however accent colors that are used judiciously and with restraint may be permitted. Colors approaching primary hues and drastic contrasts in color will not be permitted.

A homeowner must submit an application to the DRC and the TOB to change the color scheme of their property. No more than 3 different colors may be used on a property.

The DRC and the TOB will consider: a) adjacent property color schemes and b) increased or decreased maintenance resulting from the color change while reviewing applications.

A homeowner may choose to use a solid stain instead of a semi transparent stain of the same color without obtaining permission from the DRC.

Applicants must provide color swatches with their application for all proposed colors. (See Appendix TOB rules.)

#### Exterior Materials

All building and/or improvement materials exposed to weather shall be of: brick, stone, stucco, hardboard, smooth cedar, smooth redwood, pressure treated pine, alternative eco-friendly materials (i.e. Trex™), or other materials approved by the DRC. (See Appendix TOB rules.)

#### Exterior Lighting

Exterior lighting shall be limited to lighting necessary to identify building, provide security and ensure safe pedestrian and vehicular circulation. All exterior lighting, including porch and garage lights, and any new fixtures installed or existing fixtures replaced must be dark sky compliant in accordance with TOB regulations.

#### Roof Materials

The roof material shall be dimensional, heavy textured, 30 or 40 year composition shingle, corrugated metal or non reflective standing seam metal.

Asphalt shingles are the preferred roofing material for all structures in Vista Point. Alternative roofing materials, like corrugated steel, are subject to DRC approval and shall be considered on individual merit with particular consideration given to the quality of materials, color, pattern, and warranty. (See Appendix re: TOB rules.)

#### Windows and Doors

Window and door style and size are subject to DRC approval when replacement is not an exact duplicate of the existing windows and doors. Thermally broken, energy efficient windows with minimum glazing shall be used. Wood, wood clad, vinyl, or vinyl clad windows are encouraged.

Window frames must be factory standard original color or other color approved by the DRC. Operable windows are recommended.

Front/Entry-way doors may be solid wood. Door shall be painted to match the one of the colors of the home. A third color and new color can be approved through the DRC process.

Storm Doors require DRC approval. A cut sheet, brochure, or similar document of the exact door proposed is required for DRC approval.

#### Solar Applications

While approval from the DRC and the TOB is required, energy-saving features and active solar applications are encouraged whenever possible. Solar panels, when used, shall be integrated with the roof form to be as unobtrusive as possible. Solar panels must be roof mounted and shall be flat glass with frames colored to match adjacent surfaces and shall be installed flush with the roof line. Special consideration shall be given to color, finishes, and reflective aspects of solar panels as they may affect neighboring homes. Any lines for pipes must be painted to blend into the house exterior.

(See Appendix re: TOB rules.)

### Wind Turbines

No ground supported wind turbines may be erected or maintained on any property. Wind turbines are permissible when mounted on a garage roof only with the DRC and the TOB approval. Turbines' mounting hardware should be colored to match the color of the roof shingles whenever possible. Noise levels from the wind turbine may not exceed ambient noise levels of the site; applicants may be required to provide noise level data measured from areas around the site and from the turbine itself.

### Satellite Dishes

Satellite dishes and high-speed internet antennas shall be mounted on the rear side of structures so as to not be visible from a street or green space and to minimize visual impact to adjoining property owners whenever possible. In the event that is not possible it is the homeowner's responsibility to demonstrate that such positioning is not possible in order to receive a variance from the DRC.

### Hot Tubs

Hot Tub style, size, and placement are subject to DRC approval. The DRC may require the applicant to shield a proposed hot tub from neighboring homes and streets with a permanent structure or landscaping. Hot tubs require a Class D Development Permit and a Building permit from the TOB. (See Appendix re: TOB rules.)

### Outdoor Play Structures

Outdoor play structures taller than 9' tall require DRC approval. Such structures must be constructed primarily from natural materials and colored to compliment the surrounding natural environment or built environment. The DRC may require approved structures taller than 9' tall be fenced in to protect the safety of all neighbors.

### Exterior Speakers

Exterior speakers should be recessed or installed so they are not highly visible to pedestrians from the property line.

### Gutters

Gutters must match or have similarity in color to the body or trim color of the house. Heat tape is approved with or without gutter installation.

### Maintenance Standards

Grassed yards within Lots must be kept neat at all times when such grass is growing. Gardens, flower beds, trees and other similar plantings within Lots must be kept in neat condition and dead materials must be removed. Noxious weeds must be removed promptly from anywhere within a Lot.

### Paint/Stain

Exteriors should be re-stained periodically when stain is fading or peeling. This is to protect your home's siding as well as maintaining the property values of the neighborhood.

### Miscellaneous

#### Trash/Recycle Receptacles

All trash receptacles shall be kept latched and follow the rules set forth by the Town of Breckenridge. Please note: In addition, garbage cans can only be placed at curbside



after 6:00 am on the day of pickup and must be removed from the curb by 10:00 pm that day.

#### Real Estate Signs

A homeowner may have one (1) real estate 'for sale' sign in the front yard. Sign to be on homeowner's property only. Only one open house sign can be posted on homeowner's property. The sign must be removed within five (5) days after the sale of the property.

#### Other Signs

All other signs must be approved by the DRC. (See Appendix re: TOB rules.)

Homeowners may have political signs in their yard, not to be posted on structures or trees. Temporary construction signs are permitted when approved by the DRC. No signs may be displayed on association property or Town rights of ways.

#### Clotheslines

DRC approval is required for placement of exterior clotheslines. It is asked that these lines be located to be as visually unobtrusive as possible, and preferably they should be retractable or removable. They must be placed only in the back or side yard of the house.

#### Radon Mitigation

Hardware installed for Radon Mitigation does not require DRC approval. Pipes and hardware must be painted to match or have similarity in color to the body or trim color of the house to as to minimize appearance on the exterior of the house.

#### Small Projects

Small landscaping projects items like planting annuals, hanging baskets, perennials, shrubs and small bushes that are not in snow stacking areas may be completed without DRC Permission. The Association makes no representation on where to plant these tree and shrubs and the owner may be subject to TOB rules and permitting.

#### Additions & enclosures of porches

Additions and enclosures of porches are subject to approval of both the DRC & TOB Community Development Department. Projects must adhere to the density calculations from the neighborhood master plan and town planning code.

VISTA POINT NEIGHBORHOOD

APPLICATION FOR DESIGN REVIEW

The Design Review Committee (DRC) will receive all of the following information and may call or walk your property to get a better sense of the project. Please be sure to provide a phone number or an email address where you can easily be reached. The DRC may contact you prior to meeting to clarify any part of your application in order to streamline the approval process.

In addition to the following information, application shall have attached a site plan of your lot and elevations (if applicable to the improvement).

DATE SUBMITTED: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

1. Description of the improvement: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Description of materials to be used: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Colors to be used: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

4. Anticipated start and Completion date: \_\_\_\_\_

\_\_\_\_\_

Location on property and dimensions: (show on site plan) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

APPENDIX

SUGGESTED NATIVE PLANT LIST

## INDIGENOUS PLANT LIST

### TREES

Populus tremuloides	Aspen
Populus angustifolia	Narrowleaf Cottonwood
Populus balsamifera	Balsam Poplar
Picea engelmannii	Engelmann Spruce
Pinus aristata	Bristlecone Pine
Pinus contorta 'latifolia'	Lodgepole Pine
Abies lasiocarpa	Alpine Fir

### SHRUBS

Alnus tenuifolia	Thin leaf Alder
Betula glandulosa	Bog Birch
Ribes inerme	Whitestem Gooseberry
Ribes alpinum	Alpine Currant
Ribes aureum	Golden Currant
Ribes cereum	Squaw Currant
Sherpherdia argentea	Silver Buffalo Berry
Juniperus communis	Common Juniper
Lonicera involucrata	Twinberry Honeysuckle
Seriphidium tridentata spp. vaseyana	Mountain Big Sage
Salix spp.	Willows (Wolfs, Bluestem, Mountain)
Rosa woodsii	Wood's Rose
Rubus idaeus	Wild Raspberry
Pentaphyloides floribunda	Native Shrubby Cinquefoil
Sambucus pubens	Red-berried Elder
Chrysothamnus nauseosus	Rabbitbrush

### GROUNDCOVERS

Artocostaphyllus uva-ursi Kinnikinnick (evergreen)	
Cerastium tomentosum	Snow in Summer
Mahonia repens	Creeping Mahonia (evergreen)
Fragaria vesca	Native Strawberry
Antennaria rosea	Pussytoes

### FORBES

Rocky Mountain Penstemon
Rocky Mountain Columbine
Common Yarrow
Western Native Columbine
Rocky Mountain Columbine
Native Lupine
Indian Paintbrush
Pasque Flower
Prostrate Cinquefoil
Native Sedum
Old-Man-on-the-Mountain

Pussytoes  
Rocky Mountain Locoweed  
Fernleaf Fleabane  
Fireweed  
Monkshood  
Marsh Marigold  
Shooting Star  
Gentian  
Sticky Geranium  
Richardson's Geranium  
Blue Flax  
Monkeyflower (moisture needed)  
Blue Bells (Mertensia) (moisture needed)  
Native Mountain Delphinium  
Prairie smoke (Geum)  
Jacob's ladder  
Creeping Phlox  
Sulphur Flowered Buckwheat  
Showy Fleabane  
Native Lupine  
Harebells  
Shooting Star

APPROVED ADAPTED AND COMPATIBLE SPECIES of PLANTS

Some may have limited life span and supplemental irrigation may be required

TREES

*Picea pungens* Colorado Spruce  
Crabapple var. 'Spring Snow'

SHRUBS

<i>Cotoneaster</i>	<i>Cotoneaster lucida</i>
<i>Prunus virginiana</i>	Canada Red Chokecherry
<i>Juniperus sabina</i>	'Buffalo' Buffalo Juniper
<i>Juniperus communis</i>	Common Juniper var. <i>Effusa</i>
<i>Lonicera tatarica</i> 'A.R.'	Arnold's Red Honeysuckle
<i>Potentilla fruticosa</i>	'Abbotswood' Abbotswood <i>Potentilla</i>
<i>Potentilla fruticosa</i>	'Gold Drop' Gold Drop <i>Potentilla</i>
<i>Potentilla fruticosa</i>	'Jackman" Jackman <i>Potentilla</i>

As well as numerous other varieties of *Potentilla*

<i>Rosa foetida bicolor</i> Austrian Copper Rose	
<i>Salix irrorata</i>	Blue Stem Willow
<i>Salix purpurea</i> 'Nana'	Dwarf Artic Willow
<i>Sambucus pubens</i>	Native Red Berried Elder
<i>Shepherdia argentea</i>	Buffalo Berry
<i>Syringa x.prestoniae</i>	Canadian Lilac
<i>Syringa s.swegiflexa</i>	Miss Canada & James McFarland Lilac
<i>Syringa vulgaris</i>	Common Lilac
<i>Caragana arborescens</i>	Siberian Peashrub
<i>Syringa vulgaris</i>	Common Lilac

GROUND COVERS AND VINES

<i>Cerastium tomentosum</i>	Snow-In-Summer
<i>Clematis ligusticifolia</i>	Virgins Bower
<i>Clematis orientalis</i>	Yellow Clematis
<i>Galium odoratum</i>	Sweet Woodruff
<i>Parthenocissus quinquefolia</i>	Virginia Creeper
<i>Polygonum aubertii</i>	Silver Lace Vine
<i>Sempervivum tectorum</i>	Hen and Chicks
<i>Arctostaphyllum uva-ursi</i>	Kinnikinnick var 'Massachusetts'
<i>Potentilla anserina</i>	Silverweed
<i>Ranunculus repens</i>	Creeping Buttercup
<i>Polygonum affine</i>	Border Jewel
<i>Humulus lup. neomexicanus</i>	Native Hop Vine

APPROVED PLANT LIST  
Supplemental irrigation required

PERENNIALS

Aquilegia sp.	Columbine
Dicentra 'Luxuriant'	Bleeding Heart
Gaillardia aristata	Blanket Flower
Gaillardia aristataa 'Goblin'	Dwarf Banket Flower
Geranium sp.	True Geranium
Linum perenne	Perennial Blue Flax
Lupinus sp.	Lupine
Penstemon sp.	Penstemon, Beard Tongue
Dianthus	
Hens & Chicks	
Maltese Cross	
Iceland Poppy	
Hybrid Yarrow	
Veronica	
Creeping Thyme	
Garden Sage	
Chives	
Beebalm	
Mints	
Chamomile	
Comfrey	
Horseradish	
Lovage	

PROHIBITED PLANT LIST

Tansy  
False Chamomile/Cut Leaf Daisy

## APPENDIX

### TOWN OF BRECKENRIDGE RULES

In addition to DRC approval, most changes will require Town approval. For additional information about whether a permit is required, the type of permit and the permit process, visit [www.townofbreckenridge.com](http://www.townofbreckenridge.com), click on the Government button, then select Home Improvements & Construction. The Building Division phone number is 970-453-3180, for Planning Division 970-453-3160. A Notice of Approval will be required by the Town in order to receive a development or building permit.

#### Landscaping

TOB approval may be required for landscaping other than laying sod, planting annual or perennial plants. Retaining walls above a certain height may require TOB building permits.

#### Side Yard/Back Yard Privacy Fence

The TOB may require a building permit and inspections from the Building Department for fences of certain heights in addition to a development permit. Be sure to check with the Town to understand what permit your fence will require.

#### Decks

Check with The Town of Breckenridge for requirements for raised deck plans.

#### Parking Pads

Check with the Town of Breckenridge for requirements for parking pads.

#### Exterior Colors and Materials

Check with the Town of Breckenridge for requirements in changing the exterior color. TOB Planning can provide exterior color guidelines.

#### Hot Tubs

Check with TOB for approval requirements for hot tubs.

#### Exterior Materials

Check TOB approval requirements re: building and/or approved materials exposed to weather

#### Roof Materials

Check with TOB for permit requirements for roofing projects.

#### Solar Applications

Check with TOB for approval requirements for solar applications.

#### Other Signs

Check with the Town Planning Department for approval requirements for signs.