Agenda

Town Council Regular Meeting | 5:30 PM

Tuesday, July 8, 2025

Town Hall / Council Chambers - 302 Pine St Minturn, CO

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.
This agenda and meetings can be viewed at www.minturn.org.

Meeting Access Information and Public Participation:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: https://us02web.zoom.us/j/87063014773

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 870 6301 4773

Please note: All virtual participants are muted. In order to be called upon an unmuted, you will need to use the "raise hand" feature in the Zoom platform. When it's your turn to speak, the moderator will unmute your line and you will have five minutes for public comment.

Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Jay Brunvand, Town Clerk, prior to the meeting and will be included as part of the record.

1. **Call to Order**

2. **Roll Call and Pledge of Allegiance**

3. **4:30 PM Executive Session**

   A. Highlands Parcels Valuation

   i) Executive Session pursuant to C.R.S. 24-6-402(4)(e) Determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators.

4. **Approval of Consent Agenda**
   Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council deliberation.

   A. 06-18-2025 Minutes

   B. Liquor License Temporary Permit - Minturn Mile Liquors

C. 302 Main Street - Addition to a Single Family Residence

D. 0020-0022 Abby Road - New Duplex Residence

E. Resolution 28 - Series 2025 A Resolution Appointing Check Signers

5. Approval of Regular Agenda
Opportunity for amendment or deletions to the agenda.

6. Declaration of Conflicts of Interest

7. Public Comment
Citizens are invited to comment on any item on the Consent Agenda, or not on the regular Agenda subject to a public hearing. Please limit your comments to five minutes per person unless arrangements have been made for a presentation with the Town Clerk. Those who are speaking are requested to state their name and address for the record.

8. Council and Committee Reports

9. Staff Reports

10. Special Presentations
Presentations are limited to 5 minutes. Invited presentations are limited to 10 minutes if prior arrangements are made with the Town Clerk.

11. Business Items
Items and/or Public Hearings listed under Business Items may be old or new and may require review or action by the Council.

A. Resolution 26 - Series 2025, A Resolution Awarding the US Hwy 24 Improvements Contract for Phase 2 Sidewalks

B. Resolution 27 - Series 2025, A Resolution Awarding the Contract for North Main St. and Cemetery Crossing Safety Improvements

C. Resolution 29 - Series 2025, A Resolution for Selection of an Ultrafiltration Membrane Supplier for Minturn WTP

12. Discussion / Direction Items

A. Highlands Parcels RFP Process

B. Municipal Advisor Discussion - Next Steps

C. Taylor St. Repaving Next Steps

13. Future Agenda Items

A. Future Meeting Topics

14. Adjourn

Information Only Items
Upcoming Council Meetings: 7/16, 8/6, 8/20, 9/3.

Official Minutes

Town Council Regular Meeting | 5:30 PM

Wednesday, June 18, 2025

Town Hall / Council Chambers - 302 Pine St Minturn, CO

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.
This agenda and meetings can be viewed at www.minturn.org.

Meeting Access Information and Public Participation:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: https://us02web.zoom.us/j/87472228361

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 874 7222 8361

Please note: All virtual participants are muted. In order to be called upon an unmuted, you will need to use the "raise hand" feature in the Zoom platform. When it's your turn to speak, the moderator will unmute your line and you will have five minutes for public comment.

Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Jay Brunvand, Town Clerk, prior to the meeting and will be included as part of the record.

1. Call to Order

Mayor Earle B. called the meeting to order at 5:32pm.

2. Roll Call and Pledge of Allegiance

Council present: Mayor Earle Bidez, Mayor Pro Tem Eric Gotthelf, Town Council members Gusty Kanakis, Tom Priest, Brian Rodine, and Lynn Feiger. Note: Kate Schifani was excused absent.

Staff present: Town Attorney Harper Powell, Town Manager Rob Gutierrez, Deputy Clerk Cindy Krieg (via Zoom), and Town Clerk/Treasurer Jay Brunvand. Town Attorney Mike Sawyer joined

the meeting via Zoom at 7pm.

3. **Approval of Consent Agenda**
   Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council deliberation.
   - **A.** Minutes 06-04-2025
   - **B.** Liquor License - Temporary Tasting Room at Minturn Market - MoxYcello
   - **C.** Liquor License Renewal - MT Imports, Inc. (dba Vino)
   - **D.** Liquor License Renewal - Vail Mountain Coffee & Tea
   - **E.** 0111 Miles End Lane - New Single Family Residence
   - **F.** 0071 Miles End Lane - New Single Family Residence

Motion by Gusty K, second by Tom P, to approve the Consent Agenda of June 18, 2025 as presented. Motion passed 6-0. Note: Kate Schifani was excused absent.

4. **Approval of Regular Agenda**
   Opportunity for amendment or deletions to the agenda.

Motion by Eric G, second by Gusty K, to approve the Agenda of June 18, 2025 as presented. Motion passed 6-0. Note: Kate Schifani was excused absent.

5. **Declaration of Conflicts of Interest**

N/A

6. **Public Comment**
   Citizens are invited to comment on any item on the Consent Agenda, or not on the regular Agenda subject to a public hearing. Please limit your comments to five minutes per person unless arrangements have been made for a presentation with the Town Clerk. Those who are speaking are requested to state their name and address for the record.

Public Comment Opened.
No Public Comment.
Public Comment Closed.

7. **Council and Committee Reports**

Gusty K:

High Five Media is hosting a youth film camp July 14 & 18, info available at highfivemedia.org. Only 2 spots left.

Attended the QQ Water Authority meeting today, it was discussed that the Colorado River Basin states are using more water than supply available. The situation is getting worse, and there is a

deadline to come up with a plan within one year or it will be turned over to the Department of the Interior to do so.

Colorado Senator Dylan Roberts attended the meeting and mentioned that the state budget was cut by 1.2B and that is affecting a lot of state revolving funds.
He suggested looking into a severance tax, which is a tax on energy extraction within the taxing jurisdiction. He also mentioned sports betting tax, which is mostly currently going to water projects. That is something we could look into and apply for.

Lynn F – Has taken on the role of Treasurer on the board of the ERFPD. She was not expecting to be asked to serve in that role and it is proving to be very time consuming. Lynn is requesting to resign from her wildlife committee position so she can devote the necessary time to the ERFPD role. Brian R. said he could take on the wildlife committee position. Jay B. said he would ensure Brian gets the necessary information.

Earle B – Red Flag Warning / Extreme Fire Danger. Very dry conditions forecasted for the next week, encouraged everyone to use extreme caution. There was a fire this evening in Wolcott which resulted in a highway closure. Fire danger / Red Flag Warnings are posted on the town website and social channels. Additionally, it was discussed that this be added to the Town's VMS.

Earle B. listed off all of the upcoming Town special events, as well as the Zoning Update open houses.

8. Staff Reports

A. Manager's Report – Town Manager Rob Gutierrez:

Meetings
Attended
June 9th Zoning Update Open House
June 11th Mayor Earle Bidez; Minturn Planning Commission
June 12th Town Attorney Mike Sawyer; Siri Roman ERWSD
June 13th Stefanie Neubauer Minturn Whiskey; Councilor Lynn Feiger

Upcoming
June 16th Tim McGuire
June 17th Eagle County Commissioners; Eagle County Housing Authority
June 18th Summer QQ Meeting NWCCOG; Regional Housing Action Plan
June 25th Eagle County Community Wildlife Roundtable
June 27th Strategies DC
July 1st Core Transit 10-Year Transit Plan
*Scheduling Councilor one-on-one meetings for those interested.

Key Projects
Minturn Water Treatment Plant
I received the 60% design documents from Jarod Limke, our contracted engineer with HDR, on Thursday, June 12th. As of this report, I have only completed a preliminary review of the submittal. I met with Jarod on June 10th to review the project's history to date. He reported that

cost estimates being prepared by the construction firm Glacier are several weeks behind schedule but should be available by the July 10th workshop meeting. On June 13th, I had a follow-up discussion with Jarod regarding the potential incorporation of additional redundancy features for pretreatment, should they become necessary in the future. We also discussed the option of shifting from a Design-Bid approach to a Construction Manager At-Risk (CMAR) model to help manage the project. Jarod noted some of the initial challenges associated with using CMAR in light of the Congressionally Directed Spending awarded to the town for the project. I will explore this further in the coming weeks.

Little Beach Park & Historic Meyer's Barn
I met with staff on June 11th to review the planned park improvements and the proposed relocation of the historic Meyer's Barn. Town Engineer Jeff Spanel is moving forward with the design of the retaining wall replacement and the new access road. I requested an expansion of the topographical survey to include the southern portion of the property, as well as a contemporary boundary survey. Once the survey work is complete, staff will assess the data to determine the most suitable location for the barn's placement. I am working to schedule a meeting with the team involved in the relocation and reconstruction of the barn on Thursday, June 19th. We have until September to prepare construction-ready documents for work eligible for grant funding, and we remain confident that this timeline can be met.

Rob G. also noted that he and Planning Director Scot Hunn met with the Eagle County Regional Housing Authority on 6/17. It was discussed that the housing authority may be looking to move to a multi-jurisdictional structure, which may be helpful since their resources are currently pretty stretched. They are still figuring out the best way to serve our local communities as they grow and add more housing projects.

9. Special Presentations
Presentations are limited to 5 minutes. Invited presentations are limited to 10 minutes if prior arrangements are made with the Town Clerk.

No Special Presentations

10. Business Items
Items and/or Public Hearings listed under Business Items may be old or new and may require review or action by the Council.

A. Review and Acceptance of FY2024 Audit - Motion Required

Town Auditor, Joe Hood of Maggard and Hood, was present via zoom to present the findings of the audit. It was noted the audit is required by state law to be conducted annually and that the town is in good standing with a clean audit.

Mr. Hood noted the audit was completed and there are no concerns, we have a clean un-modified audit for the town. The General Fund and the Enterprise Funds both had positive financial growth in 2024 overall. Sales tax was relatively flat to the previous year. The general fund increased

$506K. The Battle Mountain Resort special revenue fund was closed, since that was settled in 2024. The post office facility rental was $22K for the year, those funds are transferred annually over to the capital projects fund for long-term maintenance of town assets. The enterprise fund grew significantly primarily due to tap fees from new development (Minturn North).

Lynn F. inquired about the Battle Mountain parcels that we received in 2024, and felt those assets should be included in the audit. This was finalized in 2024.

Jay B. noted that the value of the property has not yet been determined, so he felt this would hit the 2025 financials.

Mr. Hood noted, after some discussion by Council about this topic, that is sounds like he and Jay need to have further discussion before the audit is accepted. They will review and determine how to best approach this.

Direction from Council is to continue to the 7/16 meeting to allow time to address this.

B. Resolution 23 - Series 2025, A Resolution Awarding the North Main St. Improvements RMS Project - Requesting a motion to continue to a date certain

At the June 4 meeting this item was continued, Staff is requesting this be continued to a date certain.

Motion by Eric G, second by Gusty K, to continue Resolution 23 - Series 2025, A Resolution Awarding the North Main St. Improvements RMS Project be continued to the July 16, 2025 meeting. Motion passed 6-0. Note: Kate S. was excused absent.

The Highway 24 Sidewalk project continuation was also brought up by Council. Rob G. noted that we received 4 bids (deadline was June 16th). The Town is currently in the bid review process (through 6/24). Final selections to be made on June 25th.

C. Resolution 24 - Series 2025, A Resolution Reappointing DDA Board Members

The DDA Board is a five member board appointed with "four year staggered terms from the date of their appointment; The initial staggered terms are set by State statute and cannot be changed. Two of the initial terms expire on June 30, 2025, even though those board members were just appointed in early March. (The DDA was formed in December, following the November election, and the board was appointed on March 5th.

Staff has re-advertised these two board seat openings, and has received (2) applications from the existing 2 board members whose terms are expiring (Morgen McLaughlin and Joe Delude). Council is asked to reappoint these 2 board members. Their terms will then become 4-year terms.

Applicants:

- Joe Delude (Business owner downtown)
- Morgen McLaughlin (Residential and commercial property owner downtown)

Motion by Lynn F, second by Gusty K, to approve Resolution 24 - Series 2025 re-appointing two members of the Minturn Downtown Development Authority Board of Directors as presented. Motion passed 6-0. Note: Kate S. was excused absent.

D. Resolution 25 - Series 2025, A Resolution Authorizing an Intergovernmental Agreement between the Town of Minturn and the Minturn Downtown Development Authority

Approval of Resolution No. 25 – Series 2025, authorizing up to $15,000 in seed money for the Minturn Downtown Development Authority (DDA) Plan of Development project, and authorizing the Town Council to enter into an intergovernmental agreement (IGA) with the Minturn DDA for Town staff support, services, and seed money.

The Minturn Downtown Development Authority (DDA) was recently formed to support and revitalize the economic vitality and overall character of Minturn's downtown area. In its formative stage, the DDA is focused on establishing its operational framework, vision, and long-term goals. During this critical period, collaboration with the Town of Minturn is essential to ensure the DDA is effectively launched and positioned for success. The DDA respectfully requests the Town Council's consideration and approval of an Intergovernmental Agreement (IGA) that formalizes the provision of certain administrative and operational support by the Town for a limited term.

Lynn F. inquired about how the DDA is funded, and specifically asked about bonding.

Discussion took place regarding Tax Increment Financing (the funding mechanism for the DDA). There were still some questions about that, but this will be discussed further outside of this meeting, since this is not part of the IGA discussion.

Cindy K. and Rob G. will follow up with Lynn and Council with further education on TIF / DDA funding. This will also be discussed at the upcoming workshop during the Plan of Development work that will be done this fall.

Motion by Eric G, second by Tom P, to approve Resolution 25 - Series 2025, A Resolution Authorizing an Intergovernmental Agreement between the Town of Minturn and the Minturn Downtown Development Authority. Motion passed 6-0. Kate S. was excused absent.

11. Discussion / Direction Items

A. 2024 Model Traffic Code - Adoption Recommendations with Amendments

Direction is needed from Council regarding adoption of the 2024 Model Traffic Code, including direction on proposed / suggested amendments from legal. Periodically the Model Traffic Code is revised by the State of Colorado. Town staff / legal will be drafting an adoption ordinance for consideration, designed to ensure Minturn is on the most recent code for uniformity purposes. The Town has included amendments to the State version designed to best fit Minturn's situation. This item is currently in the discussion / direction phase, so that we can tailor the ordinance to fit our needs.

A summary of the recent changes include:

- New impaired driving program updates have been implemented
- 42-4-239 makes it illegal for individuals 18 or older to text while driving
- 42-3-103 now requires motor vehicle owners to register within 60 days of purchase
- Changes around low-powered scooters, low-speed electric vehicles, restrictions on minor drivers (MTC 116), personal mobility devices, and wildlife crossings
- Some changes to the points assessed for speeding violations:
    - Speeding 40+ over is now a 12 point violation
    - Speeding 5 – 9 over was changed from a 3 point violation to a 1 point violation

The 2024 Model Traffic Code supersedes all previous versions and encompasses changes through the 2023 legislative session. Municipalities are encouraged to adopt the latest version of the code by reference to ensure consistency and stay current with state traffic laws. This process streamlines ordinance drafting and ensures access to the most up-to-date regulations and recommendations. Staying updated with the model code helps maintain consistency with other jurisdictions (especially with the ECSO) and ensures compliance with the state.

There are some amendments to the MTC that the Town may wish to consider.
Specifically, we'd like to flag the following provisions:

- Section 106 – Subsection (3) allows local authorities to impose weight limitations for trucks and commercial vehicles on the roadways. Review the redlined changes to see if the Town wishes to impose such restrictions.
- Subsection (9) of Section 109 prohibits persons from traveling on highways on skis, sleds, or similar devices. If the Town wishes to allow people to ski on roads in the winter, then this subsection should be deleted.
- Subsection (2) of Section 110 – suggested modification to read: "(2) The municipal courts have jurisdiction over violations of traffic regulations enacted or adopted by municipalities. However, the provisions **regarding county proceedings in** ~~of~~ sections 42-4-1701, 42-4-1705, and 42-4-1707 shall not be applicable to municipalities."
- Section 110.5 allows municipalities to authorize the use of automated vehicle identification systems to detect violations. No suggested action or changes to this at this time but wanted to flag for review.
- Section 1204 allows parking of bicycles, e-bikes, or electric scooters on sidewalks. Please review to determine if this should be allowed.

Additionally, the new CO law regarding cell phone use while driving, is NOT part of the 2024 MTC. That law went into effect January 1, 2025. Staff is proposing that this be included in the ordinance.

Lastly, the MTC / state statute includes surcharges as part of the penalty schedule. Minturn has previously implemented the standard surcharges for traffic violations, but was not previously adding surcharges for parking violations. It is recommended that Minturn should collect these surcharges ($6 for parking violations) to help fund municipal court operations.

Earle B. inquired about ages for the texting while driving. The new laws state it's illegal for drivers 18 and over to text while driving. Harper P. and Rob G. both clarified that it's already law that it's illegal for minor drivers to text while driving. The new law just adds this for adult drivers.

Brian R. also asked for clarification regarding Illegal parking sections D & E (regarding pickup campers shells and camper vans).

It was clarified that this is not a new addition, this is already in our code. The section D clause is specifically regarding detached pickup campers or camper shells, and that the 72 hour regulation is also existing and applies to all vehicles.

Tom P. noted that all of our crosswalks need repainted. We need to reach out to CDOT to get this done ASAP, as this is a serious safety concern. Cindy K. noted that she would reach out to CDOT to request this.

Direction Given from Council regarding the 2024 MTC:

- Remove Subsection (9) of Section 109
- Remove Section 1204

B. Recommendation to Obtain a Municipal Advisor to Explore and Understand WTP Funding Options

Rob G. noted that it's recommended that the Town bring on a municipal advisor to help navigate the best way for Minturn to fund the water treatment plant, whether it's private financing or state bonds or other options.

Tom P. stressed the importance of understanding what our intentions are with the Highlands Parcels as this will significantly impact funds available to go toward the WTP.

Rob G. stressed that we need to understand all of the options for the parcels, and how those relate to the burden of the project cost.

It was discussed that multiple options were discussed in the Highlands Parcels survey and open houses, but there were no numbers attached to this.

Next steps will involve getting solid estimates for the different options.

Lynn F. noted that she feels there would be good value in dividing it into / selling it as 2 ranches, since there is limited water, and this would also allow for some conservation. Mike S. joined the meeting and explained how different rate structures might work. Rob G. will reach out to the municipal advisor references that we've received, and will get clarification on estimates and what's included.

Gusty K. inquired about whether these costs might be eligible within our grant funding. Mike S. was unsure, will need to verify.

Discussion ensued regarding the municipal advisor process and what that would entail.

Rob G. noted the timing difference between knowing next steps with the Highlands Parcels and moving forward with the WTP project. We'll have estimates in today's dollars and a lot could change in the next couple of years, especially with regard to the number of water users.

Mike S. also detailed how the timing could impact bonding.

Direction Given by Council:
Move forward with seeking municipal advisors to submit proposals to the Town.

12. Future Agenda Items

A. Future Meeting Topics

Adding a special meeting on July 8th at 5:30pm to discuss the municipal advisor and the highlands parcels next steps. Tom P. and Brian R. are not available for the 7/16 meeting, and Rob G. will be attending via Zoom.

13. Adjourn

Motion by Tom P, Second by Eric G, to adjourn the meeting at 7:25pm.

_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

14. Information Only Items

- 6/19 AND 6/24 - ZONING UPDATE OPEN HOUSES

To: Mayor and Council

From: Jay Brunvand

Date: May 23, 2019

Agenda Item: Consent Agenda – Temporary Permit

REQUEST:
Staff is requesting Council to review and approve the attached Temporary Permit for the Minturn Mile Liquor Store located at 341 Main St.

INTRODUCTION:
The Minturn Mile Liquor Store has been a business in good standing for over two decades. The business currently operates as a Sole Proprietor set up held by Gail Crowder. Ms. Crowder recently passed away and her spouse, George Crowder, is working to change the license from Sole Proprietor to an LLC. In order to continue operations during this transition, Council needs to approve a Temporary Permit. The required Report of Changes, which will approve the LLC status, will be considered on the July 16 meeting.

Neither the Temporary permit nor the Report of Changes will require a Public Hearing. Some additional back ground checks will be required and are being reviewed at staff level.

ANALYSIS:
Not Applicable

COMMUNITY INPUT:
Not Applicable

BUDGET / STAFF IMPACT:
Not Applicable

STRATEGIC PLAN ALIGNMENT:
In accordance with Strategy #4 the Town will advance decisions/projects/initiatives that expand future opportunity and viability for Minturn. Both as an employer and a sales tax contributor these businesses each help further Minturn.

RECOMMENDED ACTION OR PROPOSED MOTION:
Approved within the motion to approve the Consent Agenda.

ATTACHMENTS:
- Application and supporting documentation for the Permit.

TOWN OF MINTURN
APPLICATION FOR TEMPORARY LIQUOR LICENSE PERMIT
PENENDING TRANSFER OF OWNERSHIP

NOTICE: Any individual or corporation applying for a temporary permit is charged with the responsibility of having knowledge of the pertinent Colorado State Statutes and Regulations as set forth in C.R.S. Title 12, Articles 46 and 47.

APPLICANT NAME: MINTURN MILE LIQUORS, LLC

TRADE NAME: SAME

MAILING ADDRESS: P. O. BOX 1603, VAIL, CO 81658

PHYSICAL ADDRESS: 341 MAIN ST. MINTURN, CO

BUSINESS PHONE: _____ HOME PHONE: _____

TRADE NAME OF EXISTING LICENSE (IF DEFFERENT FROM ABOVE): GAIL CROWNER MINTURN MILE LIQUORS

LICENSE # OF ESTABLISHMENT BEING PERMITTED: 26-35821-0000
EXPIRATION DATE: 11-15-25 TYPE OF LICENSE: ALCOHOL BEVERAGE LICENSE

APPLICANT SIGNATURE	TITLE	DATE
[signature]	Member	7/1/25

NOTE: A temporary liquor license permit may be issued only if a completed application for a transfer of ownership along with all required documentation and associated fees has been submitted to the Town of Minturn, Town Clerk's Office, 302 Pine St, Minturn, CO 81645

A temporary liquor license permit is **valid for no more than one hundred twenty days** C.R.S. 44-3-303(4) from the date of issuance and is automatically void upon completion of the transfer of ownership and issuance of a new permanent liquor license in the name of the above applicant by the Colorado Division of Liquor Enforcement and the Town of Minturn Local Licensing Authority.

This permit may be canceled, revoked, or summarily suspended if the Local or State Licensing Authority determines there is probable cause to believe that the transferee has violated any provision of the Colorado Liquor/Beer Code or has violated any rule or regulation adopted by the Local or State Licensing Authority or has failed to truthfully disclose those matters required pursuant to the application forms

FOR OFFICE USE ONLY

DATE PERMIT APPLICATION FILED: _____
DATE COMPLETED PAPERWORK ACCEPTED: _____
PERMIT FEE COLLECTED **($100.00/LOCAL ONLY)**: _____
EFFECTIVE DATE: _____ **EXPIRATION DATE:** _____
APPROVED BY: _____ **ATTEST:** _____

Minturn Planning Department
Minturn Town Center
302 Pine Street
Minturn, Colorado 81645

Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
Amanda Mire
Eric Rippeth
Darell Wegert

Design Review Board Hearing

Final Plan Review for Addition to Single Family Residence

302 Main Street

Hearing Date:	June 25, 2025
File Name and Process:	Addition to Single-Family Residence Final Plan Review
Owner/Applicant:	John Woodruff & Lynn Feiger
Representative:	Robert Creasy, RDC Architecture
Legal Description:	Subdivision: BOOCO Block: G Lot: 1 Thru Lot: 3 PT OF
Address:	302 Main Street
Zoning:	Old Town Character Area – Mixed-Use Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval, with conditions**

Staff Report

I. Summary of Request:

The Applicants, John Woodruff and Lynn Feiger, request Final Plan review of a new 1,873 (gross) square foot garage addition to a single-family residence located at 302 Main Street in the Old Town Mixed-Use Zone District. The Applicants have been proactive in meeting with Town staff prior to submitting plans for the addition and has provided a relatively complete and thorough set of site, and architectural plans.

Proposed Plans
The plans show a two-story, garage addition with a maximum building height - measured to the midpoint of the roof – of 23 feet 11 inches measured to existing grade which is the most restrictive, under the maximum allowable 28-foot limit within the Old Town Mixed-Use Zone District.

Additionally, the massing, forms, and scale of the proposed structure, as well as proposed exterior materials, textures and detailing also appear to achieve the design objectives of Appendix B – *Design Guidelines and Standards*, Minturn Municipal Code.

Parking is more than adequate, with three off-street spaces, two in the garage and one in the driveway. The plans show the first floor with the parking area and the second floor has storage areas.

According to staff's analysis of development standards and dimensional limitations in Section III below the project appears to meet the Town's standards.

Overall, staff believes that the Applicants and their representative have provided a complete, detailed set of plans necessary to complete a thorough final plan review.

As a reminder, the Planning Commission has the option to review the proposal as a "conceptual" plan review if the Commission feels that the plans are *not* sufficient or are in need of revisions and additional review prior to final plan approval; or the Commission may take action to approve, approve with conditions, or deny the Final Plans.

Staff is **recommending approval with conditions**.

II. Summary of Process and Code Requirements:

These plans are being presented by the Applicant as "Final Plan" level of review for a new addition to a single-family residential structure on a legally created lot within the Town of Minturn. This is a formal hearing providing the Applicant and staff the opportunity to discuss the proposal with the Planning Commission, acting as the Design Review Board, and to address the DRB's concerns or feedback regarding suggested revisions to the project.

If the DRB feels that the plans are complete, appropriate, and meet the intent and purposes of the Minturn Municipal Code, Chapter 16, the DRB has the option to take final action to approve the plans without conditions, or to approve with specific conditions and giving the Applicant and staff clear direction on any recommended revisions, additions or updates to the plans.
No variances are required or requested at this time.

Design Review Process
Appendix 'B' of the Minturn Municipal Code, Section 16-21-615 - *Design Review Applications*, subsection "d" below outlines the criteria and findings necessary for DRB review and approval of all new, major development proposals:

(d) Administrative procedure.

(1) Upon receipt of a completed and proper application, the application for Design Review will be scheduled for a public hearing. The hearing will be conducted in accordance with the procedures set forth in this Chapter.

(2) Criteria and findings. Before acting on a Design Review application, the Planning Commission, acting as the Design Review Board (DRB), shall consider the following factors with respect to the proposal:

a. The proposal's adherence to the Town's zoning regulations.
b. The proposal's adherence to the applicable goals and objectives of the Community Plan.
c. The proposal's adherence to the Design Standards.

(3) Necessary findings. The Design Review Board shall make the following findings before approving a Design Review application:

a. That the proposal is in conformance with the Town zoning regulations.
b. That the proposal helps achieve the goals and objectives of the Community Plan.
c. That the proposal complies with the Design Standards.

Staff suggests that the final plans for 302 Main Street meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

III. <u>Zoning Analysis</u>:

Zoning
The subject property is located within the "Old Town Character Area" Mixed-Use Zone District, described as follows:

*(a) This area allows a compatible **mix of residential uses**, low-impact commercial uses and institutional uses that serve residents and visitors. The Old Town Mixed-Use Zone can accommodate various types of development if found not to significantly impact nearby properties.*
*(b) The Old Town Mixed-Use Zone is intended to provide sites for combined residential and low-impact commercial and service uses which maintain a predominantly residential appearance. **This area can accommodate reasonable growth** where land and services are available and when services and amenities are needed for residents and visitors.*

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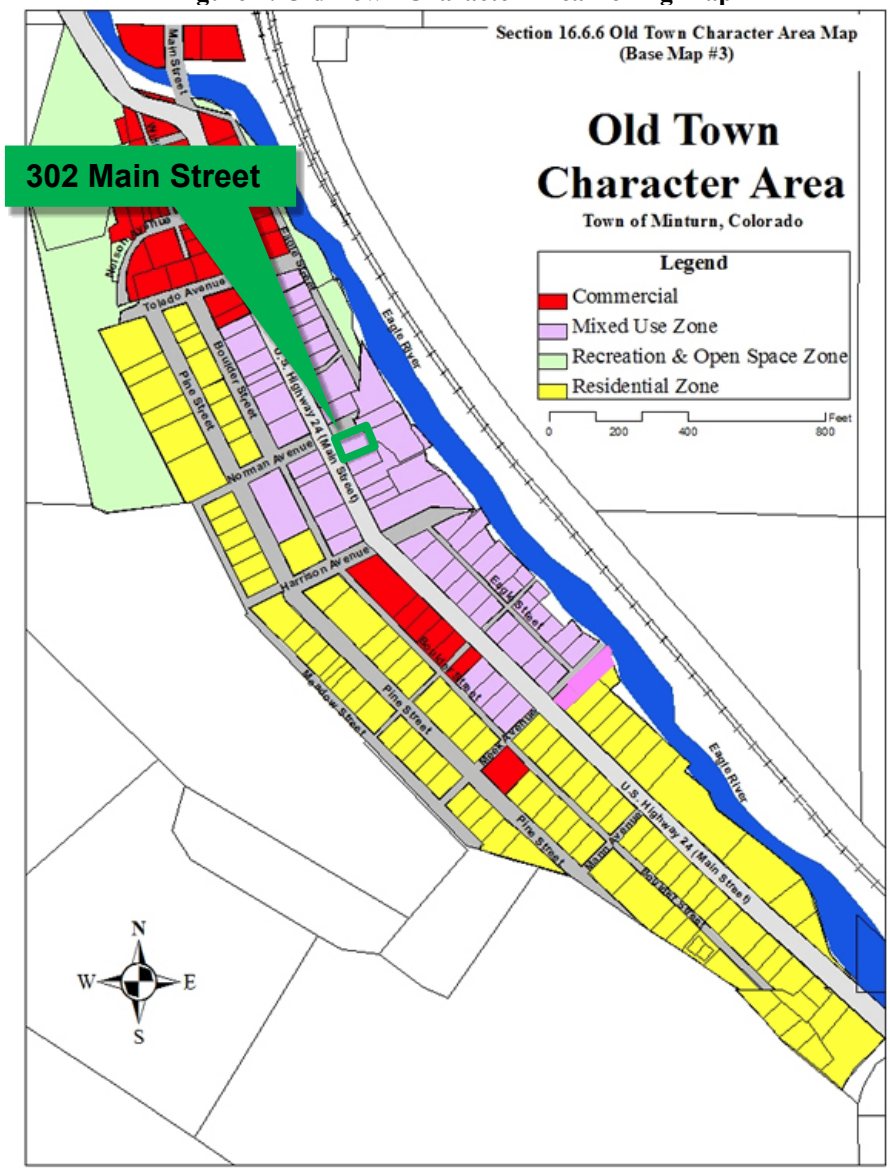
Figure 1: Old Town Character Area Zoning Map



Dimensional Limitations and Development Standards

The following table summarizes the lot, development and dimensional standards and limitations applicable to the subject property pursuant the approved Final Development Plan for the Minturn North PUD.

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	5,000 sq. ft.	5,579 sq. ft. (.128 ac.) * (4,938 sq. ft. (.113 ac.)) *
Maximum Building Height:	28 feet	23 feet – 11 inches
Minimum Front Setback:	10 feet	10 feet+ (not being altered)

Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	12 feet – ½ inch
Maximum Lot Coverage:	45% (2,510.55 sq. ft.) 45% (2,222.1 sq. ft.)	2,090 sq. ft. (37.46%/42.32%) Proposed
Maximum Impervious Coverage:	55% (3,068.45 sq. ft.) 55% (2,715.9 sq. ft.)	2,668 sq. ft. (47.82%/54.03%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (5,579 sq. ft. x .05 = 278.95 sq. ft.) (4,938 sq. ft. x .05 = 246.9 sq. ft.)	448 sq. ft.
Parking:	2 spaces	3 spaces

* A portion of the lot is covered by an access easement that services 344 and 382 Eagle River Street. While the total lot area is 5,579 sq. ft., the useable lot area is 4,938 sq. ft. As such, staff is showing building and impervious coverage percentages and snow storage based on each lot area (total and effective) in order to be as transparent as possible.

IV. Applicable Standards and Design Guideline Criteria:

Design
In addition to the development standards listed above, the following general design principles are provided for reference.

Final Site, Grading and Drainage Design
The Minturn Design Guidelines encourage designs that integrate or account for site topography and existing conditions, surrounding conditions, solar orientation, placement on lots relative to streets and natural features, snow storage and snow shed from roof structures.

Mass and Form
The following excerpt from the Design Guidelines is applicable to the proposed home design:

"c. Massing and Scale

> ***"A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures. Buildings and improvements should complement, rather than overpower, the***

adjacent natural and built environment. *Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.*

"Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures."
-Town of Minturn Design Guidelines

Staff Response:
Staff believes that the design and scale of the proposed structure incorporates a simple central form with additive features and is complementary to adjacent residential structures and character on nearby parcels. Staff further suggests that the scale of the project is appropriate and will not overpower surrounding natural and built environments. Proposed roof forms and pitches, materials and textures are compatible and complementary to the surrounding built and natural environments.

V. Issues and Recommended Revisions:

Issues or Required Plan Revisions
The Town Engineer has provided comments in the attached letter. In regards to the first comment about the survey, per the Town Engineer this can be addressed at building permit. The next two comments in regards to the Architectural plans referencing Archibeque's survey instead of Kipp's have already been addressed.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 302 Main Street generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is **recommending approval with conditions** of the plans.
1. The Applicant shall address all comments in the Town Engineer's letter dated June 10, 2025 prior to building permit issuance.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

June 10, 2025

Madison Harris
Town of Minturn Planner
PO Box 309
Minturn, CO 81645

Re: 302 Main Street
A Portion of Lot 1, 2 & 3, Block G of Booco's Addition to the Town of Minturn
DRB Resubmittal Review
Project No. 25-0001

Dear Madison:

We reviewed the plans entitled *"Woodruff Feiger Garage Parcel #2103-263-04-007; 302 Main Street, Minturn, CO 81645"* dated March 17, 2025, and a March 17, 2025 reply to our previous review prepared by Robert D Creasy Architecture (Plans) included in the June, 6, 2025 revised DRB application for 302 Main Street. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:
Paragraphs a through l: *"Improvement Survey Plat with Topography; Portion of Lot1, Lot 2, and Lot 3, Booco's Block G"* prepared by Kipp Land Surveying, June 4, 2025, was provided as the Boundary and Topographical Survey for this application.
We offer the following comments:

- **a.** This survey replaces the February 2, 2025 *"Improvement Survey; Part of Booco's Block G Lot 1-3; Town of Minturn, County of Eagle, State of Colorado"* prepared by Archibeque Land Consulting Ltd, and as such all comments regarding the previously submitted survey have been deleted.
- **b.** Note 4 of the Kipp Survey states "No Title Commitment provided for this survey". The Archibeque survey not 2 referenced "title commitment no V50074124, DATED 3-18-2025. We recommend this Commitment be provided to Kipp and the survey is updated to reflect any added information prior to the Building Permit Submittal.
- **c. The Kipp Survey is suitable for DRB review.**

Section (C) (3) Site Plan:
Sheet L101 of the Plans is the *"Site and Plot Plan*". The following elements from the MMC should be added:

- ~~a.~~ Paragraphs a, b, and c: ~~The Site Plan should show dimensioned property lines, building dimensions, easements, setbacks, and dimensions locating the building on the property.~~ **3/25/25 – Resolved**.

VAIL VALLEY OFFICE
30 Benchmark Road, Suite 216 I PO Box 978 I Avon, CO 81620

970.949.5072 I info@inter-mtn.net

Madison Harris
Re: 302 Main Street
A Portion of Lot 1, 2 & 3, Block G of Booco's Addition to the Town of Minturn
DRB Resubmittal Review
Project No. 25-0001

b. Paragraph d - ~~It appears the existing building will be demolished – a Demolition Plan should be included.~~ 3/25/25 - Resolved
c. Utility connections should be shown – ~~Utility Note 4 specifies HDPE pipe – The Town requires copper service lines. 3/25/25 – Utility note was revised to specify copper service line, however, it states a minimum depth of 4 feet. Minimum cover for water service lines is 7 feet.~~ 6.10.25 Resolved
d. The plans are suitable for DRB review; however, the Architectural plans refer to the previous Archibeque survey. The surveyor of record needs to be revised, and the plans updated to reflect information based on the Kipp survey prior to submittal for Building Permit.

<u>Section (C) (4) Grading & Drainage Plan:</u>
Sheet A100 of the Plans " *<u>Foundation & Drainage Plan Notes and Specifications"</u>* presents the proposed site grading. ~~The following elements from the MMC should be added:~~

a. ~~Paragraph c. requires "*Spot elevations. Show critical spot elevations, as necessary to demonstrate positive drainage and the direction of flow. Finished grade at all building corners must be provided."*~~ 3/25/25 - Resolved
b. ~~Paragraph d. requires: "*Top-of-foundation elevations. The top-of-foundation elevation must be shown on the plan and must be consistent with the foundation plan."*~~3/25/25 - Resolved.
   i. ~~Spot elevations are shown relative to the finished floor and need to be relative to the topographic survey.~~ 3/25/25 - Resolved
e. ~~Grading does not meet the requirements of Section 1804.4 of the IBC. The minimum recommended slope away from foundations is 5% and the minimum slope of a landscaped swale is 2%.~~ 3/25/25 - Resolved
   ~~ii. It may be necessary to raise the building to meet Code requirements.~~
c. ~~No Erosion control is provided.~~ 3/25/25 – Resolved
d. The plans are suitable for DRB review; however, the Architectural plans refer to the previous Archibeque survey. The surveyor of record needs to be revised, and the plans updated to reflect information based on the Kipp survey prior to submittal for Building Permit.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. The Town and Inter-Mountain Engineering are relying on the design professional's work and review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project.
Please feel free to contact us if you have additional questions.

Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Scot Hunn, Arnold Martinez, Ivan Martin PLS

DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner@minturn.org

Project Name:

WOODRUFF/FEIGER GARAGE

Project Location

Street Address: 302 MAIN ST., MINTURN

Zoning: MIXED USE-OLD TOWN CHARACTER AREA

Parcel Number(s): 2103-263-04-007

Application Request:

REMOVAL OF ONE EXISTING SHED
REPLACE WITH GARAGE

Applicant:

Name: JOHN "WOODY" WOODRUFF

Mailing Address: PO Box 910, MINTURN, CO 81645-0910

Phone: 303 898-7870

Email: woodruffwoody@comcast.net

Property Owner:

Name: JOHN WOODRUFF & LYNN FEIGER

Mailing Address: PO Box 910, MINTURN, CO 81645

Phone: 303 898-7870

Email: woodruffwoody@comcast.net

Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms	# On-site Parking Spaces
4938 SF	GARAGE	0	1
# of Stories:	**Snow storage sq ft:**	**Building Footprint sq ft:**	**Total sq ft Impervious Surface:**
2	301 SF	1122 SF	2668 SF

Signature:

J Woodruff

Fee Paid: Date Received: Planner:

WOODRUFF ENTERPRISES, LLC.
PO Box 910
344 Eagle River Street
Minturn, CO 81645-0910
303 898-7870
woodruffwoody@comcast.net

TOWN OF MINTURN
Planning and Zoning Department
Box 309
302 Pine Street
Minturn, CO 81645
970 827-5645
Planner1@minturn.org

RE: John Woodruff and Lynn D. Feiger propose to build a Garage on the lot at 302 Main in Minturn.

To Planning and Zoning Board,

Lynn and I are proposing to build a 2 story Garage adjacent to our driveway. This interior space will be used for vehicle and boat storage, provide me a shop and Lynn a place to paint. The second floor is mostly for storage.

The Garage will replace an existing shed on the back of the lot. The site is nearly flat with a slight slope to the north. The building footprint is within the existing setbacks. The lot is not within 50 feet of the Eagle River or any water body.

The building's orientation is similar to the existing shed. The Garage's roof sheds snow only to the west and onto the lot, avoiding any walkways. The front of the garage faces east. Windows take advantage of the solar gain of the morning light. We have set aside areas for required snow storage.

The exterior siding will be Western Cedar lap siding and shingles. The roof will be Class A, 16 gage, corrugated steel with a Kynar grey coating. The window and door trim will be in red or blue. Our goal is that the garage will coordinate with the existing look of the other structures that we have built within our property.

Any changes that come up as we continue to refine the plan, apply for permits and build the Garage will be brought before Planning and Zoning for approval.

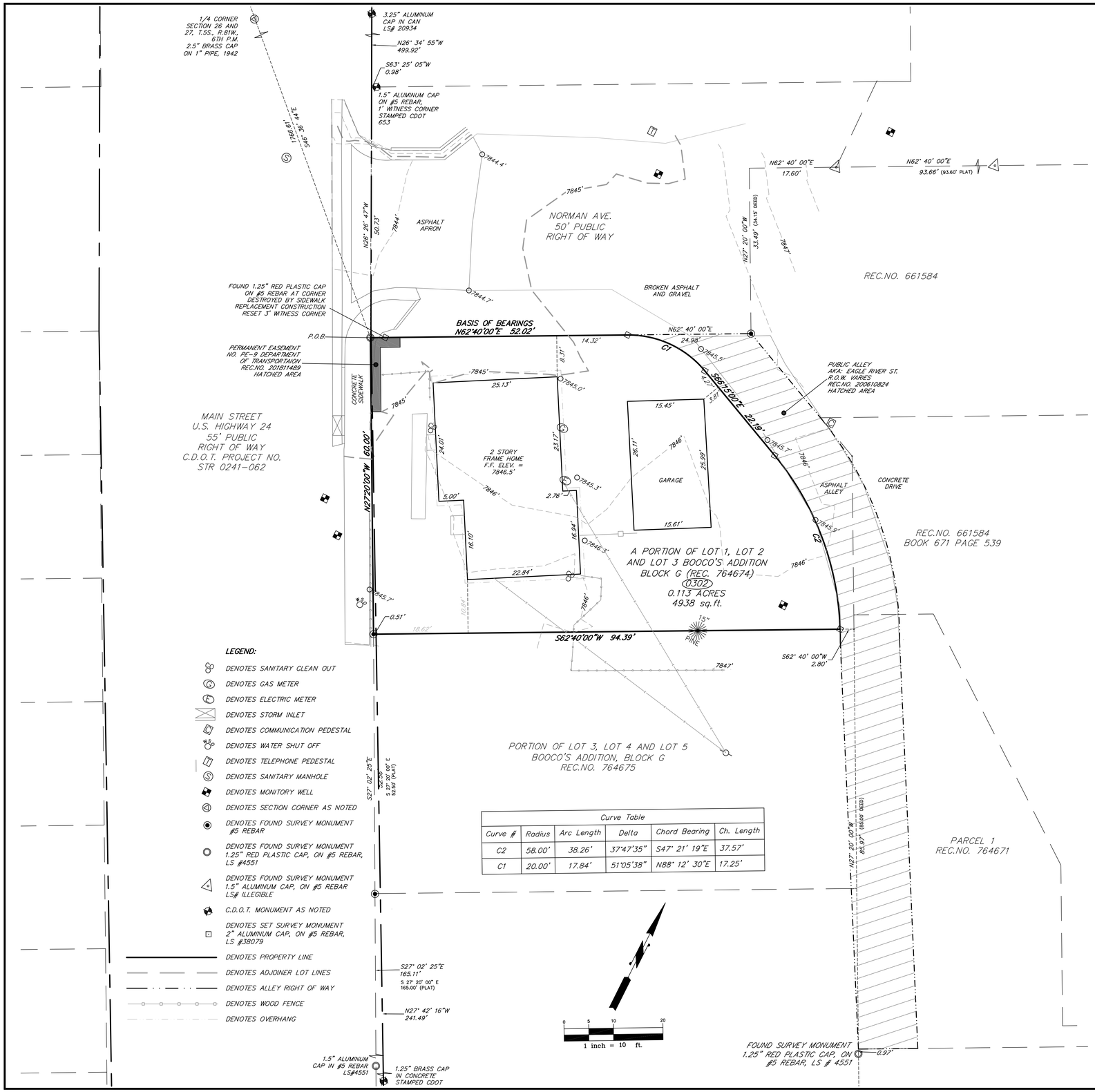
Thank you for your time and consideration,

Woody Woodruff

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY

PORTION OF LOT 1, LOT 2 AND LOT 3, BOOCO'S ADDITION TO MINTURN, BLOCK G

SITUATED IN SECTION 26, TOWNSHIP 5 SOUTH
RANGE 81 WEST, 6TH P.M.
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO



LEGEND:

- DENOTES SANITARY CLEAN OUT
- DENOTES GAS METER
- DENOTES ELECTRIC METER
- DENOTES STORM INLET
- DENOTES COMMUNICATION PEDESTAL
- DENOTES WATER SHUT OFF
- DENOTES TELEPHONE PEDESTAL
- DENOTES SANITARY MANHOLE
- DENOTES MONITORY WELL
- DENOTES SECTION CORNER AS NOTED
- DENOTES FOUND SURVEY MONUMENT #5 REBAR
- DENOTES FOUND SURVEY MONUMENT 1.25" RED PLASTIC CAP, ON #5 REBAR, LS #4551
- DENOTES FOUND SURVEY MONUMENT 1.5" ALUMINUM CAP, ON #5 REBAR LS# ILLEGIBLE
- C.D.O.T. MONUMENT AS NOTED
- DENOTES SET SURVEY MONUMENT 2" ALUMINUM CAP, ON #5 REBAR, LS #38079
- DENOTES PROPERTY LINE
- DENOTES ADJOINER LOT LINES
- DENOTES ALLEY RIGHT OF WAY
- DENOTES WOOD FENCE
- DENOTES OVERHANG

Curve Table					
Curve #	Radius	Arc Length	Delta	Chord Bearing	Ch. Length
C2	58.00'	38.26'	37°47'35"	S47° 21' 19"E	37.57'
C1	20.00'	17.84'	51°05'38"	N88° 12' 30"E	17.25'

PROPERTY DESCRIPTION:

A PORTION OF LOT 1, LOT 2 AND LOT 3, BLOCK G, BOOCO'S ADDITION TO THE TOWN OF MINTURN, COLORADO, DESCRIBED IN REC.NO. 764674, AND EXCEPTING OUT A PUBLIC ALLEY RIGHT OF WAY DESCRIBED IN REC.NO. 200610824, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWESTERLY CORNER OF SAID BLOCK G; THENCE N. 62° 40' 00" E. 52.02' ALONG THE NORTHERLY LINE OF SAID LOT 1 TO THE SOUTHERLY RIGHT OF WAY OF SAID PUBLIC ALLEY; THENCE ALONG SAID PUBLIC ALLEY THE FOLLOWING THREE (3) COURSES:

1) 17.84' ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 20.00', A CHORD BEARING N. 88° 12' 30" E. AND CHORD LENGTH 17.25';
2) S. 66° 15' 00" E. 22.19';
3) 38.26' ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 58.00', A CHORD BEARING S. 47° 21' 19" E. AND CHORD LENGTH 37.57';

THENCE LEAVING SAID PUBLIC ALLEY, S. 62° 40' 00" W. 94.39' TO THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 6;
THENCE ALONG SAID HIGHWAY, N. 27° 20' 00" W. 60.00' TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 0.113 ACRES +-.

NOTES:

1. Date of Survey: May 22, 2025
2. Street Address: 302 Main St.(Posted)
3. Location of improvements, lot lines and easements are based upon plats of record, deeds of record and monuments found at the time of this survey.
4. No Title Commitment provided for this survey.
5. U.S. Survey used for this survey.
6. Benchmark: S280 NAVD88 Datum, published elevation of 7894.20'.
7. 1' Contours shown hereon.
8. Basis of Bearings: An assumed bearing of N. 62° 40' 00" E. between the northwesterly corner Lot 1, Booco's Addition to Minturn, Block G, described in rec.no. 764674, a previously found 1.25" red plastic cap on #5 rebar, LS # illegible being destroyed by construction, reset 3' witness corner and the northeasterly corner of a parcel of land described in rec.no. 764674, a found #5 rebar. All bearings shown hereon relative thereto.
9. All bearings and distances are both field measured and platted/deeded except as otherwise noted hereon.
10. Notice; According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect, in no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

CERTIFICATION:

I, Randall P. Kipp, a Professional Land Surveyor in the State of Colorado, do hereby certify that this land survey plat was prepared for John A. Woodruff and Lynn D. Feiger, and is the result of a survey performed by me or under my direct supervision, responsibility and checking. I further certify that this land survey plat is in conformance with 38-51-106 C.R.S.: minimum standards for land plats, and is based on the land surveyors knowledge information and belief, is in accordance with applicable standards of practice, and is not a guaranty or warranty, either expressed or implied.

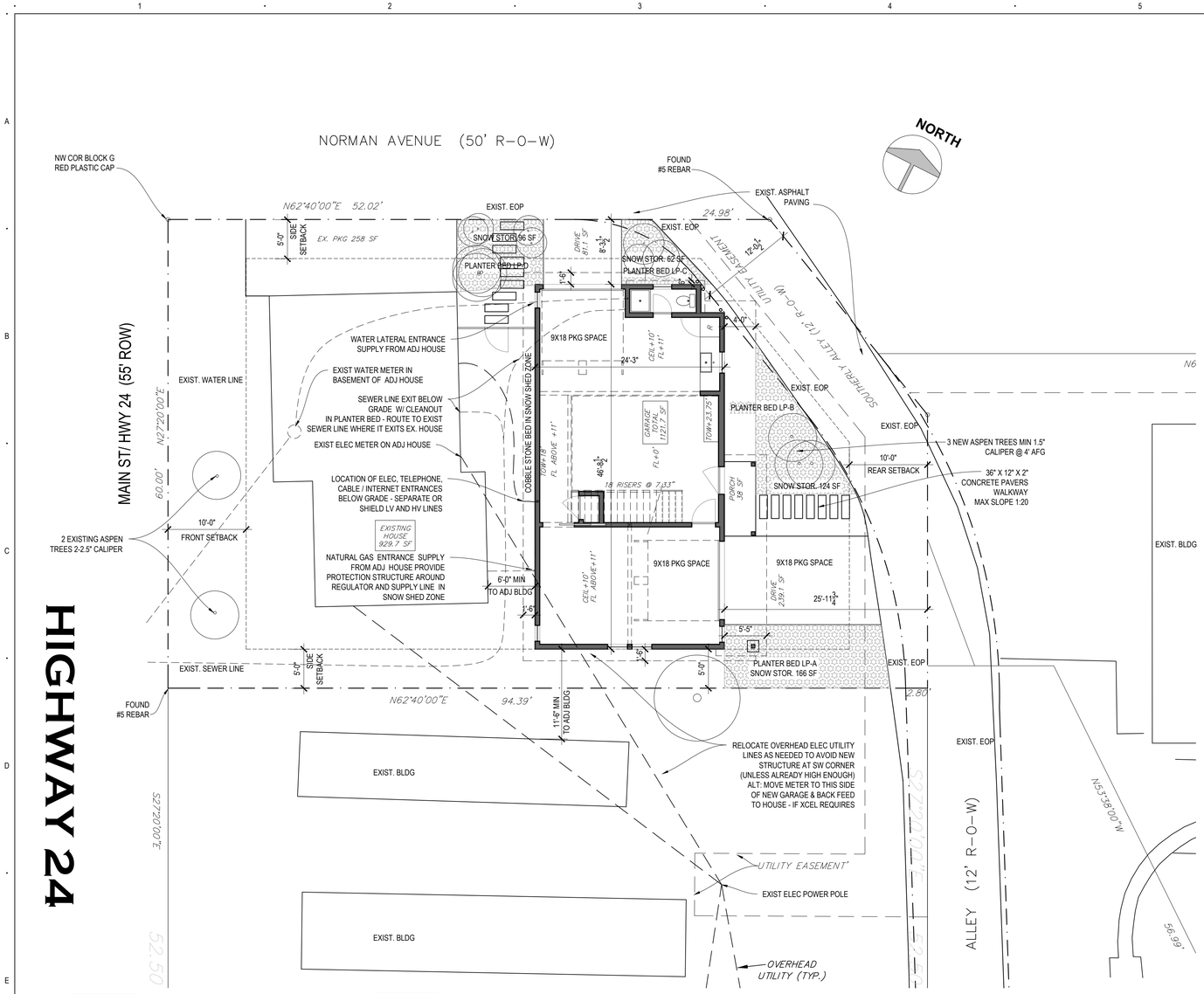
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR RANDALL P. KIPP 38079 6-4-25

Randall P. Kipp P.L.S. #38079
Colorado Professional Land Surveyor

COUNTY SURVEYOR CERTIFICATION:

Deposited this _____ day of _____ , 2025, at _____, in Book 1 of the Eagle County Surveyor's Land Survey Plats/ Rights-of-Way Surveys at Page _____. This Land Survey Plat complies with Section 38-51-102, of the Colorado Revised Statutes.

IMPROVEMENT SURVEY PLAT AND TOPO **A Portion of Lot 1, Lot 2 and Lot 3, Booco's Addition to Minturn . Block G** Situated in Section 26, T.5S., R.81W., 6TH P.M. Town of Minturn, County of Eagle, Colorado	KIPP LAND SURVEYING
JOB NO.: 251014 — DATE: 6-04-25	RANDY KIPP P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540
SHEET 1 OF 1 — DWG NAME: 251014-Lot1-3Part Boocos ISP	email: randy@kipplandsurveying.com web: kipplandsurveying.com

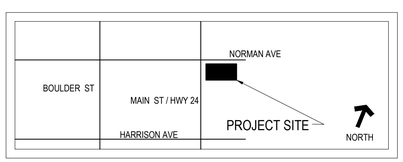


E1 SITE - PLOT PLAN

L101

0' 2' 4' 8' 16'

SITE PLAN IS BASED ON KIP LAND SURVEYING.
SURVEY DATED 6/4/2025 JOB # 251014



F1 VICINITY PLAN - MINTURN - CO

L101

NOT TO SCALE

GENERAL SITE NOTES:
1. GARAGE STRUCTURE IS NEW AND SITE HAS EXISTING RESIDENCE BUILDING.
2. SEE SHEET A101 FOR ADDITIONAL STRUCTURE DIMENSIONS (OMITTED HERE FOR CLARITY).

GRADING NOTES:
1. MINIMIAL GRADING ANTICIPATED AS SITE IS NEARLY FLAT.
2. ALL LEFT OVER CLEAN GRADING MATERIAL NOT UTILIZED AS FILL OR LANDSCAPING MOUNDS APPROVED BY OWNER SHALL BE REMOVED FROM THE SITE. EROSION CONTROL MANAGED PER SITE DRAINAGE INDICATED ON SHEET A100B.
3. ALL TRENCHES TO BE COVERED WITH A WALKABLE SURFACE AT NIGHT.
4. **DO NOT PLACE ANY CONCRETE IN FREEZING WEATHER UNLESS FOLLOWING ALL ACI RECOMMENDATIONS AND REQUIREMENTS FOR COLD WEATHER CONCRETING - SSD & REFER TO A100 FOR ADDITIONAL NOTES.**
5. PROVIDE STRAW WADDLE ROLLS AROUND AREA TO BE DISTURBED BY NEW FOUNDATION FOOTING EXCAVATIONS.
6. PROVIDE FINISH GRADING AROUND EXTERIOR WITH MIN 5% FALL IN FINISH GRADE PERPENDICULAR TO WALLS WITHIN 3' OF WALLS.
7. ANY GRADING OUTSIDE THE BUILDING FOOTPRINT SHALL HAVE FIN SLOPES LESS STEEP THAN 1:10 (V:H) AND NO CUTS OR FILLS GREATER THAN 1'-0" DEEP FROM EXIST. GRADE.

EXTERIOR LIGHTING NOTES:
1. ALL NEW EXTERIOR LIGHTS SHALL BE A FULL CUT OFF FIXTURE AND HAVE A DARK SKY ORDINANCE COMPLIANT LOW CUTOFF ANGLE SO THAT LIGHT IS NOT CAST UP OR OVER PROPERTY LINES & UTILIZING THE MINIMUM LIGHTING INTENSITY NECESSARY.
2. LIGHTS SHALL BE MAXIMUM 10' AFG.
3. ALL LIGHTING SHALL BE HIGH EFFICIENCY LED AND RATED FOR WET LOCATIONS.
4. REFER TO LIGHTING PLANS ON SHEETS AX.XX THRU AX.XX.

LANDSCAPE NOTES:
1. LANDSCAPING IS LIMITED TO PLANTING BEDS NOTED ON THE PLAN AS LP-A THRU LP-D WITH PLANTINGS AS DESIGNATED BELOW WHICH ARE ALL IDENTIFIED BY USDA AS APPROPRIATE FOR PLANT HARDINESS ZONE 4b:

LP-A: DROUGHT TOLERANT NATIVE FLOWERING HERBACEOUS PERENNIALS: COLUMBINE, LUPINE, PENSTEMON, AND FLAX- MIN (3) FLATS PER 100 SF.
LP-B: DROUGHT TOLERANT HOLLYHOCKS, VARIOUS COLORS. ESTABLISHED FROM LIBERAL SEED SPREAD IN FALL. IN ADDITION TO THE TWO ASPENS ALONG MAIN STREET, ADD 3 ASPEN TREES (MIN CALIPER 1.5" @ 4' AFG) TO THIS BED AS SHOWN.
LP-C: DROUGHT TOLERANT HOLLYHOCKS, VARIOUS COLORS. ESTABLISHED FROM LIBERAL SEED SPREAD IN FALL.
LP-D: DROUGHT TOLERANT NATIVE SHRUBS PER TOWN OF MINTURN PRE-APPROVED LIST- MIN (7) 5 GALLON SHRUBS.

(IF ADDITIONAL NATIVE TREES ARE INCLUDED THEY MUST BE A MINIMUM 1.5" CALIPER @ 4" ABOVE GROUND).

2. PROVIDE DRIP IRRIGATION SYSTEM INCLUDING A MOISTURE SENSOR WITH SEPARATE ZONES FOR EACH PLANTING BED ON A TIMER MOUNTED INSIDE THE BUILDING. MAINTAIN ADEQUATE WATERING FOR MINIMUM 2 YEARS TO ESTABLISH PLANTINGS.
3. NO TURF PLANTINGS PERMITTED.
4. AMEND PLANTING BEDS WITH MINIMUM 6" DEPTH OF SANDY LOAM W/ MIN 5% ORGANIC MATTER BY VOLUME.
5. AFTER PLANTING, PROVIDE 2" DEPTH OF MULCH WITH MODIFICATIONS AS APPROPRIATE FOR EACH PLANT MATERIAL. RENEW AS NEEDED.
6. HARDSCAPE FROM BUILDING TO PROPERTY LINE SHALL BE 4" THICK 5000psi CAST CONCRETE SLABS OVER MINIMUM 6" ROAD BASE IN 3" LIFTS COMPACTED TO 95% OVER NATIVE SOILS (OR REPLACED W/ ADDITIONAL ROAD BASE MATERIAL IN 4" LIFTS COMPACTED TO 95% WHERE OVER EXCAVATED).
7. PROVIDE 6" MINUS COBBLES OVER 36" WIDE GEOTEXTILE WEED BLOCK FABRIC ALONG WEST SIDE OF GARAGE IN SNOW SHED ZONE FROM ROOF LAID OVER COMPACTED EARTH.

SNOW STORAGE:
PROVIDED IN PLANTING BEDS TO EITHER SIDE OF DRIVEWAYS & WALKWAYS FOR 7'-0" FROM EDGE OF PAVING (448 SF). SEE AREA NOTES ON THIS SHEET. ADDITIONAL SNOW STORAGE AVAILABLE ALONG WEST SIDE OF EXISTING BUILDING.

UTILITY NOTES:
1. NEW ELECTRIC CONNECTIONS VIA UNDERGROUND 2" DIA SCH 80 DUCT FROM EXISTING RESIDENCE- MIN 36" BELOW FINISH GRADE. EXISTING OVERHEAD LINE TO EXIST. RESIDENCE TO BE RELOCATED OUT OF PROPOSED GARAGE FOOTPRINT. ALTERNATIVELY: MOVE METER TO SOUTH SIDE OF NEW GARAGE AND BACK FEED TO HOUSE.
2. NEW SEPTIC WASTE LINE SLOPING MIN 2% TO EXISTING SEWER LINE ON WEST SIDE OF EXISTING RESIDENCE VIA 4" DIA ABS OR PVC LINE MIN 4' BELOW FINISH GRADE. PROVIDE CLEANOUTS AT MAX 50' INTERVALS.
3. IF GAS IS REQUIRED, PROVIDE NEW NATURAL GAS LINE FROM EXISTING RESIDENCE VIA 1" HDPE PIPE W/ TRACER WIRE MIN 3' BELOW FINISH GRADE.
4. WATER SUPPLY FROM EXISTING RESIDENCE VIA 1" COPPER PIPE MIN 7' BELOW FINISH GRADE.
5. ALL UTILITY LINES TO BE TERMINATED INSIDE BUILDING FOOTPRINT, EXCEPT GAS LINE WITH PRESSURE REGULATOR LOCATED ON SOUTH SIDE OF BUILDING AT WESTERN CORNER.

PARKING:
IN ADDITION TO EXISTING 3 SPACES ON NELSON STREET, 3 NEW SPACES PROVIDED ALL MIN 9'X18'. TWO SPACES INSIDE GARAGE AND ONE ON DRIVEWAY TO EAST OF GARAGE.

LOT COVERAGE:	EXISTING	PROPOSED
HOUSE	930 SF	930 SF
GARAGE	398 SF	1122 SF
DRIVEWAY	413 SF	578 SF
PORCH	0 SF	38 SF
TOTAL	1741 SF	2668 SF
LOT AREA		5579 SF
ALLEY ROW AREA		641 SF
EFFECTIVE LOT AREA		4938 SF
SNOW STORAGE (MIN 5% REQ'D)		9.1%
LOT COVERAGE (55% ALLOWED)		54.0%
BLDG COVERAGE (45% ALLOWED		41.6%

INT. FLOOR AREA AT GARAGE:		
FIRST FLOOR	398 SF	1122 SF
LOFT (CEIL > 5')	0 SF	751 SF
TOTAL	398 SF	1873 SF

(EXISTING HOUSE REMAINS UNCHANGED)

CODE CLASSIFICATIONS

ZONING:	OLD TOWN CHARACTER AREA - MIXED USE
OCCUPANCY:	GROUP-U PRIVATE GARAGE
CONSTRUCTION:	TYPE V-B (EXISTING NON-SPRINKLERED)
FIRE SEPARATION:	5'-0" (MIN DISTANCE TO PROPERTY LINE.) 6'-0" TO ADJACENT STRUCTURE ON SAME LOT.
STORIES:	2
BUILDING HEIGHT:	AT MID ROOF SLOPE ABOVE EXIST. GRADE =23'-11"
MAX HEIGHT:	AT HIGH POINT ABOVE EXIST GRADE. = 27'-4"
LOT COVERAGE:	TOTAL = 2668 SF / 4938 SF LOT = 54% < 55%
BLDG COVERAGE:	TOTAL = 2052 SF / 4938 SF LOT = 41.6% < 45%
SNOW STORAGE:	5% = 247 SF REQ. < 448 SF PROVIDED (ADJ TO DRIVEWAYS)

GENERAL NOTES:
1. DO NOT SCALE FROM DRAWINGS, REFER TO WRITTEN DIMS AND BRING OMITTED DIMS TO ARCHITECT'S ATTN.
2. REFER TO STRUCTURAL SHEETS FOR STRUCTURAL MATERIALS, NOTES, SPECIFICATIONS AND DETAILS.
3. ALL DIMENSIONS ARE TO FO FRAMING, ROUGH OPENING, FO CONC WALL OR T.O. CONC SLAB OR SUB FL, UNO.
4. REFER TO C100 FOR INSULATION SPECS, OTHER GENERAL NOTES, DRAWING INDEX, AND ABBREVIATIONS.
5. REFER TO L101 FOR SITE, UTILITY & LANDSCAPE PLAN NOTES & SPECS.
6. REFER TO ARCHITECTURAL PLAN SHEETS (A10X) FOR WALL & RO DIMS, HEAD & SILL HEIGHTS, AND FINISH SPECS INCLUDING WINDOW AND DOOR SCHEDULES, MECHANICAL PLUMBING AND ELEC. SPECS.
7. REFER TO ROOF PLAN (A103) FOR ROOF MATERIALS, SPECIFICATIONS, AND NOTES.
8. **SILL DIMENSIONS ARE FROM T.O. SLAB OR T.O. SUBFLOOR TO SILL RO.** HEAD RO DIMS ARE FROM SILL RO.
9. REFER TO ELEVATION SHEETS (A20X) FOR EXTERIOR FINISHES, NOTES AND SPECS.
10. REFER TO SHEETS A30X FOR WALL & BUILDING SECTION DETAILS, MATERIALS, AND CONFIGURATION.

RDC ARCHITECTURE

ROBERT D CREASY ARCHITECTURE
PO BOX 819 - 105 WILLIAMS STREET
MINTURN, CO 81645-0819
MB: 760.937.2600 (Robert)
robert@rdcarch.com

STRUCTURAL ENGINEER
Structural Design Solutions, Inc.
PO Box 2494
Avon, CO 81620
970.390.0191
sdsjeff@vail.net

SURVEYOR
Kipp Land Surveying
PO Box 3154
Eagle, CO 81631
970.390.9540
randy@kipplandsurveying.com

GEO/SOILS ENGINEER - SPECIAL INSPECTION SERVICES

GENERAL CONTRACTOR
Owner Builder

WOODRUFF FEIGER GARAGE

PARCEL # 2103-263-04-007
302 MAIN ST
MINTURN, CO 81645

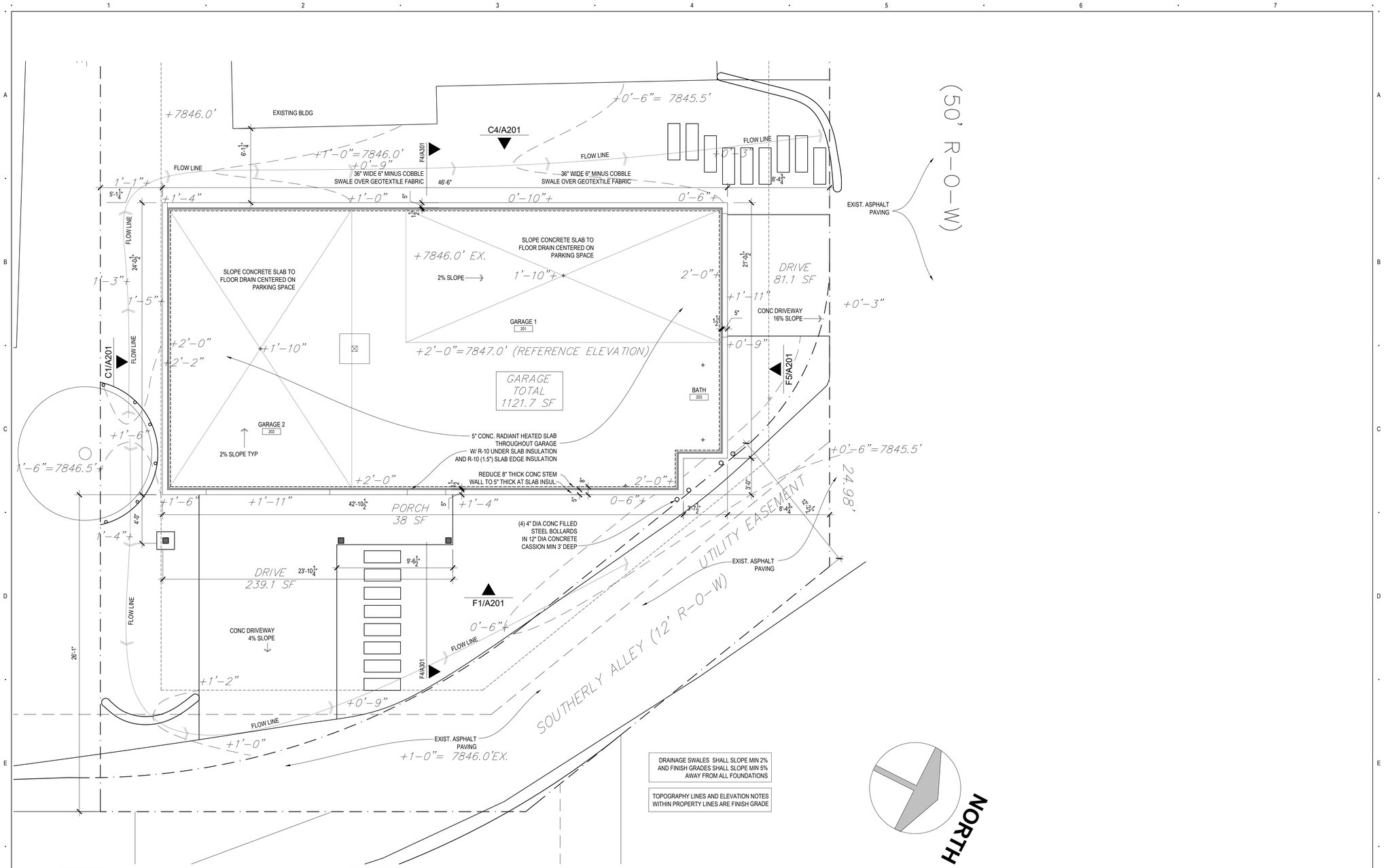
OWNER:
JOHN WOODRUFF & LYNN FEIGER

woodruffwoody@comcast.net & lynnfeiger@gmail.com
Woody: 303.898.7870 Lynn: 720.244.3977

DRB Submittal	JUNE 16, 2025
DATE:	NOT FOR CONSTRUCTION
PROJECT #:	2420

SITE & PLOT PLAN
LANDSCAPE PLAN & NOTES
VICINITY PLAN

L101



DRAINAGE SWALES SHALL SLOPE MIN 2% AND FINISH GRADES SHALL SLOPE MIN 5% AWAY FROM ALL FOUNDATIONS

TOPOGRAPHY LINES AND ELEVATION NOTES WITHIN PROPERTY LINES ARE FINISH GRADE

F1 | A100

FOUNDATION & DRAINAGE PLAN

0' 1' 2' 4' 8'

GENERAL NOTES:

1. DO NOT SCALE FROM DRAWINGS, REFER TO WRITTEN DIMS AND BRING OMITTED DIMS TO ARCHITECT'S ATTN.
2. REFER TO STRUCTURAL SHEETS FOR STRUCTURAL MATERIALS, NOTES, SPECIFICATIONS AND DETAILS.
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10. REFER TO SHEETS A30X FOR WALL & BUILDING SECTION DETAILS, MATERIALS, AND CONFIGURATION.

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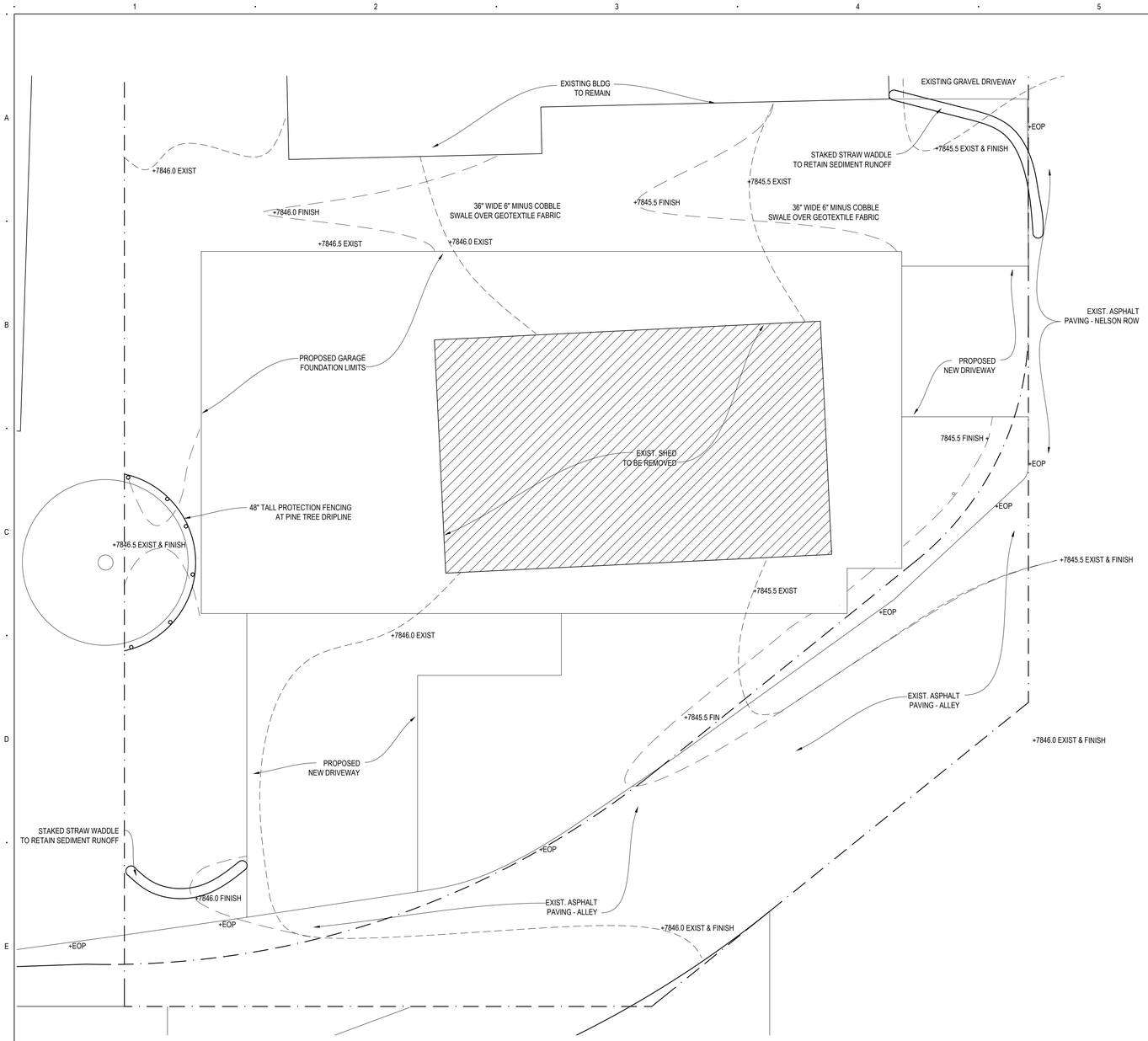
FOUNDATION &
DRAINAGE PLAN
NOTES & SPECIFICATIONS

A100



F1

A100B

DEMOLITION & GRADING PLAN

0' 1' 2' 4' 8'

DEMOLITION & EROSION CONTROL NOTES:

1. REMOVE EXISTING SHED STRUCTURE AND ANY FOUNDATIONS (NO ELECTRIC, GAS OR WATER UTILITIES EXIST). SALVAGE OR RECYCLE ANY REUSABLE BUILDING MATERIALS & DELIVER TO RECYCLING CENTER.
2. EXCAVATE CONTOURS TO PROVIDE DRAINAGE SWALES ON SOUTH AND WEST SIDES OF PROPOSED GARAGE.
3. STAKE DOWN STRAW WADDLE ROLLS WHERE NEW GRADED DRAINAGE SWALES REACH EXISTING ROADS.
4. PROVIDE PROTECTION FENCING AT DRIP LINE OF LONE PINE TREE ON SOUTH PROPERTY LINE.
5. MAXIMUM CUTS & FILLS BEYOND PROPOSED FOUNDATION ARE < 1'-0" WITH MAXIMUM SLOPES < 1V:10H.
6. MINIMUM 5% GRADE AWAY FROM PROPOSED FOUNDATION FOR MINIMUM 2'-6" HORIZONTAL DISTANCE.
7. MINIMUM 2% GRADE ALONG DRAINAGE SWALES.
8. LINE DRAINAGE SWALE UNDER ROOF DRIP LINE AT WEST SIDE OF PROPOSED BUILDING WITH 36" WIDE GEO-TEXTILE FABRIC UNDER 6" MINUS COBBLE STONES - AFTER ROOF IS COMPLETED.
9. ALL EXCESS SOIL TO BE REMOVED FROM PROPERTY AND DISPOSED AS CLEAN FILL.
10. ANY LARGE BOULDERS DISCOVERED DURING EXCAVATION OR GRADING TO BE RETAINED ON SITE IN LOCATIONS SELECTED BY OWNER.
11. DURING DEMOLITION & GRADING OPERATIONS - ROAD RIGHT OF WAY SHALL BE CLEANED DAILY OF ANY DIRT OR WASTE MATERIALS.
12. ANY DAMAGE TO EXISTING ASPHALT PAVING IN ROW SHALL BE REPAIRED TO TOWN PAVING STANDARDS.

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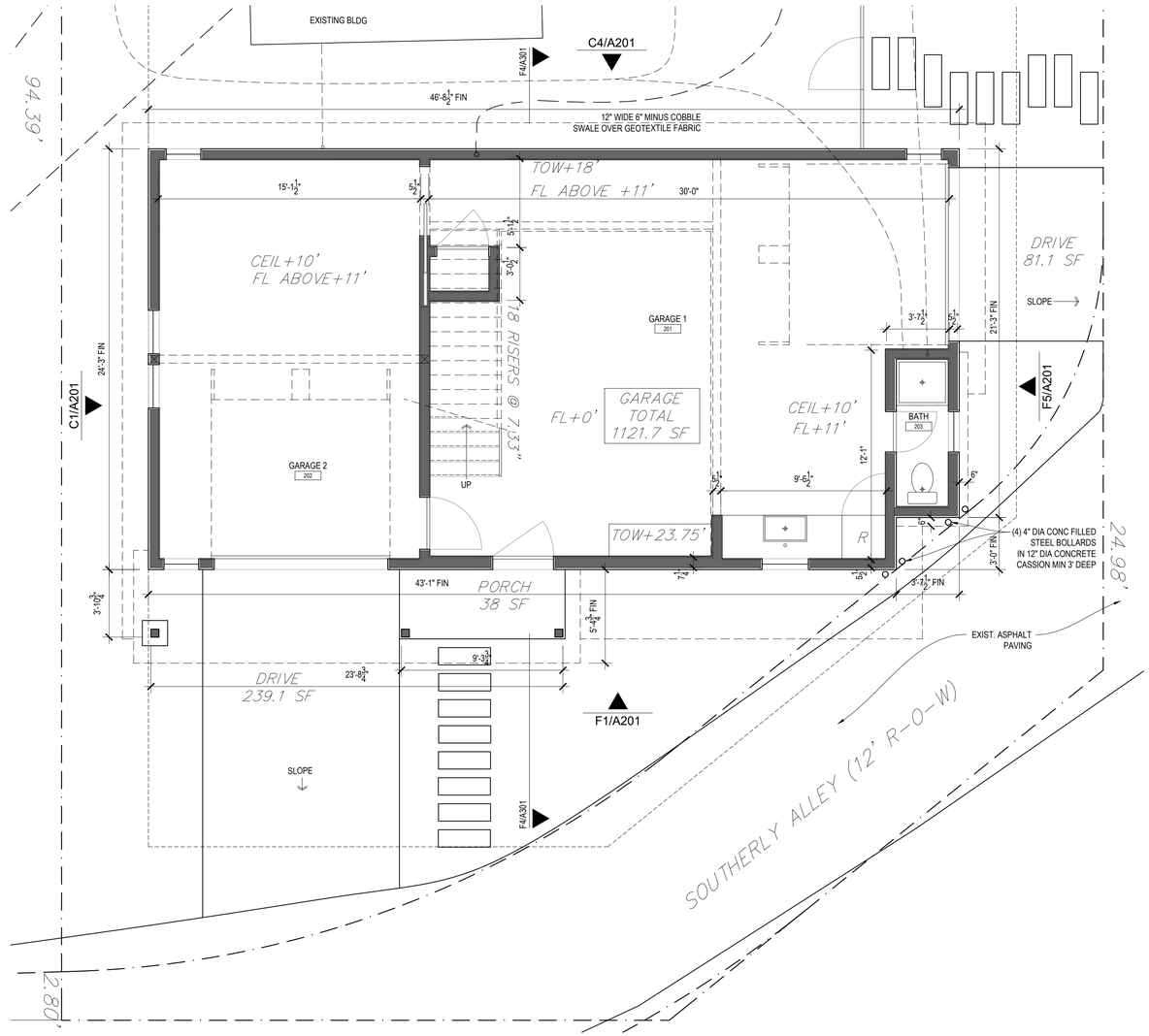
EROSION CONTROL &
DEMO& GRADING PLAN
NOTES & SPECIFICATIONS

A100B



F1 | A101

FIRST FLOOR PLAN

0' 1' 2' 4' 8'

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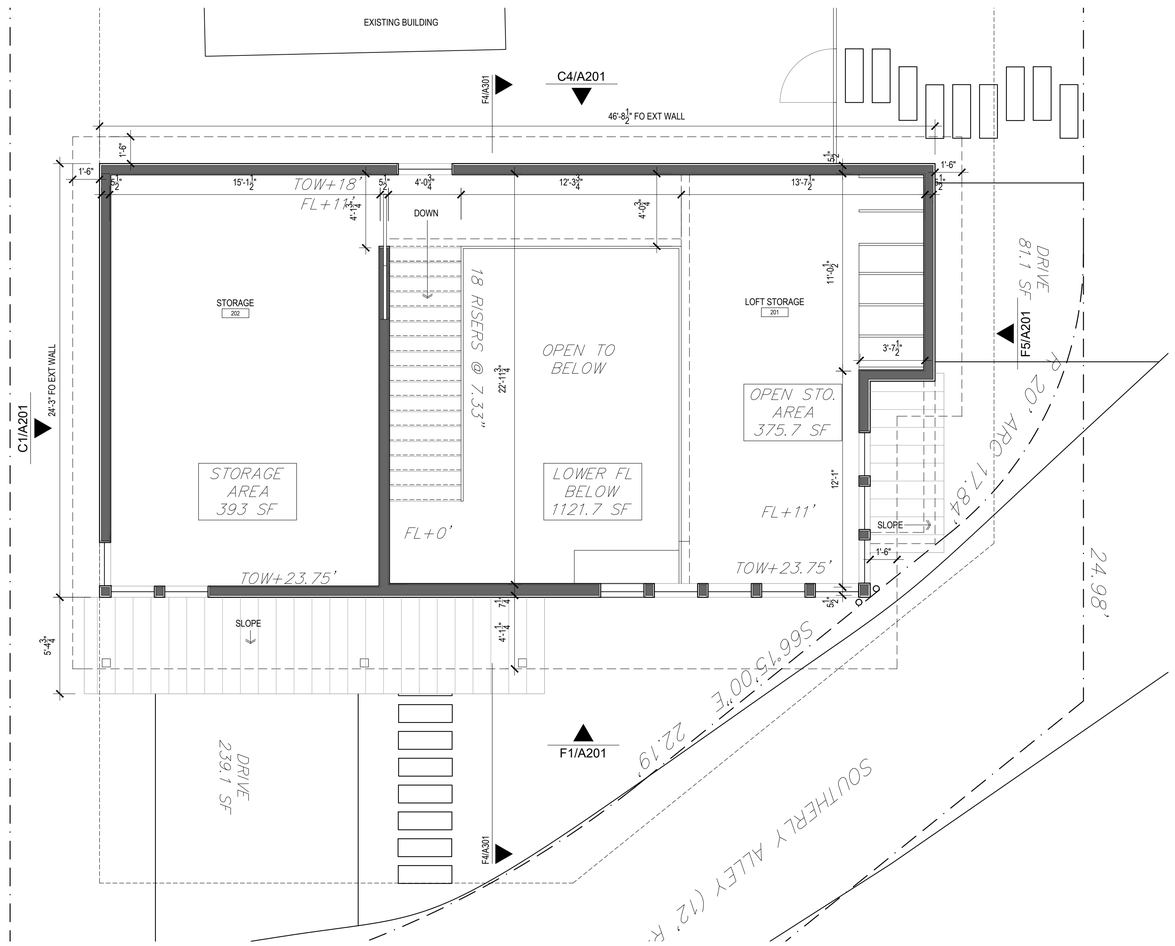
FIRST FLOOR PLAN
NOTES & SPECIFICATIONS

A101



F1 | A102

SECOND FLOOR PLAN

0' 1' 2' 4' 8'

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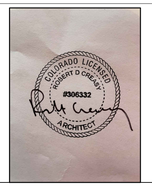

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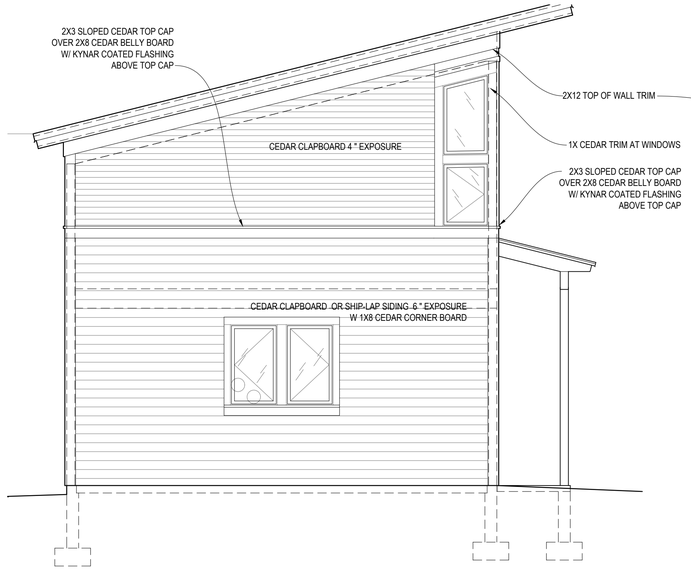
SECOND FLOOR PLAN
NOTES & SPECIFICATIONS

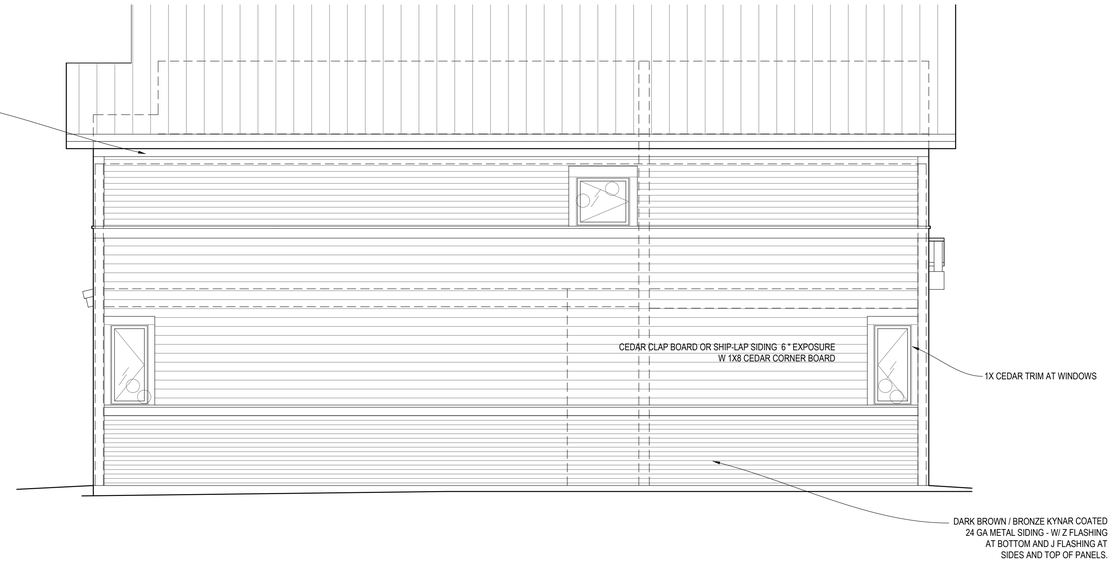
A102



C1 SOUTH ELEVATION

A201

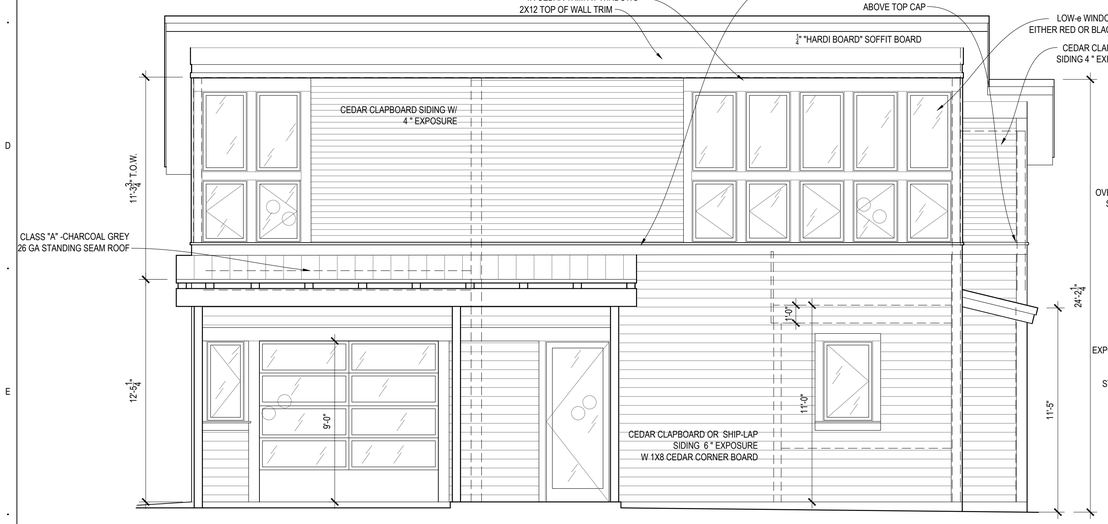
0' 1' 2' 4' 8'



C4 WEST ELEVATION

A201

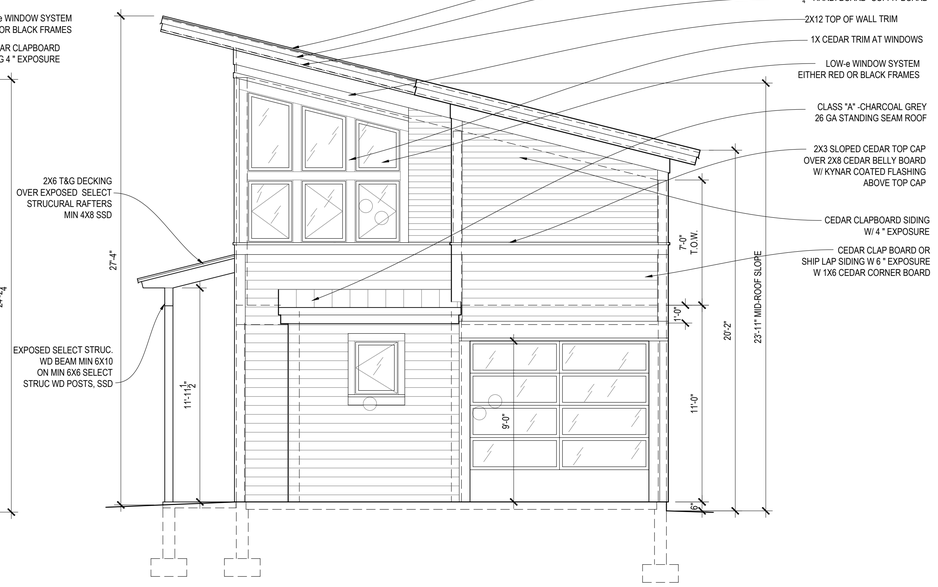
0' 1' 2' 4' 8'



F1 EAST ELEVATION

A201

0' 1' 2' 4' 8'



F5 NORTH ELEVATION

A201

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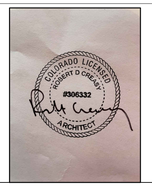

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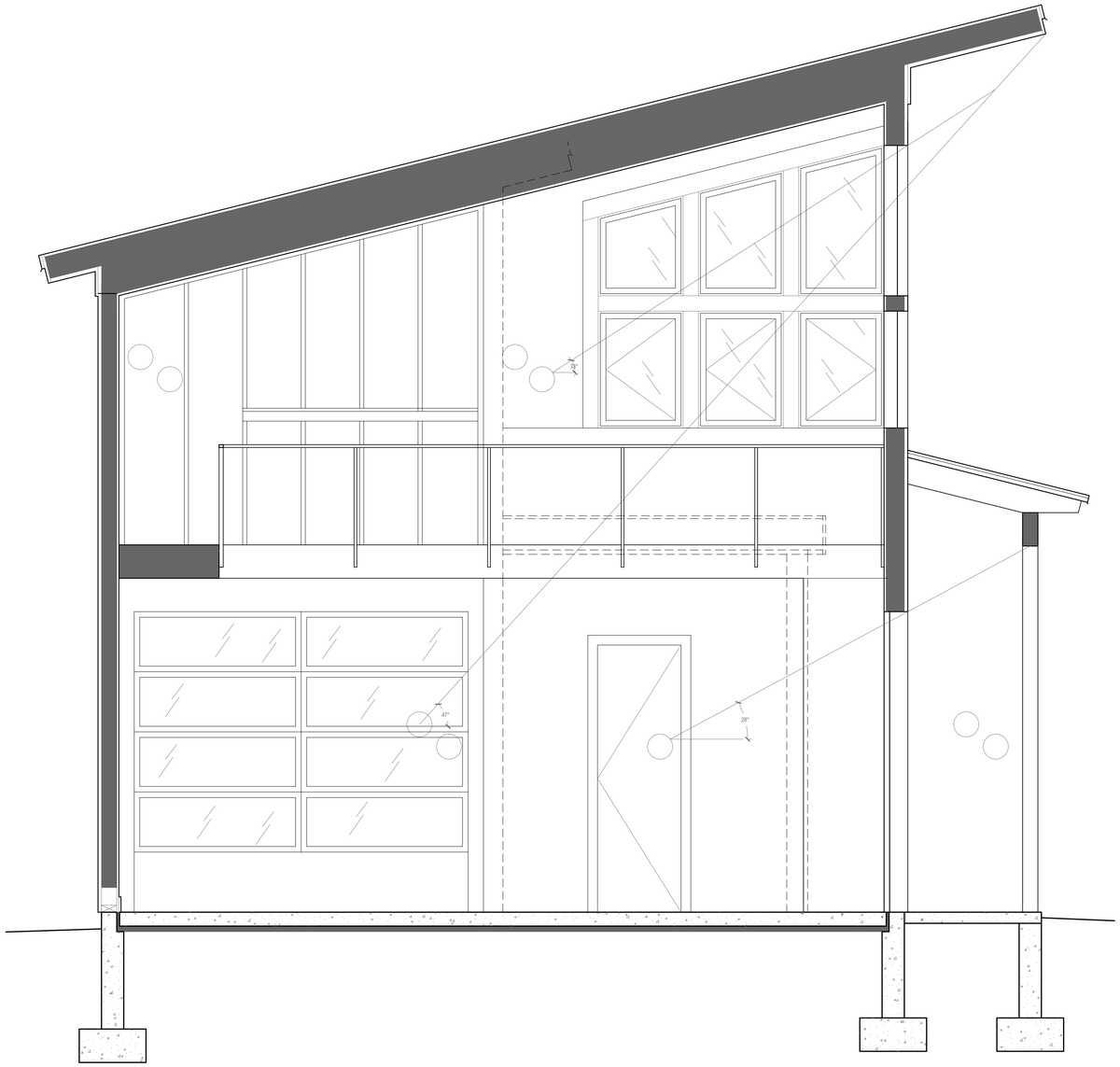
ELEVATIONS

NOTES & SPECIFICATONS

A201



F1

A301

BUIDLING SECTION LOOKING NORTH

0' 1' 2' 4'

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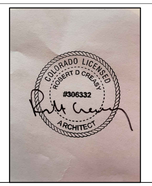

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BUILDING SECTION
W TO E LOOKING NORTH
NOTES & SPECIFICATONS

A301

Minturn Planning Department
Minturn Town Center
302 Pine Street
Minturn, Colorado 81645

Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
Amanda Mire
Eric Rippeth
Darell Wegert

Design Review Board Hearing

Final Plan Review for New Duplex Residence

0020-0022 Abby Road

Hearing Date:	June 25, 2025
File Name and Process:	Duplex Residence Final Plan Review
Owner/Applicant:	Alison Perry, Miners Base Camp LLC
Representative:	Greg Macik, TAB Associates, Inc.
Legal Description:	Subdivision: BELDEN PLACE PUD Lots: 2 and 3
Address:	0020-0022 Abby Road
Zoning:	South Town Character Area – Belden Place PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. <u>Summary of Request</u>:

The Applicant, Alison Perry, requests Final Plan review of a eight bedroom, 6,380 (gross) square foot duplex structure located at 0020-0022 Abby Road in the South Town Belden Place PUD Zone District. The Applicant's representative, Greg Macik of TAB Associates Inc., has been proactive in meeting with Town staff prior to submitting plans for the new structure and has provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a three-story with a basement duplex residence with a maximum building height - measured via a weighted height calculation approved in the Belden Place PUD Guide – of 25 feet and 10 ½ inches, under the maximum allowable 28-foot limit within the South Town Belden Place PUD Zone District for duplex units.

Additionally, the massing, forms, and scale of the proposed structure, as well as proposed exterior materials, textures and detailing also appear to achieve the design objectives of Appendix B – *Design Guidelines and Standards*, Minturn Municipal Code.

Parking is adequate, with six off-street spaces, with one unit having two spaces in the garage and two at surface level in front of the garage, and the other unit has one provided within the garage and one at surface level in front of the garage. The plans show the three levels plus a basement.

According to staff's analysis of development standards and dimensional limitations in Section III below the project appears to meet the Town's standards.

Overall, staff believes that the Applicants and their representative have provided a complete, detailed set of plans necessary to complete a thorough final plan review.

As a reminder, the Planning Commission has the option to review the proposal as a "conceptual" plan review if the Commission feels that the plans are *not* sufficient or are in need of revisions and additional review prior to final plan approval; or the Commission may take action to approve, approve with conditions, or deny the Final Plans.

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

These plans are being presented by the Applicant as "Final Plan" level of review for a duplex residential structure on two legally created lots within the Town of Minturn. This is a formal hearing providing the Applicant and staff the opportunity to discuss the proposal with the Planning Commission, acting as the Design Review Board, and to address the DRB's concerns or feedback regarding suggested revisions to the project.

If the DRB feels that the plans are complete, appropriate, and meet the intent and purposes of the Minturn Municipal Code, Chapter 16, the DRB has the option to take final action to approve the plans without conditions, or to approve with specific conditions and giving the Applicant and staff clear direction on any recommended revisions, additions or updates to the plans.
No variances are required or requested at this time.

Design Review Process
Appendix 'B' of the Minturn Municipal Code, Section 16-21-615 - *Design Review Applications*, subsection "d" below outlines the criteria and findings necessary for DRB review and approval of all new, major development proposals:

(d) Administrative procedure.

(1) Upon receipt of a completed and proper application, the application for Design Review will be scheduled for a public hearing. The hearing will be conducted in accordance with the procedures set forth in this Chapter.

(2) Criteria and findings. Before acting on a Design Review application, the Planning Commission, acting as the Design Review Board (DRB), shall consider the following factors with respect to the proposal:

a. The proposal's adherence to the Town's zoning regulations.
b. The proposal's adherence to the applicable goals and objectives of the Community Plan.
c. The proposal's adherence to the Design Standards.

(3) Necessary findings. The Design Review Board shall make the following findings before approving a Design Review application:

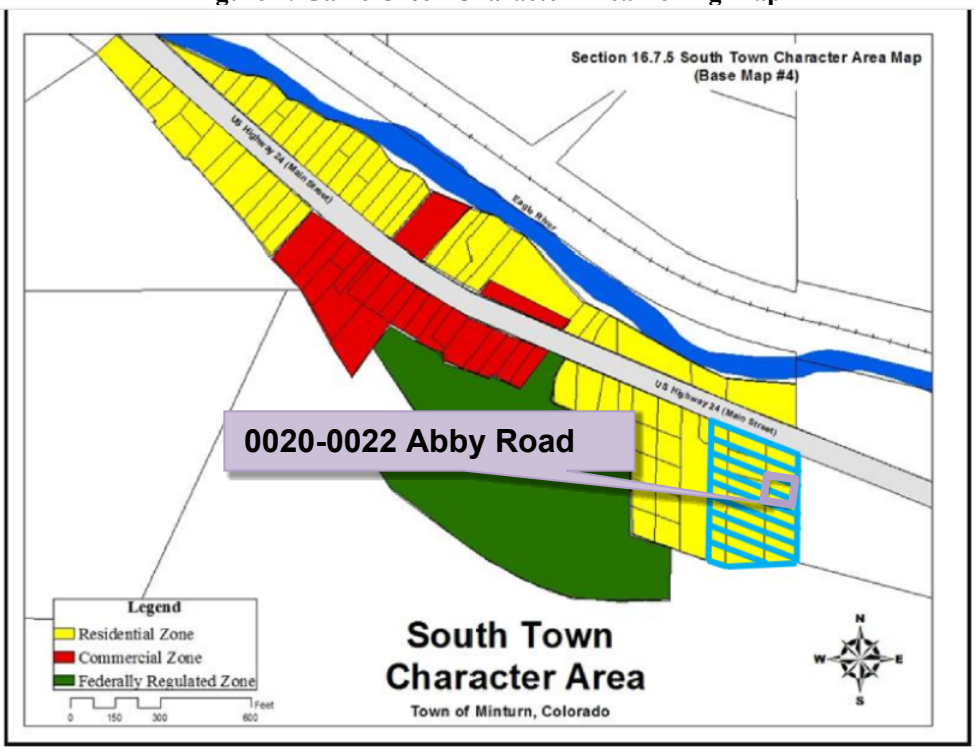
a. That the proposal is in conformance with the Town zoning regulations.
b. That the proposal helps achieve the goals and objectives of the Community Plan.
c. That the proposal complies with the Design Standards.

Staff suggests that the final plans for 0020-0022 Abby Road meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

III. <u>Zoning Analysis</u>:

Zoning
The subject property is located within the "South Town Character Area" Belden Place PUD Zone District

Figure 1: Game Creek Character Area Zoning Map



- PUD Overlay Zoning

Dimensional Limitations and Development Standards
The following table summarizes the lot, development and dimensional standards and limitations applicable to the subject property pursuant the approved Final Development Plan for the Belden Place PUD.

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	3,837 sq. ft.	3,837 sq. ft. (.088 ac.)
Maximum Building Height:	28 feet	25 feet – 10 ½ inches
Minimum Front Setback:	9.63 feet	6+ feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	5 feet	5 feet
Maximum Lot Coverage:	70% (2,685.9 sq. ft.)	2,313 sq. ft. (60.28%) Proposed
Maximum Impervious Coverage:	70% (2,685.9 sq. ft.)	2,539 sq. ft. (66.17%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (3,837 sq. ft. x .05 = 191.85 sq. ft.)	210 sq. ft.
Parking:	6 spaces	6 spaces

IV. Applicable Standards and Design Guideline Criteria:

Design
In addition to the development standards listed above, the following general design principles are provided for reference.

Final Site, Grading and Drainage Design
The Minturn Design Guidelines encourage designs that integrate or account for site topography and existing conditions, surrounding conditions, solar orientation, placement on lots relative to streets and natural features, snow storage and snow shed from roof structures.

Mass and Form
The following excerpt from the Design Guidelines is applicable to the proposed home design:

"c. Massing and Scale

> ***"A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures. Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment.*** *Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.*
>
> *"Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures."*
>
> *-Town of Minturn Design Guidelines*

Staff Response:
Staff believes that the design and scale of the proposed structure incorporates a simple central form with additive features and is complementary to adjacent residential structures and character on nearby parcels. Staff further suggests that the scale of the project is appropriate and will not overpower surrounding natural and built environments. Proposed roof forms and pitches, materials and textures are compatible and complementary to the surrounding built and natural environments.

V. Items of Note:

Items of Note
Staff has identified no items of note.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0020-0022 Abby Road generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is **recommending approval** of the plans.

June 10, 2025

Madison Harris
Town of Minturn Planner
PO Box 309
Minturn, CO 81645

Re: 0020 & 0022 Abby Road
Lots 2-3 Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Belden Place; Lots 2 & 3 – 0020 & 0022 Abby Road, Duplex, Minturn Colorado"* prepared May 15, 2025, by TAB Associates (Plans) included in the June 4, 2025 resubmittal of the DRB application for Lots 2 & 3, Belden Place PUD. (Note: the resubmittal was not redated from the original.) Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:
Paragraphs a through e:
Sheet 3 of 5 of the *"Final Plat: Belden Place PUD"* has been included as the Boundary Survey. The Plat and associated title commitment were reviewed by the Town and fulfill the requirements as the Boundary Survey for this application.

Paragraphs f through l:
Sheets C.110 and C.111 of the *"Belden Place PUD – Final Plan Submittal*" prepared by Timberline Engineering have been included in the application. These plans are the basis of the design and fulfil the requirements of paragraph f through i.

a. ~~Both Sheets are titled *"Belden Place – 12 Plex (Flats)".* The title should reflect the correct description of this application.~~ Resolved 6/10/25

Section (C) (3) Site Plan:
Sheet C1 and C2 of the Plans "*Belden Place – Units 2-3 – Duplex"* prepared by Timberline Engineering (dated March 24, 2025) presents the proposed site plan. The Site Plan generally complies with MMC requirements.

Madison Harris
Re: 0020 & 0022 Abby Road
Lots 2-3 Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Section (C) (4) Grading & Drainage Plan:
Sheet C1 of the Plans "*Belden Place – Unit 1 – Single Family Residence* prepared by Timberline Engineering (dated February 14, 2025) presents the proposed site grading. a. The Grading & Drainage Plan generally complies with MMC requirements.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. The Town and Inter-Mountain Engineering are relying on the design professional's work. Review by the Town of Minturn or Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project.

Please feel free to contact us with additional questions.

Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Scot Hunn, Arnold Martinez, Brad Stempihar

DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner@minturn.org

Project Name:

Belden Place - Duplex Unit Lots 2 and 3

Project Location

Street Address: 0020 and 0022 Abby Road

Zoning: PUD	Parcel Number(s): L2-210335113002

Application Request:

Design review for a duplex homes. L3-210335113003

Applicant:

Name: Greg Macik, TAB Associates, Inc.

Mailing Address: 56 Edwards Village Blvd, Suite 210, Edwards, CO 81632

Phone: 970-766-1470 x107	Email: greg@tabassociates.com

Property Owner:

Name: Alison Perry, Miners Base Camp LLC

Mailing Address: PO Box 1134 Minturn, CO 81645

Phone: 970-306-2264	Email: perry@vailland.com

Required Information:

Lot Size: 3,837 sf	Type of Residence (Single Family, ADU, Duplex) Duplex	# of Bedrooms 8	# On-site Parking Spaces 6
# of Stories: 3 + Basement	Snow storage sq ft: 210	Building Footprint sq ft: 2,282 sf	Total sq ft Impervious Surface: 2,628 sf

Signature:

Fee Paid:_____ **Date Received:**_____ **Planner:**_____

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS
(TO BE INCLUDED WITH APPLICATION)

Applicant	Staff	
☐	☐	**Application Fee** (Non-Refundable application fee shall be collected) • Design Review Board - $200.00
☐	☐	**Letter of Intent** -- What is the purpose of the project including; • Relevant Background • Current Status of the Site • All Proposed Uses and Structures • How the Proposal Differs from what already exists • Information regarding Easements or Dedicated Tracts, etc.
☐	☐	**Vicinity Map** -- Directional Map indicating how to get to the Property involved in the request. • Zoning of Property
☐	☐	**Improvement Location Certificate of Survey (ILC or ILS)**

☐	☐	**Site Plan showing Precise Nature of the Proposed Use – To Scale**
		•
		• Scaled Drawings of Proposed Design of Structure
		  ○ Plan View and Sections
		• Building Heights – all 4 directions N/S/E/W
		• topography
		• Building Location
		• Setbacks
		• River or Creek Setbacks
		• Parking Plan
		• Traffic Circulation
		  ○ Location and Width of Existing and Proposed Access Points
		  ○ Location of Existing Driveways and Intersections
		• Landscaped Area – Plan
		• Approximate Location of Existing Wooded Areas and Rock Outcrops
		• Location and Type of Existing and Proposed Easements
		• Utility Easements
		• Drainage Features

☐	☐	**Preliminary Building Plans and Elevations** • Indicates Dimensions • General Appearance • Scale • Interior Plan for the Buildings

☐ ☐ **Elements needed on the Site Plan**

- Scale
- North Arrow
- Date Prepared
- Lot Dimensions, Area, Entire Site Acreage

☐ ☐ **Architecture Details – Materials Board**

- Windows – Placement and Color
- Doors – Placement and Color
- Siding – Type and Color
- Roof Material – Type and Color
- Paint Color

PLANNING COMMISSION
DESIGN REVIEW PROCESS

Applicants requesting a Design Review Board, Planning and Zoning Commission, and/or Town Council Review must submit to a pre-submittal conference and complete a formal application. The pre-submittal review process is completed within a period of 14 working days depending on the day of pre-submittal. The pre-submittal review provides valuable information regarding Town requirements for the formal application.

The Town Planner shall have the following powers and duties:

- **Zoning Compliance** – To review, consider, and approve, approve with conditions, or deny applications for building permits, limited use permits, conditional use permits, and temporary use permits based on compliance with this Section.
- **Process Applications** – To receive applications for development permits for processing pursuant to the terms of Section 16 of the Minturn Municipal Code.

Planning Commission as Design Review Board

Powers and Duties
The Planning Commission is hereby established as the Town of Minturn Design Review Board. The Design Review Board shall have the following powers and duties under the provisions of this Code.

1. To prepare, or cause to be prepared or amended, the Design Review Standards and Guidelines or any element or portion thereof, for adoption by the Town Council.

2. To hear, review, consider and approve, approve with conditions, or disapprove applications for Design Review Approval.

3. To hear and decide upon appeals on design review decisions made by the Zoning Administrator.

Board Procedure
The Town staff will forward applications (other than minor design applications), and recommendations, to the DRB.

The DRB shall review the application and supporting material submitted by the applicant, as well as the staff recommendation. After review, the DRB, through a formal motion, seconded and passed by a majority of the members present, shall take one of the following courses of action:

1. **Table the application**. The application may be tabled for a period not to exceed thirty (30) days if the application is incomplete or if the DRB determines that changes are required to bring the application into compliance with design standards and guidelines or other regulations of the Town. The Board may specify additional requirements for the applicant is to bring to the future meeting. These requirements may include additional information necessary to determine whether the application complies with all zoning, building, design codes adopted by the Town, and may include plans, reports, surveys or other documents completed by registered architects, surveyors, engineers or other professionals in order to indicate conformance with such codes. The DRB may also table the application if it determines that changes in the application are required which would bring the proposed project into compliance with zoning, building, design codes, and other regulations of the Town.

2. **Conceptual/Preliminary approval.** The DRB may grant conceptual approval to applicants who in a general fashion appear to meet design and other regulations of the Town but submit applications inadequate to warrant final approval. Conceptual approvals are also appropriate where a complete application has not been submitted, or where an applicant wishes to obtain a preliminary review of a sketch plan. A conceptual approval does not deem final approval of an application, nor does it deem that an application conforms to design or other regulations, nor shall it bind the DRB to grant final approval to a completed or final application.

3. **Disapproval of application.** If an application is found to conflict with the purposes and/or any one (1) or more of the design guidelines, codes or any other regulations of the Town, the DRB shall disapprove the application. Any disapproval shall be in writing and shall specifically describe the reasons upon which the disapproval is based.

4. **Approval of application.** If the application is complete and is found to comply with the design standards and guidelines, codes and other regulations of the Town, the DRB shall approve the project. The DRB shall keep a record of all such approvals, and the applicant should keep a copy of the approval. The DRB may approve an application with conditions or modifications. The DRB shall not approve an application that does not meet the requirements of the Town or any other provision required to ensure compliance with the design standards and guidelines, codes and other regulations of the Town.

If a motion for approval, for conceptual approval, or to table an application results in a tie vote, the motion will fail.

DESIGN REVIEW CRITERIA

1. SITE DESIGN

Site planning involves the design and location of buildings and other improvements on a property. General principles include the maximization of site attributes such as views and solar orientation while minimizing adverse impacts to adjacent properties and natural features. Design of the building(s) shall consider the following criteria:

a. Natural Features

(1) Topography

A building site that is flat or gently sloping at less than 10% shall comply with applicable minimum standards for setbacks as defined in Chapter 16.

A building site that slopes at greater than 10% is urged to consider “stepping” the structure rather than grading the site to allow for traditional building layout. The intent is to avoid large cuts and/or fills as well as retaining walls, and to avoid the need for additional erosion control measures.

Setbacks may be increased for lots that slope greater than 30%.

(2) Water Bodies

Setbacks from water bodies shall include consideration of the Eagle River, tributary creeks, ponds, and wetlands. In addition to the regulatory setbacks, the Town of Minturn encourages conformance with the Eagle River Watershed Plan and sensitive design to protect the riparian areas and to utilize the water bodies for passive recreational purposes. The Town discourages “turning your back” on the Eagle River, one of Minturn’s greatest assets.

Site grading and drainage plans shall be submitted with design review applications that are adjacent to or within fifty (50) feet of a water body.

b. Orientation

The orientation of improvements shall consider adjacent properties as well as snow storage, snow shedding, and solar orientation. Another important component of orientation is drainage impact to adjacent properties, water bodies and streets.

Snow Storage, Snow Shedding and Solar Orientation

The atmospheric and weather-related elements common of the Town of Minturn justify the added dimension of sitting improvements to minimize the impact of the environment.

Adequate snow storage area(s) or provisions for removal shall be provided. The total area may be broken up or provided as a whole. Location within the required setbacks shall be permitted provided it does not impede adequate and safe access to the structure(s). Landscape areas may also be used for snow storage purposes.

Snow shedding shall be considered in the use of material and pitch of the roof, as well as the location of windows, door and walkways. In no case shall snow shedding be permitted to occur onto an adjacent property.

Solar orientation shall be considered in the siting of the structures as well as in the landscaping of the lot or parcel. Orientation of the structure, as well as placement of trees, can be utilized to block prevailing winds in the winter and to provide shade in the summer. The structure should be placed on the lot in a manner that will not cast substantial

shadows over adjacent properties. Walkway and driveway location shall consider snowmelt in determining their location. These considerations include locating driveways, walkways, and structures, so that they are sheltered from the wind, and oriented to the east or south, where possible, to aid quicker snow and ice melt.

The front of the structure and its primary entrance shall be oriented to the street.

c. Massing and Scale

A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures.
Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment. Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.

Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures.

2. ARCHITECTURAL ELEMENTS

a. Roof Pitch and Form

Roofs are a very prominent visual element and can be used to provide strong unifying characteristics between buildings. The use of consistent roof form, materials, slope and direction can create a cohesive appearance to a neighborhood even when the architectural styles vary. Roof pitch and form are an important element of building design in the Town.

The incorporation of dormers into the roof form can be utilized to provide individual identity and to create and delineate upper living areas or lofts. Dormer roofs shall be similar in slope and material with the primary roof form. See Illustration.

Roofs shall be designed with consideration to snow accumulation and shedding. Entryways, garages and pedestrian areas shall be protected from potential snow shedding.

Chimneys may also be utilized as a unifying element. The size, location, and shape of chimney can be mimicked to provide a common feature in adjacent structures that have different architectural styles.

b. Facade

Vast expanses of a blank facade are not considered appropriate in Minturn due the mass and scale of the existing buildings in the Town. Therefore, facades must be interrupted every 15' at minimum. This interruption can occur through the use of projections and recessions for doors and windows, balconies or porches or any other element that creates visual interest. The use of architectural elements such as horizontal and vertical architectural details and floor articulation (delineation of ‘floors’ in a building) can be utilized to create a vertical human scale to the structure.

Windows and doors offer the opportunity to provide individual character and refinement of scale by introducing openings and patterns on otherwise blank walls. Consideration should be given to locating doors and windows in order to establish symmetry on primary facades, while being responsive to interior functions and views. The location of windows and doors can also be utilized as a unifying element with adjacent structures.

In order to maintain a smaller scale and to avoid the use of vast expanses of large windows, window openings should be composed of multiple panes of glass that are consistent with the scale of the building. Mirrored or reflective glass is prohibited.

Shutters and window boxes are encouraged to create visual interest and to reinforce the Town ambiance.

c. Building Details

The requirement for a simple building form allows for the introduction of building details to create character and interest. These details may include elements such as accents to doors and windows, porches, gates, dormers and chimneys.

3. MATERIALS AND SCREENING

a. Materials

The use of building materials is essential to the design and appearance of a structure, therefore the use of materials is indicative of the adjacent community character. Materials shall be consistent with adjacent properties and the natural environment. The Town of Minturn does not seek to limit or prohibit the use of specific building materials,

however the use of non-reflective materials are strongly encouraged. Highly reflective roofing materials are not allowed.

The historic character of Minturn is exhibited in the use of wood siding and native stone, therefore the use of these particular materials are encouraged. Many modern equivalents can be found which mimic the natural materials, and the Design Review Board may approve such materials if their appearance is found to be compatible with adjacent material and consistent with the intent of these standards and guidelines.

b. Streetscape and Landscape Design

Small towns evoke many images, but one that appears to be consistent with many residents is the neighborliness of the area. Porches, plaza, parks and simply strolling down the street allow neighbors and visitors to meet and greet each other and to get to know one another. The Town encourages the man-made elements that promote these activities, and in some instances the Design Review Board shall require the provision of streetscape improvements to encourage and reinforce the small town atmosphere.

Porches and awnings are encouraged for all residential design as these elements create and encourage a human scale that is consistent with the small town image. Commercial structures, particularly those that are located in renovated residential units, shall maintain these elements and incorporate the use of pedestrian walkways, street furniture such as benches and trashcans where possible. Commercial developments that exceed 2500 square feet of gross leasable area shall be required to provide a plaza area that incorporates these elements.

Landscape standards are defined in Section 16.17.14, 15 and 16 and shall be reviewed with all applications for design review. Compliance with the minimum standards defined within those sections shall be required. The Design Review Board shall review the list of plant material to be utilized, particularly for determination of irrigation requirements. Exhibit B lists plant materials that are suitable for use in the Town, drought-resistant and therefore their use is encouraged. Other plant materials listed that require substantial water and therefore the Design Review Board may require the provision of an irrigation system and the provision of collateral to assure its completion.

c. Screening

Both residential and commercial areas within the Town shall be required to screen certain visually obtrusive areas, including, but not limited to, refuse storage, general storage, loading areas, mechanical equipment and parking areas.

The screening may occur with landscaping, compliant with Section 16.17.14. 15 and 16, or these uses may be screened with fencing or by containing the uses within a structure or parapet walls. Fences shall not exceed 3-feet in height for opaque fences and 4 feet in height for fences with you can see through. Higher fences may be used to screen the sides and rear of the lot but should not exceed 6 feet in height. In no case shall a fence or screening structure obstruct a driver's view of an intersection.

Additional information regarding the Design Review processes and guidelines including the Character Areas can be found in Chapter 16, Appendix B of the Minturn Town Code.

TAB Associates, Inc.
The Architectural Balance

56 Edwards Village Blvd
Edwards, Colorado 81632
(970) 766-1471 fax
www.tabassociates.com tab@vail.net

Memo

Project: Belden Place – Lots 2-3 Project No: **2215**

Date: June 4, 2025

RE: Design Review Submittal Revision

FROM:
Greg Macik, Principal
Norm Angel, Project Manager

TO: **Town of Minturn DRB**

VIA: **Email and Hard Copies**

Remarks:

We are submitting for review Lots 2-3 Belden Place Revisions for Design Review.

Comments from Madison Harris (Town of Midturn):

1. The first few sheets state that they have been reviewed for compliance by Shums Coda. Please remove this stamp from all pages.

This stamp has been removed from all pages.

2. Three of the four proposed trees appear to be outside of the property line. Please have all required landscaping within the property lines.

The three proposed trees not placed within the property line have been relocated to within the bounds of the property line.

3. The approved Belden Place PUD Guide states that each lot will have 2 shrubs. This does not appear to be shown on the plans, so please provide two shrubs per lot.

A total of four shrubs, two per lot, were added to the landscape plan in order to meet requirements per the Belden Place PUD Guidelines.

4. The western-most parking pad shown on the landscape plan appears to be partially over the property line. Please update the site plan to show this parking space as well as maintain all parking with the property boundary.

The western-most parking pad has been removed from the landscape plan in order to match proposed civil plans for the site.

   a. Subsequently, please update the impervious coverage numbers/percentages.

The impervious coverage numbers & percentages have been updated per the changes made to the landscape plan.

Comments from Jeffery Spanel (Town of Midturn):

Section (C) (2) Boundary Survey:

Paragraphs f through i:
Sheets C.110 and C.111 of the *"Belden Place PUD – Final Plan Submittal"* prepared by Timberline Engineering have been included in the application. These plans are the basis of the design and fulfil the requirements of paragraph f through i.

a. Both Sheets are titled *"Belden Place – 12 Plex (Flats)".* The title should reflect the correct description of this application.

The titles of these sheets have been updated to accurately reflect the title of the project.

This is a new Duplex within the Belden Place PUD.

Greg Macik, Principal
TAB Associates, Inc.

BELDEN PLACE

LOT 2 & 3 - 0020&0022 ABBY ROAD

Duplex

Minturn, CO 81645

DESIGN REVIEW BOARD
05/15/25

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com

Civil Engineer
Timberline Engineering
(970) 963-9869

Structural Engineer
KRM Consultants, Inc
(970) 949-9391

Mechanical Engineer

Electrical Engineer

Seal

Belden Place - Duplex
Lot 2&3 - 0020/0022 Abby Road
Minturn, Colorado 81645

SHEET LIST

Sheet Number	Sheet Name
A0.0	Cover
A0.02	PUD Guide
P0.01	PLAT
C1.110	Existing Site & Demo Plan
C1.111	Proposed Site Plan
C.1	SITE PLAN
C.2	UTILITY PLAN & EROSION CONTROL PLAN
C.3	EROSION CONTROL DETAILS
A1.1	Landscape Plan
A2.0	Lower Level Floor Plans
A2.1	Upper Level Floor Plans
A2.2	Roof Plan
A3.1	Exterior Elevations
A3.2	Exterior Color Elevations & 3D
A3.3	Materials

TRUE N
BUILDING NORTH

VICINITY MAP

Revisions:

No	Description	Date

Issue Dates:
DRB - 05/15/25

Sheet Title:
Cover

Project No:
2215

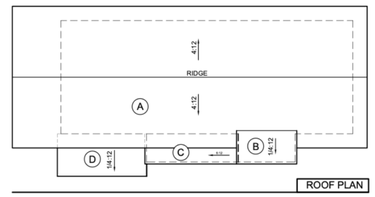
Sheet No:
A0.0

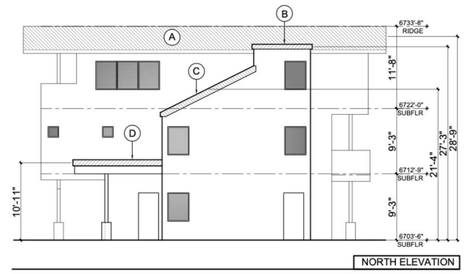
P:\2215 Belden Place Phase 2\01 Drawing Files\05 Construction Documents\Lot 2-3 Revit CD\2025 0507 - 2215 Lot 2-3 - DRB ML Minturn.rvt

5/16/2025 8:29:06 AM

BELDEN PLACE PUD GUIDE INFORMATION
The following is an abrieviated verision of information found in the PUD guide.

Building Height. Determining building height uses a weighted height calculation as measured from final/finished grade. Max heights - 28' for single famil and duplex, 35' for Row Houses and Flats.

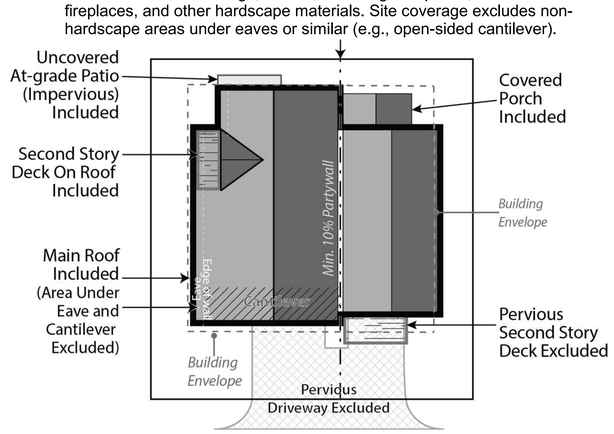




ROOF MARK	ROOF AREA (SF)	ROOF AREA %	AVG HEIGHT	WEIGHTED AVG
A	984	85.1	28'-6"	2,425.35'
B	40	3.5	27'-3"	95.37'
C	56	4.8	21'-4"	102.38'
D	76	6.6	10'-11"	72.07'
TOTAL:	1,156	100.0	-	2,695.17'

2,695.17' / 100 = 26'-11" AVG ROOF HT

Site Coverage. Site coverage means the portion of a lot covered by materials forming any unbroken surface, impervious to water including, but not limited to: buildings, streets, slab on-grade patios, exterior fireplaces, and other hardscape materials. Site coverage excludes non-hardscape areas under eaves or similar (e.g., open-sided cantilever).



BUILDING PLACEMENT AND ENVELOPES
Residential building envelopes are necessary in order to maximize the buildability and economic viability of the lots while offering greenspace and or space between neighbors to the greatest extent possible. All portions of structure- including fireplaces, chimneys, window wells, eaves, overhangs, etc. must be contained within property lines; however, with the platted building envelope acting as building setbacks for each lot, encroachments are available for certain features.

The following encroachments are permitted beyond the platted building envelope:

Unenclosed or uncovered decks; deck supports; eaves up to 18” beyond the envelope; porches, patios and landings less than 30” above the surrounding natural or finished grade; window or light wells; heat or A/C units; residential solar alternative energy installations; fences; counterforts below grade; staircases (enclosed or otherwise); structures of less than 6” in height; landscaping and drainage features. No encroachment may be located within 24” from the property line or directly on top of in-ground utility easements. Underground parking elements and staircases may encroach within 12” of the most southern property line on Lot 7.

1. SINGLE-FAMILY DETACHED

a. Style
(1) Residences with the same architectural elevations and coloring shall not be placed adjacent to each other or directly across the street from one another.
(2) Each residential unit type shall have at least two (2) elevations to provide stylistic diversity. This may include:
i. Roof forms/lines and profiles
ii. Varied window and door styles
iii. Varied entry treatments and locations including porches, columns, etc.
iv. Two or three story homes
v. Second or third story decks or balconies

b. Building Form
(1) The mass of the residence should strongly reflect the architectural style and be scaled to provide visual interest and depth, reduce boxiness and achieve an articulated form on the front and sides of the homes.
(2) Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
(3) Roof-top decks are permitted only on certain lots as established by developer and cannot be added on buildings not constructed with this initial feature.

2. DUPLEX/TRI-PLEX or MULTIFAMILY STRUCTURES

a. Style
(1) Structures shall have at least two (2) elevations to provide stylistic diversity.
(2) Units may be multi-stories.
(3) Units may be divided horizontally (townhomes) or vertically (flats).
(4) Second story decks or balconies permitted.
(5) Units have no minimum length of connection and may be joined via shared walls of the garage, external staircases, or main living area wall(s) or floors.

b. Building Form
(1) The mass of the residence should strongly reflect the architectural style and be scaled to provide visual interest and depth, reduce boxiness and achieve an articulated form on the front of the homes.
(2) Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
(3) Roof-top decks are permitted only on certain lots as established by developer and cannot be added on buildings not constructed with this initial feature.

3. MATERIALS

a. Roofing materials are limited to the following:
(1) Artificial wood shingle (to mimic wood shake shingle). Treated wood shake shingles or any other combustible material is prohibited.
(2) Standing seam metal.
(3) Asphalt shingles.
(4) Imitation (composite or similar); or, real slate tiles.
(5) Non-reflective solar tiles that mimic the above-mentioned products
(6) Any other recommended FireWise materials similar to the above-mentioned products.

b. Siding materials are limited to the following:
(1) Metal
(2) Wood
(3) Composite siding
(4) Fiber cement board (commonly known as “Hardie Board”)
(5) Stucco.
(6) Any other recommended FireWise materials similar to the above-mentioned products.
(7) All siding materials to have non-reflective finishes.

c. Doors and Windows:
(1) Structures with multiple garage doors must always have identical, matching doors.
(2) All replacement windows shall be consistent and match the aesthetic of previous windows unless otherwise approved by the design review board. Skylight or solar tubes permitted.
(3) Screen or storm doors, in addition to typical front doors are permitted. Screen or storm doors cannot replace front doors at any time.

d. Design Elements. This development may incorporate mountain appropriate design elements into the buildings, including, but not limited to, exposed heavy timber beams as accent elements or entry features, walls faced with wood, stone, faux stone or cultured stone, metal railings or accents. Stucco may only be utilized in small quantities on building facades and is not to be used as a primary material for home.

e. Building materials for residential exteriors shall include at least two (2) types of materials as part of the building façade.

I. LANDSCAPING – *See also PUD Landscaping Plan*
Shall not interfere with any drainage way, utility, pedestrian access, or entry into any structure. Landscaping shall not obscure windows, be installed under gas fireplace or dryer vents, nor shall any landscaping material overtake any yard, or spread into any common or neighboring yards.

Landscaping minimums:
1. At least one (1) tree per 1,200 sf of lot area and two (2) shrubs for all lots. *See also official Landscaping Plan for Belden Place.*
2. All landscaping proposed on the approved Landscaping Plan shall be installed initially with expectations for maintenance.
3. No exposed soil is permitted. Soil must be covered in groundcover that may consist of seed (includes wildflower seed), cobble, perennials, mulch, or similar.
4. All dead materials must be replaced during the same season death occurs.

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com

Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc
(970) 949-9391
Mechanical Engineer

Electrical Engineer

Seal

Belden Place - Duplex
Lot 2&3 - 0020/0022 Abby Road
Minturn, Colorado 81645

Revisions:

No	Description	Date

Issue Dates:
DRB - 05/15/25

Sheet Title:
PUD Guide

Project No:
2215

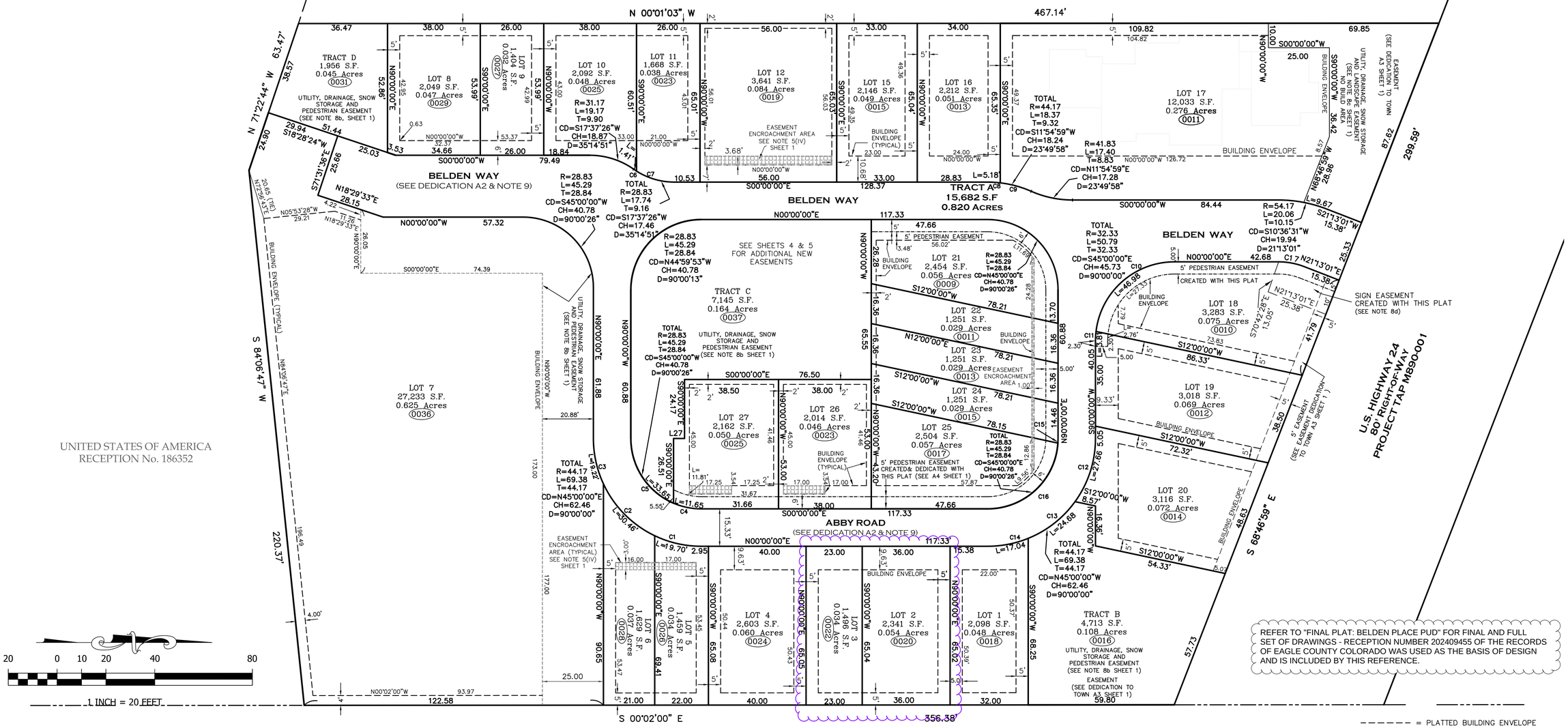
Sheet No:
A0.2

P:\2215 Belden Place Phase 2\01 Drawing Files\05 Construction Documents\Lot 2-3 Revit CD\2025 0507 - 2215 Lot 2-3 - DRB.ML
Mirror.rvt
5/16/2025 8:25:29 AM

FINAL PLAT
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SUBDIVISION

LOT 28
SOUTH MINTURN ADDITION
RECEPTION No. 163447



UNITED STATES OF AMERICA
RECEPTION No. 186352

UNITED STATES OF AMERICA
RECEPTION No.246983

L27 = S00°00'00"W 4.50

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Brng	Delta
C1	19.70	44.17	10.01	19.53	N12°46'33"E	25°33'06"
C2	30.46	44.17	15.86	29.86	N45°18'32"E	39°30'53"
C3	19.22	44.17	9.76	19.07	N77°31'59"E	24°56'01"
C4	11.65	28.83	5.91	11.57	N11°34'15"E	23°08'56"
C5	33.65	28.83	19.03	31.77	N56°34'28"E	66°51'30"
C6	1.41	28.83	0.71	1.41	N33°50'32"E	2°48'39"
C7	16.32	28.83	8.39	16.11	N16°13'06"E	32°26'12"
C8	5.18	44.17	2.59	5.18	S03°21'35"W	6°43'11"
C9	13.19	44.17	6.65	13.14	S15°16'34"W	17°06'47"
C10	46.98	32.33	28.73	42.95	S41°37'23"E	83°14'46"
C11	3.81	32.33	1.91	3.81	S86°37'23"E	6°45'14"
C12	27.66	44.17	14.30	27.21	N72°03'40"W	35°52'40"
C13	24.68	44.17	12.67	24.36	N38°06'40"W	32°01'20"
C14	17.04	44.17	8.63	16.93	N11°03'00"W	22°06'00"
C15	1.89	28.83	0.94	1.89	N88°07'42"W	3°45'03"
C16	43.41	28.83	27.01	39.42	N43°07'29"W	86°15'24"
C17	10.68	28.83	5.40	10.62	N10°36'31"E	21°13'28"

REFER TO "FINAL PLAT: BELDEN PLACE PUD" FOR FINAL AND FULL SET OF DRAWINGS - RECEPTION NUMBER 202409455 OF THE RECORDS OF EAGLE COUNTY COLORADO WAS USED AS THE BASIS OF DESIGN AND IS INCLUDED BY THIS REFERENCE.

= PLATTED BUILDING ENVELOPE
= PEDESTRIAN EASEMENT
= EASEMENT ENCROACHMENT AREA SEE NOTE 5(IV)

PRELIMINARY

07-09-2024

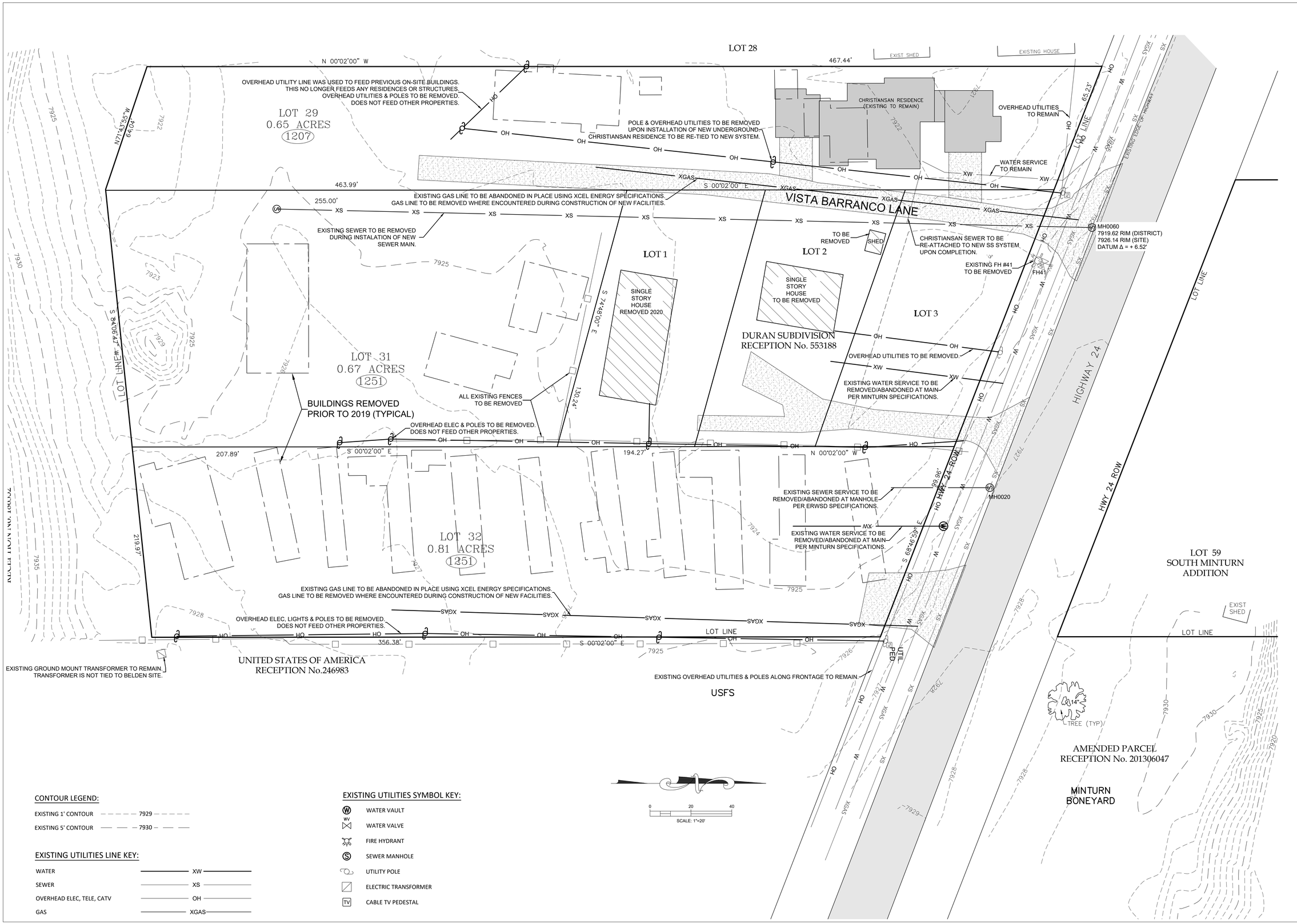
Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

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

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY: MSS	JOB NUMBER: 18029	DRAWING NAME: 18029_PUD-23.dwg
SHEET 3 OF 5		DATE: 11-11-2023



CONTOUR LEGEND:

EXISTING 1' CONTOUR	7929
EXISTING 5' CONTOUR	7930

EXISTING UTILITIES LINE KEY:

WATER	XW
SEWER	XS
OVERHEAD ELEC, TELE, CATV	OH
GAS	XGAS

EXISTING UTILITIES SYMBOL KEY:

- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL

TIMBERLINE ENGINEERING LLC CIVIL STRUCTURAL
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Belden Place - Duplex Lots 2-3

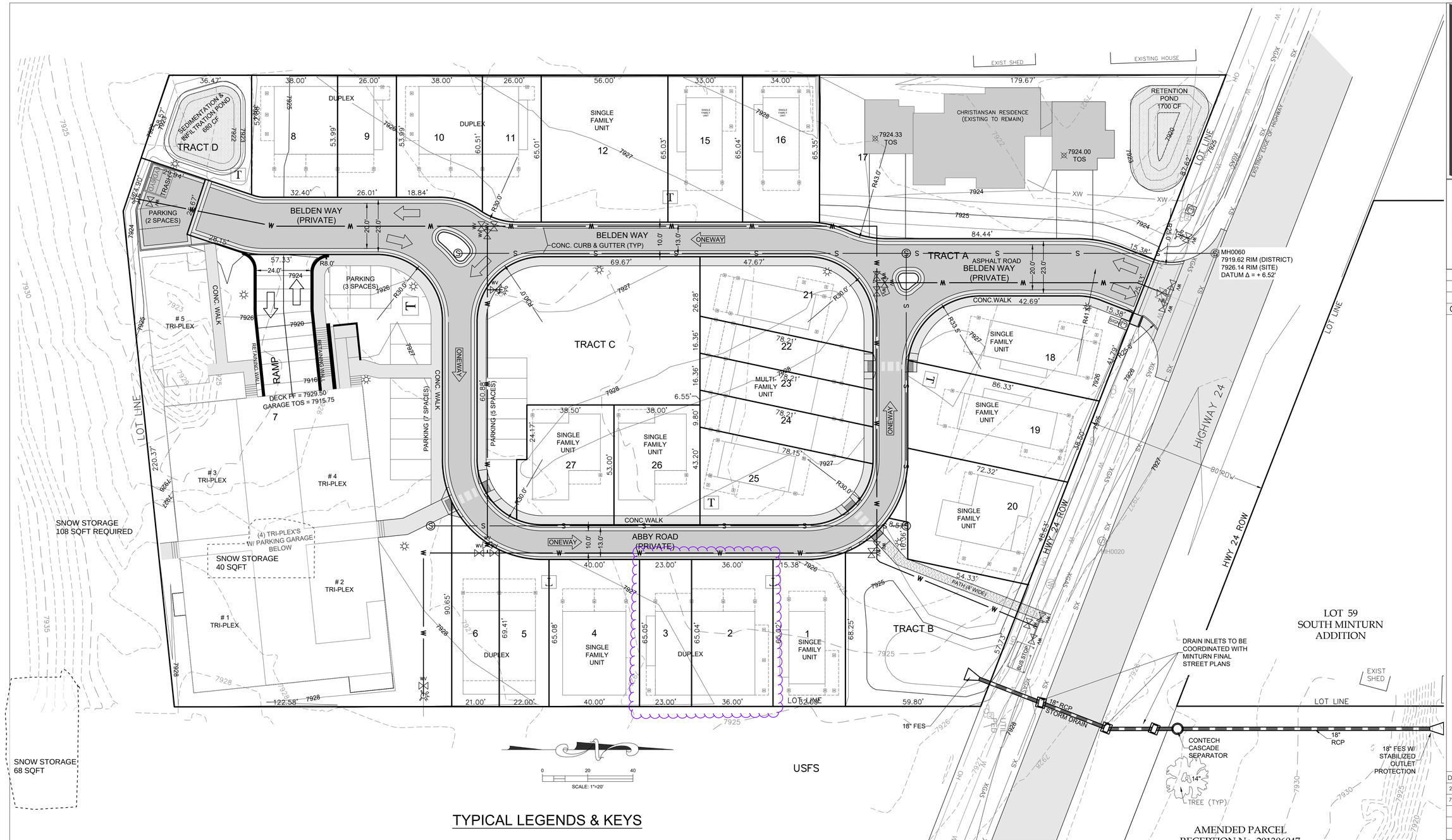
0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

Title: EXISTING SITE & DEMOLITION PLAN

Sheet: C.110



TYPICAL LEGENDS & KEYS

AD	= AREA DRAIN
CFS	= CUBIC FEET PER SECOND
CONC	= CONCRETE
EC	= EDGE OF CONCRETE
EOA	= EDGE OF ASPHALT
EP	= EDGE OF PAVEMENT
EX	= EXISTING
FF	= FINISHED FLOOR
FG	= FINISHED GRADE
FL	= FLOW LINE
GD	= GRADE/GROUND
HP	= HIGH POINT
LP	= LOW POINT
TBC	= TOP BACK OF CURB
TD	= TRENCH DRAIN
TOS	= TOP OF SLAB
TOW	= TOP OF WALL
TYP	= TYPICAL
WH	= WALL HEIGHT
TOW	= TOP BACK OF WALK
EL	= ELEVATION
TOP	= TOP OF PIPE

CONTOUR LEGEND:

EXISTING 1' CONTOUR	7929
EXISTING 5' CONTOUR	7930
PROPOSED 1' CONTOUR	7929
PROPOSED 5' CONTOUR	7930

EXISTING UTILITIES LINE KEY:

WATER	XW
SEWER	XS
OVERHEAD ELEC, TELE, CATV	OH
GAS	XGAS

EXISTING UTILITIES SYMBOL KEY:

- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL

PROPOSED UTILITY SYMBOL KEY:

- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- ELECTRIC SPLICE VAULT
- STREET LIGHT

INDICATES DIRECTION OF TRAFFIC FLOW

LINE KEY:

WATER	W
SEWER	S

PARKING NOTES:

PARKING SPACES 9' X 18' MIN.

REFER TO "BELDEN PLACE PUD - FINAL PLAN SUBMITTAL" FOR FULL DEVELOPMENT SITE PLANE, PREPARED BY TIMBERLINE ENGINEERING DATE JULY 12, 2024, WAS USED AS THE BASIS OF DESIGN AND IS INCLUDED BY THE REFERENCE.

EARTHWORK:
5175 CYD CUT
8130 CYD FILL
2955 CYD NET <FILL>
(DOES NOT INCLUDE ONSITE HAUL-IN ±1000 CYD)

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Belden Place - Duplex Lots 2-3

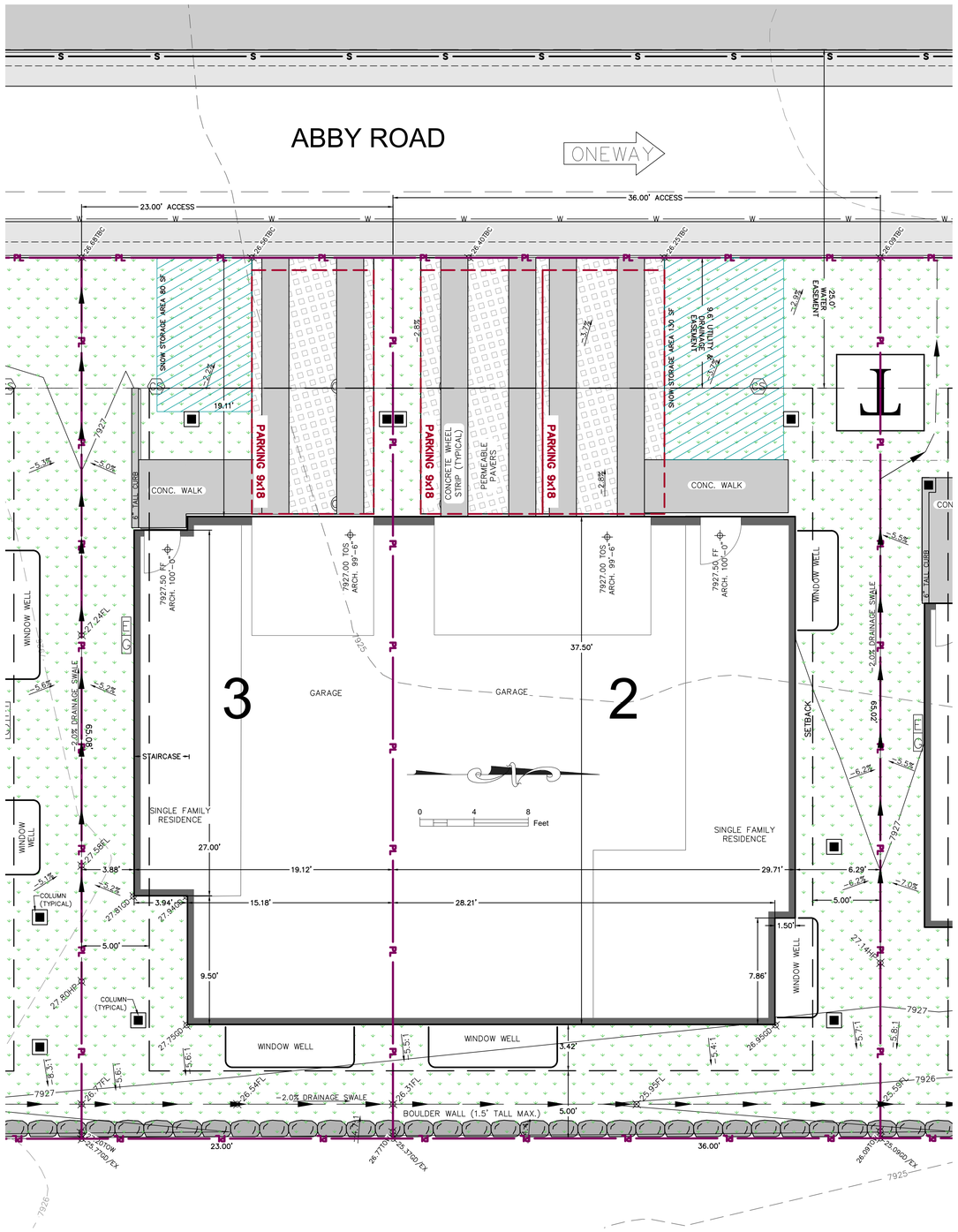
0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

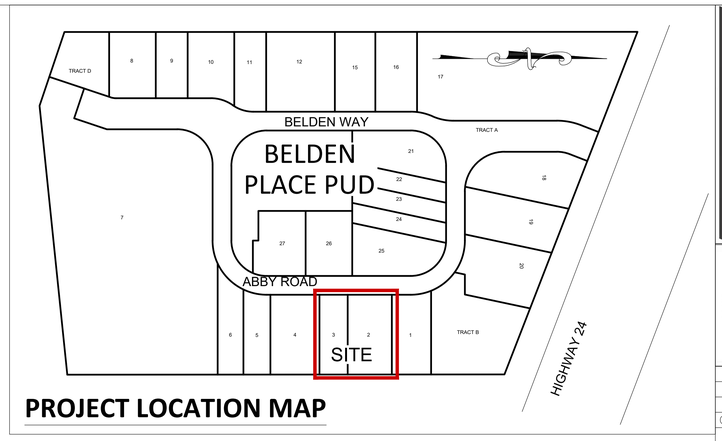
DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

Title: PROPOSED SITE PLAN

Sheet: C.111



SITE PLAN W/ GRADING



PROJECT LOCATION MAP

UNITS 2-3

SHEET INDEX:

C.1 SITE PLAN W/ GRADING
C.2 UTILITY PLAN & EROSION CONTROL PLAN
C.3 EROSION CONTROL DETAILS

CONTACTS

Owner/contractor:	Peter Murray Group Brian Claydon 970 390-3489
Architect:	TAB Associates, Inc. 56 Edwards Village Boulevard Edwards, CO 81632 970 766-1470
Structural Engineer:	KRM Consultants, Inc. PO Box 4572 Vail, CO 81658 970 949-9391
Geotechnical Engineer:	Kumar & Associates, Inc. 5020 County Road 154 Glenwood Springs, CO 81601 970 345-7988
Water:	Town of Minturn Public Works Arnold Martinez 970 445-2416
Sewer:	Eagle River Water & Sanitation District 970 477-5451
Electric & Gas:	Excel Energy Electrical Emergency 800 895-1999 Gas Emergency 800 895-2999
Call before you dig:	811

LINE KEY:

WATER	W
SEWER	S
ELECTRIC	UEL
GAS	GAS
TELEPHONE	TEL
CATV	CTV
PROPERTY LINE	PL

CONTOUR LEGEND:

EXISTING 1' CONTOUR	7929
EXISTING 5' CONTOUR	7930
PROPOSED 1' CONTOUR	7929
PROPOSED 5' CONTOUR	7930

PROPOSED UTILITY SYMBOL KEY:

- WATER VAULT
- STREET LIGHT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- ELECTRIC SPLICE VAULT
- WATER SERVICE CURB STOP
- SANITARY SEWER CLEANOUT

ABBREVIATION KEY

AD	= AREA DRAIN
CFS	= CUBIC FEET PER SECOND
CONC	= CONCRETE
EC	= EDGE OF CONCRETE
EOA	= EDGE OF ASPHALT
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WH	= WALL HEIGHT
TOW	= TOP BACK OF WALK
EL	= ELEVATION
TOP	= TOP OF PIPE
WV	= WATER VALVE
WW	= WINDOW WELL

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UNITS 2-3 DUPLEX
Minturn, Colorado

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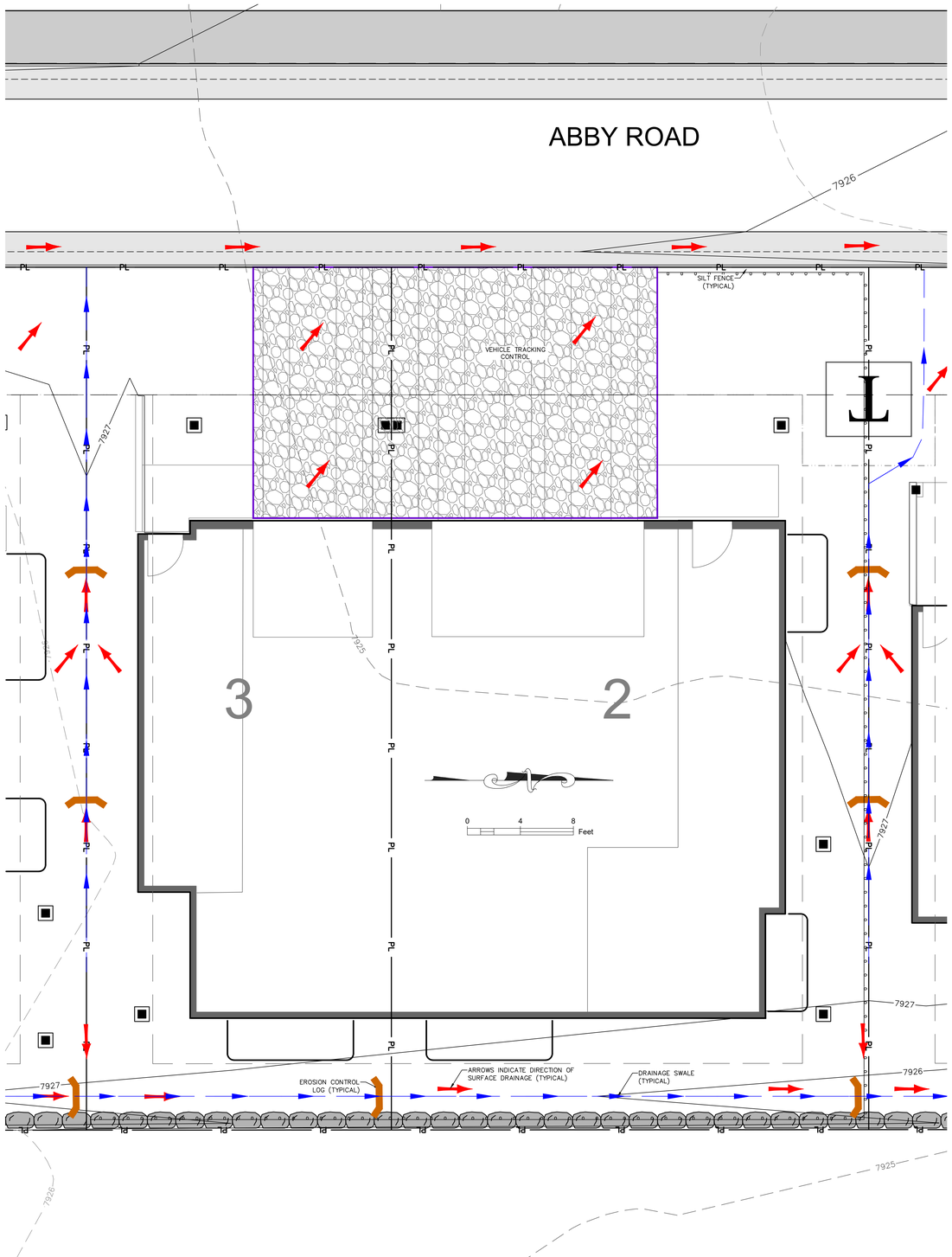
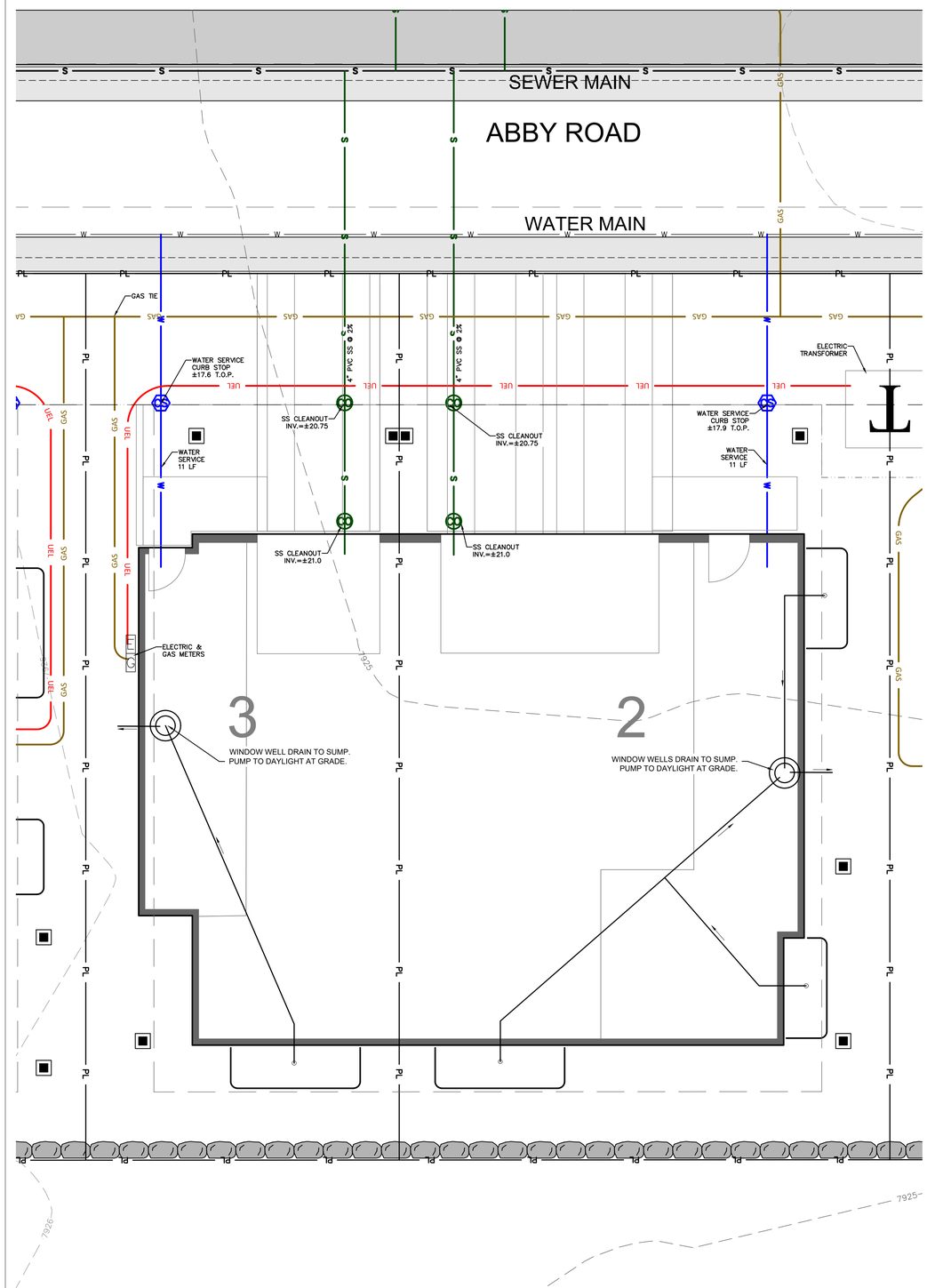
DATE	REVISION
3/24/25	DRB Coordination

Title: SITE PLAN

Sheet: C.1



EROSION CONTROL PLAN



UTILITY PLAN

NOTES:
1. WATER SERVICE LINES SHALL BE TYPE K COPPER
2. WATER SERVICE CONNECTIONS ARE TO BE COMPRESSION OR SILVER-SOLDERED

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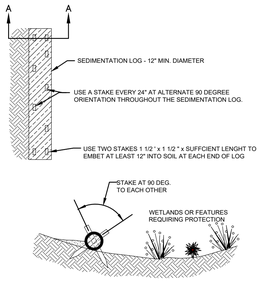
DATE	REVISION
3/24/25	DRB Coordination

Title:
UTILITY PLAN & EROSION CONTROL PLAN

Sheet:
C.2



SECTION A - A

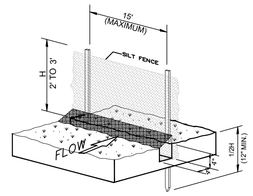
SEDIMENT CONTROL LOG INSTALLATION NOTES

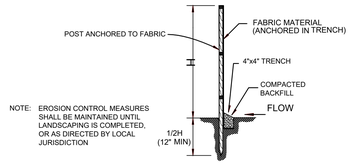
1. SEE PLAN VIEW FOR:
   - LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.
2. SEDIMENT CONTROL LOGS INDICATED ON INITIAL SWMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2".

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. THE SWMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE COVERED WITH TOP SOIL, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

EROSION CONTROL LOG DETAIL

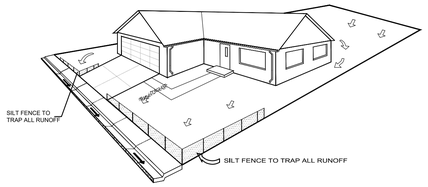




NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

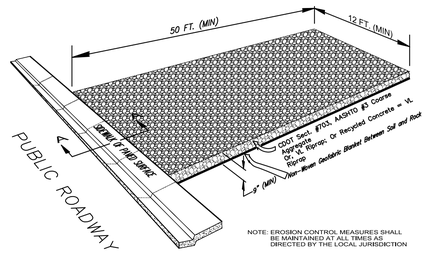
SECTION
-NTS-

SILT FENCE INSTALLATION DETAIL

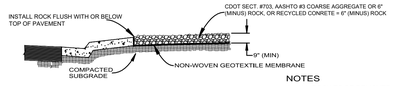


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION

SILT FENCE PLACEMENT DETAIL



NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY THE LOCAL JURISDICTION



SECTION A-A
-NTS-

NOTES

1. ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.
2. PUBLIC ROADWAY TO BE KEPT CLEAN AND FREE OF MUD, DIRT AND DEBRIS AT ALL TIMES.

TEMPORARY VEHICLE TRACKING CONTROL DETAIL

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CIVIL STRUCTURAL
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Carbondale, Colorado 81623
p 970.963.9869
timberlineengineering@gmail.com

COLORADO REGISTERED PROFESSIONAL ENGINEER
DAVID JOHN MOSER
139276

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Belden Place
UNITS 2-3 DUPLEX
Minturn, Colorado

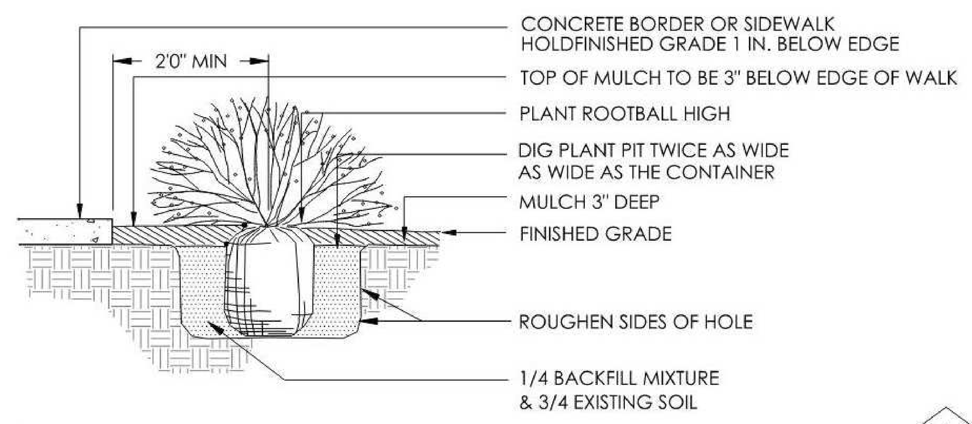
NOT FOR CONSTRUCTION

DATE	REVISION
3/24/25	DRB Coordination

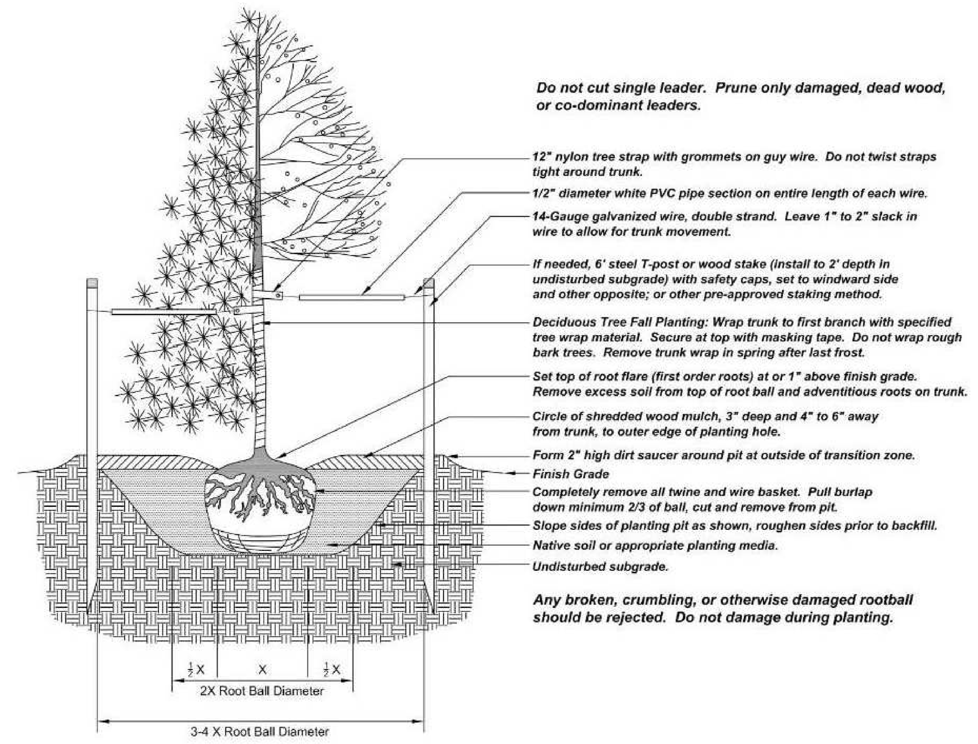
Title:
EROSION CONTROL DETAILS

Sheet:
C.3

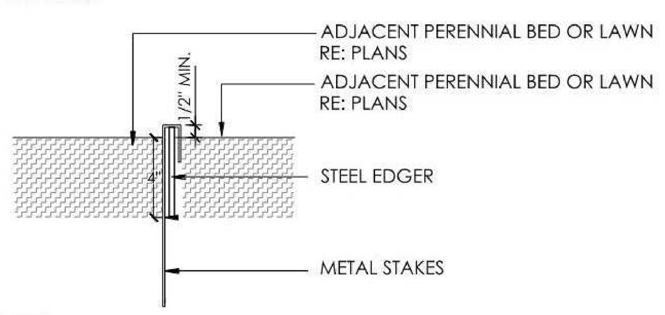
PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING



1 SHRUB PLANTING (1)
SCALE: 3/4" = 1'-0"



3 TREE PLANTING (3)
SCALE: N.T.S.



NOTES:
1. CONTRACTOR TO SUBMIT SAMPLE PRIOR TO ORDERING MATERIAL OR DELIVERING TO SITE.
2. NO EDGER REQUIRED WHEN MULCH IS ADJACENT TO PAVEMENT, BORDER, OR WALLS.
3. SET ALL EDGING 1/2" ABOVE FINISH GRADE AS SHOWN.
4. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
5. ALL JOINTS TO BE SECURELY STAKED.
6. CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

8 METAL EDGER (8)
SCALE: 3/4" = 1'-0"

ORNAMENTAL TREES

ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY
AMG	*Amelanchier x grandiflora*	Autumn Brilliance Serviceberry	as shown	8' clump	21
CMT	*Crataegus x mordenensis* 'Toba'	Toba Hawthorn	as shown	2" Cal	5
MAS	*Malus x* 'Spring Snow'	Spring Snow Crabapple	as shown	2" Cal	8
MAT	*Malus* 'Thunderchild'	Thunderchild Crabapple	as shown	2" Cal	5
QUG	*Quercus gambelii*	Gambel Oak	as shown	8' clump	11

DECIDUOUS SHRUBS

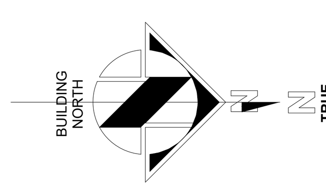
ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY *
SAR	*Salix repens*	Creeping Willow	as shown	5 Gal.	9
SOS	*Sorbaria sorbifolia*	Ash-leaf Spirea	as shown	5 Gal.	6
SPM	*Syringa patula* 'Miss Kim'	Miss Kim Lilac	as shown	5 Gal.	9
SYO	*Symphoricapos occidentalis*	Western Snowberry	as shown	5 Gal.	4

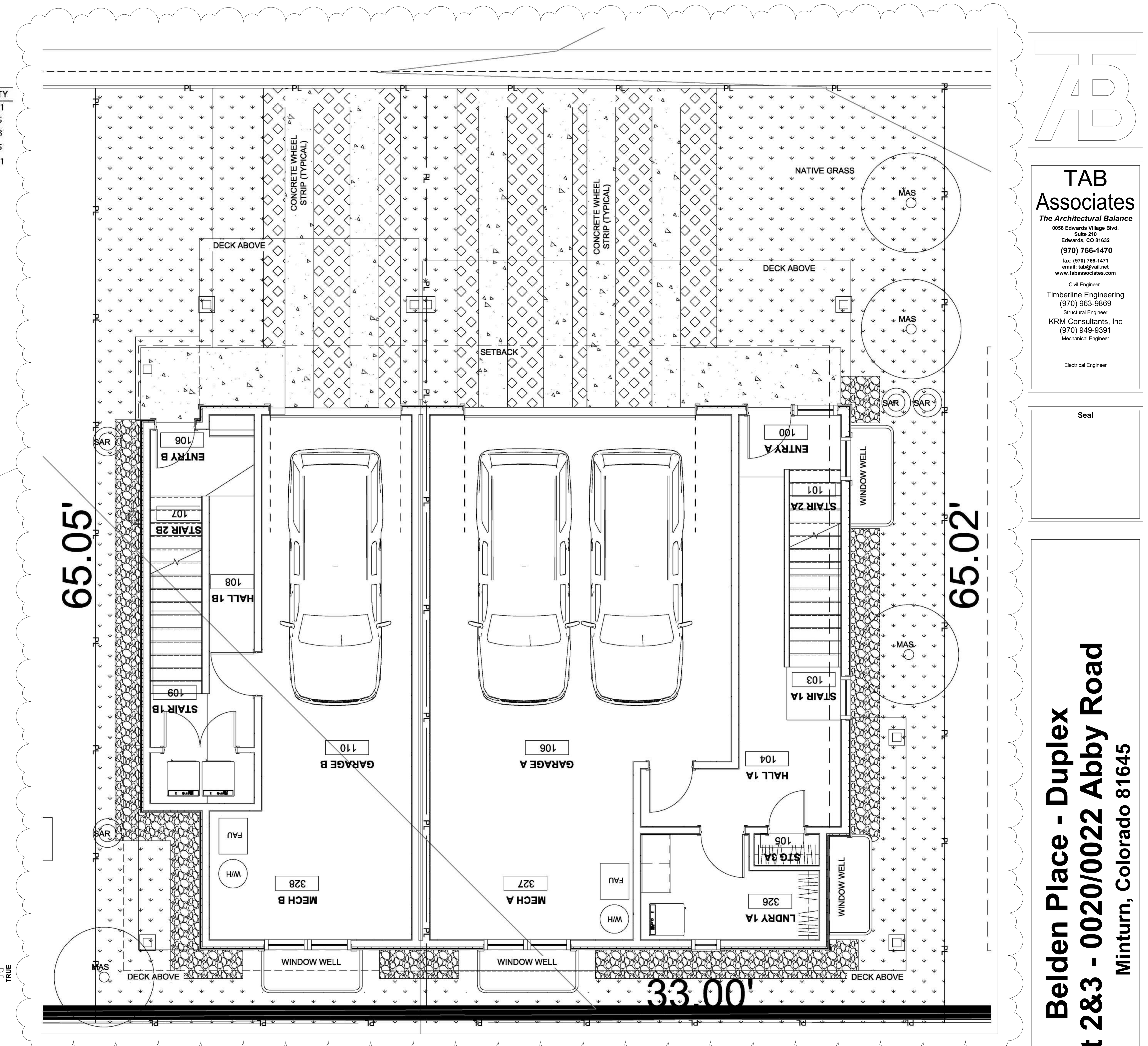
PLAN IS ENLARGED DETAIL AND
UPDATE FROM THE PUD APPROVED PLAN.
REFER TO PUD APPROVED PLAN
FOR ADDITIONAL INFROMATION

NATIVE GRASS
2' GRAVEL DRIP LINE MULCH
CONCRETE
PERMEABLE PAVERS

SITE CALCULATIONS

SITE SQFT	3,837 SQFT
BUILDING COVERAGE	2,313 SQFT
IMPERVIOUS COVERAGE (Includes Building)	2,539 SQFT
SITE COVERAGE ALLOWED	70%
SITE COVERAGE	66.2%





GENERAL NOTES:

1. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
2. CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING, SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR WITHIN (3) THREE FEET OF PROPOSED FOOTINGS, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER.
3. CONTRACTOR IS RESPONSIBLE FOR FULL ON-SITE INVESTIGATIONS AS NEEDED IN ORDER TO GAIN A FULL UNDERSTANDING OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION. FAILURE TO INSPECT THE SITE PRIOR TO CONSTRUCTION SHALL NOT BE CAUSE FOR REQUESTING ADDITIONAL MONIES BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND HE/SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND THE OWNER'S REP. IMMEDIATELY OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

SIGHT TRIANGLE NOTES:

PEDESTRIAN SIGHT TRIANGLES: NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THE PEDESTRIAN SIGHT TRIANGLE.

CORNER SIGHT TRIANGLES: NO ITEMS TALLER THAN 30" MAY BE PLACED WITHIN THE CORNER SIGHT TRIANGLE, EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT. TREES MUST BE LIMBED TO 8 FEET AT ADEQUATE MATURITY. TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM LIGHT OR UTILITY POLES.

ROADWAY SIGHT TRIANGLES: NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THE ROADWAY SIGHT TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.

TREE PROTECTION ZONE (TPZ) NOTES:

1. CONTRACTOR SHALL VERIFY FINAL BOUNDARIES OF TPZ PRIOR TO COMMENCEMENT OF CONSTRUCTION/DEMOLITION ACTIVITIES. EXCESSIVE BRANCH PRUNING ON EXISTING TREES FOR CONSTRUCTION CLEARANCE WILL NOT BE PERMITTED. PRUNING FOR BUILDING CLEARANCE SHALL BE MINIMIZED. DUE TO SCOPE OF CONSTRUCTION AND SIZE OF EX. ROW TREES, USE CHAIN LINK FENCING TO ESTABLISH TPZ.
2. THE TREE LAWN WITHIN THE BOUNDARY OF THE TREE DRIPLINE SHALL NOT BE ROTOTILLED AT ANY TIME. ROTOTILLING IS ONLY PERMITTED IN AREAS OUTSIDE OF EXISTING TREE DRIPLINE WHERE CONCRETE & HARDSCAPE ARE REMOVED.

LANDSCAPE NOTES:

1. ALL NEW LANDSCAPE AND IRRIGATION SHALL BE UNDER WARRANTY FOR A PERIOD OF (1) ONE YEAR. THE WARRANTY PERIOD SHALL COMMENCE ONCE ALL PUNCH LIST ITEMS ARE SATISFACTORY COMPLETED AND A LETTER OF FINAL COMPLETION IS PROVIDED FROM THE OWNER'S REPRESENTATIVE. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1 YEAR AFTER THE FINAL COMPLETION IS PROVIDED IN WRITING.
2. PLANT MATERIAL AND BED LOCATIONS TO BE STAKED BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED.
3. ROUGH GRADING TO PLUS OR MINUS ONE TENTH OF A FOOT BY GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE FINISH GRADING IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR TO APPROVE ROUGH GRADES PRIOR TO MOBILIZATION. MOBILIZATION ON THE PART OF THE LANDSCAPE CONTRACTOR WILL INDICATE THAT ROUGH GRADING IS ACCEPTABLE TO THE LANDSCAPE CONTRACTOR, AND THEREFORE BE RESPONSIBLE FOR PROVIDING ALL FINISHED GRADES TO MEET THE CIVIL GRADING PLANS.
4. TREES AND SHRUBS WILL BE INSPECTED ON-SITE. LANDSCAPE PLANT MATERIALS MAY BE REJECTED AT ANY TIME DUE TO ISSUES OF QUALITY.
5. ALL NEW LANDSCAPE AREAS SHALL BE IRRIGATED BY A COMMERCIAL GRADE, FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. TREES, SHRUBS, AND DECORATIVE GRASSES SHALL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED. IRRIGATION TO BE DESIGN/BUILD, CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ARCHITECT, LANDSCAPE ARCHITECT, AND MECHANICAL AND FOR GENERATION OF AN IRRIGATION PLAN FOR REVIEW WITH AS BUILT PLAN AS REQUIRED.
6. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULE AND REGULATIONS.
7. TRUNK-WRAP TAPE: TWO LAYERS OF CRINKLED PAPER CEMENTED TOGETHER WITH BITUMINOUS MATERIAL, 4 INCHES (102 MM) WIDE MIN.
8. WRAPPING TREE TRUNKS: WRAP TREES WITH TRUNK-WRAP TAPE. START AT BASE OF TRUNK AND SPIRAL COVER TRUNK TO HEIGHT OF FIRST BRANCHES. OVERLAP WRAP, EXPOSING HALF THE WIDTH, AND SECURELY ATTACH WITHOUT CAUSING GIRDLING. DO NOT USE STAPLES. INSPECT TREE TRUNKS FOR INJURY, IMPROPER PRUNING, AND INSECT INFESTATION AND TAKE CORRECTIVE MEASURES REQUIRED BEFORE WRAPPING. DO NOT WRAP ROUGH BARK, POPULUS OR GLEDITSIA TREES. REMOVE WRAP IN SPRING.
   - 8.1. NO TREE SHALL BE WRAPPED AFTER MAY 21 OR BEFORE NOVEMBER 1.
   - 8.2. ALL DECIDUOUS TREES SHALL BE WRAPPED BY NOV. 15. REMOVE TREE WRAP BY MAY 15.
   - 8.3. CONTRACTOR SHALL BE RESPONSIBLE FOR WRAPPING AND UNWRAPPING TREES DURING THE WARRANTY PERIOD.
9. FIBER MULCH AT PLANTING BEDS: ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF SHREDDED REDWOOD MULCH NOT LARGER THAN FOUR INCHES (4") IN LENGTH. SUBMIT 1.0 CF SAMPLE FOR APPROVAL.

SOIL PREPARATION:

SOIL SHALL BE AMENDED BASED ON THE SOIL TEST RECOMMENDATIONS (TO ADDRESS SPECIFIC DEFICIENCIES & ISSUES IN EXISTING SOIL). THE FOLLOWING INCLUDES THE SOIL TEST REQUIREMENTS AND RECOMMENDATIONS TO BE USED IN CONJUNCTION WITH THE SOIL TEST RESULTS:

1. SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED. SOIL ANALYSIS FROM A LOCAL ACCREDITED SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS SHALL BE REQUIRED WHEN PLANTS ARE TO BE INSTALLED IN GREEN SPACE. ALL SOIL REMEDIATION SHALL BE BASED ON THE SOIL ANALYSIS.
   - 1.1. MINIMUM SOIL ANALYSIS MUST DETERMINE SOIL TEXTURE AND STRUCTURE, PH BALANCE, SOIL SALINITY, FREE LIME, ORGANIC MATTER (OM) CONTENT, PLANT AVAILABLE NUTRIENTS AND COMPACTION.
   - 1.2. DEPTH OF LANDSCAPE SOIL ANALYSIS SHALL BE 24IN FOR TREES AND 8IN FOR ALL OTHER AREAS
   - 1.3. SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS.

2. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
   - 1.1. ORGANIC MATTER: 25% MINIMUM.
   - 1.2. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM.
   - 1.3. PH: 8.5 MAXIMUM.
   - 1.4. CARBON TO NITROGEN RATIO OF 10:1 TO 20:1.
   - 1.5. PARTICLE SIZE NO PARTICLE SMALLER THAN SILT OR CLAY SIZE, OR LARGER THAN ½" DIAMETER
   - 1.6. ACCEPTABLE COMPOST PRODUCT: CLASS I COMPOST, SUCH AS ECOGRO OR BIO-COMP, AS PROVIDED BY A1 ORGANICS, EATON, CO, OR APPROVED EQUAL.

2. FINISH GRADE TO BE BELOW THE EDGE OF PAVEMENT PRIOR TO SODDING OR PLANTING:
   - 1.1. SEEDED/SODDED AREAS: ALLOW 1 INCH FOR SOD.
   - 1.2. PLANTED AREAS: ALLOW 3 INCHES FOR MULCH.

4. AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO DEPTH OF 6" MINIMUM UNTIL SOIL IS WELL PULVERIZED AND THOROUGHLY MIXED.

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Mechanical Engineer

Electrical Engineer

Seal

Belden Place - Duplex
Lot 2&3 - 0020/0022 Abby Road
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Revisions:

No	Description	Date
1	DRB Response	06/03/25

Issue Dates:
DRB - 05/15/25
DRB RESPONSE - 06/03/25

Sheet Title:
Landscape Plan

Project No:
2215

Sheet No:
A1.1

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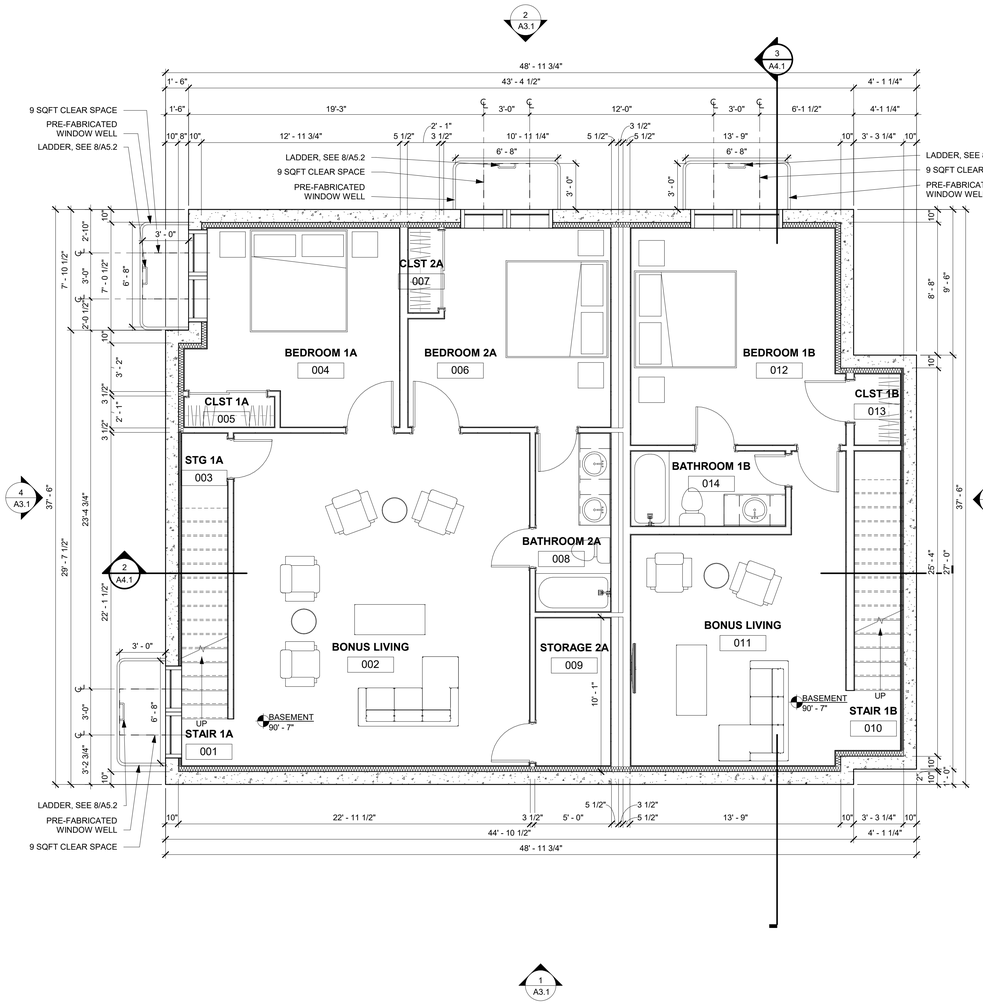
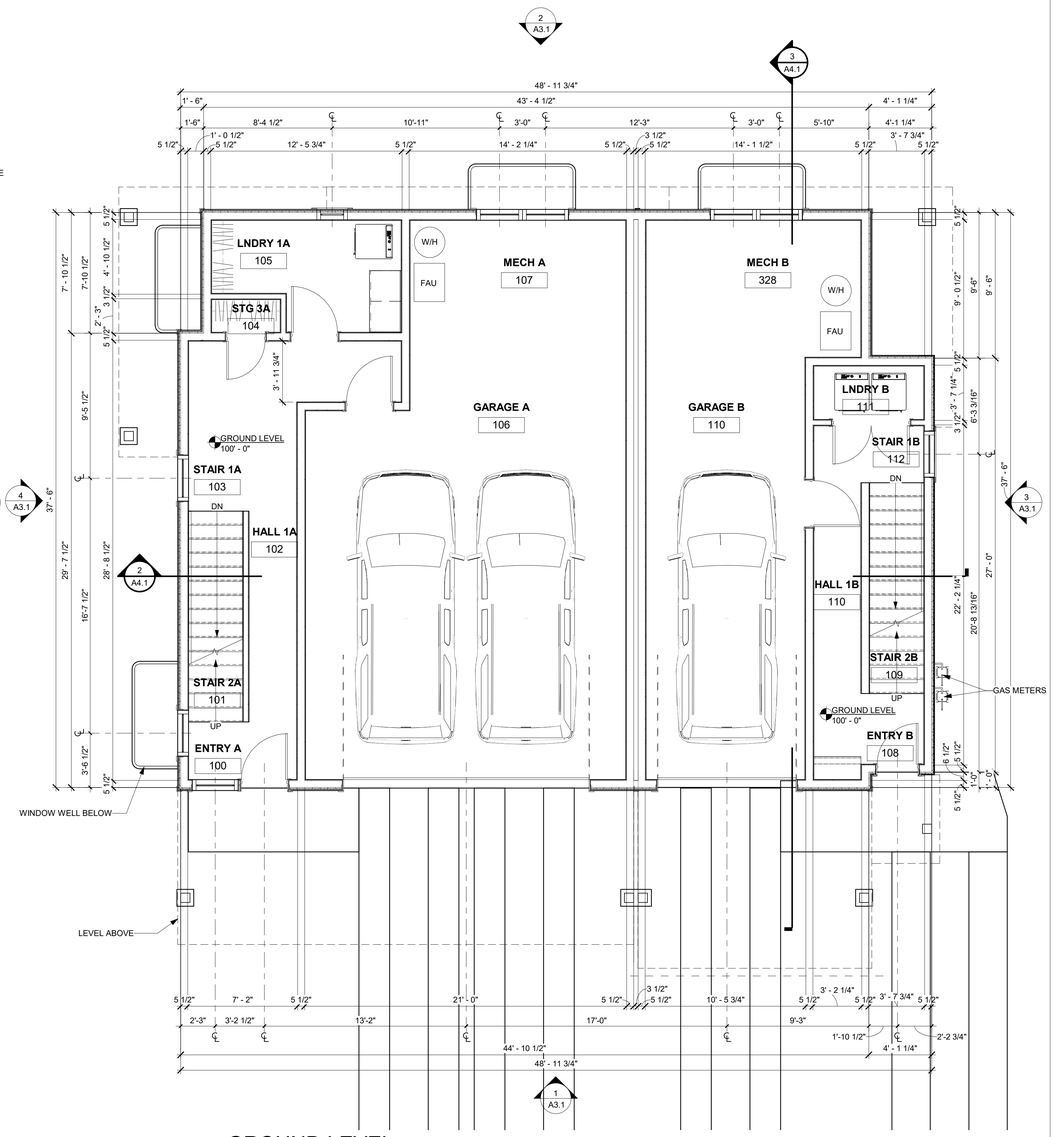
AREA SUMMARY

PROPOSED CONDITIONED SQUARE FOOTAGE	UNIT A	UNIT B
BASEMENT LEVEL	955 SF	551 SF
GROUND LEVEL	339 SF	199 SF
MAIN LEVEL	1,053 SF	619 SF
UPPER LEVEL	963 SF	591 SF
TOTAL	3,310 SF	1,960 SF
PROPOSED UNCONDITIONED SQUARE FOOTAGE		
BASEMENT LEVEL	0	0
GROUND LEVEL	690 SF	420 SF
MAIN LEVEL	0	0
UPPER LEVEL	0	0
TOTAL	690 SF	420 SF
TOTAL COND & UNCOND	**4,000 SF**	**2,380 SF**
BUILDING TOTAL COND & UNCOND	**6,380 SF**	



1 A2.0 BASEMENT
1/4" = 1'-0"



2 A2.0 GROUND LEVEL
1/4" = 1'-0"

NOTES:

CLOSET NOTES:

1. SINGLE HANGING: DESIGNATED BY SINGLE DASHED LINE IN CLOSETS TO BE: 16" SHELF @ 7'-0" AFF, 16" SHELF & ROD @ 5'-6" AFF.
2. DOUBLE HANGING: DESIGNATED BY DOUBLE DASHED LINE IN CLOSETS TO BE: 16" SHELF & ROD @ 7'-0" AFF, 12" SHELF & ROD @ 3'-6" AFF.
3. SHELVES @ WALK-IN CLOSETS: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, SHELF WIDTH TO BE CLOSET WIDTH, LESS 4'-0" OR AS OTHERWISE INDICATED.
4. LINEN SHELVES: 6 SHELVES, WIDTH AS NOTED, @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.
5. STORAGE SHELVES: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.

GENERAL CLOSET NOTES:

1. ALL SHELVES & VERTICAL DIVIDERS TO BE AC PLYWOOD WITH 1x2 EDGE. SPECIES TO BE SPECIFIED BY DEVELOPER.
2. CLEATS TO BE 1x2 CLEAR PINE.
3. PROVIDE ROD SUPPORTS @ 36" OC MAX.
4. ALL TO BE STAINED TO MATCH CASE & BASE.

FLOOR PLAN GENERAL NOTES:

1. PATCH EXISTING CONSTRUCTION SCHEDULED TO REMAIN. REPAIRED SURFACES TO BE FLUSH WITH ADJACENT FINISH SURFACES. TO SAME QUALITY AS NEW CONSTRUCTION PRIOR TO INSTALLING NEW FINISHES. REFER TO THE FINISH MANUFACTURER'S GUIDELINES FOR INSTALLATION.
2. PATCH EXISTING FIRE-RATED WALLS, FLOOR CEILINGS, ETC. SO AS TO MAINTAIN THE FIRE-RADIATING. ADD FIRE-SMOKE DAMPERS WHERE NEW DUCTS CROSS. ADD FIRE STOP AT ALL
3. PATCH WALLS AT REMOVED RECEPTACLE OPENINGS SO AS TO RECEIVE SUBSEQUENT WORK.
4. PATCH AND LEVEL FLOOR SUBSTRATES TO RECEIVE NEW WORK AS SCHEDULED.
5. COORDINATE ALL FLOOR CORE DRILLING WITH EXISTING.
6. DO NOT SCALE DRAWINGS.
7. IN ROOMS WITH FLOOR DRAINS, SLOPE CONCRETE SURFACE WITHIN 18" RADIUS AT 1/4" PER FOOT TOWARD FLOOR DRAIN, UNLESS OTHERWISE INDICATED.
8. ALL SPOT ELEVATIONS SHOWN ON THE FLOOR PLANS OUTSIDE THE BUILDING RELATE TO USGS ELEVATIONS. ALL SPOT ELEVATIONS INSIDE THE BUILDING REFER TO BUILDING REFERENCE ELEVATIONS. NOTIFY ARCHITECT IMMEDIATELY SHOULD CONDITIONS BE FOUND CONTRADICTORY TO THESE DRAWINGS.
9. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO GRID LINE, FACE OF CONCRETE OR MASONRY, OR FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
11. ALL FLOOR PLAN DIMENSIONS TO MASONRY ARE NOMINAL DIMENSIONS, UNLESS NOTED AS ACTUAL.

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS. IMMEDIATELY NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED. ALL DIMENSIONS ARE GIVEN TO FACE OF WALL FRAMING. SEE WALL SECTIONS AND WALL TYPES FOR EXACT CONSTRUCTION

2. SEE SHEET A0.1 FOR WALL TYPES INDICATED ON FLOOR PLANS

3. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ATTACHMENT OF WORK IN WALLS AND CEILINGS. LOCATIONS INCLUDE BUT NOT LIMITED TO, TOILET AND BATH ACCESSORIES, WALL AND CEILING MOUNTED ELECTRICAL EQUIPMENT, WINDOW TREATMENTS, CASEWORK, COUNTERTOPS, ETC.

4. WHERE WALL PARTITIONS ARE A CONTINUATION OF EXISTING ONES, NEW FINISH SURFACES MUST BE FLUSH AND CONTINUOUS WITH EXISTING SURFACES ON BOTH SIDES. INFILL OPENINGS IN EXISTING WALLS WITH MATERIAL TO MATCH EXISTING WALL THICKNESS, TEXTURE, AND FINISH.

5. REFERENCE S-SERIES DRAWINGS FOR STRUCTURAL NOTES AND DETAILS AND COORDINATE.

6. EXISTING BUILDING DIMENSIONS AND ELEVATIONS ARE BASED UPON EXISTING SURVEY INFORMATION. IMMEDIATELY NOTIFY ARCHITECT IF CONDITIONS ARE ENCOUNTERED THAT DO NOT AGREE WITH DIMENSIONS AND/OR ELEVATIONS SHOWN.

7. VERIFY ALL PITCHED FLOOR AREAS SHOWN WITH PITCH LINES WITH THE ARCHITECT. PROVIDE A SLAB DEPRESSION AT ALL FLOOR DRAINS WHERE PITCH LINES ARE NOT SHOWN ON DRAWINGS.

8. PROVIDE 4" RETURN FROM FACE OF ADJACENT WALL FOR ANY DOORS NOT DIMENSIONED.

9. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ITEMS NOT SHOWN ON ARCHITECTURAL DRAWINGS AND COORDINATE.

10. ALL INTERIOR WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK AND STEEL STRUCTURE (BEAM) UNLESS NOTED OTHERWISE. SEE PARTITION WALL TYPES ON SHEET A0.03

11. DATUM 100'-0" INDICATED ON ALL DRAWINGS, OTHER THAN CIVIL SERIES EQUALS XXXX.XX ON CIVIL DRAWINGS

12. ALL STEEL LOCATED BELOW AND EXPOSED TO GRADE TO BE COATED WITH BITUMINOUS DAMPROOFING.

13. CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS FOR SPECIAL INSPECTIONS, 2015 IBC-1704.

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Seal

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Lot 2&3 - 0020/0022 Abby Road
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Revisions:

No	Description	Date

Issue Dates:
DRB - 05/15/25

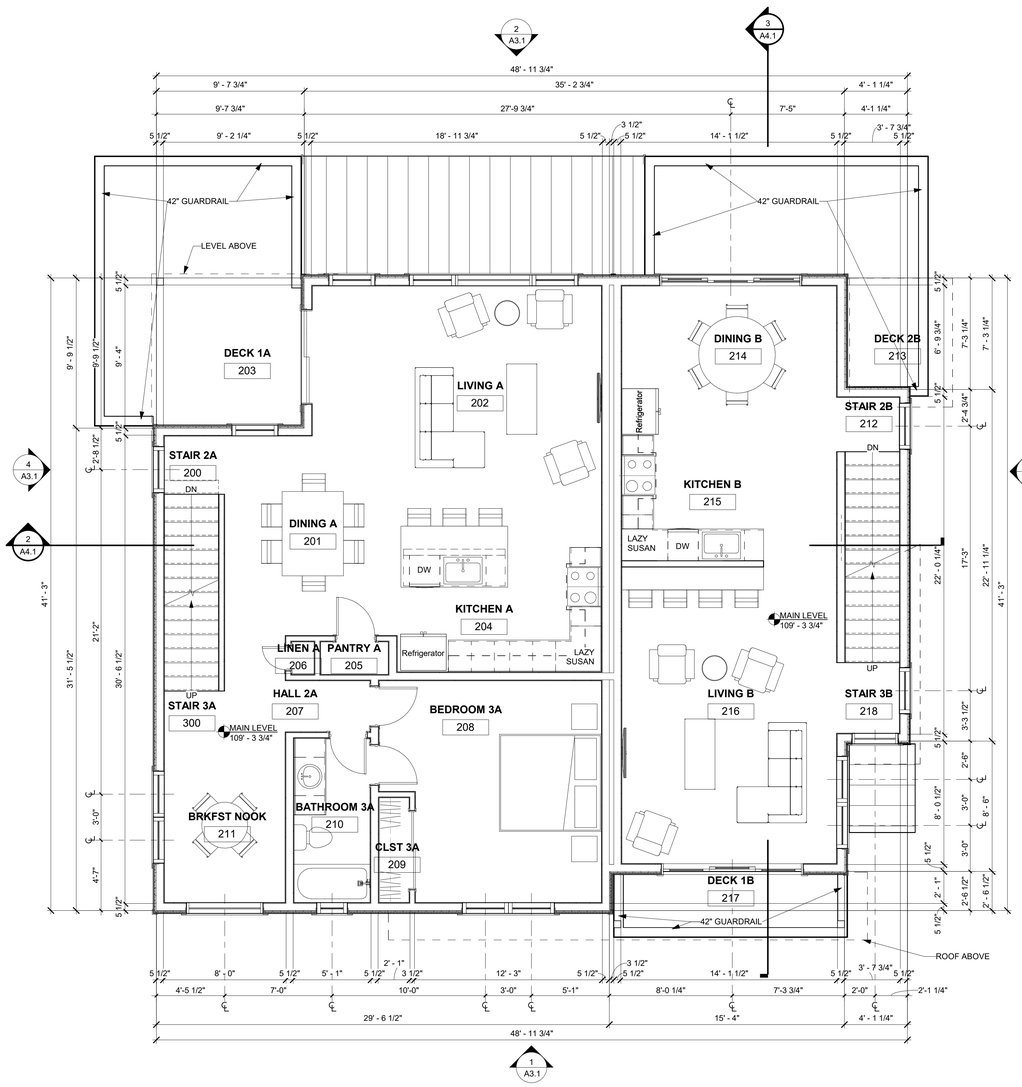
Sheet Title:
Lower Level Floor Plans

Project No:
2215

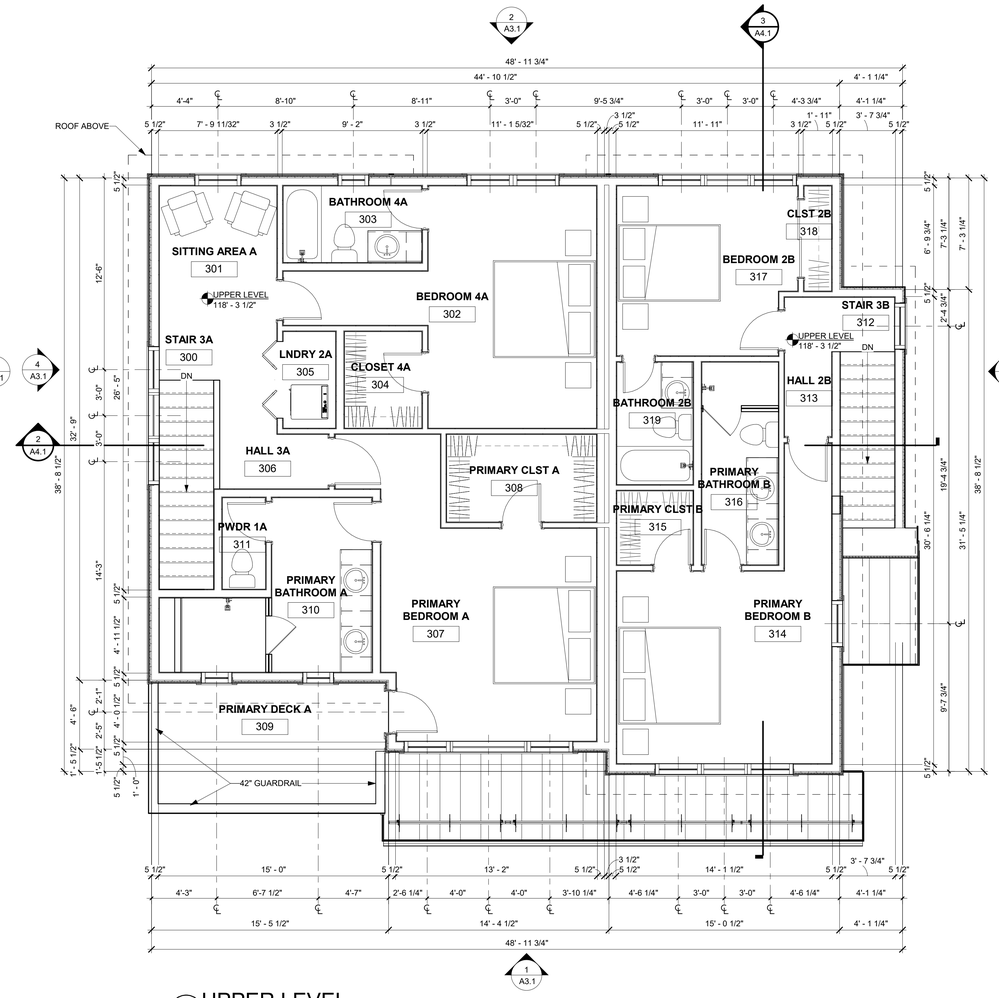
Sheet No:
A2.0

AREA SUMMARY

PROPOSED CONDITIONED SQUARE FOOTAGE	UNIT A	UNIT B
BASEMENT LEVEL	955 SF	551 SF
GROUND LEVEL	339 SF	199 SF
MAIN LEVEL	1,053 SF	619 SF
UPPER LEVEL	963 SF	591 SF
TOTAL	3,310 SF	1,960 SF
PROPOSED UNCONDITIONED SQUARE FOOTAGE		
BASEMENT LEVEL	0	0
GROUND LEVEL	690 SF	420 SF
MAIN LEVEL	0	0
UPPER LEVEL	0	0
TOTAL	690 SF	420 SF
TOTAL COND & UNCOND	**4,000 SF**	**2,380 SF**
BUILDING TOTAL COND & UNCOND	**6,380 SF**	



1 A2.1 MAIN LEVEL
1/4" = 1'-0"



2 A2.1 UPPER LEVEL
1/4" = 1'-0"

NOTES:

CLOSET NOTES:

1. SINGLE HANGING: DESIGNATED BY SINGLE DASHED LINE IN CLOSETS TO BE: 16" SHELF @ 7'-0" AFF, 16" SHELF & ROD @ 5'-6" AFF.
2. DOUBLE HANGING: DESIGNATED BY DOUBLE DASHED LINE IN CLOSETS TO BE: 16" SHELF & ROD @ 7'-0" AFF, 12" SHELF & ROD @ 3'-6" AFF.
3. SHELVES @ WALK-IN CLOSETS: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, SHELF WIDTH TO BE CLOSET WIDTH, LESS 4'-0" OR AS OTHERWISE INDICATED.
4. LINEN SHELVES: 6 SHELVES, WIDTH AS NOTED, @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.
5. STORAGE SHELVES: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.

GENERAL CLOSET NOTES:

1. ALL SHELVES & VERTICAL DIVIDERS TO BE AC PLYWOOD WITH 1x2 EDGE. SPECIES TO BE SPECIFIED BY DEVELOPER.
2. CLEATS TO BE 1x2 CLEAR PINE.
3. PROVIDE ROD SUPPORTS @ 36" OC MAX.
4. ALL TO BE STAINED TO MATCH CASE & BASE.

FLOOR PLAN GENERAL NOTES:

1. PATCH EXISTING CONSTRUCTION SCHEDULED TO REMAIN. REPAIRED SURFACES TO BE FLUSH WITH ADJACENT FINISH SURFACES. TO SAME QUALITY AS NEW CONSTRUCTION PRIOR TO INSTALLING NEW FINISHES. REFER TO THE FINISH MANUFACTURER'S GUIDELINES FOR INSTALLATION.
2. PATCH EXISTING FIRE-RATED WALLS, FLOOR CEILINGS, ETC. SO AS TO MAINTAIN THE FIRE-RADIATING. ADD FIRE-SMOKE DAMPERS WHERE NEW DUCTS CROSS. ADD FIRE STOP AT ALL
3. PATCH WALLS AT REMOVED RECEPTACLE OPENINGS SO AS TO RECEIVE SUBSEQUENT WORK.
4. PATCH AND LEVEL FLOOR SUBSTRATES TO RECEIVE NEW WORK AS SCHEDULED.
5. COORDINATE ALL FLOOR CORE DRILLING WITH EXISTING.
6. DO NOT SCALE DRAWINGS.
7. IN ROOMS WITH FLOOR DRAINS, SLOPE CONCRETE SURFACE WITHIN 18" RADIUS AT 1/4" PER FOOT TOWARD FLOOR DRAIN, UNLESS OTHERWISE INDICATED.
8. ALL SPOT ELEVATIONS SHOWN ON THE FLOOR PLANS OUTSIDE THE BUILDING RELATE TO USGS ELEVATIONS. ALL SPOT ELEVATIONS INSIDE THE BUILDING REFER TO BUILDING REFERENCE ELEVATIONS. NOTIFY ARCHITECT IMMEDIATELY SHOULD CONDITIONS BE FOUND CONTRADICTORY TO THESE DRAWINGS.
9. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO GRID LINE, FACE OF CONCRETE OR MASONRY, OR FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
11. ALL FLOOR PLAN DIMENSIONS TO MASONRY ARE NOMINAL DIMENSIONS, UNLESS NOTED AS ACTUAL.

GENERAL NOTES:

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2. SEE SHEET A0.1 FOR WALL TYPES INDICATED ON FLOOR PLANS

3. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ATTACHMENT OF WORK IN WALLS AND CEILINGS. LOCATIONS INCLUDE BUT NOT LIMITED TO, TOILET AND BATH ACCESSORIES, WALL AND CEILING MOUNTED ELECTRICAL EQUIPMENT, WINDOW TREATMENTS, CASEWORK, COUNTERTOPS, ETC.

4. WHERE WALL PARTITIONS ARE A CONTINUATION OF EXISTING ONES. NEW FINISH SURFACES MUST BE FLUSH AND CONTINUOUS WITH EXISTING SURFACES ON BOTH SIDES. INFILL OPENINGS IN EXISTING WALLS WITH MATERIAL TO MATCH EXISTING WALL THICKNESS, TEXTURE, AND FINISH.

5. REFERENCE S-SERIES DRAWINGS FOR STRUCTURAL NOTES AND DETAILS AND COORDINATE.

6. EXISTING BUILDING DIMENSIONS AND ELEVATIONS ARE BASED UPON EXISTING SURVEY INFORMATION. IMMEDIATELY NOTIFY ARCHITECT IF CONDITIONS ARE ENCOUNTERED THAT DO NOT AGREE WITH DIMENSIONS AND/OR ELEVATIONS SHOWN.

7. VERIFY ALL PITCHED FLOOR AREAS SHOWN WITH PITCH LINES WITH THE ARCHITECT. PROVIDE A SLAB DEPRESSION AT ALL FLOOR DRAINS WHERE PITCH LINES ARE NOT SHOWN ON DRAWINGS.

8. PROVIDE 4" RETURN FROM FACE OF ADJACENT WALL FOR ANY DOORS NOT DIMENSIONED.

9. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ITEMS NOT SHOWN ON ARCHITECTURAL DRAWINGS AND COORDINATE.

10. ALL INTERIOR WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK AND STEEL STRUCTURE (BEAM) UNLESS NOTED OTHERWISE. SEE PARTITION WALL TYPES ON SHEET A0.03

11. DATUM 100'-0" INDICATED ON ALL DRAWINGS, OTHER THAN CIVIL SERIES EQUALS XXXX.XX ON CIVIL DRAWINGS

12. ALL STEEL LOCATED BELOW AND EXPOSED TO GRADE TO BE COATED WITH BITUMINOUS DAMPROOFING.

13. CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS FOR SPECIAL INSPECTIONS, 2015 IBC-1704.

ROOF FINISH LEGEND

NOTES:

1. HATCHED AREAS INDICATE OVERBUILT ROOF & CRICKETS, RE: STRUCTURAL
2. ALL GUTTERS & DOWNSPOUTS TO RECEIVE HEAT TAPE FOR ENTIRE LENGTH, RE: DIAGRAM ON ELECTRICAL PLANS
3. T.O. RIDGE ELEVATIONS GIVEN AT TOP OF ROOF SHEATHING
4. CONTRACTOR TO VERIFY CHIMNEY DIMENSIONS WITH FIREPLACE MANUFACTURERS' REQUIREMENTS

R-1 TAMKO ASPHALT SHINGLES, HERITAGE PREMIUM, COLOR: NATURAL TIMBER

R-2 COIL COATED MTL STANDING SEAM ROOF SEE SYSTEM NOTES SHEET A0.1

COIL COATED MTL FLASHING, GUTTERS, AND DOWNSPOUTS

OVERHANGS ARE 2'-0" FROM FACE OF FRAMING TYP. U.N.O.

CHIMNEY CAP - 6" SANDSTONE CAP

ROOF BEAMS - ROUGH SAWN TIMBER

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Mechanical Engineer

Electrical Engineer

Seal

Belden Place - Duplex
Lot 2&3 - 0020/00022 Abby Road
Minturn, Colorado 81645

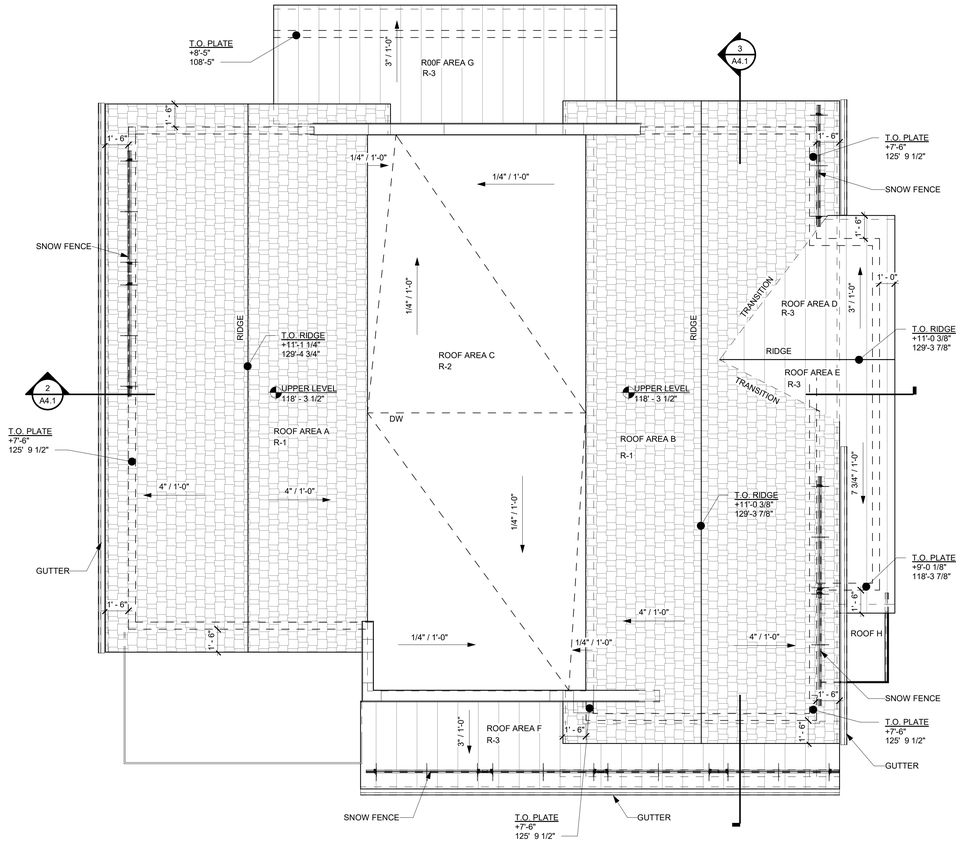
Revisions:		
No	Description	Date

Issue Dates:
DRB - 05/15/25

Sheet Title:
Upper Level Floor Plans

Project No:
2215

Sheet No:
A2.1



1 A2.2 ROOF PLAN
1/4" = 1'-0"

NOTES:

ROOF FINISH LEGEND

NOTES:
1. HATCHED AREAS INDICATE OVERBUILT ROOF & CRICKETS, RE: STRUCTURAL
2. ALL GUTTERS & DOWNSPOUTS TO RECEIVE HEAT TAPE FOR ENTIRE LENGTH, RE: DIAGRAM ON ELECTRICAL PLANS
3. T.O. RIDGE ELEVATIONS GIVEN AT TOP OF ROOF SHEATHING
4. CONTRACTOR TO VERIFY CHIMNEY DIMENSIONS WITH FIREPLACE MANUFACTURERS' REQUIREMENTS

R-1 TAMKO ASPHALT SHINGLES, HERITAGE PREMIUM, COLOR: NATURAL TIMBER

R-2 COIL COATED MTL STANDING SEAM ROOF SEE SYSTEM NOTES SHEET A0.1

COIL COATED MTL FLASHING, GUTTERS, AND DOWNSPOUTS

OVERHANGS ARE 2'-0" FROM FACE OF FRAMING TYP. U.N.O.

CHIMNEY CAP - 6" SANDSTONE CAP

ROOF BEAMS - ROUGH SAWN TIMBER

BEAMWORK LEGEND:

A 4X10
B 6X10
C 6X12
D 8X12
E 10X14
F 12X16

STICK RIDGE — B.O. RIDGE +20'-2 5/8" 120'-2 5/8" (8359.22') T.O. RIDGE 8360.68'

T.O. WALL PLATE — T.O. PLATE +10'-0" 110'-0"

FLOOR SPOT ELEV — MAIN LEVEL T.O. PLYWD/CONC/GYP 100'-0" (8466.5')

TRUSS RIDGE — +20'-2 5/8" 120'-2 5/8" T.O. RIDGE 8360.68'

TRUSS BEARING — T.O. PLATE +10'-0" 110'-0" +16" HEEL

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Revisions:

No	Description	Date

Issue Dates:
DRB - 05/15/25

Sheet Title:
Roof Plan

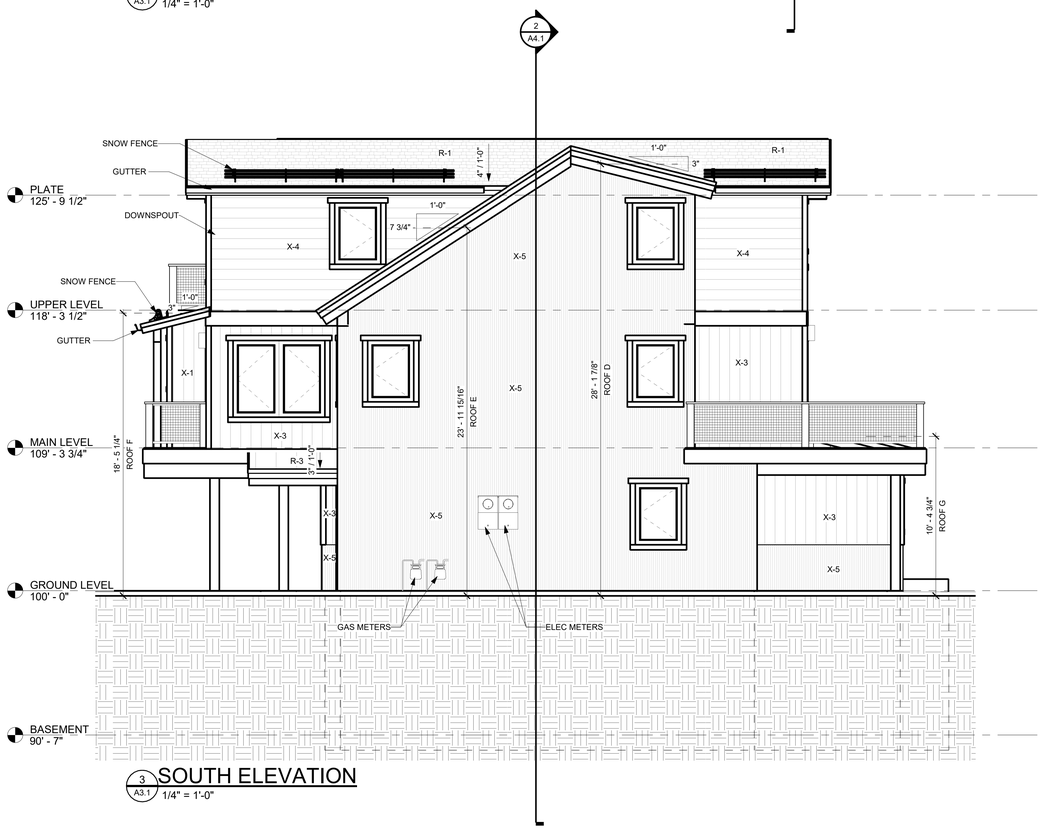
Project No:
2215

Sheet No:
A2.2

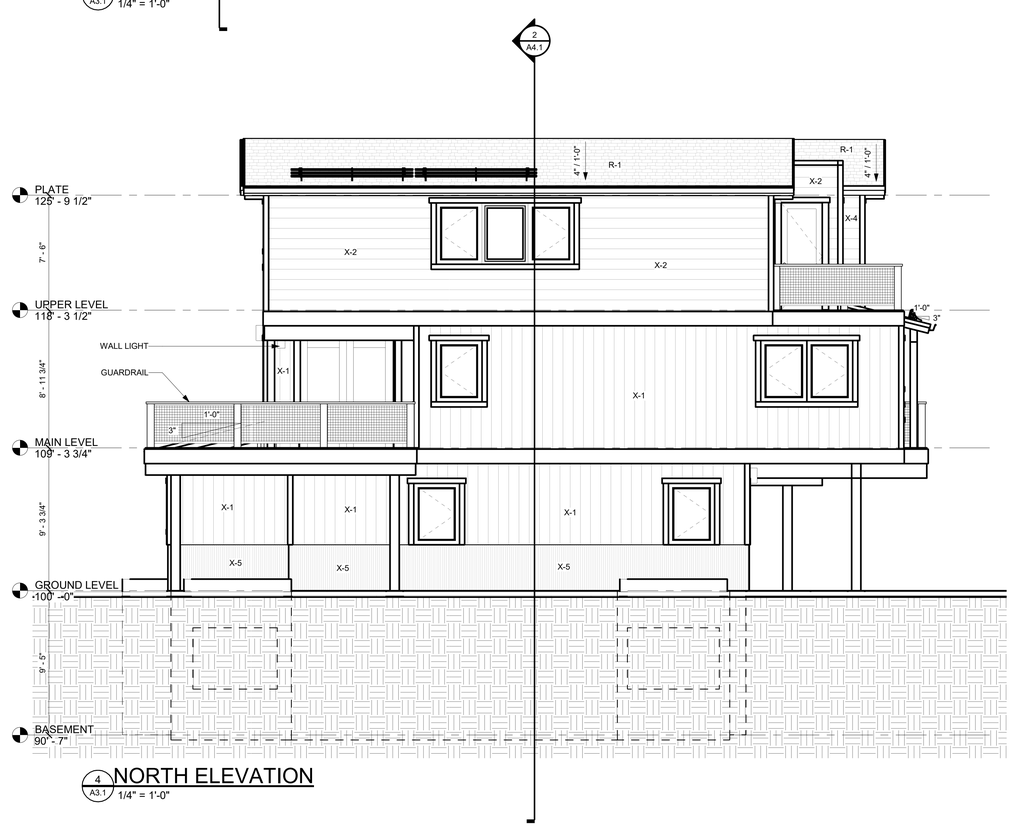
Roof Mark	Roof Area (SF)		Roof Area %		Avg Hgt (Ft)		Weighted Avg (Ft)	
A	609.88	/ by total	26.71	X	28.26	=	754.72	
B	639.98	/ by total	28.02	X	28.23	=	791.10	
C	513.76	/ by total	22.50	X	27.67	=	622.41	
D	74.31	/ by total	3.25	X	28.16	=	91.62	
E	92.11	/ by total	4.03	X	23.99	=	96.78	
F	154.55	/ by total	6.77	X	18.44	=	124.78	
G	173.55	/ by total	7.60	X	10.06	=	76.47	
H	25.51	/ by total	1.12	X	8.90	=	9.94	
	2283.65		100.00		173.70		2567.81	25.68
								25' 10 1/2"

1 A3.1 WEST ELEVATION
1/4" = 1'-0"

2 A3.1 EAST ELEVATION
1/4" = 1'-0"



3 A3.1 SOUTH ELEVATION
1/4" = 1'-0"



4 A3.1 NORTH ELEVATION
1/4" = 1'-0"

NOTES:

EXTERIOR MATERIAL LEGEND:

X-1 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING COLOR - SAND
X-2 DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - SAND
X-3 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING COLOR - SMOKY ASH
X-4 DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - SMOKY ASH
X-5 VERTICAL CORRUGATED METAL SIDING COLOR - BURNISHED SLATE
X-6 STONE VENEER

R-1 ASPHALT SHINGLE ROOF
R-2 LOW SLOPE EPDM
R-3 STANDING SEAM METAL ROOF

EXTERIOR ELEVATION GENERAL NOTES:

1. EXTERIOR FINISHES INDICATED ON ELEVATIONS SEE "EXTERIOR MATERIAL LEGEND" FOR MATERIALS.
2. RFERENCE ROOF PLAN FOR LOCATIONS OF ROOF COMPONENETS NOT INDICATED ON EXTERIOR ELEVATIONS.
3. REFER TO MEP AND STRUCTURAL DRAWINGS FOR ANY ADDITIONAL WORK.
4. ASSUME ALL PAINTED SURFACES WILL BE REPAINTED. THIS INCLUDES BUT IS NOT LIMITED TO: DOORS, DOOR FRAMES, WINDOW FRAMES, AND HEADERS, CEILINGS, HANDRAILS, EXPOSED MECHANICAL, CMU ACCENTS, SOFFITS, STRUCTURAL BEAMS, AND ETC.
5. PROVIDE ALLOWANCE TO SEAL AND CAULK VARIOUS WALL PENERTRATIONS ANS HOLES AROUND EXTERIOR PERIMETER OF BUIDLING, SIMILAR AREAS SUCH AS HOSE BIBS, PIPES, ETC.
6. PROVIDE ALLOWANCE TO REVIEW ALL EXPOSED ELECTRICAL CONDUIT TO DETERMINE FEASIBILITY TO REMOVE OR RELOCATE. INCLUDE IN ALLOWANCE LABOR AND MATERIALS TO REMOVE OR RELOCATE.
7. SEE CIVIL PLANS FOR NOTE TO RESEAL ALL HORIZONTAL CONCRETE AND ASPHALT JOINTS AT BUILDING.
8. WHEN A PORTION OF A WALL IS PAINTED ASSUME THE ENTIRE WALL IS PAINTED TO INSIDE OR OUTSIDE CORNERS.
9. DO NOT SCALE DRAWINGS.
10. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS NOTED OTHERWISE.

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Revisions:

No	Description	Date

Issue Dates:
DRB - 05/15/25

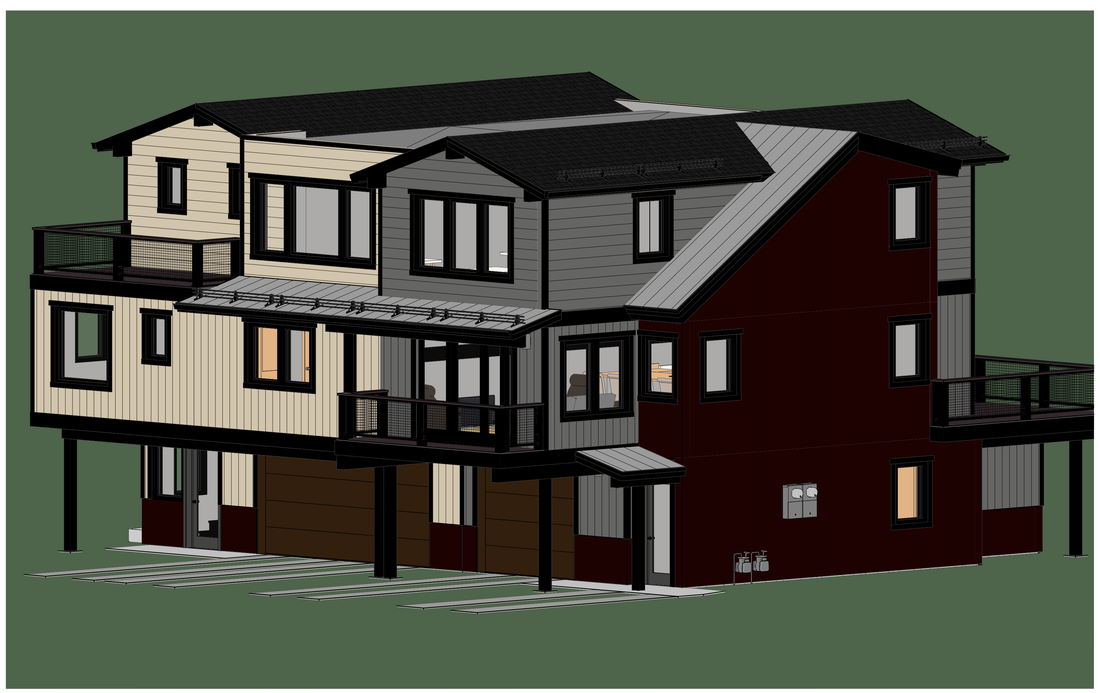
Sheet Title:
Exterior Elevations

Project No:
2215

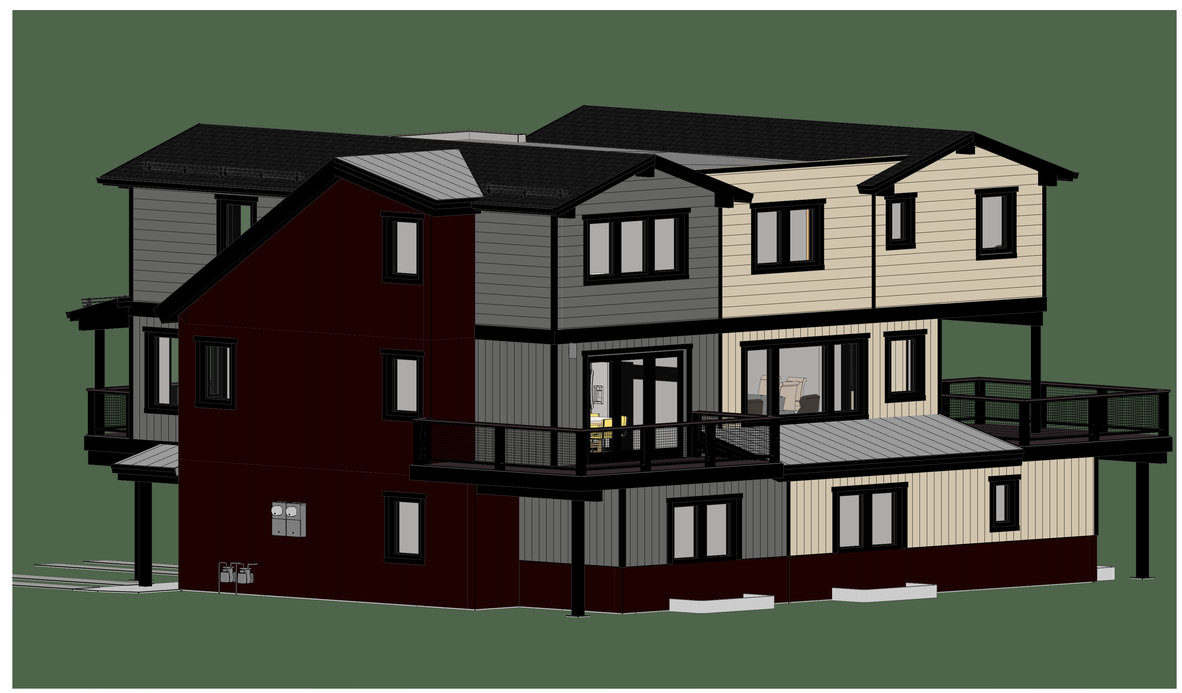
Sheet No:
A3.1

1 A3.2 NORTHWEST 3D

2 A3.2 NORTHEAST 3D



3 A3.2 SOUTHWEST 3D



4 A3.2 SOUTHEAST 3D

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Revisions:

No	Description	Date

Issue Dates:
DRB - 05/15/25

Sheet Title:
Exterior Color Elevations & 3D

Project No:
2215

Sheet No:
A3.2

P:\2215 Belden Place Phase 2\01 Drawing Files\05 Construction Documents\Lot 2-3 Revit CD\2025 0507 - 2215 Lot 2-3 - DRB ML Mirror.rvt

5/16/2025 8:35:31 AM

X-1 - LAP SIDING COLOR 1

X-2 - VERTICAL SIDING COLOR 1

X-3 - LAP SIDING COLOR 2

X-4 - VERTICAL SIDING COLOR 2

R-1 ROOFING
SIMILAR TO GAF DEISGNER SHINGLES
WOODLAN 'CASTLEWOOD GRAY'

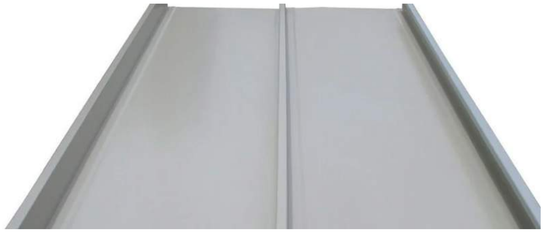
X-5 VERTICAL CORRUGATED PANELS

BURNISHED SLATE

X-6 STONE VENEER
SIMILAR TO GALLEGOS - #366
COURTLAND LOW RISE

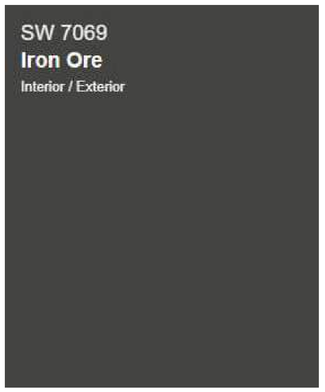
EXTERIOR MATERIAL LEGEND:

X-1	DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING COLOR - SAND
X-2	DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - SAND
X-3	DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING COLOR - SMOKY ASH
X-4	DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - SMOKY ASH
X-5	VERTICAL CORRUGATED METAL SIDING COLOR - BURNISHED SLATE
X-6	STONE VENEER
R-1	ASPHALT SHINGLE ROOF
R-2	LOW SLOPE EPDM
R-3	STANDING SEAM METAL ROOF



R-3 ROOFING
SIMILAR OT WESTERN STATES
2" STANDING SEAM - 12" WIDTH
COLOR: GALVANIZED TO MATCH
CORRUGATED PANELS

WINDOWS:
SIMILAR TO SIERRA PACIFIC "BLACK"
WOOD CLAD WINDOWS



PAINTED ITEMS:
SHERWIN WILLIAMS 7069 IRON ORE
TRIM, WOOD BEAMS, GUTTERS AND
OTHER METALS

GARAGE DOORS:
SIMILAR TO RAYNOR - ASPEN SERIES
RECESSED RANCH GROOVED PANELS
COLOR: WALNUT

GENERATION LIGHTING

8637401-12: Medium One Light Outdoor Wall Lantern

Collection: Barn Light

Featured in the decorative Barn Light collection

1 A19 Medium 75 watt light bulb

Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785652069352

Finish: Black (12)

Dimensions:

Diameter: 12"
Width: 12"
Height: 10 5/8"
Weight: 1.8 lbs.
Extends: 17 1/8"
Extends Max: 23 1/8"
Wire: 6 1/2" (color/Black/White)
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Bulbs:
1 - Medium A19 75w Max. 120v - Not included

Features:
- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:
1 Body - Aluminum - Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Trilingual (English, Spanish, and French) (990W8_37401-BRL)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			1 1/4	5	4 1/8	6 1/2

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8537401EN3-12	1	785652069352	16.75	14.58	13.25	1.873	4.1	250	Yes
NJ Pallet		45		48	40	77	85.556	184		No
NV Pallet		40		48	40	77	85.556	160		No

Generation Lighting reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Generation Lighting. In compliance with U.S. copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Generation Lighting, a Visual Comfort & Co brand.

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Revisions:

No	Description	Date

Issue Dates:
DRB - 05/15/25

Sheet Title:
Materials

Project No:
2215

Sheet No:
A3.3

P:\2215 Belden Place Phase 2\01 Drawing Files\05 Construction Documents\Lot 2-3 Revit CD\2025 0507 - 2215 Lot 2-3 - DRB.ML
Minturn, CO

5/16/2025 8:29:14 AM

To: Mayor and Council
From: Jay Brunvand
Date: July 8, 2025
Agenda Item: Resolution 28 – Series 2025 Check Signers

REQUEST:
Staff is requesting the Council to approve Resolution 28 – Series 2025.

INTRODUCTION:
The Town appoints four Town officials, the Mayor, two Council Members, and the Town Manager as check signers. With the hiring of Rob Gutierrez Election Council needs to appoint the Town Manager as a signer. Following this direction, staff has set in motion this appointment with our bank, FirstBank, securing the necessary paperwork required by the bank.

It is important to note that for security and ethical concerns, the Town Treasurer does not sign checks since that position writes checks for AP and PR, transfers funds, reconciles the monthly bank statements, and drafts the annual budget and audit. All checks written require TWO signatures. Having the full compliment of four signers allows for timely collection of signatures.

ANALYSIS:
N/A

COMMUNITY INPUT:
N/A

BUDGET / STAFF IMPACT:
N/A

STRATEGIC PLAN ALIGNMENT:
In accordance with Strategy #1 to practice fair, transparent, and communicative local government.

RECOMMENDED ACTION OR PROPOSED MOTION:
This item is included within the Consent Agenda and no separate motion is required.

ATTACHMENTS:
- Resolution 28 – Series 2025

TOWN OF MINTURN

RESOLUTION NO. 28 – SERIES 2025

A RESOLUTION CONCERNING BANKING PRACTICES FOR THE TOWN OF MINTURN

WHEREAS, Pursuant to the Town of Minturn's banking institutions policies and practices it is requested and required that Town Council make certain authorizations following a municipal election or when a change of positions on the Council or in Staff warrant.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO THAT THE FOLLOWING FOUR INDIVIDUALS ARE HEREBY AUTHORIZED TO SIGN CHECKS WITHDRAWN ON FUNDS FROM THE TOWN'S CHECKING ACCOUNT(S) AND SAVING ACCOUNT(S) AND INVESTMENT ACCOUNT(S):

Earle Bidez	Mayor
Eric Gotthelf	Council Member
Gusty Kanakis	Council Member
Robert Gutierrez	Town Manager

INTRODUCED, READ, APPROVED, RESOLVED, AND ADOPTED this 8th DAY OF JULY, 2025.

_____

EARLE BIDEZ, MAYOR

ATTESTS:

_____

JAY BRUNVAND, TOWN CLERK

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 26 - SERIES 2025

A RESOLUTION APPROVING THE AWARD OF A CONSTRUCTION CONTRACT BETWEEN THE TOWN OF MINTURN AND PHOENIX INDUSTRIES LTD. FOR US 24 PEDESTRIAN IMPROVEMENTS

WHEREAS, the Town of Minturn ("Town") has the authority to enter into contracts for any lawful municipal purpose pursuant to C.R.S. § 31-15-101(1)(c); and

WHEREAS, the Town solicited bids for the US 24 Pedestrian Improvement Project; and

WHEREAS, the Town has a need for sidewalk construction and Town Staff has identified Phoenix Industries LTD. (the "Contractor"), as a qualified service provider; and

WHEREAS, the Colorado Department of Transportation ("CDOT") as part of their revitalizing Main Streets grant program requires the Town to accept the lowest bidder; and

WHEREAS, CDOT has reviewed the Contractor's bid and issued to the Town a letter of concurrence to award and a Notice to Proceed with construction for the US 24 Pedestrian Improvement Project.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO:

1. The Town Council authorizes the Town Manager and Town Engineer to negotiate and execute a contract with the Contractor for the Schedule 2 Bid Total of $1,198,937.04.

INTRODUCED, READ, APPROVED, ADOPTED, AND RESOLVED this 8th day of JULY, 2025.

_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

COLORADO
Department of Transportation
Region 3, Planning & Environmental

Minturn – Main St Pedestrian Ph II
Project No.: RMS M890-002
Project Code: 25362

June 30, 2025

Mr. Rob Gutierrez
Town Manager
PO Box 309
Minturn, CO 81645

Dear Mr. Gutierrez,

This is your conditional "NOTICE TO PROCEED FOR CONSTRUCTION" for the above-mentioned project. CDOT has reviewed the bid package and has determined the package complies with our requirements.

After receipt of this letter, the County is permitted to award the construction contract to the apparent successful qualified bidder and issue a "Notice to Proceed."

*The **next step** in the process is to schedule a meeting with your Construction Local Agency Project Manager to discuss pre-construction requirements and to prepare for your pre-construction conference. The Construction Local Agency Project Manager is Ms. Heather Root.*

Please follow the Local Agency Construction Manual for the remainder of the process. This manual is comprehensive as to what is required from this point forward. The CDOT Resident Engineer for this project is Mr. John Kronholm and he can be reached at (970) 328-9963. If you need to reach me, I can be reached at (970) 986-9251.

Please **provide** a copy of the As-Built set of plans to the CDOT Resident Engineer and the Local Agency Project Manager once the construction of the project is complete.

Sincerely,

COLORADO
Department of Transportation

Digitally signed by
Jason A Huddle
Date: 2025.06.30
08:41:32 -06'00'

Jason Huddle – Region 3
Local Agency Program Manager

xc: Berdoulay
Kronholm
Uptain
Boydstun
Cesark
Spencer
Rogers
File w/ electronic copies

COLORADO
Department of Transportation
Office of the Chief Engineer

Engineering Contracts
2829 W. Howard Place, 3rd Floor
Denver, CO 80204

RMS M890-002
Minturn Main Street US 24 Pedestrian Improvements
Project Code 25362

June 28, 2025

Attn: Rob Gutierrez
Town of Minturn
302 Pine Street
Minturn, CO 81645

Dear Rob,

The Town's award of project RMS M890-002 (25362) to Phoenix Industries LTD is approved based on the Colorado Department of Transportation's review of the request for concurrence dated June 25, 2025, and supported by the associated financial statement along with the receipt of the following documents:

-CDOT Form 605, Contractors Performance Capability Statement
-CDOT Form 606, Anti-Collusion Affidavit
-CDOT Form 621, Assignment of Anti-Trust Claims and
-Documentation of conformance with CDOT DBE Contract Goal Policy

The reimbursement of State funds for this project is subject to the requirements of the Inter-Governmental Agreement (IGA) between the Town and the Colorado Department of Transportation. Any funding that may be required to complete the project beyond the funds approved under the IGA will be the responsibility of the Town.

Sincerely,

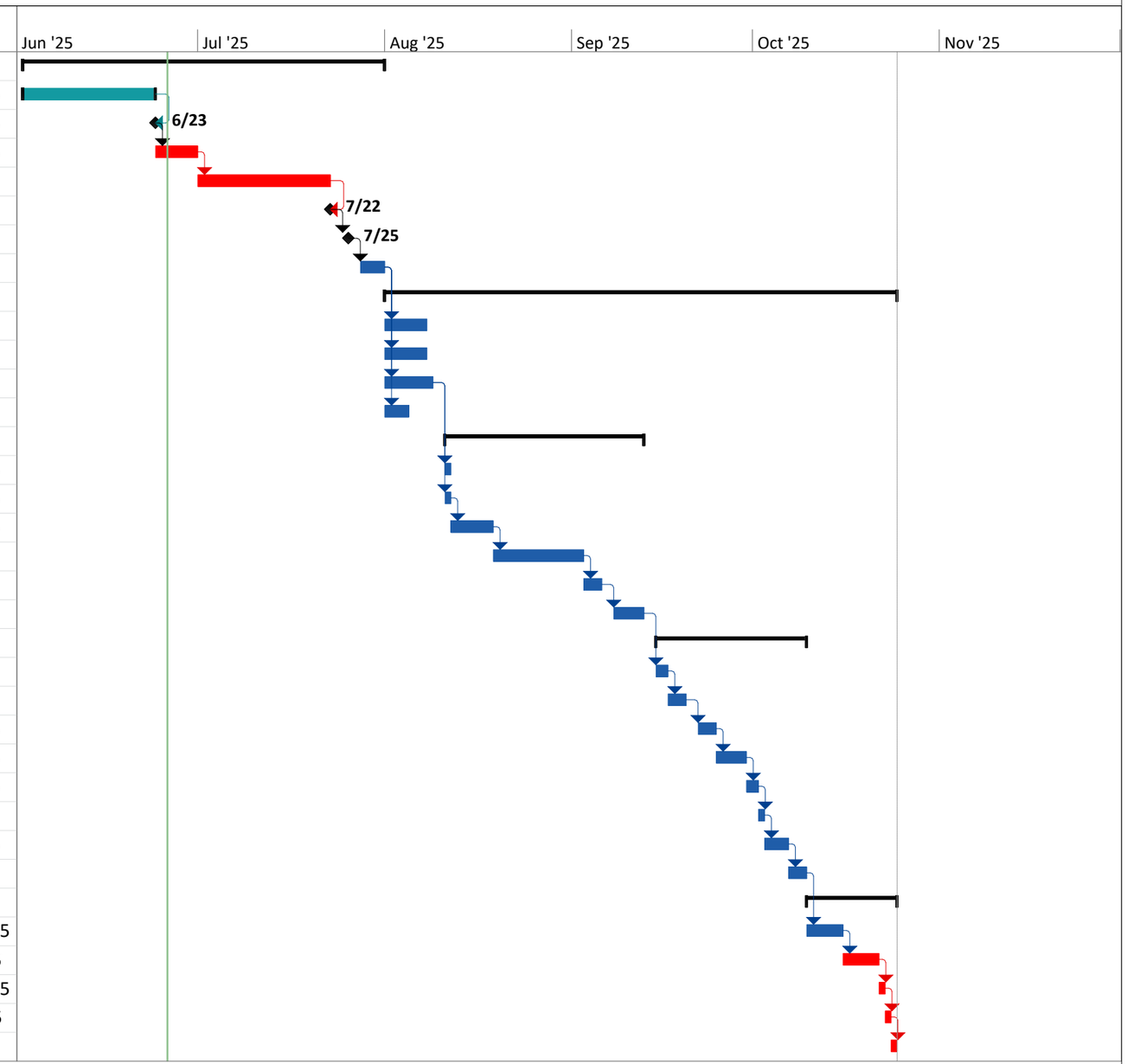
R B Simmons

RB Simmons
CDOT Award Officer
PH: 303-246-4559

cc: Jason Huddle, R-3
Region EEO Officer, R-3
Yehdego/Ngo, HQ-Accounting
Civil Rights
Central Files

25362 - Minturn Ph II Construction Schedule

ID	Task Mode	Task Name	Duration	Start	Finish
1		**Advertisement & Award**	**42 days**	**Mon 6/2/25**	**Thu 7/31/25**
2		Advertisement	15 days	Mon 6/2/25	Mon 6/23/25
3		Bid Opening	0 days	Mon 6/23/25	Mon 6/23/25
4		Notice of Award	5 days	Tue 6/24/25	Mon 6/30/25
5		Contract	15 days	Tue 7/1/25	Tue 7/22/25
6		Notice to Proceed	0 days	Tue 7/22/25	Tue 7/22/25
7		Pre-Construction Meeting	0 days	Fri 7/25/25	Fri 7/25/25
8		Mobilization/Construction Signing	4 days	Mon 7/28/25	Thu 7/31/25
9		**Construction**	**60 days**	**Fri 8/1/25**	**Fri 10/24/25**
10		Utility Locates/Potholing	5 days	Fri 8/1/25	Thu 8/7/25
11		Construction Surveying	5 days	Fri 8/1/25	Thu 8/7/25
12		Erosion Control Initial Installation	6 days	Fri 8/1/25	Fri 8/8/25
13		Clearing and Grubbing	2 days	Fri 8/1/25	Mon 8/4/25
14		**Phase 1**	**24 days**	**Mon 8/11/25**	**Fri 9/12/25**
15		Removal of Trees	1 day	Mon 8/11/25	Mon 8/11/25
16		Removal of Asphalt Mat	1 day	Mon 8/11/25	Mon 8/11/25
17		Utility Relocation	5 days	Tue 8/12/25	Mon 8/18/25
18		Rock Excavation	10 days	Tue 8/19/25	Tue 9/2/25
19		Inlets	3 days	Wed 9/3/25	Fri 9/5/25
20		Pipe Work	5 days	Mon 9/8/25	Fri 9/12/25
21		**Phase 2/Phase 3**	**19 days**	**Mon 9/15/25**	**Thu 10/9/25**
22		Excavation	2 days	Mon 9/15/25	Tue 9/16/25
23		ABC	3 days	Wed 9/17/25	Fri 9/19/25
24		Curb & Gutter	3 days	Mon 9/22/25	Wed 9/24/25
25		Sidewalk and Curb Ramps	3 days	Thu 9/25/25	Mon 9/29/25
26		Driveways	2 days	Tue 9/30/25	Wed 10/1/25
27		HMA	1 day	Thu 10/2/25	Thu 10/2/25
28		SWMP Stabilization	2 days	Fri 10/3/25	Mon 10/6/25
29		Signing and Striping	3 days	Tue 10/7/25	Thu 10/9/25
30		**Finalizing**	**11 days**	**Fri 10/10/25**	**Fri 10/24/25**
31		Seeding	4 days	Fri 10/10/25	Wed 10/15/25
32		Punch List	4 days	Thu 10/16/25	Tue 10/21/25
33		Final Inspection	1 day	Wed 10/22/25	Wed 10/22/25
34		Final Clean-up	1 day	Thu 10/23/25	Thu 10/23/25
35		Final Acceptance	1 day	Fri 10/24/25	Fri 10/24/25



Project: 25362 - Minturn Ph II Construction Schedule
Date: Thu 6/26/25

Task	External Tasks	Manual Task	Finish-only
Split	External Milestone	Duration-only	Deadline
Milestone	Inactive Task	Manual Summary Rollup	Progress
Summary	Inactive Milestone	Manual Summary	Manual Progress
Project Summary	Inactive Summary	Start-only	

TOWN OF MINTURN - BID FORM - Project No. RMS M890-002

A. BIDDER INFORMATION:

Company Name:	Phoenix Industries LTD.
Mailing Address:	1338 Grand Avenue Unit 294
City, State, Zip Code	Glenwood Springs, Co 81601
Phone Number:	970-618-4065

B. INSURANCE CERTIFICATES: **YES** [x] **NO** [ ]

C. INSURANCE REQUIREMENTS

1. Workers' Compensation insurance to cover obligations imposed by the Workers' Compensation Act of Colorado and any other applicable laws for any employee engaged in the performance of Work under this contract, and Employers' Liability insurance with minimum limits of FIVE HUNDRED THOUSAND DOLLARS ($500,000) each accident, FIVE HUNDRED THOUSAND DOLLARS ($500,000) disease - policy limit, and FIVE HUNDRED THOUSAND DOLLARS ($500,000) disease - each employee.

2. Comprehensive General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS ($1,000,000) each occurrence and THREE MILLION DOLLARS ($3,000,000) aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall include coverage for explosion, collapse, and underground hazards. The policy shall contain a severability of interests provision.

3. Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS ($1,000,000) each occurrence and THREE MILLION DOLLARS ($3,000,000) aggregate with respect to each of Contractor's owned, hired and/or non-owned vehicles assigned to or used in performance of the services. The policy shall contain a severability of interests provision.

D. SPECIAL CONDITIONS:

Acknowledgement of all Addendum issued: **YES** [x] **NO** [ ]

6/16/25

Authorized Signature **Date**

Roy Thomson

Please Print Signature and Title

TOWN OF MINTURN – ACKNOWLEDGEMENT FORM

Terms, Conditions and Specifications are included in the IFB for Project No. RMS M890-002.

PRINT THE WORDS "NO EXCEPTIONS" HERE:

No Exceptions

IF THERE ARE NO EXCEPTIONS TAKEN TO ANY OF THE TERMS, CONDITIONS, OR SPECIFICATIONS OF THESE PROPOSAL DOCUMENTS. IF THERE ARE EXCEPTIONS TAKEN TO ANY OF THESE TERMS, CONDITIONS, OR SPECIFICATIONS OF THESE PROPOSAL DOCUMENTS, THEY MUST BE CLEARLY STATED ON A SEPARATE SHEET OF PAPER, ATTACHED TO THIS PROPOSAL SHEET AND RETURNED WITH YOUR PROPOSAL PACKAGE.

COMPANY

Phoenix Industries LTD.

CONTACT

Roy Thomson

TELEPHONE 970-618-4065

PRINT NAME AND TITLE

Roy Thomson

Owner/President

AUTHORIZED SIGNATURE

DATE

6/16/25

REFERENCES

Provide a list (which includes contacts and phone numbers) of three local firms for which you provide similar type of services described herein.

1. Name: Mike Quinn, PE - Woolpert Eagle Airport Phone Number: 970-355-9446
2. Name: Stephan Wilson, PE - Utility Manager Town of Eagle Phone Number: 970-471-4486
3. Name: Brandyn Bair, PE SGM Glenwood Springs Phone Number: 970-379-8460

TOWN OF MINTURN
BID TABULATION - Option 1

PROJECT TITLE: 25362 US 24 Minturn Phase II - Pedestrian and Drainage
Town of Minturn

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
BID SCHEDULE					
201-00000	CLEARING AND GRUBBING	LS	1	**$48,428.00**	**$ 48,428.00**
202-00000	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LS	1	**$24,665.00**	**$ 24,665.00**
202-00010	REMOVAL OF TREE	EACH	3	**$1,660.00**	**$ 4,980.00**
202-00200	REMOVAL OF SIDEWALK	SY	39	**$208.50**	**$ 8,131.50**
202-00203	REMOVAL OF CURB AND GUTTER	LF	62	**$107.00**	**$ 6,634.00**
202-00206	REMOVAL OF CONCRETE CURB RAMP	SY	20	$287.00	**$ 5,740.00**
202-00210	REMOVAL OF CONCRETE PAVEMENT	SY	25	$343.50	**$ 8,587.50**
202-00220	REMOVAL OF ASPHALT MAT	SY	788	$3.36	**$ 2,647.68**
203-00000	UNCLASSIFIED EXCAVATION (COMPLETE IN PLACE)	CY	746	$86.75	**$ 64,715.50**
203-00400	ROCK EXCAVATION	CY	231	$161.00	**$ 37,191.00**
203-01594	COMBINATION LOADER	HOUR	8	$107.50	**$ 860.00**
203-01597	POTHOLING	HOUR	100	$225.50	**$ 22,550.00**
206-00065	STRUCTURE BACKFILL (FLOW-FILL)	CY	293	$335.50	**$ 98,301.50**
207-00702	TOPSOIL (OFFSITE)	CY	135	$171.50	**$ 23,152.50**
208-00002	EROSION LOG TYPE 1 (12 INCH)	LF	400	$9.42	**$ 3,768.00**
208-00035	AGGREGATE BAG	LF	7	$47.50	**$ 332.50**
208-00046	PRE-FABRICATED CONCRETE WASHOUT STRUCTURE (TYPE 1)	EACH	1	$229.50	**$ 229.50**
208-00054	STORM DRAIN INLET PROTECTION (TYPE II)	EACH	4	$1,457.00	**$ 5,828.00**
208-00103	REMOVAL AND DISPOSAL OF SEDIMENT (LABOR)	HOUR	8	$183.50	**$ 1,468.00**
208-00106	SWEEPING (SEDIMENT REMOVAL)	HOUR	8	$91.50	**$ 732.00**
208-00107	REMOVAL OF TRASH	HOUR	8	$290.00	**$ 2,320.00**
210-00810	RESET GROUND SIGN	EACH	1	$504.50	**$ 504.50**
212-00700	ORGANIC FERTILIZER	LB	48	$3.38	**$ 162.24**
212-00702	BIOTIC SOIL AMENDMENTS (HYDRAULICALLY APPLIED)	LB	560	$3.38	**$ 1,892.80**
212-00703	HUMATE	LB	12	$6.76	**$ 81.12**
212-00704	MYCORRHIZAE	LB	3	$146.50	**$ 439.50**
212-00707	SEEDING (NATIVE) HYDRAULIC	ACRE	0.16	$7,324.00	**$ 1,171.84**
213-00012	SPRAY-ON MULCH BLANKET	ACRE	0.16	$7,324.00	**$ 1,171.84**
240-00000	WILDLIFE BIOLOGIST	HOUR	20	$197.00	**$ 3,940.00**
240-00010	REMOVAL OF NESTS	HOUR	20	$76.00	**$ 1,520.00**
304-01000	AGGREGATE BASE COURSE (CLASS 1)	TON	415	$102.50	**$ 42,537.50**
304-06000	AGGREGATE BASE COURSE (CLASS 6)	TON	535	$113.00	**$ 60,455.00**
403-00721	HOT MIX ASPHALT (PATCHING) (ASPHALT)	SY	13	$203.00	**$ 2,639.00**
403-34701	HOT MIX ASPHALT (GRADING SX) (75)	TON	304	$242.50	**$ 73,720.00**
411-03355	ASPHALT CEMENT PERFORMANCE GRADE (PG 58-34)	TON	18	$670.50	**$ 12,069.00**
411-10255	EMULSIFIED ASPHALT (SLOW-SETTING)	GAL	69	$27.00	**$ 1,863.00**
412-00600	CONCRETE PAVEMENT (6 INCH)	SY	80	$167.50	**$ 13,400.00**
412-00605	CONCRETE PAVEMENT FAST TRACK	SY	239	$263.50	**$ 62,976.50**
508-00520	INSULATION MATERIAL (2 INCH)	SF	512	$7.99	**$ 4,090.88**
603-01185	18 INCH REINFORCED CONCRETE PIPE (COMPLETE IN PLACE)	LF	663	$106.00	**$ 70,278.00**
604-13006	INLET TYPE 13 (5 FOOT) (SPECIAL)	EACH	3	$8,891.00	**$ 26,673.00**
607-11525	FENCE (PLASTIC)	LF	150	$5.46	**$ 819.00**
608-00000	CONCRETE SIDEWALK	SY	398	$156.00	**$ 62,088.00**
608-00010	CONCRETE CURB RAMP	SY	20	$247.00	**$ 4,940.00**
609-20010	CURB TYPE 2 (SECTION B)	LF	129	$38.25	**$ 4,934.25**
609-21020	CURB AND GUTTER TYPE 2 (SECTION II-B)	LF	861	$67.50	**$ 58,117.50**
620-00020	SANITARY FACILITY	EACH	1	$5,505.00	**$ 5,505.00**
623-01712	1" BACKFLOW PREVENTER	EACH	1	$2,790.00	**$ 2,790.00**
623-06900	VALVE BOX	EACH	1	**$3,694.00**	**$ 3,694.00**
625-00001	CONSTRUCTION SURVEYING (HOURLY)	HOUR	50	**$559.00**	**$ 27,950.00**
626-00000	MOBILIZATION	LS	1	**$95,327.00**	**$ 95,327.00**
626-01103	PUBLIC INFORMATION SERVICES (TIER III)	LS	1	**$8,451.00**	**$ 8,451.00**
627-00008	MODIFIED EPOXY PAVEMENT MARKING	GAL	5	**$507.00**	**$ 2,535.00**
627-30411	PREFORMED THERMOPLASTIC PAVEMENT MARKING (XWALK-STOP LINE) (SPECIAL)	SF	18	**$394.50**	**$ 7,101.00**
630-00000	FLAGGING	HOUR	1,200	**$58.50**	**$ 70,200.00**
630-00007	TRAFFIC CONTROL INSPECTION	DAY	28	**$563.50**	**$ 15,778.00**
630-00012	TRAFFIC CONTROL MANAGEMENT	DAY	60	**$1,690.00**	**$ 101,400.00**
630-80335	BARRICADE (TYPE 3 M-A) (TEMPORARY)	EACH	6	**$169.00**	**$ 1,014.00**
630-80341	CONSTRUCTION TRAFFIC SIGN (PANEL SIZE A)	EACH	61	$22.50	**$ 1,372.50**

630-80357	ADVANCE WARNING FLASHING OR SEQUENCING ARROW PANEL (B TYPE)	EACH	2	$3,380.00	**$ 6,760.00**
630-80355	PORTABLE MESSAGE SIGN PANEL	EACH	2	$13,522.00	**$ 27,044.00**
630-80360	DRUM CHANNELIZING DEVICE	EACH	75	$22.50	**$ 1,687.50**
630-80363	DRUM CHANNELIZING DEVICE (WITH LIGHT) (FLASHING)	EACH	25	$45.00	**$ 1,125.00**
630-80380	TRAFFIC CONE	EACH	150	$1.13	**$ 169.50**
700-70010	F/A MINOR CONTRACT REVISIONS	F A	1	$ 70,000.00	**$ 70,000.00**
700-70016	F/A FUEL COST ADJUSTMENT	F A	1	$ 5,000.00	**$ 5,000.00**
700-70019	F/A ASPHALT CEMENT COST ADJUSTMENT	F A	1	$ 4,000.00	**$ 4,000.00**
700-70111	F/A PROJECT FIRST PROGRAM	F A	1	$ 5,000.00	**$ 5,000.00**
				TOTAL	$ 1,347,650.15

TOWN OF MINTURN
BID TABULATION - Option 2

PROJECT TITLE: 25362 US 24 Minturn Phase II - Pedestrian and Drainage
Town of Minturn

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
BID SCHEDULE					
201-00000	CLEARING AND GRUBBING	LS	1	**$ 47,094.00**	**$ 47,094.00**
202-00000	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LS	1	**$ 23,985.00**	**$ 23,985.00**
202-00010	REMOVAL OF TREE	EACH	2	**$ 1,615.00**	**$ 3,230.00**
202-00200	REMOVAL OF SIDEWALK	SY	39	**$ 202.50**	**$ 7,897.50**
202-00203	REMOVAL OF CURB AND GUTTER	LF	62	**$ 104.00**	**$ 6,448.00**
202-00206	REMOVAL OF CONCRETE CURB RAMP	SY	20	$ 279.00	**$ 5,580.00**
202-00220	REMOVAL OF ASPHALT MAT	SY	612	$ 3.37	**$ 2,062.44**
203-00000	UNCLASSIFIED EXCAVATION (COMPLETE IN PLACE)	CY	469	$ 160.00	**$ 75,040.00**
203-00400	ROCK EXCAVATION	CY	231	$ 161.00	**$ 37,191.00**
203-01594	COMBINATION LOADER	HOUR	8	$ 107.50	**$ 860.00**
203-01597	POTHOLING	HOUR	100	$ 225.50	**$ 22,550.00**
206-00065	STRUCTURE BACKFILL (FLOW-FILL)	CY	293	$ 336.00	**$ 98,448.00**
207-00702	TOPSOIL (OFFSITE)	CY	100	$ 171.50	**$ 17,150.00**
208-00002	EROSION LOG TYPE 1 (12 INCH)	LF	220	$ 9.43	**$ 2,074.60**
208-00035	AGGREGATE BAG	LF	7	$ 47.50	**$ 332.50**
208-00046	PRE-FABRICATED CONCRETE WASHOUT STRUCTURE (TYPE 1)	EACH	1	$ 230.00	**$ 230.00**
208-00054	STORM DRAIN INLET PROTECTION (TYPE II)	EACH	4	$ 1,458.00	**$ 5,832.00**
208-00103	REMOVAL AND DISPOSAL OF SEDIMENT (LABOR)	HOUR	8	$ 183.50	**$ 1,468.00**
208-00106	SWEEPING (SEDIMENT REMOVAL)	HOUR	8	$ 91.50	**$ 732.00**
208-00107	REMOVAL OF TRASH	HOUR	8	$ 290.00	**$ 2,320.00**
210-00810	RESET GROUND SIGN	EACH	1	$ 504.50	**$ 504.50**
212-00700	ORGANIC FERTILIZER	LB	36	$ 3.38	**$ 121.68**
212-00702	BIOTIC SOIL AMENDMENTS (HYDRAULICALLY APPLIED)	LB	420	$ 3.38	**$ 1,419.60**
212-00703	HUMATE	LB	9	$ 6.77	**$ 60.93**
212-00704	MYCORRHIZAE	LB	2.4	$ 169.00	**$ 405.60**
212-00707	SEEDING (NATIVE) HYDRAULIC	ACRE	0.12	$ 7,331.00	**$ 879.72**
213-00012	SPRAY-ON MULCH BLANKET	ACRE	0.12	$ 7,331.00	**$ 879.72**
240-00000	WILDLIFE BIOLOGIST	HOUR	20	$ 197.50	**$ 3,950.00**
240-00010	REMOVAL OF NESTS	HOUR	20	$ 76.25	**$ 1,525.00**
304-01000	AGGREGATE BASE COURSE (CLASS 1)	TON	260	$ 102.50	**$ 26,650.00**
304-06000	AGGREGATE BASE COURSE (CLASS 6)	TON	336	$ 113.50	**$ 38,136.00**
403-00721	HOT MIX ASPHALT (PATCHING) (ASPHALT)	SY	16	$ 203.00	**$ 3,248.00**
403-34701	HOT MIX ASPHALT (GRADING SX) (75)	TON	191	$ 242.50	**$ 46,317.50**
411-03355	ASPHALT CEMENT PERFORMANCE GRADE (PG 58-34)	TON	11	$ 671.00	**$ 7,381.00**
411-10255	EMULSIFIED ASPHALT (SLOW-SETTING)	GAL	43	$ 27.00	**$ 1,161.00**
412-00600	CONCRETE PAVEMENT (6 INCH)	SY	57	$ 177.50	**$ 10,117.50**
412-00605	CONCRETE PAVEMENT FAST TRACK	SY	172	$ 279.00	**$ 47,988.00**
508-00520	INSULATION MATERIAL (2 INCH)	SF	512	$ 8.00	**$ 4,096.00**
603-01185	18 INCH REINFORCED CONCRETE PIPE (COMPLETE IN PLACE)	LF	663	$ 106.00	**$ 70,278.00**
604-13006	INLET TYPE 13 (5 FOOT) (SPECIAL)	EACH	3	$ 8,898.00	**$ 26,694.00**
607-11525	FENCE (PLASTIC)	LF	80	$ 5.45	**$ 436.00**
608-00000	CONCRETE SIDEWALK	SY	230	$ 167.50	**$ 38,525.00**
608-00010	CONCRETE CURB RAMP	SY	20	$ 248.50	**$ 4,970.00**
609-20010	CURB TYPE 2 (SECTION B)	LF	129	$ 38.25	**$ 4,934.25**
609-21020	CURB AND GUTTER TYPE 2 (SECTION II-B)	LF	522	$ 70.00	**$ 36,540.00**
620-00020	SANITARY FACILITY	EACH	1	$ 5,353.00	**$ 5,353.00**
623-01712	1" BACKFLOW PREVENTER	EACH	1	$ 2,713.00	**$ 2,713.00**
623-06900	VALVE BOX	EACH	1	**$ 3,593.00**	**$ 3,593.00**
625-00001	CONSTRUCTION SURVEYING (HOURLY)	HOUR	50	**$ 543.50**	**$ 27,175.00**
626-00000	MOBILIZATION	LS	1	**$ 94,262.00**	**$ 94,262.00**
626-01103	PUBLIC INFORMATION SERVICES (TIER III)	LS	1	**$ 8,459.00**	**$ 8,459.00**
627-00008	MODIFIED EPOXY PAVEMENT MARKING	GAL	3	**$ 507.50**	**$ 1,522.50**
627-30411	PREFORMED THERMOPLASTIC PAVEMENT MARKING (XWALK-STOP LINE) (SPECIAL)	SF	18	**$ 394.50**	**$ 7,101.00**
630-00000	FLAGGING	HOUR	1,200	**$ 58.75**	**$ 70,500.00**
630-00007	TRAFFIC CONTROL INSPECTION	DAY	28	**$ 564.00**	**$ 15,792.00**
630-00012	TRAFFIC CONTROL MANAGEMENT	DAY	60	**$ 1,692.00**	**$ 101,520.00**
630-80335	BARRICADE (TYPE 3 M-A) (TEMPORARY)	EACH	6	**$ 169.00**	**$ 1,014.00**
630-80341	CONSTRUCTION TRAFFIC SIGN (PANEL SIZE A)	EACH	61	$ 22.50	**$ 1,372.50**
630-80357	ADVANCE WARNING FLASHING OR SEQUENCING ARROW PANEL (B TYPE)	EACH	2	$ 3,383.00	**$ 6,766.00**

630-80355	PORTABLE MESSAGE SIGN PANEL	EACH	2	$	13,534.00	**$**	**27,068.00**
630-80360	DRUM CHANNELIZING DEVICE	EACH	75	$	22.50	**$**	**1,687.50**
630-80363	DRUM CHANNELIZING DEVICE (WITH LIGHT) (FLASHING)	EACH	25	$	45.00	**$**	**1,125.00**
630-80380	TRAFFIC CONE	EACH	150	$	1.13	**$**	**169.50**
700-70010	F/A MINOR CONTRACT REVISIONS	F A	1	$	70,000.00	**$**	**70,000.00**
700-70016	F/A FUEL COST ADJUSTMENT	F A	1	$	5,000.00	**$**	**5,000.00**
700-70019	F/A ASPHALT CEMENT COST ADJUSTMENT	F A	1	$	4,000.00	**$**	**4,000.00**
700-70111	F/A PROJECT FIRST PROGRAM	F A	1	$	5,000.00	**$**	**5,000.00**
					TOTAL	$	1,198,937.04

Colorado Department of Transportation
Statement of Residency for Bid Preference – Form 604

Instructions: Form to be completed by an authorized agent or Officer for the bidder/Contractor submitting a bid for the Colorado Department of Transportation (CDOT) Project identified below.

Project Number: RMS M890-002

A Resident Bidder is a person, partnership, corporation, or joint venture which is authorized to transact business in Colorado and which maintains its principal place of business in Colorado; or is a person, partnership, corporation, or joint venture which is authorized to transact business in Colorado, which maintains a place of business in Colorado, and which has paid Colorado unemployment compensation in at least seventy-five percent of the eight quarters immediately prior to bidding on a construction contract for a public project.

As a precondition to the award of a contract by the Colorado Department of Transportation for the construction of the above listed project, I do here certify that the company named below is either a Resident or Nonresident Bidder. Check one of the boxes below to indicate Resident or Nonresident Bidder.

Resident Bidder ☐ Nonresident Bidder ☐

If you indicated your company is a Nonresident Bidder, please complete the following:

1. Name the State or foreign country of residency: Colorado
2. Does the State or foreign country have a bidding preference for resident bidders on public projects? Check the box below to indicate yes or no.
   Yes ☐ No ☐

   If the answer to the above question is yes, identify the percentage preference here: _____

Signature Declaration: I declare under penalty of perjury in the second degree, and any other applicable state or federal laws, that the statements made on this document are true and complete to the best of my knowledge.

Phoenix Industries LTD	
Contractor Company Name	Second Company Name if Joint Venture
By	By
Owner/President	
Title	Title
6/16/25	
Date	Date

Colorado Department of Transportation
Contractors Performance Capability Statement – Form 605

Instructions: Form to be completed by an authorized agent or Officer of the successful bidder/Contractor selected for award in accordance with the Colorado Department of Transportation's Bid Rules. Attach additional pages as needed if more space is required to complete the form.

Project Number: RMS M890-002

Partnerships or Joint Ventures: List the names of any partnerships or joint ventures in the area below or put a check mark in the box for none.

None ☐

Performance Capability: For each item below identify decreases in the Contractor's fiscal or workmanship qualifications compared to the last prequalification application submitted to the Colorado Department of Transportation. If there are no changes/decreases, put a check mark in each box for none as applicable.

Key Personnel Changes - None ☐

Key Equipment Changes - None ☐

Fiscal Capability Changes - None ☐

Other Changes Affecting Ability to Perform Work - None ☐

Signature Declaration: I declare under penalty of perjury in the second degree, and any other applicable State or Federal laws, that the statements made on this document are true and correct to the best of my knowledge.

Phoenix Industries LTD	
Contractor Company Name	Second Company Name if Joint Venture
By	By
Owner/President	
Title	Title
6/16/25	
Date	Date

Colorado Department of Transportation
Anti Collusion Affidavit – Form 606

Instructions: Form to be completed by an authorized agent or Officer for the bidder/Contractor submitting a bid for the Colorado Department of Transportation Project identified below.

Project Number: RMS M890-002

I hereby attest that I am the person responsible within my firm for the final decision as to the price(s) and amount of this bid or, if not, that I have written authorization, enclosed herewith, from that person to make the statements set out below on their behalf and on behalf of my firm. I further attest that:

1. The price(s) and amount of this bid have been arrived at independently, without consultation, communication, or agreement for the purpose or with the effect of restricting competition with any other firm or person who is a bidder or potential prime bidder.
2. Neither the price(s) nor the amount of this bid have been disclosed to any other firm or person who is a bidder or potential prime bidder on this project and will not be so disclosed prior to bid opening.
3. Neither the prices nor the amount of the bid of any other firm or person who is a bidder or potential prime bidder on this project have been disclosed to me or my firm.
4. No attempt has been made to solicit, cause, or induce any firm or person who is a bidder or potential prime bidder to refrain from bidding on this project, or to submit a bid higher than the bid of this firm, or any intentionally high or noncompetitive bid or other form of complementary bid.
5. No agreement has been promised or solicited for any other firm or person who is a bidder or potential prime bidder on this project to submit an intentionally high, noncompetitive, or other form of complementary bid on this project.
6. The bid of my firm is made in good faith and not pursuant to any consultation, communication, agreement or discussion with, or inducement or solicitation by or from any firm or person to submit any intentionally high, noncompetitive, or other form of complementary bid.
7. My firm has not offered or entered into a subcontract or agreement regarding the purchase or sale of materials or services from any firm or person, or offered, promised or paid cash or anything of value to any firm or person, whether in connection with this or any other project, in consideration for an agreement or promise by any firm or person to refrain from bidding or to submit any intentionally high, noncompetitive or other form of complementary bid or agreeing or promising to do so on this project.
8. My firm has not accepted or been promised any subcontract or agreement regarding the sale of materials or services to any firm or person and has not been promised or paid cash or anything of value by any firm or person, whether in connection with this or any other project, in consideration for my firm's submitting any intentionally high, noncompetitive, or other form of complementary bid, or agreeing or promising to do so, on this project.
9. I have made a diligent inquiry of all members, officers, employees, and agents of my firm with responsibilities relating to the preparation, approval or submission of my firm's bid on this project and have been advised by each of them that he or she has not participated in any communication, consultation, discussion, agreement, collusion, or other conduct inconsistent with any of the statements and representations made in this affidavit.
10. I understand and my firm understands that any misstatement in this affidavit is and shall be treated as a fraudulent concealment from the Colorado Department of Transportation, of the true facts relating to submission of bids for this contract.

Signature Declaration: I declare under penalty of perjury in the second degree, and any other applicable state or federal laws, that the statements made on this document are true and complete to the best of my knowledge.

Phoenix Industries LTD.	
Contractor Company Name	Second Company Name if Joint Venture
By	By
Owner/President	
Title	Title
6/16/25	
Date	Date

Colorado Department of Transportation
Assignment of Antitrust Claims – Form 621

Instructions: Form to be completed by an authorized agent or Officer of the successful bidder/Contractor selected for award of the Colorado Department of Transportation (CDOT) Project identified below.

Project Number: RMS M890-002

Contractor and CDOT recognize that in actual economic practice antitrust violations ultimately impact on CDOT. Contractor hereby agrees to the following assignment of antitrust claim provisions for the executed construction Contract for the project:

1. Contractor hereby irrevocably assigns to CDOT all claims it may now have or which may hereafter accrue to it under federal or state antitrust laws in connection with the project, goods or services purchased or acquired by CDOT pursuant to the executed construction Contract.

2. Contractor hereby expressly agrees:
   A. Upon becoming aware that a third party has commenced a civil action asserting on Contractor's behalf and antitrust claim which has been assigned to CDOT hereunder, Contractor shall immediately advise in writing:
      i. Such third party that the antitrust claim has been assigned to CDOT, and
      ii. CDOT that such civil action is pending and of the date on which, in accordance with subparagraph A.(i) above, Contractor notified such third party that the antitrust claim had been assigned to CDOT.
   B. To take no action which will in any way diminish the value of the claims or rights assigned or dedicated to CDOT hereunder.
   C. Promptly to pay over to CDOT its proper share of any payment under an antitrust claim brought on Contractor's behalf by any third party and which claim has been assigned to CDOT hereunder.

3. Further, Contractor agrees that in the event it hires one or more subcontractors to perform any of its duties under the executed construction Contract, Contractor shall require that each subcontractor do the following:
   A. Irrevocably assign to CDOT as a third party beneficiary all claims that such subcontractor may have or which may thereafter accrue to the subcontractor under federal and state antitrust laws in connection with any goods or services provided by the subcontractor in carrying out the subcontractor's obligations to the Contractor.
   B. Upon becoming aware that a third party has commenced a civil action asserting on subcontractor's behalf and antitrust claim which has been assigned to CDOT hereunder, Contractor shall immediately advise in writing:
      i. Such third party that the antitrust claim has been assigned to CDOT, and
      ii. Contractor and CDOT that such civil action is pending and of the date on which, in accordance with subparagraph B(i) above, subcontractor notified such third party that the antitrust claim had been assigned to CDOT.
   C. Take no action which will in any way diminish the value of the claims or rights assigned or dedicated to CDOT hereunder.
   D. Promptly to pay over to CDOT its proper share of any payment under an antitrust claim brought on subcontractor's behalf by any third party and which claim has been assigned or dedicated to CDOT pursuant hereto.

Signature Declaration: Acting in my capacity as an authorized agent or Officer for the Contractor do hereby agree to the above assignment of antitrust claim provisions.

Phoenix Industries LTD.	
Contractor Company Name	Second Company Name if Joint Venture
By	By
Owner/President	
Title	Title
6/16/25	
Date	Date

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
PHOENIX INDUSTRIES, LTD
1338 Grand Avenue, #294
Glenwood Springs, Colorado 81601

SURETY:
(Name, legal status and principal place of business)
THE OHIO CASUALTY INSURANCE COMPANY
175 Berkeley Street
Boston, Massachusetts 02116

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)
TOWN OF MINTURN, COLORADO
P. O. Box 309, 302 Pine Street
Minturn, Colorado 81645

BOND AMOUNT: Five Percent (5%) of the Total Amount of the Bid

PROJECT:
(Name, location or address, and Project number, if any)
Main Street (US 24) Pedestrian Improvements
Project No. RMS M890-002
CDOT Project Code: 25362

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 16th day of June, 2025

By _____
(Witness)

PHOENIX INDUSTRIES, LTD
(Contractor as Principal) *(Seal)*
By _____
(Title)

By Cynthia M. Burnett
(Witness) Cynthia M. Burnett, Littleton, Colorado

THE OHIO CASUALTY INSURANCE COMPANY
(Surety) *(Seal)*
By _____
(Title) Douglas J. Rothey, Attorney-in-Fact

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Init.
/

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This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8197991**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Cynthia M. Burnett, Douglas J. Rothey, Zach Rothey, Erik Ulibarri

all of the city of Littleton state of CO each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 16th day of November, 2018.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: David M. Carey, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 16th day of November, 2018 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 28, 2021
Member, Pennsylvania Association of Notaries

By: Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 16th day of June, 2025.

By: Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.

LMS-12873 LMIC OCIC WAIC Multi Co_062018

PHOEIND-01 BROOKEC

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/29/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Mountain West Insurance - Glenwood
201 Centennial St 4th Floor
Glenwood Springs, CO 81601

CONTACT NAME: Laura Witt
PHONE (A/C, No, Ext): (970) 259-8083 FAX (A/C, No):
E-MAIL ADDRESS: lauraw@mtnwst.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Cincinnati Insurance Company	10677
INSURER B : Pinnacol Assurance	41190
INSURER C : Atlantic Specialty Insurance Company	27154
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Phoenix Industries, LLC
1338 Grand Ave #294
Glenwood Springs, CO 81601

COVERAGES

CERTIFICATE NUMBER: 1 REVISION NUMBER: 1

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY / X PRO-JECT / X LOC OTHER:	X	X	ENP0267035/EBA0267035	3/22/2025	3/22/2026	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
							EBL AGGREGATE	$ 3,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY	X	X	ENP0267035/EBA0267035	3/22/2025	3/22/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB / X OCCUR EXCESS LIAB / CLAIMS-MADE DED / RETENTION $			ENP0267035/EBA0267035	3/22/2025	3/22/2026	EACH OCCURRENCE	$ 1,000,000
							AGGREGATE	$
							Aggregate	$ 1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		4172506	4/1/2025	4/1/2026	X PER STATUTE / X OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	Equipment			7900285410005	7/28/2024	7/28/2025	Leased/Rented	50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Brooke Clemons

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OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Phoenix Industries LTD

is a

Corporation

formed or registered on 03/19/2014 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20141176083 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 05/28/2025 that have been posted, and by documents delivered to this office electronically through 05/30/2025 @ 08:45:17 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 05/30/2025 @ 08:45:17 in accordance with applicable law. This certificate is assigned Confirmation Number 17352125 .

Secretary of State of the State of Colorado

**********End of Certificate**********

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, https://www.coloradosos.gov/biz/CertificateSearchCriteria.do entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, https://www.coloradosos.gov click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

PROPOSAL FOR:

Minturn Main Street Pedestrian Improvements

June 16, 2025

Submitted to:
Attn: Town of Minturn

Offered by:
Phoenix Industries, Ltd.
1338 Grand Avenue Unit 294
Glenwood Springs, 81601.
Point of contact:
Roy Thomson
President
roy@pi-ltd.us
P:970-618-4065

ABOUT
PHOENIX INDUSTRIES, LTD

1. ABOUT PHOENIX INDUSTRIES, LTD

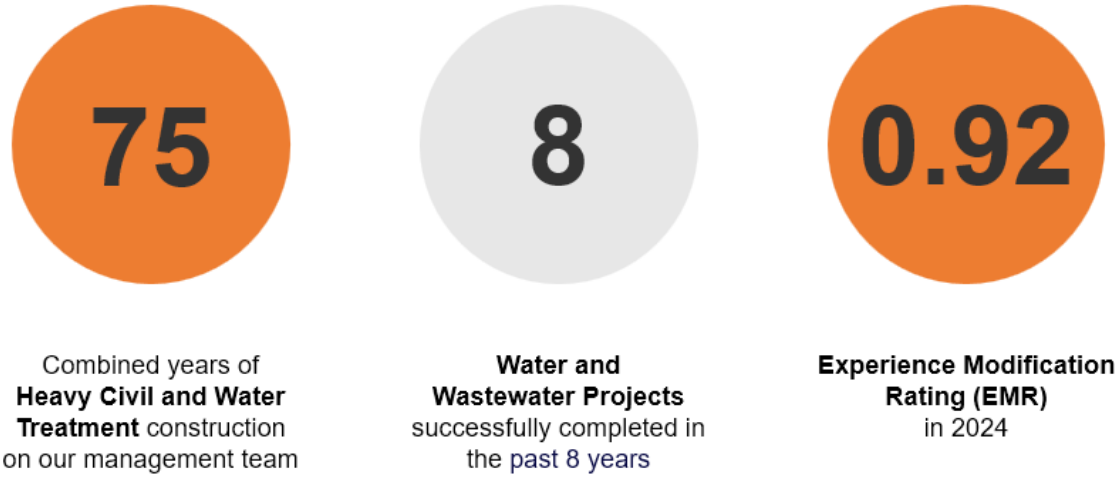
1.1 COMPANY INFORMATION

Company overview
Phoenix Industries, Ltd., based in Rifle, Colorado, is a heavy civil general contracting firm focused on water and wastewater treatment, utility construction, and complex excavation projects. Since its founding in 2014, Phoenix has built critical municipal infrastructure across Colorado, with a focus on mountainous and high-groundwater regions.

Leadership experience
Our leadership brings a combined 75+ years of construction experience in heavy civil and utility work. This depth of experience supports every stage of delivery, from preconstruction planning through final commissioning.

Principal officers:

- Roy Thomson, *President*
- Brian Abernethy, *Vice President*



Our mission

We are builders first and our company builds infrastructure that lasts. Our mission is to create structures that perform under pressure, withstand the elements, and operate without failure.

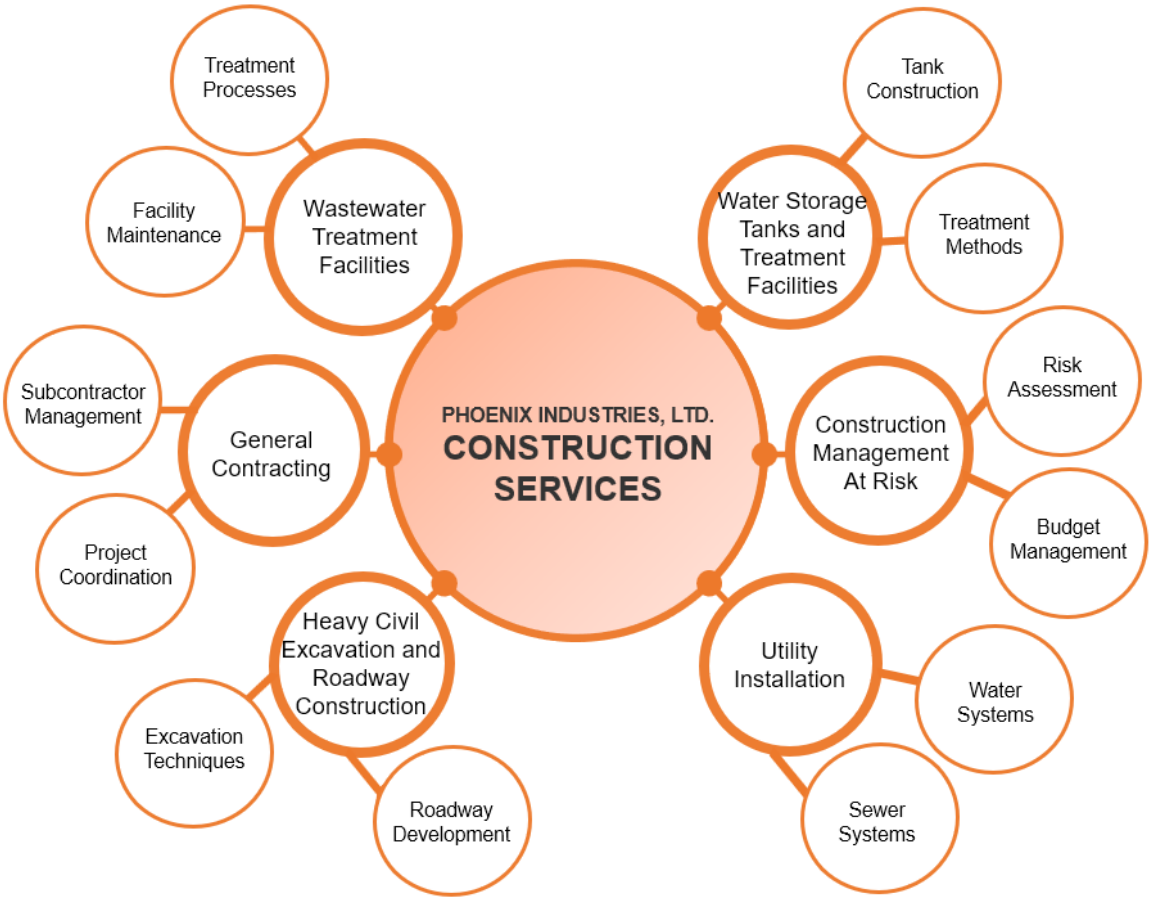
We lead with field-earned experience, engineering discipline, and practical strategies that solve real-world challenges. Our teams are trained to spot risks early, keep projects on track, and deliver lasting systems that serve communities for decades.

We do not pass blame—we solve problems. That is how we have built trust, reliability, and infrastructure that endures.

Services

Phoenix provides a full range of heavy civil construction services, specializing in water and wastewater infrastructure, lift stations, utility installations, and roadwork. We manage complex excavation projects, build and upgrade treatment facilities, and ensure reliable water distribution systems. Services include general contracting, construction management, and alternative delivery methods such as design-build and CMAR.

Our team has direct experience in the following construction services meeting long-term operational needs:



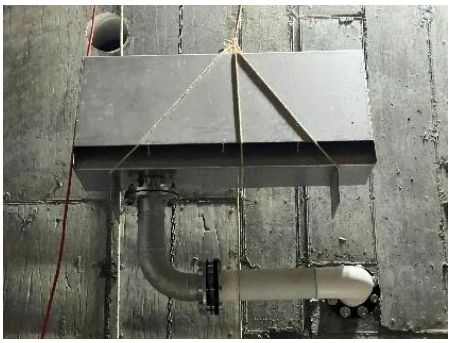
2.3 PRIOR PROJECT EXPERIENCE

Phoenix Industries recently completed a $4.5 million wastewater treatment facility for the Lazy Glen Homeowners Association in Basalt, Colorado. The facility was constructed from the ground up and shares key structural and functional similarities with the proposed chemical storage and feed building at the Town of Eagle WWTP. Scope included CMU exterior walls, hollow core roof panels, an insulated standing seam metal roof system, and a complete electrical system designed to meet Explosion Proof Enclosure and Equipment standards.

2.3.1 Nupi PP-RCT piping application

This project included the first known installation of Nupi PP-RCT process piping and fittings at a wastewater treatment facility in the Western United States. The system was selected in place of traditional ductile iron and stainless steel piping. Material costs were reduced by more than 30 percent, and installation time was significantly shortened due to the pipe's lightweight construction and on-site fusion capabilities. The system was installed using butt fusion, socket fusion, and electro-fusion without requiring pre-manufactured spools or external fabrication.

While relatively new to WWTF applications in this region, the Nupi PP-RCT system has shown performance reliability in high-pressure, high-temperature, and chemically aggressive conditions. Technical submittals from the Lazy Glen project and a reference letter from Ferguson are included in this proposal.



Phoenix views this approach as a practical, field-proven alternative for facilities seeking both performance and cost efficiency.

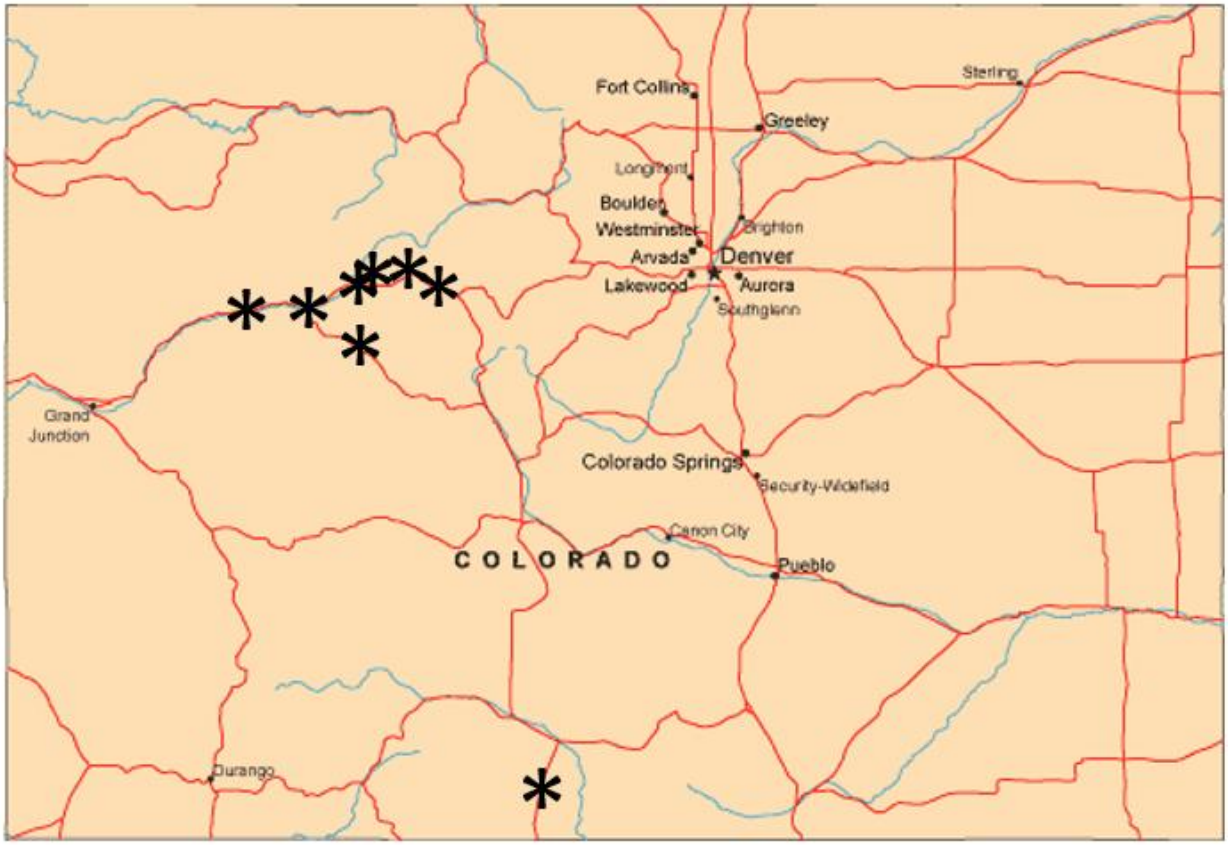
RELEVANT EXAMPLE PROJECTS

3. RELEVANT EXAMPLE PROJECTS

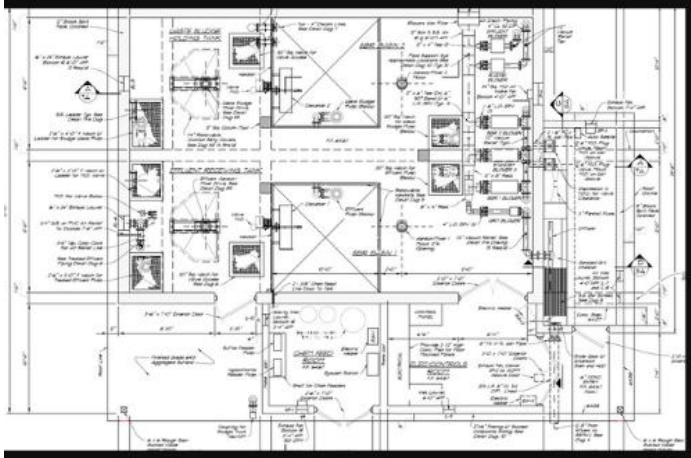
Phoenix has a proven record in water treatment facility construction across Western Colorado. The company has delivered complex infrastructure projects with a focus on precision, durability, and operational reliability.

With experience in large-scale water treatment facilities, Phoenix understands the technical demands, regulatory standards, and environmental factors that impact project success. The management team has led projects comparable in scope and complexity, ensuring cost control, risk mitigation, and schedule adherence from preconstruction through completion.

For remote and logistically challenging sites, Phoenix provides local housing and mobile project offices, maintaining continuous oversight and operational efficiency.



LAZY GLEN WASTEWATER TREATMENT FACILITY



Phoenix Industries replaced the outdated wastewater treatment facility with a new Sequence Batch Reactor (SBR) system. The project included high-voltage power systems, low-voltage controls, and upgraded process piping with protective coatings. A backup generator system was installed for uninterrupted operation, ensuring reliability for the community.

- Location: Basalt, Colorado
- Owner: Lazy Glen HOA (USDA Funded)
- Construction Period: 2022-2023
- Construction Cost: $4.1M

IRONBRIDGE (SEWER) LIFT STATION

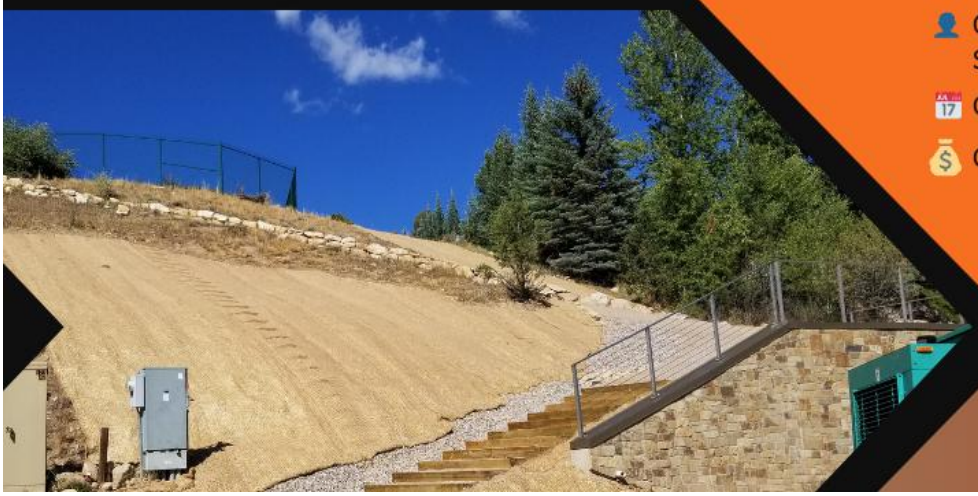
Construction of a new sewer lift station to replace an old existing station. Work includes 20' deep primary and secondary wet wells with epoxy coating, two new Gorman Rupp pump skids, new electrical service and control panels, construction of a wood-framed, asphalt shingle roofed building to contain the equipment. Associated yard piping to include five new sewer manholes, gravity sewer lines, one forcemain. All work completed while the old station is still in service.

📍 Location: Glenwood Springs, Colorado
👤 Owner: Roaring Fork Water & Sanitation District
📅 Construction Period: June 2025
💰 Construction Cost: $1.9M

BERRY CREEK BOOSTER PUMP STATION

Phoenix Industries replaced an underground pump station with a new concrete "bunker-style" facility. Work included a single-story concrete building with stone veneer, bypass pumping hydrants, and high-voltage electrical upgrades. Process piping was coated for longevity, and grading, excavation, paving, and concrete work improved site accessibility.

- Location: Avon, Colorado
- Owner: Eagle River Water & Sanitation District
- Construction Period: 2019-2020
- Construction Cost: $1.4M



TOWN OF EAGLE CEMETERY TANK REPLACEMENT

Phoenix Industries oversaw the demolition of an existing water storage tank and the construction of a new 800,000-gallon tank to enhance local water capacity. The project included road access improvements, installation of new piping, and buried and exposed valve replacements. Additionally, electrical system upgrades and site regrading were completed to improve long-term functionality and infrastructure resilience.

📍 Location: Eagle County, Colorado
👤 Owner: Town of Eagle
📅 Construction Period: Ongoing-Dec 2025
💰 Construction Cost: $3.7M

CITY OF GLENWOOD SPRINGS – CARDIFF TANK

Phoenix Industries built a 500,000-gallon steel water storage tank for the city, requiring excavation into a hillside and a soil nail retaining wall for stability. The project included underground piping, structural concrete reinforcements, and an automated control system. The team also widened and stabilized roads to improve maintenance access.

- Location: Glenwood Springs, Colorado
- Owner: City of Glenwood Springs
- Construction Period: 2020-2021
- Construction Cost: $1.2M

DOWD JUNCTION SEWER LIFT STATION

Phoenix Industries upgraded the water and sewer infrastructure for a 15-unit CDOT employee housing facility. Work included asphalt milling, new water mains, sewer ejector system upgrades, and forcemain sewer line installations. The project concluded with grading and paving to restore site conditions.

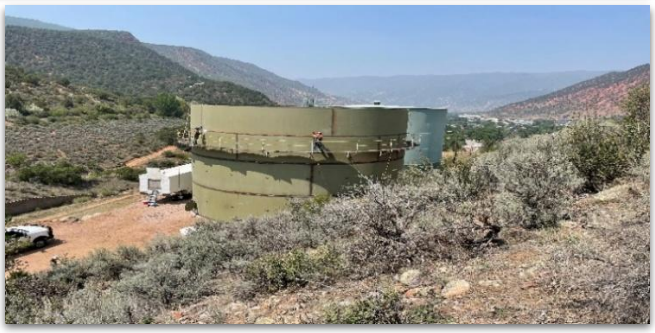
- Location: Minturn, Colorado
- Owner: Colorado Department of Transportation (CDOT)
- Construction Period: 2021
- Construction Cost: $700K

Client testimonials

Phoenix delivers experience, precision, and reliability in every project. Clients trust the team's hands-on leadership and commitment to high standards.

"Phoenix handled every phase of the Cardiff Tank project with precision and efficiency. Their expertise in excavation, structural work, and system integration ensured a smooth process from start to finish."

- Matt Langhorst, City of Glenwood Springs



"We chose Phoenix for their hands-on approach and reputation for delivering quality work on time. Their attention to detail and ability to manage challenging site conditions made the Booster Pump Station project a success."

- Woodson Spring, City of Avon

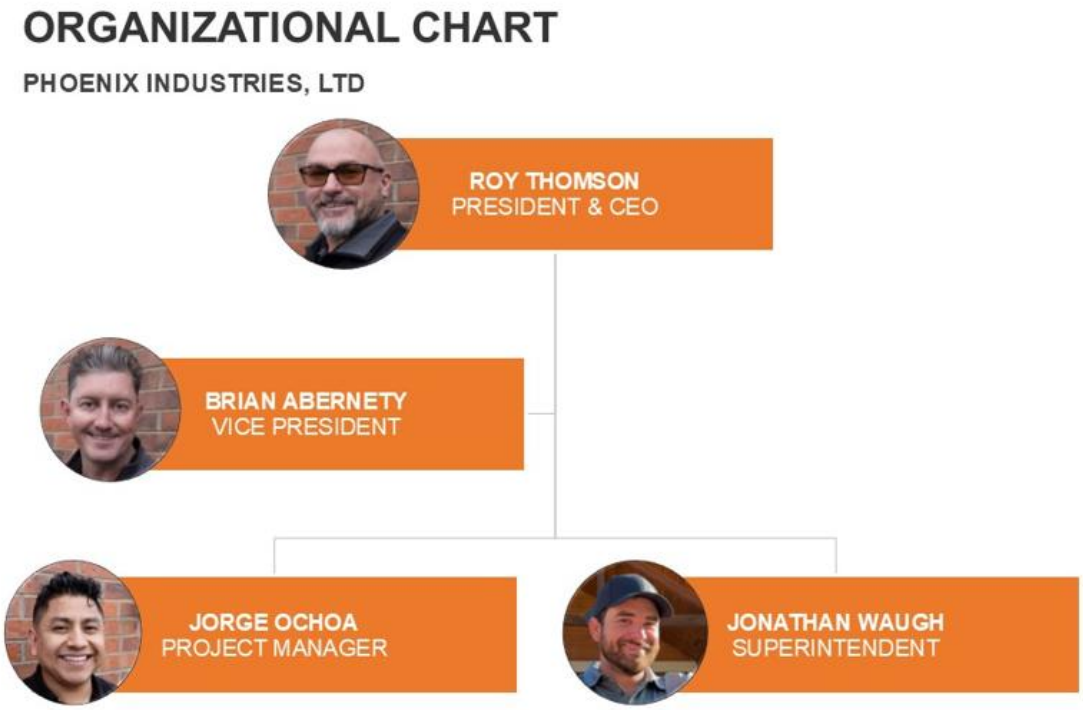
KEY PERSONNEL

4. KEY PERSONNEL

4.1 THE PHOENIX TEAM

Phoenix is led by two hands-on owners who are directly involved in all aspects of the company's operations:

- **Roy Thomson, *President* (50% Partner) –** Brings over 30 years of experience in heavy civil construction, with expertise in value-engineering, project management, cost estimating, and customer relations.
- **Brian Abernethy, *Vice President* (50% Partner) –** Brings 20 years of experience in mountain construction with a strong background in heavy civil, electrical, and wastewater infrastructure projects.



ROY THOMSON

PRESIDENT & CEO

PROFESSIONAL SUMMARY

- Co-founder and President of Phoenix Industries, Ltd since 2014
- Develops and executes strategic plans aligned with the company's mission, vision, and growth objectives
- Leads operational efficiency, revenue generation, and cost-effective resource management
- Approves and oversees implementation of operational policies, procedures, and standards
- Evaluates executive performance, company KPIs, and drives continuous improvement
- Promotes the organisation through public speaking, media presence, and stakeholder engagement
- Represents the company at formal functions, legislative sessions, and board meetings
- Directs planning and policy-making committees at the executive level

EXPERIENCE

CEO/President
Phoenix Industries Ltd – Glenwood Springs, CO (2014–Present)
Vice President
Metcalf Excavation – Glenwood Springs, CO (2010–2014)
Senior Project Manager
Heyl Construction – Glenwood Springs, CO (2006–2010)
Project Manager
Shirley Contracting Co – Lorton, VA (2000–2006)
Project Manager
Sievert Construction / RoyCo Construction – Bozeman, MT (1995–2000)
Business Owner
RoyCo Construction – Missoula, MT (1992–1995)

EXPERTISE

Heavy Civil Construction I Project & Operations Management I Strategic Growth I Cost Estimation I Risk Mitigation I Executive Oversight I Stakeholder Engagement I Mergers & Acquisitions I Public Relations I Legislative Representation

BRIAN ABERNETHY

VICE PRESIDENT

PROFESSIONAL SUMMARY

- Vice President at Phoenix Industries, Ltd since 2014, with deep experience in construction leadership and project execution
- Oversees multiple projects from planning to closeout, ensuring safety, quality, and budget compliance
- Provides strategic direction to teams and manages project budgets, schedules, and resources
- Acts as primary client liaison, resolving issues and strengthening long-term relationships
- Identifies growth opportunities and mentors project managers to drive performance

EXPERIENCE

Vice President
Phoenix Industries Ltd – Glenwood Springs, CO (2014–Present)
Business Owner
The Art of Entertainment – Glenwood Springs, CO (2006–2014)
Business Owner
After Market Car Audio – Glenwood Springs, CO (1999–2006)

EXPERTISE

Heavy Civil Construction I Project & Operations Management I Strategic Growth I Cost Estimation I Risk Mitigation I Executive Oversight I Stakeholder Engagement I Mergers & Acquisitions I Public Relations I Legislative Representation

JORGE OCHOA

PROJECT MANAGER

PROFESSIONAL SUMMARY

- Experienced Project Manager with a strong track record in civil and infrastructure projects across Colorado and Wyoming
- Manages multimillion-dollar public and private sector construction jobs from preconstruction through closeout
- Skilled in estimating, scheduling, budgeting, subcontractor coordination, and client communication
- Holds an MBA with specialised certifications in project management, OSHA safety, and stormwater compliance
- Successfully led major transportation, aviation, utility, and commercial site projects over the last decade

EXPERTISE

Heavy Civil Construction I Lift Stations I Water & Sewer I Aviation Infrastructure Project Budgeting I Scheduling I Subcontractor Coordination I Site Development CDOT Standards I OSHA Compliance I Estimating & Preconstruction

EXPERIENCE

Project Manager
Phoenix Industries Ltd – Glenwood Springs, CO (2024–Present)

- 2024: Basalt Lazy Glen Sewer Lift Station ($4.3M)
- 2024: Eagle Airport Taxiway ($1.2M)
- 2025: Roaring Fork Ironbridge Lift Station ($1.9M)
- 2025: Town of Eagle Cemetery Tank Replacement ($3.6M)

Project Manager
WW Clyde – Colorado (2019–2022)

- 2019: CDOT Meeker Highway 13 ($14M)
- 2021: Rifle Airport Taxiway ($2.5M)
- 2022: CDOT Highway 13 Craig ($20M)

Project Manager
Gould Construction – Colorado (2016–2018)

- Delivered 12+ civil and commercial projects, including bridges, pump stations, storage facilities, and municipal upgrades
- Notable Projects:
  - Glenwood Springs Two Rivers Pump Station ($2.5M)
  - Willits Block 7 South Hotel ($1M)
  - Carbondale City Market ($3M)
  - Glenwood Hot Springs Pool Addition ($3M)

Asst. Project Manager / Estimator
Hudspeth & Associates Inc. – Colorado/Wyoming (2014–2015)

- Supported delivery of multiple Kum & Go convenience store builds ($3M–$5M range)

JONATHAN WAUGH

SUPERINTENDENT

PROFESSIONAL SUMMARY

- Construction Superintendent with over a decade of field experience across heavy civil, mining, pipeline, and municipal projects
- Oversees all aspects of site operations—from equipment coordination to subcontractor scheduling and daily reporting
- Skilled in managing large crews, cost estimating, and collaborating with project managers and clients to deliver projects safely, on time, and within budget
- Hands-on experience with a wide range of heavy machinery, including graders, dozers, excavators, and scrapers
- Proven leadership in foreman and operator roles, with deep knowledge of GPS grading, ROW development, and job site logistics

EXPERTISE

Heavy Civil Construction I Project & Operations Management I Strategic Growth I Cost Estimation I Risk Mitigation I Executive Oversight I Stakeholder Engagement I Mergers & Acquisitions I Public Relations I Legislative Representation

EXPERIENCE

Superintendent
Phoenix Industries Ltd – Glenwood Springs, CO (2023–Present)
- Lead field operations across multiple municipal and infrastructure projects
- Coordinate crews, subcontractors, scheduling, and job site reporting

Superintendent
Nordic Excavating – Steamboat Springs, CO (2021–2023)
- Managed site operations, workforce allocation, and project coordination

Foreman/Operator
Rango Inc – Craig, CO (2020–2021)
- GPS-based excavation and dozer operations
- Oversaw grading and earthworks efficiency

Heavy Equipment Operator
TLC Pipeline Construction – Greeley, CO (2019–2020)
- Blade, dozer, and excavator work; supervised ROW and tie-ins

Heavy Equipment Operator
Jomax Pipeline Construction – Greeley, CO (2018–2019)
- Managed ROW operations from start to finish across pipeline projects

Heavy Equipment Operator
Precision Excavating – Hayden, CO (2017–2018)
- Scraper specialist; operated 627G/F and 631G models

Heavy Equipment Operator
Willow Creek (2012–2018)
- Cut ROW and trenched for various pipeline installations

SAFETY RECORD

5. SAFETY RECORD

5.1 SAFETY PERFORMANCE

At Phoenix, safety is the foundation of our operations. Our team is committed to delivering a structured, disciplined, and incident-free work environment by integrating safety, quality, and compliance at every stage of the construction process.

Proven safety record

- **Zero accidents** in the past three years.
- **Zero lost** workdays due to injury.
- Industry-leading Experience Modification Rating (EMR): **0.91 (2024)**

Proactive safety management

- Site-Specific Safety Plans (SSSP) and Task Hazard Analyses (THA) implemented before each major work activity.
- Daily safety monitoring to ensure compliance with OSHA standards and project-specific requirements.
- Advanced safety tracking systems for real-time hazard identification and risk mitigation.

Training & compliance

- Mandatory OSHA safety training and regular toolbox talks.
- Emergency response drills and high-risk task safety training.
- Continuous workforce development to maintain industry-leading safety standards.

For more details, our comprehensive safety program documentation is available upon request.

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 27 - SERIES 2025

A RESOLUTION APPROVING THE AWARD OF A CONSTRUCTION CONTRACT BETWEEN THE TOWN OF MINTURN AND 360 CIVIL INC. FOR NORTH MAIN STREET AND CEMETERY ROAD PEDESTRIAN CROSSING IMPROVEMENTS

WHEREAS, the Town of Minturn ("Town") has the authority to enter into contracts for any lawful municipal purpose pursuant to C.R.S. § 31-15-101(1)(c); and

WHEREAS, the Town solicited bids for the North Main Street Safety Improvements, and Cemetery Road Pedestrian Crossing Improvement Project; and

WHEREAS, the Town has a need for pedestrian crossing improvement and Town Staff has identified 360 Civil Inc. (the "Contractor"), as a qualified service provider.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO:

1. The Town Council authorizes the Town Manager and Town Engineer to negotiate and execute a contract with the Contractor for a total amount of $360,236.

INTRODUCED, READ, APPROVED, ADOPTED, AND RESOLVED this 8th day of JULY, 2025.

_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

June 20, 2025

Mr. Earle Bidez, Mayor
Minturn Town Council
PO Box 309
Minturn, CO 81645

Re: Main Street Pedestrian Improvements
Cemetery Road Crossing
Questions - June 4, 2025, Council Meeting.
Project No. 22-0077

Dear Mr. Bidez:
This letter was prepared to address Town Council direction regarding the Main Street and Cemetery Crossing Projects. We met with 360 Civil to discuss the bids for this work. Through negotiation and value engineering we obtained revised bids:

Cemetery Road Crossing:	
Original Bid:	$72,000.00.
Revised Bid:	**$59,500.00**
Budget:	$55,000.00
Main Street:	
Original Bid:	$423,134.00
Revised:	
360 Civil	$276,501.00
Strategic Fence	$ 24,235.00
Revised Total Bid:	**$300,736.00**
Budget:	$332,000.00

The revised Main Street bid assumes:

1. Minturn Public Works moves the shed and existing signs.
2. Substituting asphalt sidewalk in lieu of curb, gutter and attached concrete sidewalk.

The cost (rough order of magnitude estimate) to reconstruct Minturn Road with a raised sidewalk extending from Taylor Avenue to just past Building C of the Minturn Townhomes is $250,000. Extending the road replacement across the tracks to the end of the Railroad Avenue paving project would add roughly $65,000 (total estimated cost of $315,000). A drawing showing the road section with and without the sidewalk is attached.

Action Item:
Town Council to decide to accept or reject the revised bids.

Inter-Mountain Engineering

Jeffery M. Spanel PE

CC: Rob Guiterez, Cindy Krieg, Madison Harris, Brad Stempihar
Attachments: Updated Cemetery & Main Street Bids; Revised road section

30 BENCHMARK RD STE 216 I PO BOX 978 I AVON, CO 81620
970.949.5072 I info@inter-mtn.net

Cemetery Road Crossing

Bid Form

Project Number: 25-0001

Date: June 17, 2025

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

Item		Description	Quantity	Unit	Unit Price	Total
1	**General Conditions**					
	a	Mobilization (Includes Material Testing)	1	LS	$7,500.00	$7,500.00
	b	Bonds	1	LS	$2,500.00	$2,500.00
	c.	Traffic Control	1	LS	$7,500.00	$7,500.00
	d	Construction Staking	1	LS	$2,500.00	$2,500.00
					Subtotal - General Conditions	**$20,000.00**
2	**Roadway Construction**					
2.1		**Roadway**				
	a.	Excavation and Backfill	1	LS	$7,500.00	$7,500.00
	b.	Sign Bases	2	EA	$2,500.00	$5,000.00
	c.	2 - eanch TAPCO RRFB Solar 65/50 Radio SOP, DS, Amber, PB, H Pole X2 (30" W11-2 Arrangement)	1	LS	$11,500.00	$11,500.00
	d.	Installation	1	LS	$10,000.00	$10,000.00
					Subtotal	**$34,000.00**
2.2		**Miscellaneous**				
	a	Thermoplsatic Cross Walk Markings	1	LS	$5,500.00	$5,500.00
	b					
	c.					
					Subtotal	**$5,500.00**
					Subtotal - Roadway Construction	**$39,500.00**
					TOTAL - Construction Costs	**$59,500.00**

******Disclaimer: Contractor responsible to confirm actual project quantities and shall include all associated costs (including incidentials not listed) in the Unit Price to complete the Work. Engineer quantity estimates are based on current plans and current information available at this time. Actual quantities and costs may change once the project elements are finalized or negotiated or due to construction market volatility, unforeseen conditions and time of construction.***

North Main St./Railroad Ave. - Pedestrian Improvements
Town of Minturn, Colorado
BID TAB-REDUCED SCOPE OF WORK-ALT-1
Project Number: 220077
Date: June 4, 2025

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

			Quantity	Unit	Unit Price	Total
1	**General Conditions**					
	a.	Mobilization	1	LS	$50,000.00	$50,000.00
JS	b.	Traffic Control	1	LS	$37,500.00	$37,500.00
	c.	Construction Staking	1	LS	$10,000.00	$10,000.00
	d.	Soils/Concrete Testing	1	LS	$12,500.00	$12,500.00
					Subtotal	**$110,000.00**
2	**Demolition**					
JS	a.	~~Removal of Wooden Fence (Salvage & Stockpile Materials For Owner)~~	~~0~~	~~LF~~	~~$30.00~~	~~$0.00~~
JS	b.	~~Removal of Sign & Post (Salvage For Public Works Re-Use)~~	~~0~~	~~EA~~	~~$65.00~~	~~$0.00~~
JS	c.	~~Relocate/Shift Existing 8'x10' Wooden Shed To North~~	~~0~~	~~EA~~	~~$1,000.00~~	~~$0.00~~
	d.	Sawcutting Asphalt/Concrete Material	540	LF	$10.00	$5,400.00
	e.	Remove Existing 2.5' Concrete Curb and Gutter, Haul-off, and Disposal	75	L.F	$25.00	$1,875.00
	f.	Remove Existing 4" Concrete, Haul-off, and Disposal	190	S.F.	$6.00	$1,140.00
	g.	Remove Existing 4" Asphalt, Haul-off, and Disposal	1,150	SF	$4.00	$4,600.00
					Subtotal	**$13,015.00**
3	**Site Improvements**					
JS	a.	Unclassified Excavation & Haul-Off	165	CY	$100.00	$16,500.00
	b.	Unclassified Embankment	45	CY	$100.00	$4,500.00
JS	c.	Subgrade Prep (Fine Grading, Moisture Condition, & Recompact)	4,750	SF	$2.00	$9,500.00
	d.	Install 4" Thick Asphalt (PG 58-28) Sidewalk (7.5' Width) Across RR Tracks	450	SF	$8.00	$3,600.00
JS	e.	Install 4" Thick Asphalt (PG 58-28) (Patchback)	90	SF	$8.00	$720.00
JS	f.	Install 4" Thick Concrete Sidewalk (5.0' Width) w/ Sinta 19 Fibers - *Includes Ramp Areas*	1,715	SF	$20.00	$34,300.00
JS	g.	Install Curb Head With Sidewalk At Back Of Parallel ADA Ramps (2 Locations)	20	LF	$80.00	$1,600.00
JS	h.	Install 30" CDOT Type 2 Curb and Gutter	30	LF	$75.00	$2,250.00
	i.	Install Concrete Flared Apron At Intersection (6" Thick)	30	SF	$40.00	$1,200.00
JS	j.	Install CDOT Class 6 Road Base Under Asphalt/Concrete - (Complete-In-Place)	247	TON	$200.00	$49,400.00
	k.	Install Detectable Warning Plates (24" Width-Cast Iron)(Wet-Set)(Complete-In-Place)	70	SF	$80.00	$5,600.00
JS	l.	~~Install CDOT Type 13 Curb Combo Inlet (Complete-in-place) - H=3.0' (D&L Model I-3386 Frame & Grate or Approved Equal)~~	~~0~~	~~EA~~	~~$10,000.00~~	~~$0.00~~
JS	m.	~~Install 18" R.C.P. (Complete-in-place)~~	~~0~~	~~LF~~	~~$500.00~~	~~$0.00~~
	n.	Relocate Existing Fire Hydrant Assembly & Sign + Added 24" Riser Extension Kit	1	EA	$3,000.00	$3,000.00
	o.	Install 4" White Striping (Solvent Based) For Parking Spaces (3)	27	LF	$3.00	$81.00
	p.	Install 6" White Striping (For Crosswalk)	620	LF	$3.00	$1,860.00
	q.	Install 24" Stop Bar (Thermoplastic)	20	SF	$25.00	$500.00
	r.	Install ADA Handicap Parking Symbol In Asphalt	1	EA	$550.00	$550.00
JS	s.	Install Wood Fence (72" Height) + 48" Wide Hinged-Gate @ Fire Hydrant- Pressure-Treated Dog-Ear Pine (Or Approved Equal)	0	LF	$110.00	$0.00

North Main St./Railroad Ave. - Pedestrian Improvements
Town of Minturn, Colorado
BID TAB-REDUCED SCOPE OF WORK-ALT-1
Project Number: 220077
Date: June 4, 2025

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

			Quantity	Unit	Unit Price	Total
	t.	Install New 12"x18" Sign (H8136 No-Parking) on 10-FT U-Channel Post (Enamel Green)	5	EA	$300.00	$1,500.00
	u.	Re-install Existing Sign & Post (Stop Sign/ Street & Misc) @ Intersection	1	EA	$275.00	$275.00
	v.	Re-install Existing Sign & Post (Stop Sign) @ Intersection	1	EA	$275.00	$275.00
	w.	Re-install Existing Sign & Post (Speed Limit & Public Parking) @ Intersection	1	EA	$275.00	$275.00
	x.	Install Washed Rock (River Stone) (12" Depth) Over Landscaping Fabric At Curb Island	40	SF	$25.00	$1,000.00
	y.	Landscape Repair (Regrading, 4" Topsoil, & Native Hand Broadcast Seeding w/ Straw)	2,500	SF	$6.00	$15,000.00
					Subtotal	**$153,486.00**
					TOTAL - General Conditions	**$110,000.00**
					TOTAL - Construction Costs	**$166,501.00**
					OVERALL TOTAL - Construction Costs	**$276,501.00**

*****Disclaimer: Contractor responsible to confirm actual project quantities and shall include all associated costs in the Unit Price to complete the Work. Engineer quantity estimates are based on current plans and current information available at this time. Actual quantities and costs may change once the project elements are finalized or negotiated or due to construction market volatility, unforeseen conditions and time of construction.***

Strategic Fence & Wall
PO Box 9376
1905 Airport Rd. Unit A
Breckenridge, Colorado 80424
P 970-547-9292
info@strategicfence.com
https://strategicfence.com/

Permanent Fence Proposal

ID BID25-01209
Date: 6/18/2025
Expiration Date: 7/2/2025

Minturn North Main Street - Pedestrian Improvements - 6' Tall Cedar Fence

Client	Inter-Mountain Engineering 30 Benchmark Rd Suite 216 Avon, CO 81620	Point of Contact	Jeff Spanel 970.949.5072 jspanel@inter-mtn.net
Jobsite Address	Railroad Avenue, Minturn, CO 81645 CO	Salesperson	Faiz Hameed estimating@strategicfence.com

Scope of Work

We propose to provide material, labor and equipment to cover the following scope of work:

- Provide approx. 222 LF of 6' Tall Cedar Fence w/ (1) 48" Wide x 6' Tall Single Swing Gate

#	Product	Price / Rate	Qty / Hrs	Total
1	Fence:*Commercial-Wood *Furnish and Install approx. 222 LF of 6' Tall DE Privacy Fence* *Inclusions: 4x4" posts set in concrete, 1x6" DE PREM Pickets, 2x4" top, middle and bottom rails*	14,935.00 / 0.00	1 / 1	14,935.00
2	Fence:*Commercial-Wood *Optional Stain* *Color: Standard Colors Only; Additional Pricing is applicable for custom Color*	6,102.00 / 0.00	1 / 1	6,102.00
3	Fence:*Commercial-Wood *Demolition of approx. 204 LF of Existing Fence*	2,448.00 / 0.00	1 / 1	2,448.00
4	Fence:*Commercial-Wood *Furnish and Install 48" Wide x 6' Tall Single Swing Gate* *Inclusions: 2x4" Gate Frame, 4x6" posts set in concrete, 1x6" DE PREM Pickets, 8" Maxima T-Hinge Black, Post Latch*	750.00 / 0.00	1 / 1	750.00

Signatures

Signature | Print Name & Title | Date

Total **24,235.00**

Notes

Strategic Fence is proud to be a Service Disabled Veteran Owned Small Business.

Inclusions

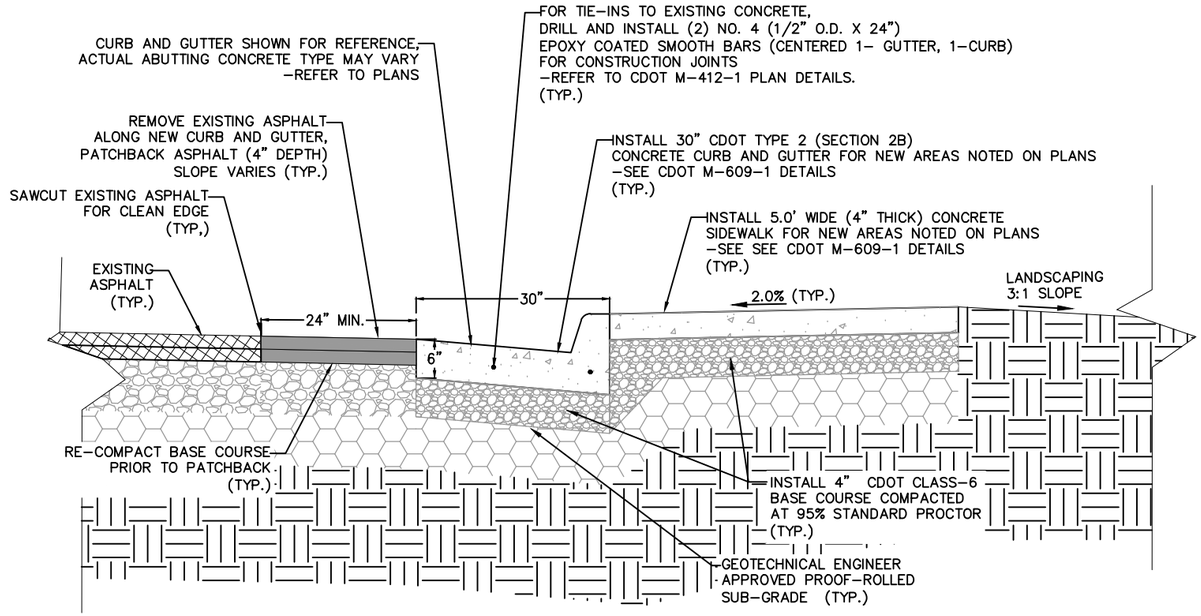
UNLESS STATED OTHERWISE, QUOTE INCLUDES:
• A 1-YEAR WARRANTY FOR WORKMANSHIP. PRODUCT WARRANTIES ARE SPECIFIC TO AND ARE COVERED BY THE RESPECTIVE MANUFACTURER. (WOOD DISCLAIMER: WOOD MATERIALS ARE A NATURAL PRODUCT THAT CAN FADE, WARP, ROT, SPLINTER, SHRINK, AND EXPAND. THESE INHERENT CHARACTERISTICS ARE NOT COVERED BY A MANUFACTURER'S WARRANTY.)
• (1) MOBILIZATION AND REGULAR TIME WORK IN NON-FROZEN GROUND.
• MARKING OF PUBLIC UTILITIES VIA 811.

Exclusions

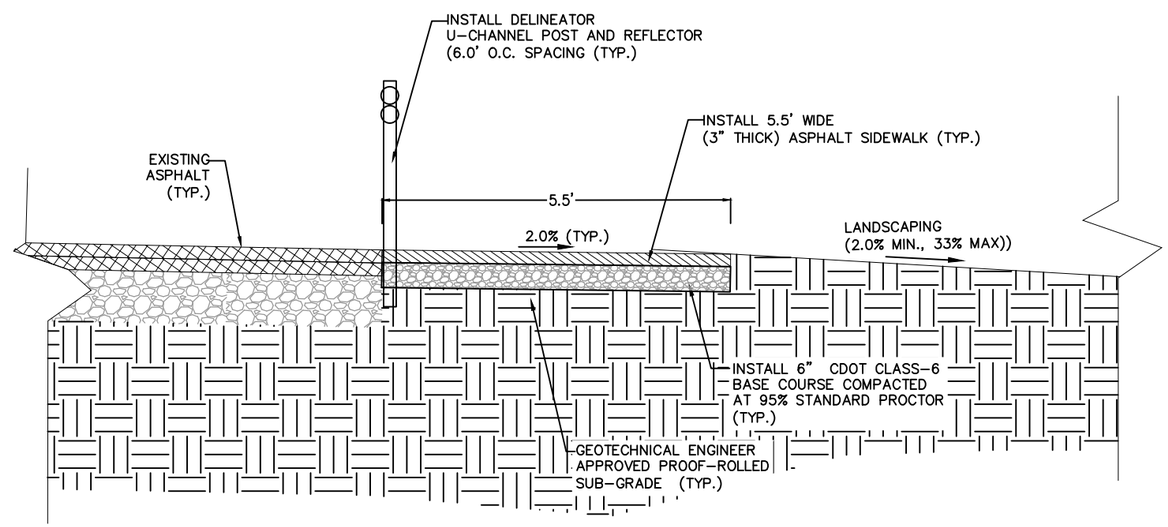
UNLESS STATED OTHERWISE, QUOTE DOES NOT INCLUDE:
• SOLID ROCK EXCAVATION, SAW CUTTING, CORE DRILLING, STAKING / SURVEYING, CLEARING OF FENCE LINES, LOCATING PRIVATE UTILITIES OR IRRIGATION, OR BRUSH REMOVAL.
• BOND PREMIUM(S).

Terms & Conditions

• QUOTE IS VALID FOR 10 DAYS DUE TO FLUCTUATIONS IN MATERIALS AND FUEL COSTS.
• IT IS THE CLIENT'S RESPONSIBILITY TO ESTABLISH AND/OR KNOW THEIR PROPERTY LINES AND OBTAIN ANY NECESSARY PERMITS OR HOA APPROVALS.
• FINAL BILLING WILL BE BASED ON ACTUAL LINEAR FEET OF FENCE INSTALLED.
• PAYMENT OF INVOICE(S) IS DUE UPON COMPLETION OF THE WORK.



TYPICAL NEW CURB AND GUTTER WITH ATTACHED SIDEWALK NTS



TYPICAL ASPHALT DETACHED SIDEWALK NTS

CLIENT: TOWN OF MINTURN

This document was prepared for the exclusive use of the Client specified herein. The use of this document or the information contained herein by any other person or entity is not authorized. In the event that any other person or entity desires to use this document or the information contained herein for any purpose they must first obtain written authorization from Inter-Mountain Engineering. The document and any information contained herein is intended to be used within one year of the date hereof. Use after that period is not authorized.

TYPICAL DETAILS-SIDEWALKS

NORTH MAIN STREET, RAILROAD AVENUE, AND MINTURN ROAD IMPROVEMENTS
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

DRAWN BY:	BPS
SCALE:	NTS
DATE ISSUED:	6/2/25
PROJECT NO.	22–00077
SHEET	EXHIBIT-1

C:\IME DROPBOX\CAD\CIVIL 3D\220077\DWG\7.) 220077-S-DETAILS.DWG 6/2/2025 1:13 PM

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

June 25, 2025

Mr. Jeremy Sheaffer
360 Civil, Inc.
PO Box 2247
Gypsum, CO 81637

Re: Town of Minturn – North Main Street Pedestrian Improvements
Town of Minturn – Cemetery Road Crossing
Extension of Acceptance Period.
Project No. 22-0077

Dear Mr. Sheaffer:
Thank you for submitting the attached Bid Forms for the North Main Street Pedestrian Improvements and Cemetery Road Crossing. These forms represent revised Bids for these projects and replace the Bid Forms submitted to the Town of Minturn on May 7, 2025. The Revised Bids will be presented to the Minturn Town Council for consideration on July 8th, 2025.

This letter was prepared to confirm your agreement to extend the deadline for the Town of Minturn to accept these Bids to July 31, 2025.

Thank you.
Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

Please acknowledge your consent to this agreement by signing below and returning one copy to us.

By: Jeremy Sheaffer 2025.06.25 11:32:34-06'00' Date: June 25th, 2025

Jeremy Sheaffer / Vice PresidentS
Print name and title.

CC: Rob Guiterez, Chris Erdahl, Patrick Bourke, Brad Stempihar PE.

Enclosures: Bid Form - North Main Street Pedestrian Improvements and Bid Form - Cemetery Road Crossing.

30 BENCHMARK RD STE 216 I PO BOX 978 I AVON, CO 81620
970.949.5072 I info@inter-mtn.net

North Main St./Railroad Ave. - Pedestrian Improvements
Town of Minturn, Colorado
BID TAB-REDUCED SCOPE OF WORK-ALT-1
Project Number: 220077
Date: June 4, 2025

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

			Quantity	Unit	Unit Price	Total
1	**General Conditions**					
	a.	Mobilization	1	LS	$50,000.00	$50,000.00
JS	b.	Traffic Control	1	LS	$37,500.00	$37,500.00
	c.	Construction Staking	1	LS	$10,000.00	$10,000.00
	d.	Soils/Concrete Testing	1	LS	$12,500.00	$12,500.00
					Subtotal	**$110,000.00**
2	**Demolition**					
JS	a.	~~Removal of Wooden Fence (Salvage & Stockpile Materials For Owner)~~	~~0~~	~~LF~~	~~$30.00~~	~~$0.00~~
JS	b.	~~Removal of Sign & Post (Salvage For Public Works Re-Use)~~	~~0~~	~~EA~~	~~$65.00~~	~~$0.00~~
JS	c.	~~Relocate/Shift Existing 8'x10' Wooden Shed To North~~	~~0~~	~~EA~~	~~$1,000.00~~	~~$0.00~~
	d.	Sawcutting Asphalt/Concrete Material	540	LF	$10.00	$5,400.00
	e.	Remove Existing 2.5' Concrete Curb and Gutter, Haul-off, and Disposal	75	L.F	$25.00	$1,875.00
	f.	Remove Existing 4" Concrete, Haul-off, and Disposal	190	S.F.	$6.00	$1,140.00
	g.	Remove Existing 4" Asphalt, Haul-off, and Disposal	1,150	SF	$4.00	$4,600.00
					Subtotal	**$13,015.00**
3	**Site Improvements**					
JS	a.	Unclassified Excavation & Haul-Off	165	CY	$100.00	$16,500.00
	b.	Unclassified Embankment	45	CY	$100.00	$4,500.00
JS	c.	Subgrade Prep (Fine Grading, Moisture Condition, & Recompact)	4,750	SF	$2.00	$9,500.00
	d.	Install 4" Thick Asphalt (PG 58-28) Sidewalk (7.5' Width) Across RR Tracks	450	SF	$8.00	$3,600.00
JS	e.	Install 4" Thick Asphalt (PG 58-28) (Patchback)	90	SF	$8.00	$720.00
JS	f.	Install 4" Thick Concrete Sidewalk (5.0' Width) w/ Sinta 19 Fibers - *Includes Ramp Areas*	1,715	SF	$20.00	$34,300.00
JS	g.	Install Curb Head With Sidewalk At Back Of Parallel ADA Ramps (2 Locations)	20	LF	$80.00	$1,600.00
JS	h.	Install 30" CDOT Type 2 Curb and Gutter	30	LF	$75.00	$2,250.00
	i.	Install Concrete Flared Apron At Intersection (6" Thick)	30	SF	$40.00	$1,200.00
JS	j.	Install CDOT Class 6 Road Base Under Asphalt/Concrete - (Complete-In-Place)	247	TON	$200.00	$49,400.00
	k.	Install Detectable Warning Plates (24" Width-Cast Iron)(Wet-Set)(Complete-In-Place)	70	SF	$80.00	$5,600.00
JS	l.	~~Install CDOT Type 13 Curb Combo Inlet (Complete-in-place) - H=3.0' (D&L Model I-3386 Frame & Grate or Approved Equal)~~	~~0~~	~~EA~~	~~$10,000.00~~	~~$0.00~~
JS	m.	~~Install 18" R.C.P. (Complete-in-place)~~	~~0~~	~~LF~~	~~$500.00~~	~~$0.00~~
	n.	Relocate Existing Fire Hydrant Assembly & Sign + Added 24" Riser Extension Kit	1	EA	$3,000.00	$3,000.00
	o.	Install 4" White Striping (Solvent Based) For Parking Spaces (3)	27	LF	$3.00	$81.00
	p.	Install 6" White Striping (For Crosswalk)	620	LF	$3.00	$1,860.00
	q.	Install 24" Stop Bar (Thermoplastic)	20	SF	$25.00	$500.00
	r.	Install ADA Handicap Parking Symbol In Asphalt	1	EA	$550.00	$550.00
JS	s.	Install Wood Fence (72" Height) + 48" Wide Hinged-Gate @ Fire Hydrant- Pressure-Treated Dog-Ear Pine (Or Approved Equal)	0	LF	$110.00	$0.00

North Main St./Railroad Ave. - Pedestrian Improvements
Town of Minturn, Colorado
BID TAB-REDUCED SCOPE OF WORK-ALT-1
Project Number: 220077
Date: June 4, 2025

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

			Quantity	Unit	Unit Price	Total
	t.	Install New 12"x18" Sign (H8136 No-Parking) on 10-FT U-Channel Post (Enamel Green)	5	EA	$300.00	$1,500.00
	u.	Re-install Existing Sign & Post (Stop Sign/ Street & Misc) @ Intersection	1	EA	$275.00	$275.00
	v.	Re-install Existing Sign & Post (Stop Sign) @ Intersection	1	EA	$275.00	$275.00
	w.	Re-install Existing Sign & Post (Speed Limit & Public Parking) @ Intersection	1	EA	$275.00	$275.00
	x.	Install Washed Rock (River Stone) (12" Depth) Over Landscaping Fabric At Curb Island	40	SF	$25.00	$1,000.00
	y.	Landscape Repair (Regrading, 4" Topsoil, & Native Hand Broadcast Seeding w/ Straw)	2,500	SF	$6.00	$15,000.00
					Subtotal	**$153,486.00**
					TOTAL - General Conditions	**$110,000.00**
					TOTAL - Construction Costs	**$166,501.00**
					OVERALL TOTAL - Construction Costs	**$276,501.00**

*****Disclaimer: Contractor responsible to confirm actual project quantities and shall include all associated costs in the Unit Price to complete the Work. Engineer quantity estimates are based on current plans and current information available at this time. Actual quantities and costs may change once the project elements are finalized or negotiated or due to construction market volatility, unforeseen conditions and time of construction.***

Cemetery Road Crossing

Bid Form

Project Number: 25-0001

Date: June 17, 2025

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

Item		Description	Quantity	Unit	Unit Price	Total
1	**General Conditions**					
	a	Mobilization (Includes Material Testing)	1	LS	$7,500.00	$7,500.00
	b	Bonds	1	LS	$2,500.00	$2,500.00
	c.	Traffic Control	1	LS	$7,500.00	$7,500.00
	d	Construction Staking	1	LS	$2,500.00	$2,500.00
					Subtotal - General Conditions	**$20,000.00**
2	**Roadway Construction**					
2.1		**Roadway**				
	a.	Excavation and Backfill	1	LS	$7,500.00	$7,500.00
	b.	Sign Bases	2	EA	$2,500.00	$5,000.00
	c.	2 - eanch TAPCO RRFB Solar 65/50 Radio SOP, DS, Amber, PB, H Pole X2 (30" W11-2 Arrangement)	1	LS	$11,500.00	$11,500.00
	d.	Installation	1	LS	$10,000.00	$10,000.00
					Subtotal	**$34,000.00**
2.2		**Miscellaneous**				
	a	Thermoplsatic Cross Walk Markings	1	LS	$5,500.00	$5,500.00
	b					
	c.					
					Subtotal	**$5,500.00**
					Subtotal - Roadway Construction	**$39,500.00**
					TOTAL - Construction Costs	**$59,500.00**

******Disclaimer: Contractor responsible to confirm actual project quantities and shall include all associated costs (including incidentials not listed) in the Unit Price to complete the Work. Engineer quantity estimates are based on current plans and current information available at this time. Actual quantities and costs may change once the project elements are finalized or negotiated or due to construction market volatility, unforeseen conditions and time of construction.***

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 29 - SERIES 2025

A RESOLUTION APPROVING THE SELECTION OF MEMCOR AS THE MANUFACTURER AND SUPPLIER OF THE ULTRAFILTRATION MEMBRANE SYSTEM FOR THE MINTURN WATER TREATMENT PLANT

WHEREAS, the Town of Minturn ("Town") has the authority to enter into contracts for any lawful municipal purpose pursuant to C.R.S. § 31-15-101(1)(c); and

WHEREAS, the Town has contracted with the firm HDR to design a new Water Treatment Plant; and

WHEREAS, HDR published a Request for Proposals via Bidnet on May 16th, 2025 from qualified manufacturers and suppliers of ultrafiltration membrane systems to provide detailed design documents to be used as the basis of the concurrent water treatment plant design project; and

WHEREAS, HDR received four proposals and evaluated each proposal with respect to the weighted evaluation criteria identified in the RFP as shown in Exhibit A attached hereto.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO:

1. The Town has selected Memcor as the fixed price supplier of the ultrafiltration membrane system for the Minturn Water Treatment Plant.

INTRODUCED, READ, APPROVED, ADOPTED, AND RESOLVED this 8th day of JULY, 2025.

_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

EXHIBIT A
RESOLUTION 29-2025

June 30, 2025

Rob Gutierrez
Town of Minturn
301 Boulder St, #309
Minturn, CO 81645

RE: Membrane Equipment Preselection Proposals, Town of Minturn Council Resolution 17-2025

Dear Rob,

On behalf of the Town of Minturn, HDR published a Request for Proposals (RFP) via Bidnet on May 16, 2025. The RFP solicited proposals from qualified manufacturers or suppliers of ultrafiltration membrane systems to provide detailed design documents to be used as the basis of the concurrent water treatment plant design project. Further, membrane system suppliers were to provide a firm fixed price for supply of their equipment that is intended to be purchased by a yet to be awarded general contractor.

The proposing period closed June 20, 2025, and four proposals were received. HDR evaluated each proposal with respect to the weighted evaluation criteria identified in the RFP. The resultant scores of each proposal are identified in the following table.

Evaluation Criteria	Criteria Weight	FACT Water	MEMCOR	WesTech	Wigen
Suppliers demonstrated experience with similar projects in the Mountain and Pacific Time Zones	30%	7.5	30.0	15.0	30.0
Supplier equipment ability to fit within the proposed process area and meet the performance requirements	25%	15.0	22.5	16.9	16.3
Suppliers completeness of proposal and proposal forms	10%	5.0	10.0	7.5	7.5
Reasonableness of price proposal based on a comparison of prices among competing offerors and other available information	35%	21.0	21.0	35.0	28.0
Total Score (Maximum of 50)	100%	**48.5**	**83.5**	**74.4**	**81.8**
Proposal Pricing					
Submittals / Shop Drawings		$75,000	$95,600	$68,700	$95,000
Total (Inc'l Submittals)		$1,405,229	$1,390,100	$694,214	$1,062,000

hdrinc.com

1670 Broadway, Suite 3400, Denver, CO 80202-4824
(303) 764-1520

Neither Wigen nor Memcor took significant or meaningful exceptions to the RFP, and each provided a proposal consistent with the design criteria therein. Both are reputable suppliers actively engaged in the Colorado market for the design and supply of membrane systems. Based on the result of the weighted scoring, in addition to familiarity of Minturn operations staff, HDR recommends MEMCOR as the highest value membrane system supplier for the water treatment plant project.

Sincerely,
HDR Engineering, Inc

Jarod Limke, PE
Project Manager

Request for Proposals

Town of Minturn

302 Pine St. Minturn, CO 81645

Introduction

The Town of Minturn, Colorado ("Town") is seeking proposals from qualified organizations, individuals, and developers for the purchase conservation and/or conservation style development of two adjacent Town-owned parcels located off Notch Mountain Road, approximately one-quarter mile west of U.S. Highway 24 in Minturn, Colorado. Through this Request for Proposals (RFP), the Town aims to identify a purchaser whose vision, experience, and capacity align with the Town's goals for thoughtful land use, land conservation, habitat protection, and long-term community benefit.

Background

Commented [SH1]: Wondering if we can/should add a third paragraph here (or under property description) that hits on the natural attributes of the parcels and specifically the wildlife habitat values that have been identified?

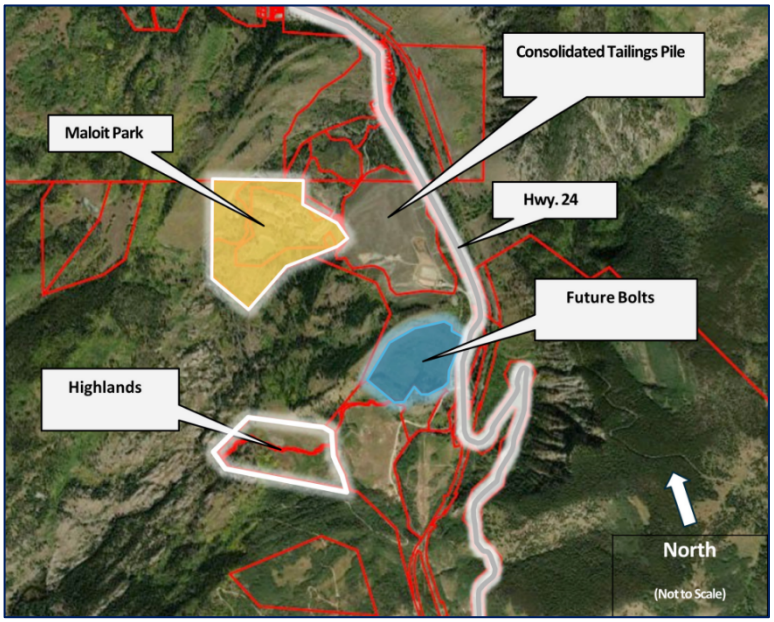
The Town is the owner of two adjacent parcels of land, commonly referred to as "The Highlands," located off Tigiwon Road, approximately one-quarter mile west of U.S. Highway 24. These parcels were conveyed to the Town as part of a legal settlement with Battle North LLC, a successor to the original Battle Mountain development, following years of litigation over unmet infrastructure commitments. The settlement was reached in 2023 and amended in 2024, whereby the Town received title to several parcels of land—valued at approximately $47 million after remediation—in lieu of the developer's obligation to fund the Town's water treatment system. "The Highlands" parcels were among the most significant properties transferred under the agreement.

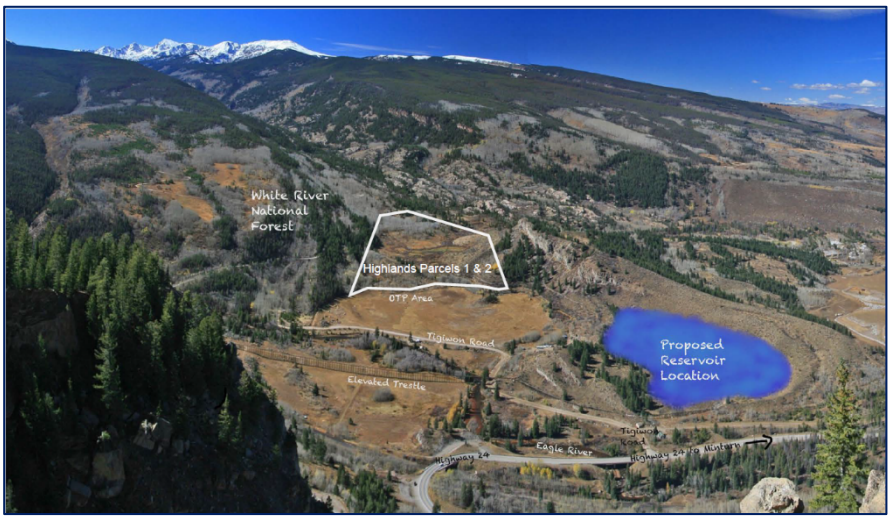
The Highlands Parcel, approximately 55 acres in size, are in the Bolts Lake area just south of Maloit Park and the Two Elk drainage, adjacent to the former Eagle Mine Superfund site. The property features a mix of forested hillsides and open meadows with native grasses, shrubs, and stands of aspen and coniferous trees. This landscape provides valuable ecological functions, particularly as part of a broader biodiversity corridor that facilitates wildlife movement through the drainage and into surrounding public lands. The area is known to support a range of species including moose, mule deer, elk, and black bear. The parcel's proximity to protected areas like the Maloit Wetlands enhances its ecological value by contributing to watershed health and habitat continuity. Although the Highlands itself is largely upland terrain, it plays a supporting role in maintaining water quality and riparian function in adjacent low-lying wetland areas. The involvement of regulatory agencies such as the U.S. Fish and Wildlife Service, along with previously conducted habitat mapping related to permitting and environmental diligence, further underscores the parcel's recognized wildlife habitat value.

Request for Proposals

Town of Minturn

302 Pine St. Minturn, CO 81645





Request for Proposals

Town of Minturn

302 Pine St. Minturn, CO 81645

Town Goals and Development Objectives

The Town of Minturn acquired The Highlands parcels with the intention of leveraging the proceeds from their sale to help offset the significant cost of constructing a new municipal water treatment plant. This facility represents the largest capital investment in the Town's history and is critical to ensuring the long-term reliability and safety of Minturn's water supply. Given the Town's small population of approximately 1,000 residents, the financial burden of this project on local ratepayers is substantial.

Additionally, the Town has performed extensive public outreach including surveys, open houses, and public hearings to better understand the community's preferences and priorities related to the use and potential sale of the Highlands Parcels. Public outreach and public hearings have focused on how the Town might balance the goal of leveraging proceeds from the potential sale of the Highlands parcels, with options that may include land conservation or a scenario that includes land conservation with limited development potential.

Accordingly, the Town seeks proposals that thoughtfully balance the following objectives:

- **Maximize the value of the land** to help fund essential public infrastructure.
- Maximizing permanent land conservation and stewardship opportunities.
- **Minimize adverse impacts** of future development on surrounding viewsheds, and environmental resources.
- **Ensure compatibility** with the Town's Comprehensive Plan, zoning code, and community character.
- **Encourage quality design** and land stewardship that align with Minturn's values, including sustainability and respect for natural surroundings.
- **Support feasible, economically viable proposals** that demonstrate readiness and capacity to proceed.

Proposals that reflect these priorities and present creative, context-sensitive solutions will receive favorable consideration during the evaluation process.

Proposal Requirements

Request for Proposals

Town of Minturn

302 Pine St. Minturn, CO 81645

All proposals submitted in response to this RFP must be complete and clearly organized. Submissions should demonstrate the proposer's qualifications, financial capacity, and vision for the development of The Highlands parcels. The Town reserves the right to reject any proposal that fails to meet the requirements outlined below.

1. **Cover Letter**
    - Name, mailing address, email, and phone number of the proposer or principal entity
    - Brief statement of interest and intent
    - Signature of an authorized representative
2. **Executive Summary**
    - Overview of the proposed development concept
    - Key components of the proposal, including intended land use(s), development scale, estimated timeline, and purchase offer
    - Summary of anticipated benefits to the Town and community
3. **Purchase Offer**
    - Proposed purchase price for the property
    - Transaction terms, including any contingencies (e.g. due diligence, financing, and rezoning)
    - Proposed timeline for contract execution, due diligence, and closing
    - Earnest money deposit (if proposed)
4. **Development Concept**
    - Narrative description of the intended development, including uses, scale, and general design intent
    - Conceptual site plan and any preliminary building layouts or illustrations (if available)
    - Description of infrastructure and utility needs or assumptions
5. **Alignment with Town Goals**
    - Explanation of how the proposals supports the Town's objectives, including:
        - Financial return to support public infrastructure
        - Land conservation and habitat preservation
        - Compatibility with surrounding development and environmental features
        - Contribution to community character and long-term public benefit

6. **Development Team and Qualifications**
    - Description of the development entity or consortium
    - Identification of key team members (developer, architect, engineer, etc.)
    - Relevant experience and past projects, including references
7. **Financial Capacity**
    - Evidence of financial ability to complete the acquisition and proposed development
    - Sources of capital and financing strategy
    - Description of any requested public incentives or assistance
8. **Project Timeline**
    - Estimate schedule for:
    - Entitlements or zoning changes
    - Design and permitting
    - Construction commencement and completion
    - Phasing plan
9. **Community Engagement Strategy**
    - Approach to engaging local residents early and meaningfully to understand community concerns, values, and priorities.
    - Methods for consulting relevant state agencies such as the Colorado Department of Public Health and Environment (CDPHE), Colorado Parks and Wildlife (CPW), or the Colorado Department of Transportation (CDOT), especially if the project involves environmental permitting, traffic impacts on adjacent public lands.
    - Methods for documenting public input and describe how feedback has been incorporated into the project design or phasing
10. **Additional Information**
    - Any unique or value-added components of the proposal
    - Legal disclosures, including potential conflicts of interest

Evaluation Criteria

Proposals will be evaluated by a selection committee based on the following criteria and associated weights. Each proposal may receive a maximum score of **100 points**. The Town

reserves the right to conduct interviews, request additional information, or enter into negotiations with one or more proposers.

Evaluation Criteria	Points	Description
1. Purchase Offer and Transaction Terms	25	Strength and clarity of the financial offer; structure and timing of the proposed transaction; readiness and ability to close.
2. Alignment with Town Goals	20	Degree to which the proposal reflects the Town's goals, including support for public infrastructure, land use compatibility, and environmental values.
3. Development Concept and Feasibility	15	Quality and appropriateness of the proposed use, site layout, design intent, and implementation strategy.
4. Qualifications and Experience	10	Demonstrated experience with similar projects; strength and track record of the development team.
5. Financial Capacity	10	Evidence of sufficient capital, financial backing, and financing plan to complete acquisition and development.
6. Community and Stakeholder Engagement	10	Quality and inclusiveness of engagement approach with residents, County and State agencies, and other stakeholders.
7. Schedule and Readiness to Proceed	10	Realistic and timely development timeline; minimal barriers to commencement.

Scoring Notes:

- Proposals must achieve a **minimum of 70 points** overall to be considered for final negotiation.
- The highest-ranked proposal may not necessarily be selected if the Town determines that another proposal offers superior long-term benefit.
- The Town reserves the right to waive minor irregularities and reject any or all proposals.

Request for Proposals

Town of Minturn

302 Pine St. Minturn, CO 81645

Instructions for Proposers

Submission Deadline

All proposals must be received by October 3rd, 2025 at 4:30 p.m. Mountain Standard Time.

Submission Method

Proposals must be submitted electronically, preferably in a single PDF file format, via email to the following addresses:

- Manager@minturn.org
- Planner1@minturn.org

For files too large for email, please send a link from which the proposal can be downloaded. If you do not receive a confirmation email that your proposal has been received, please contact the Town to request confirmation of receipt.

Questions and Clarifications

All questions regarding this RFP must be submitted in writing (via email) by August 15th, 2025 at 4:30 p.m. Mountain Standard Time. Please email questions to Madison Harris, Town Planner, at Planner1@minturn.org.

A summary of questions and responses will be distributed via email or posted on the Town's website by August 22nd, 2025.

Pre-Submission Site Visit

Potential respondents are encouraged but not required to attend a pre-submission site visit to familiarize themselves with the property and its context. The Town will hold site visits on the following dates:

July 29th, 2025 at 10:00 a.m.

August 14th, 2025 at 9:00 a.m.

August 25th, 2025 at 2:00 p.m.

September 10th, 2025 at 1:00 p.m.

Request for Proposals

Town of Minturn

302 Pine St. Minturn, CO 81645

Please register with the town for a site visit at least seven days in advance of the date of the visit by contacting Madison Harris at Planner1@minturn.org. If the Town does not receive any registrants for a scheduled event, the Town will cancel the visit. The Town reserves the right to modify or cancel the scheduled visits.

RFP Schedule

Milestone	Date
RFP Release	[Insert Date]
Deadline for Questions	[Insert Date]
Responses to Questions Issued	[Insert Date]
Proposals Due	[Insert Date and Time]
Review and Evaluation Period	[Insert Date Range]
Interviews (if applicable)	[Insert Date Range]
Final Selection and Negotiation	[Insert Date]

Terms and Conditions

1. **Reservation of Rights**

    a. The Town of Minturn reserves the right to:
    b. Reject any or all proposals for any reason, including those that are incomplete or non-responsive;
    c. Waive informalities, technical defects, or minor irregularities in any proposal;
    d. Modify or cancel this RFP at any time without prior notice;
    e. Negotiate with one or more proposers, including terms and conditions different from those set forth in this RFP;
    f. Postpone the proposal due date or any other deadlines;
    g. Request additional information or clarifications from any proposer;
    h. Conduct interviews or site visits with any proposer at the Town's discretion;

i. Select a proposal that, in the Town's sole judgment, best serves the public interest—even if it is not the highest financial offer.

2. **No Obligation to Award**

   Issuance of this RFP and receipt of proposals do not obligate the Town to enter into any agreement or to convey the subject property. The Town shall bear no liability for costs incurred by proposers in the preparation or submission of proposals or participation in the RFP process.

3. **Property Condition**

   The property is offered **"as-is, where-is"** with no warranties or representations of any kind by the Town. It is the responsibility of the proposer to conduct all necessary due diligence prior to acquisition, including title review, environmental assessments, and physical inspections.

4. **Confidentiality**

   Proposals submitted in response to this RFP are considered public records under the Colorado Open Records Act (CORA), C.R.S. § 24-72-201 et seq. Confidential or proprietary information should be clearly identified in the proposal, but the Town cannot guarantee nondisclosure.

5. **Legal Compliance**

   All proposers must comply with applicable federal, state, and local laws, rules, and regulations, including but not limited to land use and zoning codes, environmental regulations, and public contracting requirements.

6. **Non-Discrimination**

   The selected proposer shall not discriminate against any person on the basis of race, color, national origin, religion, sex, sexual orientation, gender identity, age, disability, or any other protected class in connection with the proposed project.

7. **Proposal Ownership**

   All proposals become the property of the Town of Minturn upon submission and will not be returned. The Town may retain copies of all documents for official records.

8. **Cost of Preparation**

   The Town is not responsible for any costs incurred by a proposer in connection with the preparation, submission, or presentation of a proposal. All costs are the sole responsibility of the proposer.

9. **Indemnification**

   By submitting a proposal, the proposer agrees to indemnify, defend, and hold harmless the Town of Minturn, its officers, employees, agents, and representatives from and against any and all claims, damages, losses, liabilities, costs, and expenses (including reasonable attorney's fees) arising out of or related to:

   - The proposer's participation in the RFP process;
   - Any inaccurate representations or warranties contained in the proposer's submission;
   - Any action or inaction by the proposer or its agents in connection with the proposal, negotiation, or potential acquisition and development of the property;
   - Any failure by the proposer to comply with applicable laws, rules, or regulations.

   This obligation shall survive the conclusion of the RFP process, whether or not the proposer is selected or enters into a subsequent agreement with the Town.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

June 30, 2025

Mr. Earle Bidez, Mayor
Minturn Town Council
PO Box 309
Minturn, CO 81645

Re: Taylor Ave Reconstruction
Response to Questions - June 4, 2025, Council Meeting.
Project No. 24-0060

Dear Mr. Bidez:
The Council raised several questions regarding the estimated cost and feasibility of several options to the Taylor Avenue reconstruction project at the June 4, 2025, Town Council meeting. Please note the following estimated costs were prepared without detailed engineering or contractor input and need to be used with caution as they represent only a *Rough Order of Magnitude (ROM):*

Executive Summary:

Estimated cost to reconstruct Taylor Ave.:

Reconstruct roadway in place	$850,000
Adding 4 foot wide concrete pan increases the cost $190,000:	$1,040,000
Adding 4 foot wide asphalt drainage increases the cost $110,000:	$960,000

Delete pavement reconstruction from Lions Lane to Minturn Road:

Savings for deleting the serviceable portion of Taylor from the project:	$85,000

Improve the Taylor Avenue/Minturn Road Intersection:

Reroute Taylor through Town Tract C:	Not recommended.
Add pedestrian island at intersection:	$32,000

Remove "Hump" in Taylor:

Regrade Taylor to remove "hump" in road:	Not recommended.
Add fill to reduce the grade above Lions Lane:	$50,000

Add speed dips (4 @ $5,000 each)	$20,000
Reconstruct Minturn Road from Taylor Avenue to Railroad Crossing:	$320,000

Action Item:
Provide direction for the alternatives to be included in the design of the Taylor Avenue reconstruction.

Details and descriptions of the response to questions:
The estimated costs presented below are "Rough Order of Magnitude" (ROM) estimates. ROM estimates are prepared without complete engineering or contractor input and must be used with caution.

30 BENCHMARK RD STE 216 I PO BOX 978 I AVON, CO 81620
970.949.5072 I info@inter-mtn.net

Estimated Cost to reconstruct Taylor Avenue:

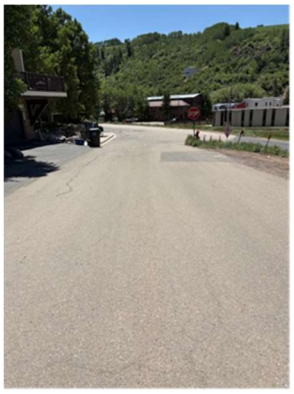
Detailed ROM estimates for the reconstruction of Taylor Avenue were provided for the June 4 Council Meeting. The estimates are based on the unit costs Minturn North received for Minturn Road and assumes reconstruction extending from the intersection of Taylor Avenue and Minturn Road to the north end of Lot 12 of the Taylor Addition (586 Taylor), the end of the public right of way.

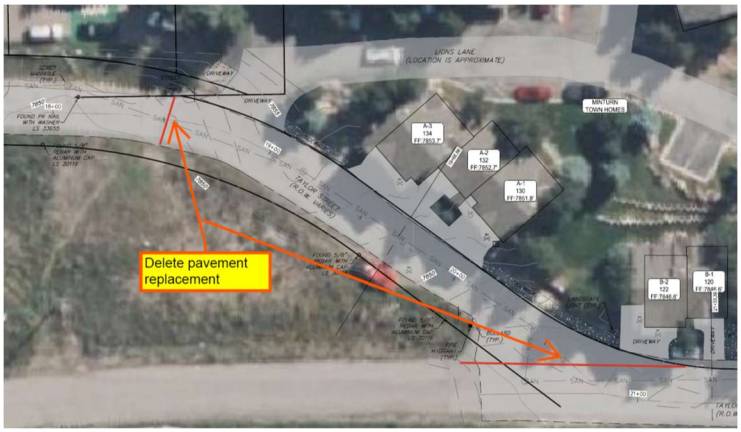
Reconstruction of roadway in place	***$850,000***
Adding 4 foot wide concrete pan increases the cost $190,000:	***$1,040,000***
Adding 4 foot wide asphalt drainage increases the cost $110,000:	***$960,000***

Action Item:
Provide direction if a drainage pan will be included.

Delete Pavement replacement from Lions Lane to Minturn Road:

The Council noted the pavement between Lions Lane and Minturn Road is in better condition than upper Taylor and asked the estimated savings if this portion of the project were to be deleted. Based on our visual observation, this section of the street appears newer than the upper portions of Taylor; no alligator cracking was observed and cracks in the asphalt have been filled. Provided with continued maintenance this section of Taylor should have several years of service life remaining.



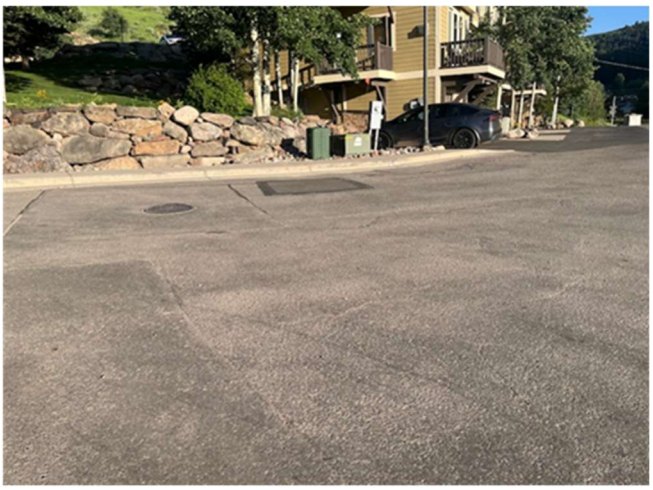


The savings for deleting this portion of the project is approximately $85,000.
Action Item:
Provide direction if repaving from Lions Lane to Minturn Road is to be excluded from the project.

Improve the Taylor Avenue/Minturn Road Intersection:
The significant issues with the intersection of Taylor Avenue and Minturn Road include a sharp "Skew angle" and a grade which exceeds the 4% allowed by the Minturn Municipal Code (MMC). Minturn North studied relocating the intersection to the north along Minturn Road. This relocation requires dividing Tract C, which Council has been reluctant to consider, and raises a number of design issues.

We recommend deferring this idea until it can be studied as part of planning Tract C.
Action Item:
None – we recommend deferring this study.

Removing a triangle of asphalt at the south side of the intersection, while not code compliant, could be a short term solution to encourage drivers to make true right and left turns. The existing curb, gutter & walk could be reconfigured to create a pedestrian refuge island.



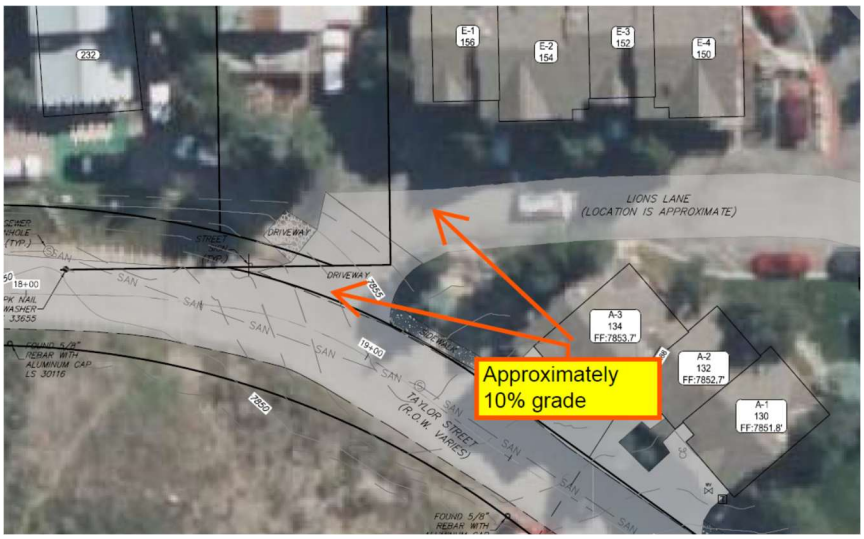
The estimated cost for constructing an island is $32,000.

Action Item:
Provide direction regarding the Taylor Avenue/Minturn Road intersection.

"Shaving off the hump" in Taylor:
The question was asked if Taylor Avenue could be reconstructed to "shave off the Hump". The "Hump" is the crest of a hill located at the intersection of Taylor and Lions Lane. Please refer to the attached profile drawing of Taylor. Reconstructing Taylor to remove the crest of the hill will lower the intersection and create several issues for Lions Lane:

- Lowering the intersection will increase the slope of Lions Lane which currently intersects Taylor at nearly a 10% slope, exceeding the 4% allowed by the MMC.
- Residents of Minturn Towne Homes report vehicles slide through the existing intersection in inclement weather conditions. Lowering the intersection without reconstructing Lions Lane will steepen the intersection and make the problem worse.

- Reconstruction of Lions Lane will lower the roadway in front of Building E. This will steepen the access driveway to each garage and may render some driveways unusable.



Please note the steep driveways entering Building E.

We do not recommend lowering the intersection.
Action Item:
None – we do not recommend lowering Taylor at this intersection.

<u>Add fill to reduce the grade above the "Hump":</u>
A question was raised if Taylor Avenue could be raised to reduce the "Hump". We reviewed adding fill to raise the road above the Lions Lane intersection. Placing 2-3 feet of fill above the Lions Lane intersection would improve sight distance by essentially eliminating the crest in the road. Please refer to the attached profile drawing of Taylor. While this concept eliminates the depression, leaving a portion of the low area will still improve sight distance and reduce costs. Coordination and cooperation of the adjacent property owners will be required as reconstruction of short segments of driveways may be required.

Estimated cost to raise this section of Taylor is $50,000.
Action Item:
Town to decide if and how much additional cost is warranted.

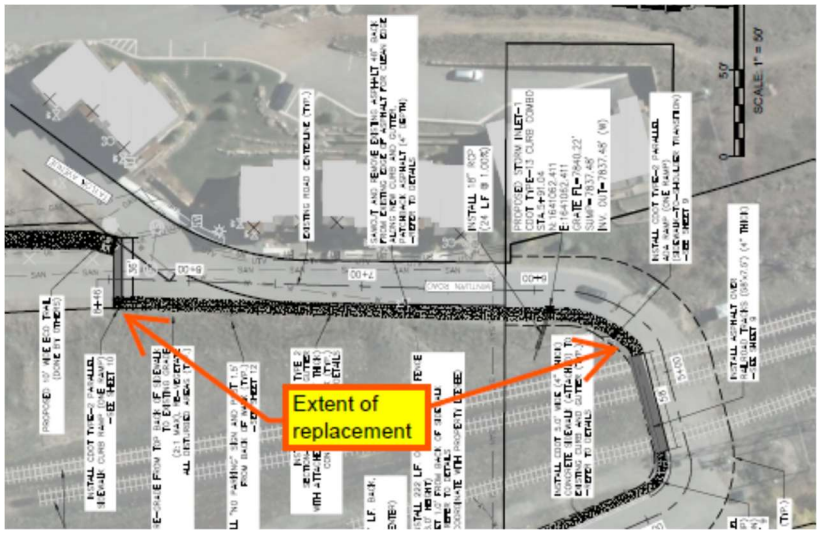
Add Speed Dips;
Residents suggested using speed dips similar to what is used in Eagle. Here are some pictures from Eagle:

The cost to add these speed dips is approximately $5,000 each – total cost for 4 is $20,000.
Action Item:
Town to decide if the additional cost for speed dips is warranted.

Reconstruct Minturn Road from Taylor Avenue to Railroad Crossing:
This item is not specifically part of the Taylor improvements and intertwined with the Main Street Pedestrian Improvements. We were asked for a rough estimate of the cost to reconstruct the roadway from the Taylor Intersection to the railroad tracks and include the raised sidewalk.

June 30, 2025

Mr. Earle Bidez, Mayor
Minturn Town Council
Re: Taylor Ave Reconstruction
Response to Questions - June 4, 2025, Council Meeting.
Project No. 24-0060



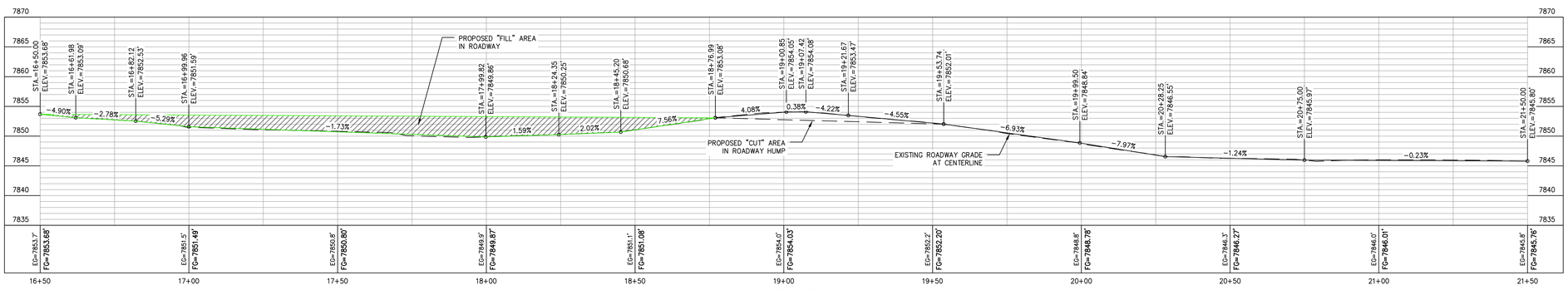
The estimated cost for reconstructing Minturn Road from Taylor to the railroad tracks is $320,000.
Action Item:
Town to decide if the additional cost is warranted.

We are requesting Council direction for the action items to proceed with preparing the design and construction documents.

Thank you,
Inter-Mountain Engineering

Jeffery M. Spanel PE

CC: Rob Guiterez, Cindy Krieg, Madison Harris, Brad Stempihar



ROAD CENTERLINE PROFILE
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=10'

0 20' 40'
SCALE: 1" = 20'

NO.	DATE	REVISION	BY

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors
30 BENCHMARK RD., STE 216, P.O. BOX 978, AVON, CO 81620
PH: (970)949-5672 | EMAIL: INFO@IMENTERPRISES.NET

CLIENT: TOWN OF MINTURN

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ROADWAY IMPROVEMENTS

TAYLOR AVE. STREET IMPROVEMENTS
TOWN OF MINTURN
EAGLE COUNTY, COLORADO

DESIGNED BY:	BPS
DRAWN BY:	BPS
CHECKED BY:	JMS
DATE ISSUED:	6/30/25
PROJECT NO.	24-0060
SHEET NO.	1

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Town of Minturn
301 Boulder St #309
Minturn, CO 81645
970-827-5645
council@minturn.org
www.minturn.org

FUTURE MEETING AGENDA ITEMS

Below reflects proposed topics to be scheduled at future Town Council meetings and is informational only. Dates and topics are subject to change.

July 16, 2025

- Motion to Accept the FY2024 Audit
- Ordinance __ (First Reading) - An Ordinance Authorizing an Encroachment Agreement for 501 Pine St.
- Ordinance __ - Series 2025 (First Reading) – An Ordinance Approving an updated franchise agreement with Xcel Energy

August 6, 2025

- Joint Work Session with Planning Commission (to include a discussion regarding the Town's current housing action plan and current community housing requirements in context to the Minturn Forward zoning code update)
- Ordinance __ (First Reading) - An Ordinance Adopting the 2024 Model Traffic Code (with Amendments) – Legal/Krieg
- Ordinance __ - Series 2025 (Second Reading) – An Ordinance Approving an updated franchise agreement with Xcel Energy
- Ordinance __ (Second Reading) - An Ordinance Authorizing an Encroachment Agreement for 501 Pine St.

August 20, 2025

- Ordinance __ (Second Reading) - An Ordinance Adopting the 2024 Model Traffic Code (with Amendments) – Legal/Krieg

Dates to be Determined / Long Term Scheduling:

- Holy Cross Energy Transmission Line – Discussion and Next Steps (Late Summer 2025)
- Adoption of the updated Regional Housing Authority Action Plan
- Traffic Calming
- Golf Cart Discussion