



Agenda

Planning Commission Regular Meeting | 5:30 PM

Wednesday, July 9, 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/84473205668>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 844 7320 5668

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 Madison Harris, Planner 1, 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. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

4. Approval of Minutes

A. June 25, 2025

5. Declaration of Conflicts of Interest

6. Public Comment

Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Planner. Those who are speaking are requested to state their name and address for the record.

7. Special Presentations

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

8. Design Review and Land Use Public Hearings

- A.** 532 Main Street - Changes to Approved Plans

9. Discussion / Direction Items

- A.** Minturn Forward: Land Use Code Update Zone District Discussion (Civic, Federal Lands, Railroad - Right-of-Way/Transportation, Recreation & Open Space, R1, R2, and R3)

10. Staff Reports

11. Planning Commission Comments

12. Future Meetings

- A.** July 23, 2025
- B.** August 6, 2025 - Joint Work Session
- C.** August 13, 2025

13. Adjourn



Agenda

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Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Planner 1, prior to the meeting and will be included as part of the record.

1. Call to Order

Lynn Teach called the meeting to order at 5:30 p.m.

2. Roll Call and Pledge of Allegiance

Planning Commission Chair Lynn Teach, and Planning Commission Members Jeff Armistead, Michael Boyd, and Amanda Mire.

Staff Members Present: Town Manager Rob Gutierrez, Planning Director Scot Hunn, and Planner II Madison Harris.

Note: Eric Rippeth and Darell Wegert are excused absent.

3. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

Motion by Amanda M., second by Jeff A., to approve the agenda as presented. Motion passed 4-0.

Note: Eric R. and Darell W. are excused absent.

4. Approval of Minutes

A. June 11, 2025

Motion by Michael B., second by Amanda M., to approve the minutes of June 11, 2025 as presented. Motion passed 5-0.

Note: Eric R. and Darell W. are excused absent.

5. Declaration of Conflicts of Interest

No conflicts of interest.

6. Public Comment

Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Planner. Those who are speaking are requested to state their name and address for the record.

No public comment.

7. Special Presentations

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

8. Design Review and Land Use Public Hearings

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

Madison H. introduced the agenda item. 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 plans show a two-story, garage addition with a maximum building height - measured to the midpoint of the roof - of 23 feet 11 inches under the maximum allowable 28-foot limit within the Old Town Mixed-Use Zone District. 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. A portion of the lot is covered by an access easement that services 302, 308, and 322 Main Street and 304, 344 and 382 Eagle River Street. While the total lot area is 5,579 sq. ft., because of the access easement that encumbers the lot, the useable or affective lot area is 4,938 sq. ft. As such, staff demonstrated building and impervious coverage percentages and snow storage based on each lot area (total and effective) in order to be as transparent as possible. On that note, in order to hopefully preemptively answer some questions, the Minturn Municipal Code provides the following definition for setback. *Setback* means the distance required between the face of a building and the lot line opposite that building face, measured perpendicularly to the building. Staff has provided copies of the Amended Final Plat from 2006 which shows that even though there is an access easement, no parcel of land was conveyed to the Town and the property lines were not amended. As such, staff has measured setbacks according to the code i.e. from the property line, not the edge of the easement. The Town Engineer has reviewed and concurs with staff that this is an easement. The Town Engineer has also provided comments in the letter attached to the staff report. 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. 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.

Amanda M. asked staff to clarify what was considered rear and side setbacks.

Michael B. has concerns with how close the building is to the perceived road and how this impacts clear vision. Should look at future conversations regarding Minturn Forward to correct this in the future.

Lynn T. asked who benefits the easement.

- Scot H. said it isn't clear, but prescriptively it's been used for all of those properties it touches.

Amanda M. asked about the rear parking spot in the driveway and clarifies that it doesn't hang out into the easement.

- Madison H. states that it does not.

Lynn T. asked who owns the easement and who maintains it.

- Woody Woodruff, 344 Eagle River St., Applicant.
He laid out the easement and it's entirely on his and Lynn's properties. Woody has a deal with Arnold that they maintain the street, but Arnold plows it. Woody stores the snow on his property.

Robert Creasy, 453 Pine St., Representative.

Addressed the clear vision comment that line of sight is affectively given due to the curve of the easement.

Public comment opened.

Ernesto Atencio, 1013 Mountain Drive

Wants to make sure that nothing is being built over the road.

Gloria Trujillo, 382 Eagle River Street.

The trash company does not go all the way down the street, but there is no way that emergency vehicles can get back there.

Mr. Woodruff said that this easement was approved by the Fire District.

Mr. Atencio asked if someone else buys the property can the road be shut off.

- The answer was no.

Loretta Atencio, 1013 Mountain Drive

Main concern is the access. If this is truly safe great, but is there official documentation that this has been approved.

- Yes, there is an Amended Final Plat which shows the easement.

Ms. Trujillo stated that they had a friend come by to plow for them back there and his big tractor was not able to get back there. Showed where the pinch point was and it is past the corner.

Public comment closed.

Mr. Creasy pointed out that because the pinch point is past their property this proves that emergency vehicles can get around the corner in question as pertains to the DRB application.

Jeff A. would like to see the Amended Final Plat updated to say private alley instead of public alley. Would like to see the pinch point cleaned up.

Motion by Michael B., second by Jeff A., to approve 302 Main Street – Addition to a Single Family Residence with conditions. Motion passed 4-0.

Note: Eric R. and Darell W. are excused absent.

1. The Applicant shall address all comments in the Town Engineer's letter dated

June 10, 2025 prior to building permit issuance.

B. 0020-0022 Abby Road - New Duplex Residence

Madison H. introduced the agenda item. 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 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. 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. All building, impervious, and setback restrictions are respected. Staff would like to make note that the staff report accidentally says that the front setback is 6+ feet when in actuality it is over 19 feet. Snow storage is adequate is 210 square feet. Staff is recommending approval of the plans.

Amanda M. asked for clarification on when the duplex becomes two separate units.

- Scot H. said that it is when the party wall is built the surveyor can shoot the line.

Public comment opened.

No public comment.

Public comment closed.

Motion by Jeff A., second by Amanda M., to approve 0020-0022 Abby Road – New Duplex Residence as presented. Motion passed 4-0.

Note: Eric R. and Darell W. are excused absent.

9. Discussion / Direction Items

10. Staff Reports

A. Manager's Report

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.

11. Planning Commission Comments

Jeff A. said that tomorrow is the first concert series and it is the 101st Army Country Band.

Amanda M. thanked staff for doing the Open Houses.

12. Future Meetings

A. July 9, 2025

Michael B. won't be here.

B. July 23, 2025

13. Adjourn

Motion by Jeff A., second by Michael B., to adjourn the regular meeting of June 25, 2025 at 6:59 p.m. Motion passed 4-0.

Note: Eric R. and Darell W. are excused absent.

Lynn Teach, Commission Chair

ATTEST:

Scot Hunn, Planning Director



Design Review Board Hearing

Final Plan Review for New Home – Changes to Approved Plans

532 Main Street

Hearing Date:	July 9, 2025
File Name and Process:	Single-Family Residence Changes to Approved Plans Review
Owner/Applicant:	Ken & Patty Halliday
Representative:	Tobin Smith, Tobin Smith Architect
Legal Description:	Section: 26 Township: 5 Range: 81 PCLIN SE1/4SW1/4 Subdivision: BOOCO 2ND Block: 3 Lot: 3
Address:	532 Main Street
Zoning:	Old Town Character Area – Residential Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	Approval

Staff Report

I. Summary of Request:

Staff has underlined within the text of this report those items that changed since approval.

The Applicants, Ken and Patty Halliday, request Final Plan review of changes to approved plans for a new, four-bedroom, 5,169 (gross) square foot (originally 6,597 gross square feet and then modified to 5,508 gross square feet) single-family residence located at 532 Main Street in the Old Town Residential Zone District. The Applicant's representative, Tobin Smith, has been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans

The plans show a two- to three-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet 3 ¾ inches (originally 27 feet 9 inches), under the maximum allowable 28-foot limit within the Old Town Residential 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.

The plans show the ground level with the garage, primary living area, and master bedroom, the upper level no longer has a game room which could double as a bedroom and instead just a loft area, and the lower level has the three remaining bedrooms one of which is slated to be a craft studio. Parking is adequate, with four off-street spaces, two of which are provided within the garage and two in front of the garage.

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 changes to approved plans for a new 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 532 Main Street meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

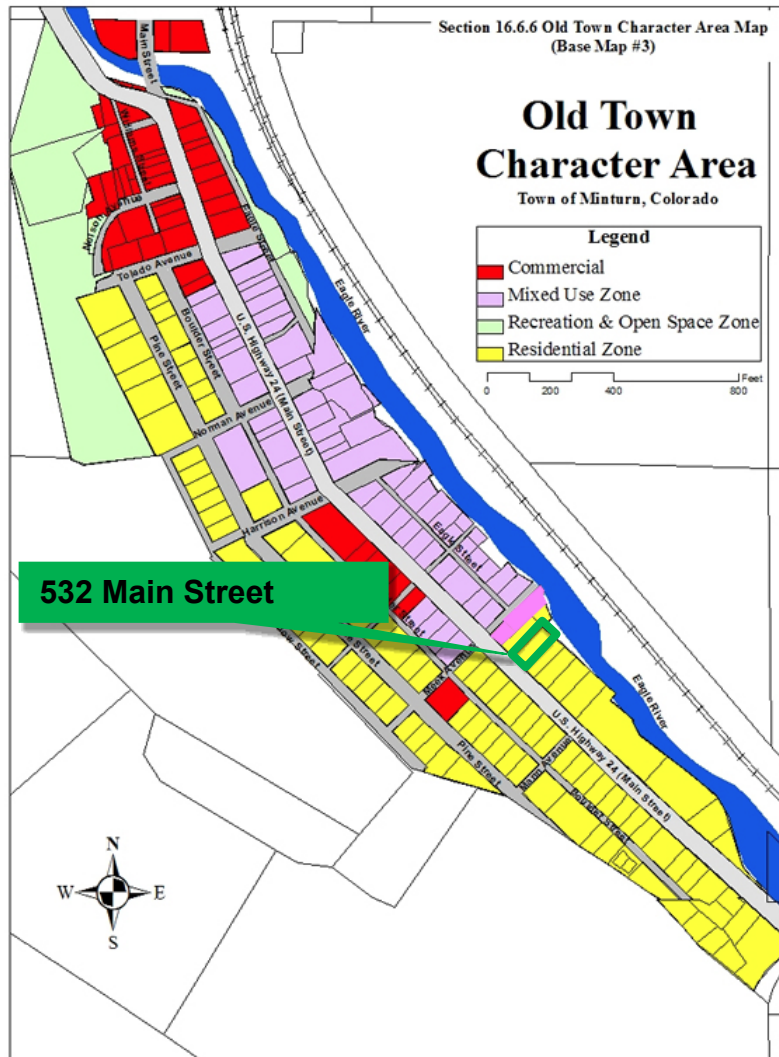
Zoning

The subject property is located within the “Old Town Character Area” Residential Zone District, described as follows:

- (a) The neighborhood is bisected by Highway 24 and is **characterized by single-family residences** with a mix of business and institutional uses. **The residences are typically one (1) and two (2) stories**, with outbuildings and minimal setback between structures.*
- (b) **The purpose of this zone is to provide for continued residential use** and redevelopment that preserves the unique character and scale of the neighborhood. **An objective is to retain the historically residential areas as quiet and safe neighborhoods** while allowing for limited home-based occupations and home-based businesses to encourage permanent residency. This area can accommodate reasonable growth where land and services are available.*

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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 to Sections 16-2-40. - *General lot requirements and dimensional standards* and 16-16-20 – *Parking Required for Residential and Lodging Uses*.

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	5,000 sq. ft.	8,640.8 sq. ft. (.198 ac.)
Maximum Building Height:	28 feet	27 feet – 3 ¾ inches
Minimum Front Setback:	10 feet	<u>42 feet 9 inches</u> (previously 44 feet 9 inches)
Minimum Side Setback:	5 feet	5 feet

Minimum Rear Setback:	10 feet (to property line) 30 feet (to high water mark)	10+ feet (to property line) 30+ feet (to high water mark)
Maximum Lot Coverage:	45% (3,888.36 sq. ft.)	<u>2,830 sq. ft. (32.75%) Proposed</u> Originally 3,260 sq. ft. (37.73%)
Maximum Impervious Coverage:	55% (4,752.44 sq. ft.)	<u>4,733 sq. ft. (54.78%) Proposed</u> Originally 4,743 sq. ft. (54.89%)
Minimum Snow Storage Area:	5% of Lot Area (8,640.8 sq. ft. x .05 = 432.04 sq. ft.)	<u>441 sq. ft.</u> Originally 507 sq. ft.
Parking:	3 spaces	4 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

There are no new items of note.

VI. Staff Recommendation:

Staff suggests that the Changes to Approved Plans for 532 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** of the plans.



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:

Eagle River Residence

Project Location

Street Address: 532 Main St. Minturn, CO 81645

Zoning: single-family residence

Parcel Number(s): 201908667 & 201802728

Application Request:

Approval of the revised architectural design for this proposed single-family residence

Applicant:

Name: Tobin Smith (Tobin Smith Architect)

Mailing Address: 2201 San Pedro Ave. San Antonio, TX 78212

Phone: 210-817-4744

Email: tobin@tobinsmitharchitect.com

Property Owner:

Name: Patty and Ken Halliday

Mailing Address: 5150 Broadway #615 San Antonio, TX 78209

Phone: 210-867-1514

Email: khalliday62@gmail.com

Required Information:

Lot Size: 8,640.8 sq ft	Type of Residence (Single Family, ADU, Duplex) Single Family	# of Bedrooms 4	# On-site Parking Spaces 4
# of Stories: 2	Snow storage sq ft: 478 sq ft	Building Footprint sq ft: 2,830 sq ft	Total sq ft Impervious Surface: 4,733 sq ft

Signature:

Tobin Smith

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 siting 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.



TOBIN SMITH ARCHITECT

EAGLE RIVER RESIDENCE

Letter of Intent – changes are highlighted

23 June 2025

Eagle River Residence is a proposed single-family home for Patty and Ken Halliday, current Minturn residents. This structure would replace an existing single-family structure and detached shed currently on the site. A notice of intent to demolish these structures was previously filed and notice posted; the structures were not nominated for historic status.

The design of Eagle River Residence will allow Patty and Ken to live primarily on one level giving them confidence that they can enjoy this home for years to come. A lower level, hidden from the street, contains bedrooms and bathrooms to accommodate their grown children as well as young grandchildren, when they visit. A game room, bathroom and balcony above the garage were eliminated, the garage grew two feet toward Main Street, and the gable at this end of the home was lowered approximately five feet and unified with the gable over the river-facing great room. The scale and roofline are compatible with other single-family residential structures in town and on adjacent properties.

Located approximately forty-three feet from the front property line, significantly beyond the ten-foot setback line, the home is sited to continue the pattern of development established by the adjacent houses. This larger buffer space accommodates both parking and plantings. A flagstone walkway flanked by five new Aspen trees and native grasses connects the sidewalk and driveway to the welcoming entry porch, a design element that reinforces Minturn's architectural character and neighborliness. The architectural design accommodates four on-site parking spaces with snow storage conveniently located adjacent to the driveway and flagstone entry walkway.

The exterior palette includes vertical wood siding, dry-stacked stone, and metal roofing [corrugated or standing seam tbd] – materials utilized throughout town on both historic and contemporary structures. Oxidized steel accents, touches of warm wood tones, and bronze window and door cladding complete the grouping of materials. The varied tones and textures will connect Eagle River Residence with the town's fabric and history.

Last, the amended final plat has been completed and the upper-level deck encroachment agreement with Eagle River Water & Sanitation District was approved, signed and filed.

No variances are needed or requested.



EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

Patty + Ken Halliday

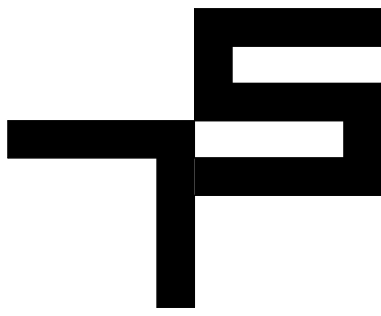
DESIGN REVIEW PACKAGE

23 JUNE 2025

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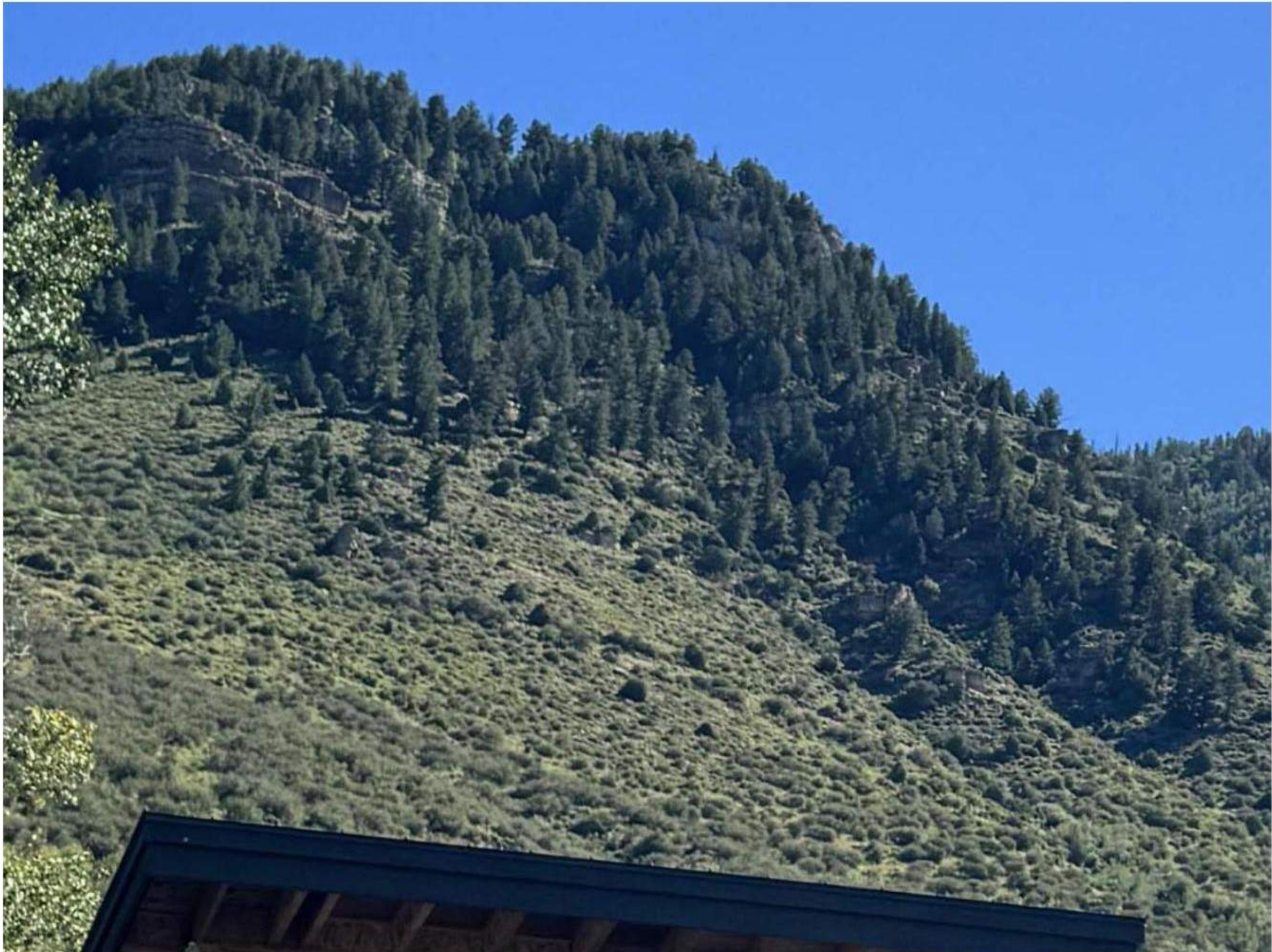
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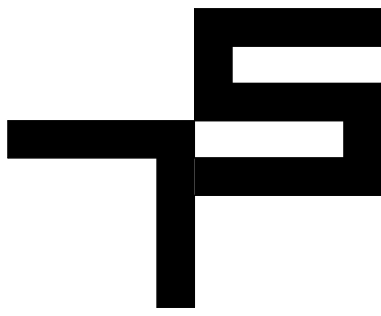
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SITE PHOTOS -
SUMMER

G003





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COLORADO
COLORS

G004





A CORRUGATED METAL ROOFING-
OXIDIZED



B WOOD EAVES / SOFFIT - BLOND



C WINDOW + DOOR CLADDING -
BRONZE



D WOOD SIDING - GREY



E CORRUGATED METAL SIDING -
OXIDIZED



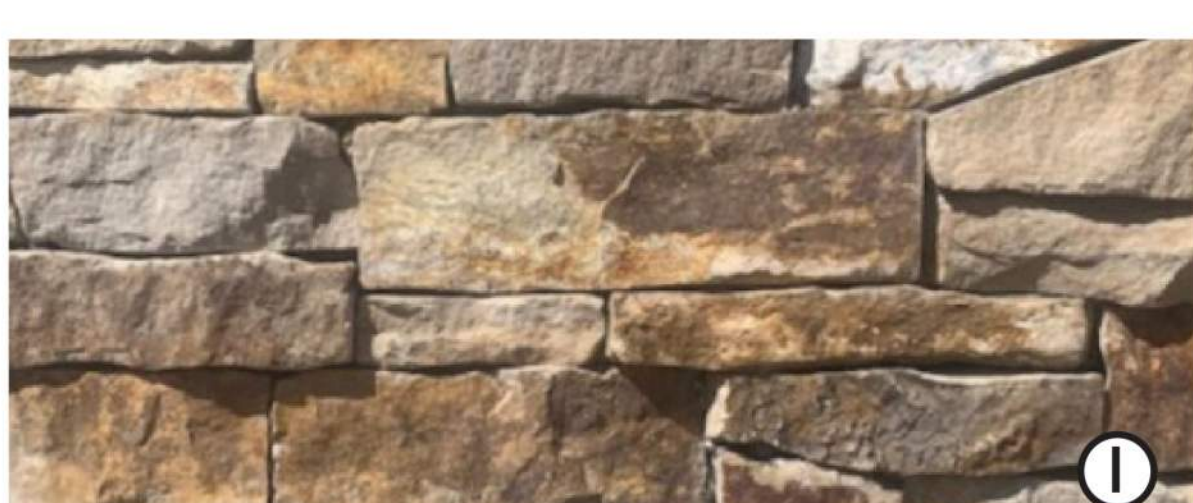
F FLAT BAR FRAME + WOVEN
WIRE MESH INFILL - OXIDIZED



G PAINTED STEEL STRUCTURE -
BRONZE



H FLAGSTONE PAVING / WALL
CAP - SEBASTIAN



I STONE VENEER - TELLURIDE
GOLD



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**EXTERIOR
MATERIALS**

G005

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1 CURRENT - AERIAL LOOKING NORTH



2 CURRENT - AERIAL LOOKING EAST



3 PREVIOUS - AERIAL LOOKING NORTH



4 PREVIOUS - AERIAL LOOKING EAST



1 AERIAL - LOOKING NORTH



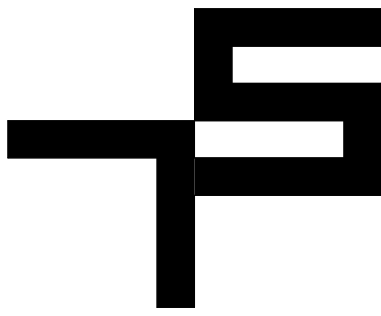
2 AERIAL - LOOKING WEST



3 AERIAL - LOOKING EAST



4 AERIAL - LOOKING SOUTH



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3D VIEWS

3D-03

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3D VIEWS

3D-04



1 FRONT VIEW - NORTH



2 FRONT VIEW - EAST



3 FRONT VIEW - GARAGE



4 FRONT VIEW - WALKWAY



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3D VIEWS

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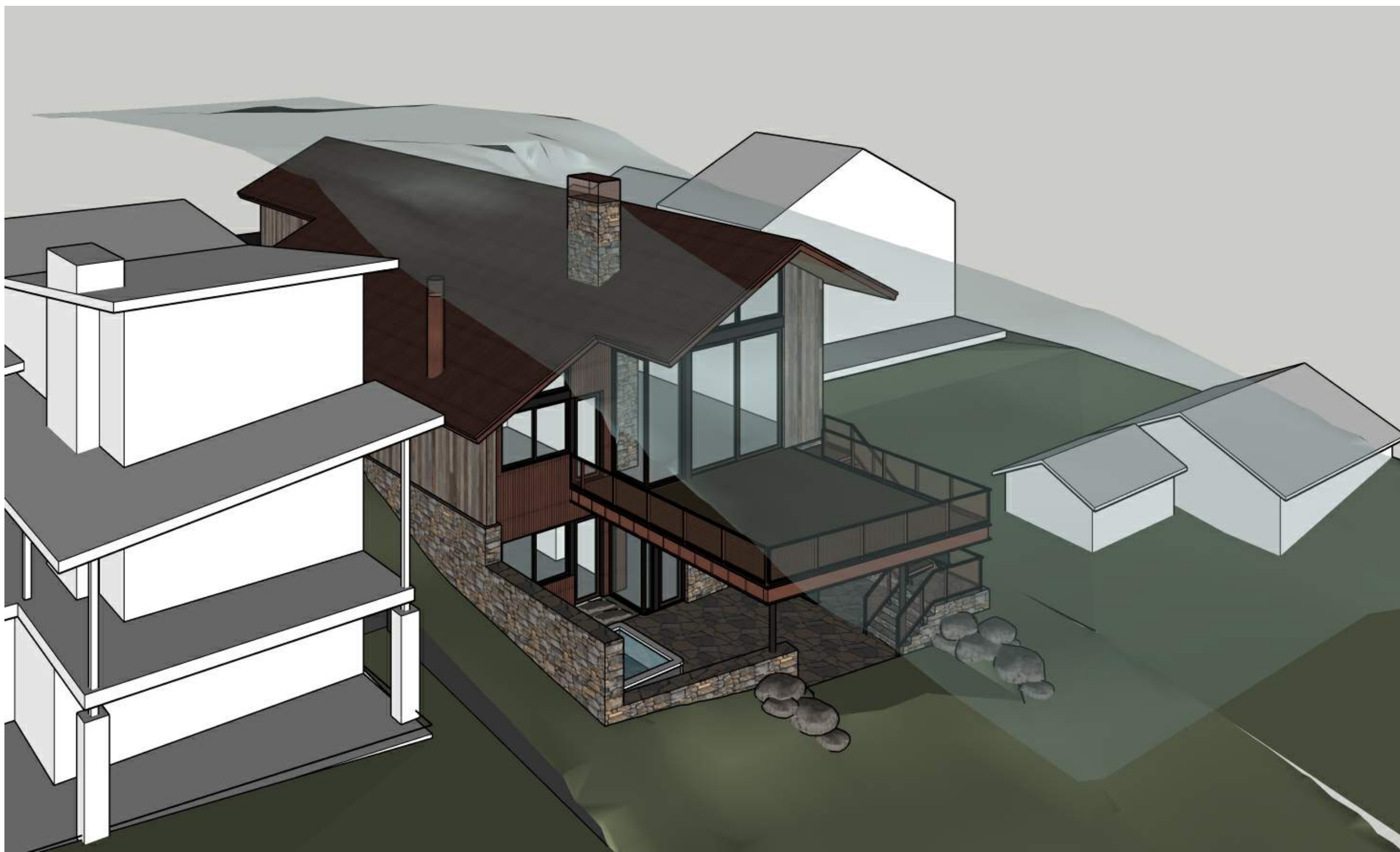
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3D VIEWS

3D-06



1 AERIAL - LOOKING NORTH W/ 28' PLANE



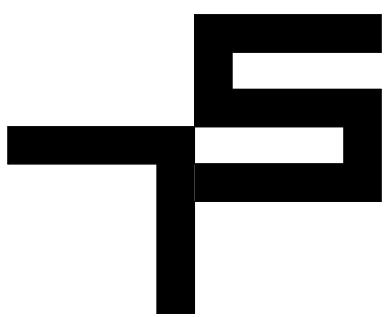
2 AERIAL - LOOKING WEST W/ 28' PLANE



3 AERIAL - LOOKING EAST W/ 28' PLANE



4 AERIAL - LOOKING SOUTH W/ 28' PLANE



TOBIN SMITH
ARCHITECT

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OR
CONSTRUCTION

EAGLE RIVER
RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
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81637 970.390.4931 T

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GLENWOOD SPRINGS, CO 81601
970.645.7885 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

23 JUNE 2025 PROJ. NO. 2401

PROJ. ARCHITECT: TS DRAWN BY: Author

SET ISSUE DATES

DATE ISSUE

REVISIONS

NO. DATE DESCRIPTION

SURVEY -
EXISTING

EX100

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
Lot 3, Block 3
Booco's 2nd Addition to Minturn
& a Parcel of Land Situated in Section 26,
Township 5 South, Range 81 West, 6th P.M.
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

LEGAL DESCRIPTION:

(PARCEL 1) SPECIAL WARRANTY DEED REC.NO. 202400298
LOT 3, BLOCK 3, BOOCO'S 2ND ADDITION TO THE TOWN OF MINTURN, ACCORDING TO THE RECORDED PLAT THEREOF,
RECORDED 10-10-1901 AT RECEPTION NO. 20577 AND WARRANTY DEED REC.NO. 201908667 IN THE OFFICE OF THE CLERK
AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO.

TOGETHER WITH

(PARCEL 2) SPECIAL WARRANTY DEED REC.NO. 202400298 AND QUIET TITLE DECREE REC.NO. 201802728
A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH,
RANGE 81 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF MINTURN, EAGLE COUNTY, COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH CORNER OF LOT 3, BLOCK 3, BOOCO'S SECOND ADDITION, ALSO BEING THE EAST CORNER OF
LOT 2, SAID BLOCK 3, AND THE SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN RECEPTION NUMBER 893824 TO
ELIZABETH & TIMOTHY CAMPBELL

THENCE NORTH 44 DEGREES 40 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID CAMPBELL TRACT, A
DISTANCE OF 37.46 FEET TO THE EAST CORNER OF SAID CAMPBELL TRACT, BEING CORNER OF THE SOUTHWESTERLY HIGH WATER
LINE OF THE EAGLE RIVER PER RECORDED DEED;

THENCE ALONG SAID SOUTHWESTERLY HIGH WATER LINE OF THE EAGLE RIVER THE FOLLOWING COURSES AND DISTANCES:

SOUTH 10 DEGREES 31 MINUTES 22 SECONDS WEST, A DISTANCE OF 11.51 FEET;
SOUTH 35 DEGREES 27 MINUTES 44 SECONDS EAST, A DISTANCE OF 16.44 FEET;
SOUTH 13 DEGREES 50 MINUTES 16 SECONDS EAST, A DISTANCE OF 13.76 FEET;
SOUTH 48 DEGREES 37 MINUTES 29 SECONDS EAST, A DISTANCE OF 15.57 FEET TO THE NORTH CORNER OF A TRACT OF
LAND DESCRIBED IN RECEPTION NUMBER 200605871 TO BENJAMIN RADER, TRUSTEE;

THENCE SOUTH 44 DEGREES 32 MINUTES 25 SECONDS WEST, A DISTANCE OF 16.95, DEPARTING SAID HIGH WATER LINE
ALONG THE NORTHWEST LINE OF SAID RADER TRACT, TO THE WEST CORNER OF SAID RADER TRACT, ALSO BEING THE EAST
CORNER OF SAID LOT 3;

THENCE NORTH 47 DEGREES 40 MINUTES 00 SECONDS WEST, LONG THE NORTHEAST LINE OF SAID LOT 3, A DISTANCE OF
46.06 FEET;

THENCE NORTH 45 DEGREES 20 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID NORTHEAST LINE, A DISTANCE OF
3.95 FEET TO THE POINT OF BEGINNING.

NOTES:

- 1) DATE OF SURVEY: JANUARY 10, 2024 AND UPDATED SEPTEMBER 12, 2024.
- 2) STREET ADDRESS: 532 MAIN STREET (POSTED)
- 3) LOCATION OF IMPROVEMENTS AND LOT LINES ARE BASED UPON THE LEGAL DESCRIPTION ABOVE PROVIDED BY LAND
TITLE GUARANTEE COMPANY AND SURVEY MONUMENTS FOUND AT THE TIME OF THIS SURVEY AS SHOWN HEREON.
- 4) BENCHMARK: S-280 3.25" BRASS CAP SET IN ROCK, ELEVATION = 7894.4'
- 5) U.S. SURVEY FEET USED FOR THIS SURVEY.
- 6) BASIS OF BEARINGS: AN ASSUMED BEARING OF S 44° 32' 25" W BETWEEN THE SOUTHERLY PROPERTY CORNER OF LOT
3, BOOCO'S 2ND ADDITION TO THE TOWN OF MINTURN, REC.NO. 20577 (A FOUND 1.25" YELLOW PLASTIC CAP ON #5
REBAR, LS # ILLEGIBLE) AND THE NORTHEASTERLY PROPERTY CORNER OF PARCEL 2, AS DESCRIBED IN REC.NO.
20198667 (A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, LS #27598). ALL BEARINGS HEREON ARE RELATIVE THERETO,
OF 9-19-2024.
- 7) TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. V50071530-3, WITH AN EFFECTIVE DATE
OF 9-19-2024.
- 8) 1" CONTOURS SHOWN HEREON.
- 9) THE CENTERLINE FOR THE RECORDED SANITARY EASEMENT RECEPTION NO. 899598, DOES NOT COVER THE QUIET TITLE
REC.NO. 201802728 PARCEL 2 BECAUSE IT DID NOT EXIST WHEN THE EASEMENT WAS CREATED. IT ALSO DOES NOT
MATCH THE AS-BUILT LOCATION FOR CENTERLINE, MANHOLES WERE LOCATED AND POPPED TO MEASURE LOCATION OF
THE CENTERLINE BURIED PIPE. THERE IS AN APPARENT 20' EASEMENT WITH THE CENTERLINE RUNNING ALONG THE
AS-BUILT LOCATION AS SHOWN HEREON, ACROSS LOT3 (PARCEL 1) AND PARCEL 2.
- 10) FEMA FLOOD INSURANCE RATE MAP NO. 08037C05880, DATED 12/4/2007 DESIGNATES THIS PROPERTY AS - ZONE X -
AREA OF MINIMAL FLOOD HAZARD. EXCEPT AS SHOWN HEREON.
- 11) 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 KEN AND PATTY HALLIDAY REVOCABLE TRUST, 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.

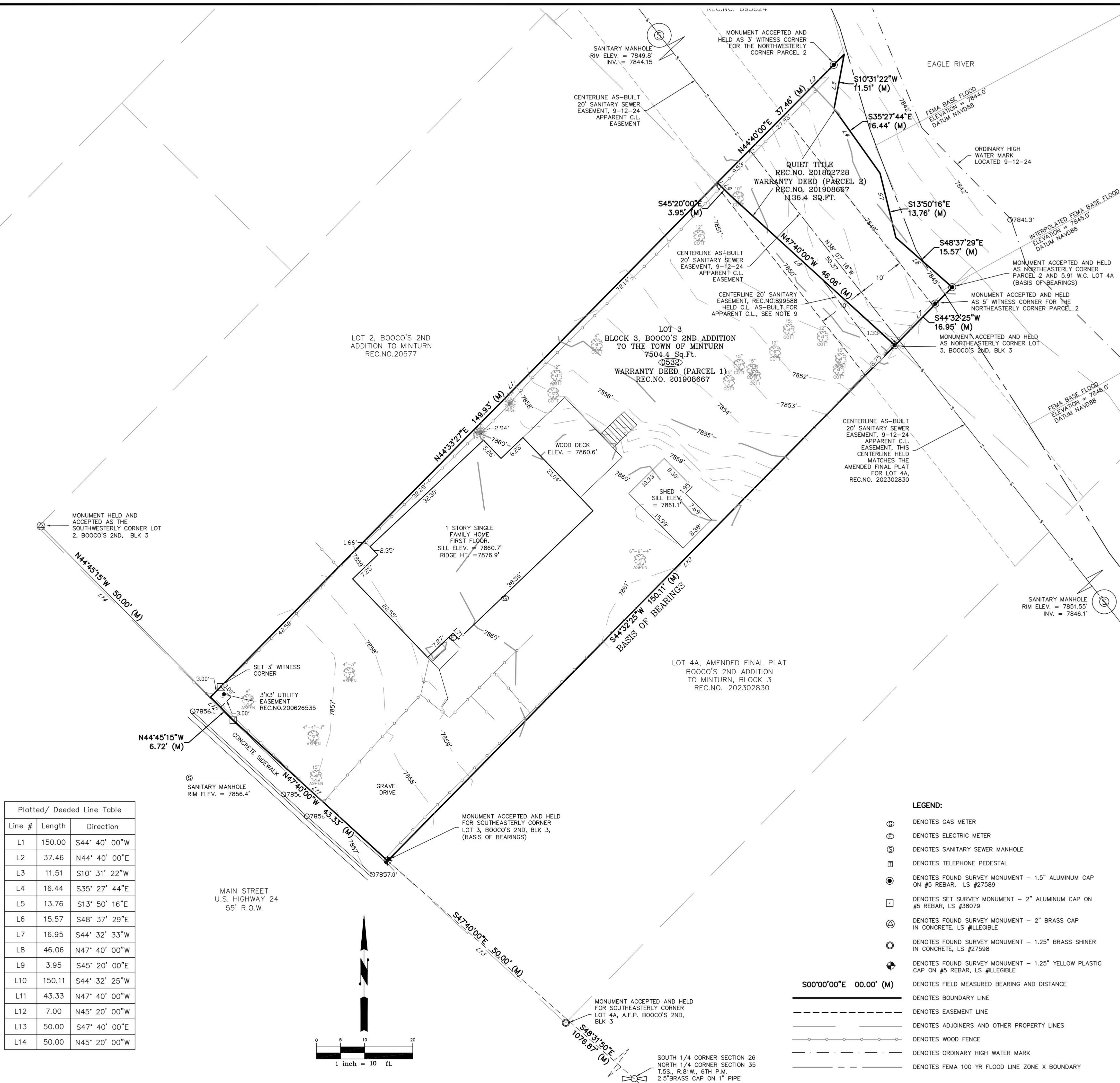


RANDALL P. KIPP P.L.S. #38079
COLORADO PROFESSIONAL LAND SURVEYOR

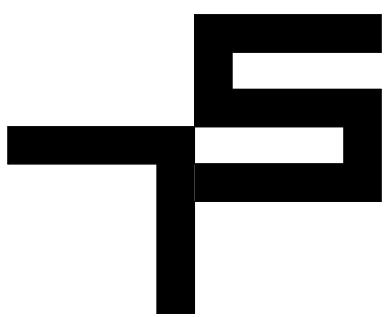
COUNTY SURVEYOR CERTIFICATION:

DEPOSITED THIS _____ DAY OF _____, 20____ 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.

REV.DATE 11-19-24 - ADDED NOTES	
REV.DATE 10-28-24 - ADDED FEMA FIRM FLOODPLAIN INFORMATION	
IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY Lot 3, Block 3, Booco's 2nd Addition to Minturn and a Parcel of Land in S-26, T.5S., R.81W., 6th P.M. TOWN OF MINTURN, COUNTY OF EAGLE, COLORADO	
JOB NO.: 241001	DATE: 10-03-24
SHEET 1 OF 1	DWG. NAME 241001-L3Booco's2ndBlk3
REV. DATE: 9-12-24 - ADDED OHWM	
KIPP LAND SURVEYING Randy Kipp P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540 email: randy@kipplandsurveying.com web: kipplandsurveying.com	



1 SURVEY - EXISTING



TOBIN SMITH
ARCHITECT

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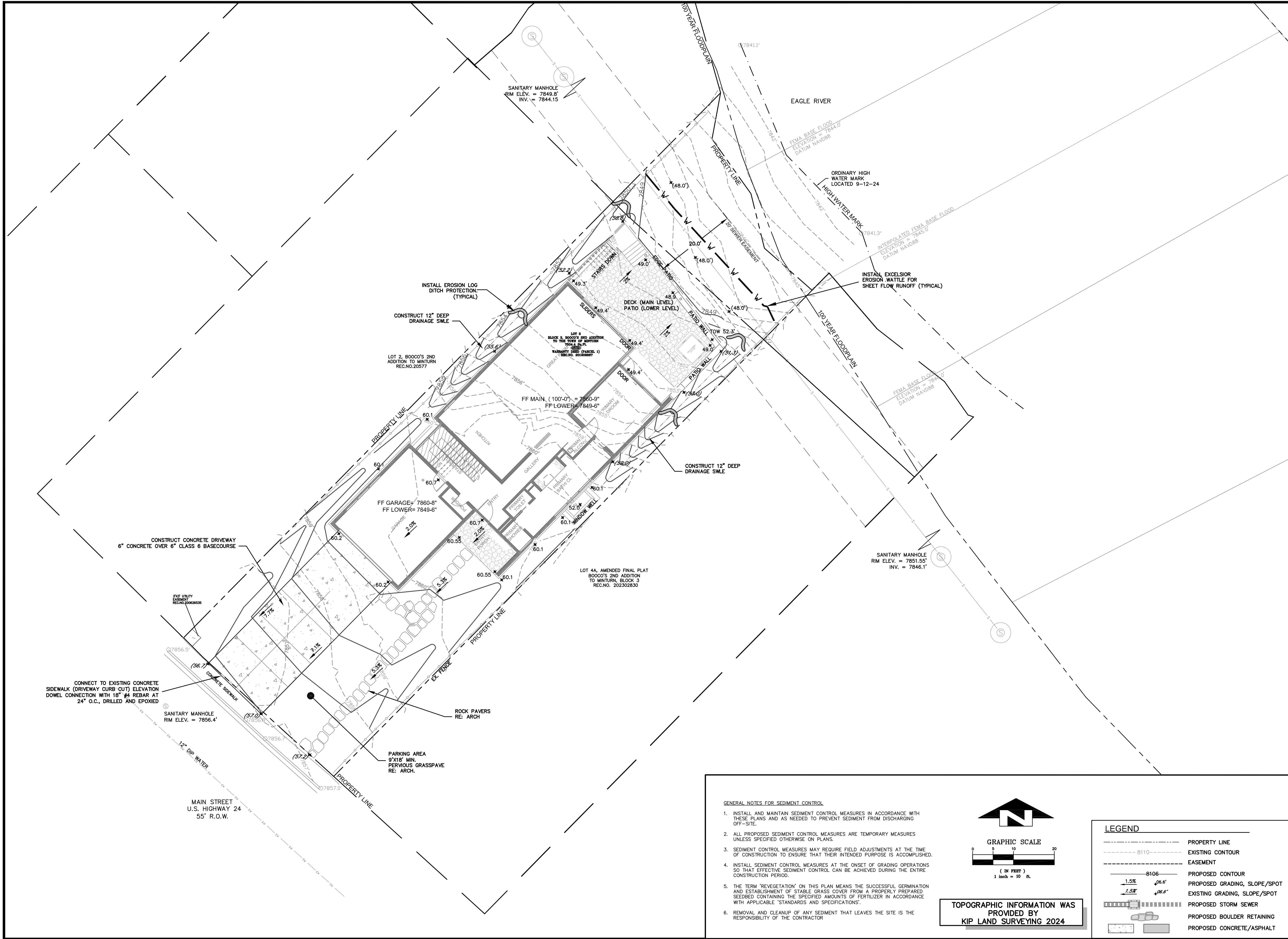
SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

23 JUNE 2025 PROJ. NO. 2401

PROJ. ARCHITECT: TS DRAWN BY: Author

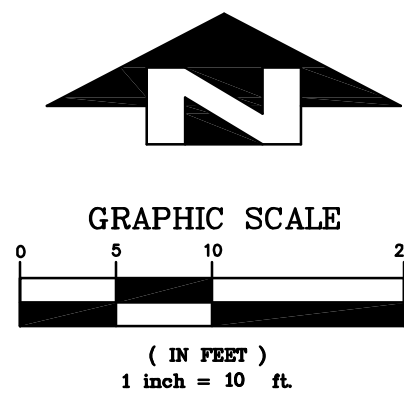
SET ISSUE DATES

DATE ISSUE



GENERAL NOTES FOR SEDIMENT CONTROL

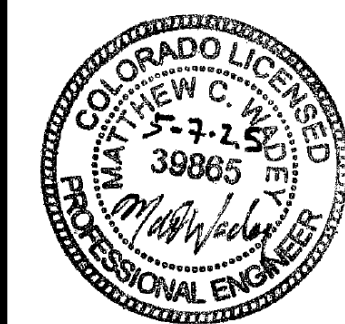
1. INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS AND AS NEEDED TO PREVENT SEDIMENT FROM DISCHARGING OFF-SITE.
2. ALL PROPOSED SEDIMENT CONTROL MEASURES ARE TEMPORARY MEASURES UNLESS SPECIFIED OTHERWISE ON PLANS.
3. SEDIMENT CONTROL MEASURES MAY REQUIRE FIELD ADJUSTMENTS AT THE TIME OF CONSTRUCTION TO ENSURE THAT THEIR INTENDED PURPOSE IS ACCOMPLISHED.
4. INSTALL SEDIMENT CONTROL MEASURES AT THE ONSET OF GRADING OPERATIONS SO THAT EFFECTIVE SEDIMENT CONTROL CAN BE ACHIEVED DURING THE ENTIRE CONSTRUCTION PERIOD.
5. THE TERM "REVEGETATION" ON THIS PLAN MEANS THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF FERTILIZER IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS.
6. REMOVAL AND CLEANUP OF ANY SEDIMENT THAT LEAVES THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.



TOPOGRAPHIC INFORMATION WAS
PROVIDED BY
KIP LAND SURVEYING 2024

LEGEND

- | | |
|-----|------------------------------|
| --- | PROPERTY LINE |
| --- | EXISTING CONTOUR |
| --- | EASEMENT |
| --- | PROPOSED CONTOUR |
| --- | PROPOSED GRADING, SLOPE/SPOT |
| --- | EXISTING GRADING, SLOPE/SPOT |
| --- | PROPOSED STORM SEWER |
| --- | PROPOSED BOULDER RETAINING |
| --- | PROPOSED CONCRETE/ASPHALT |



532 MAIN STREET
MINTURN, CO
GRADING AND DRAINAGE PLAN

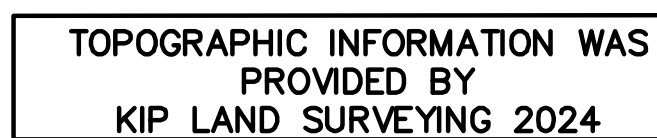
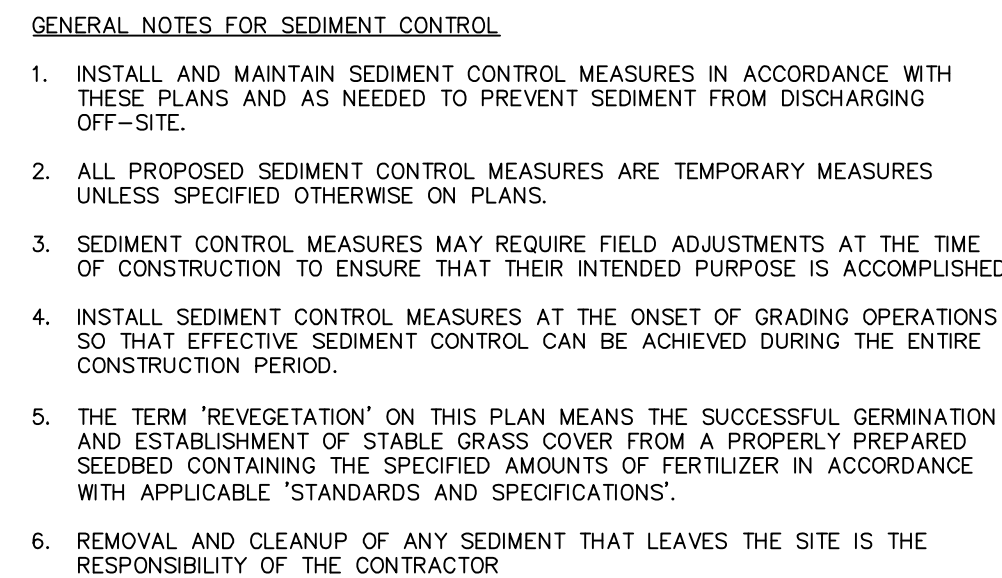
NO.	DATE	REVISIONS	BY
	12/16/2024	DRB SUBMITTAL	MCW
	03/20/2024	DRB SUBMITTAL	MCW
	05/07/2025	PERMIT SUBMITTAL	MCW

DESIGNED	MCW
DRAWN	TSL, MCW
CHECKED	MCW
JOB NO.	---
DATE	11/19/2024

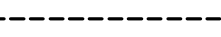
SHEET
C1.0

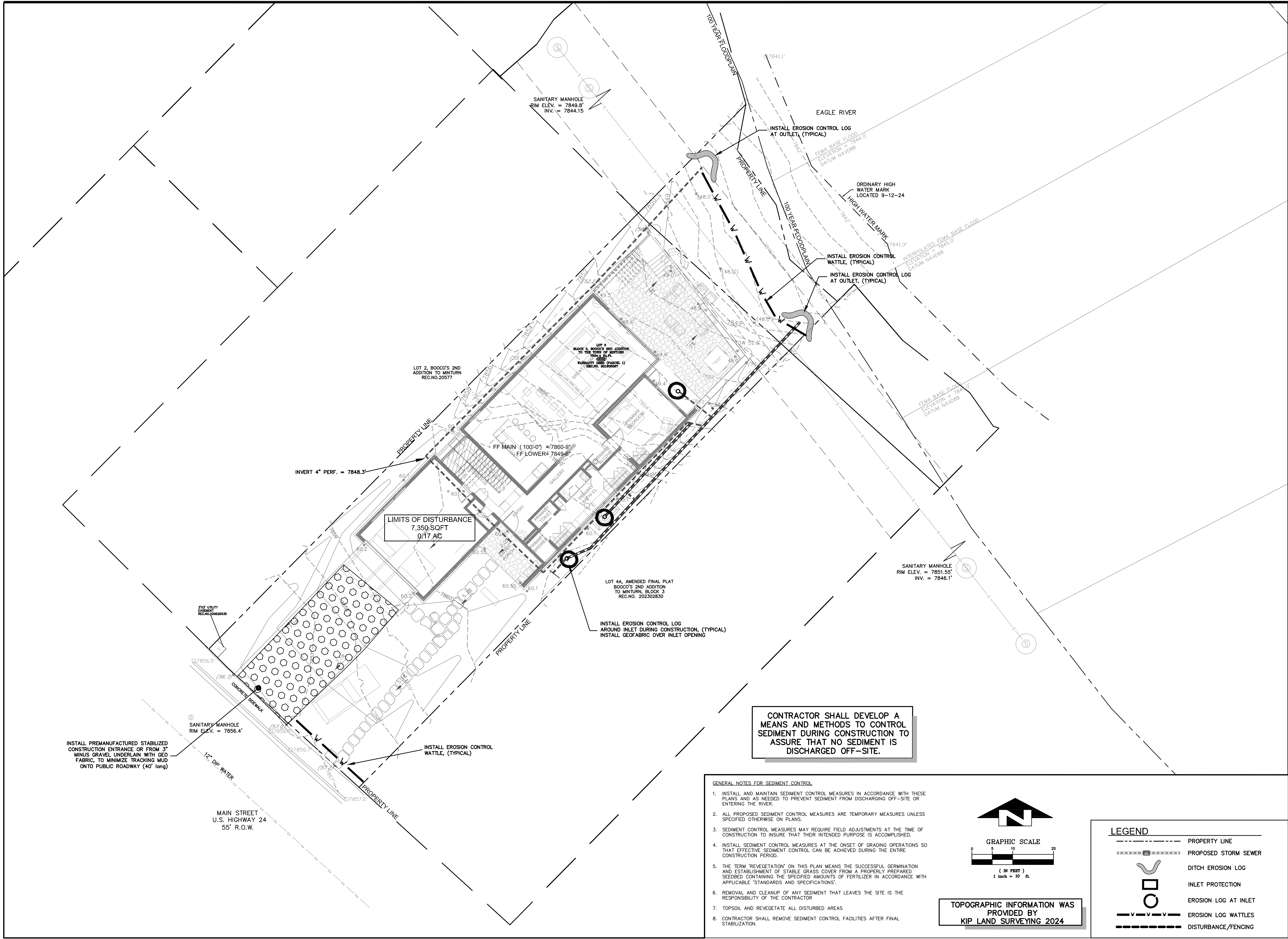
NO.	DATE	REVISIONS	BY
	12/16/2024	DRE SUBMITTAL	MCW
	03/20/2024	DRE SUBMITTAL	MCW
	05/07/2025	PERMIT SUBMITTAL	MCW

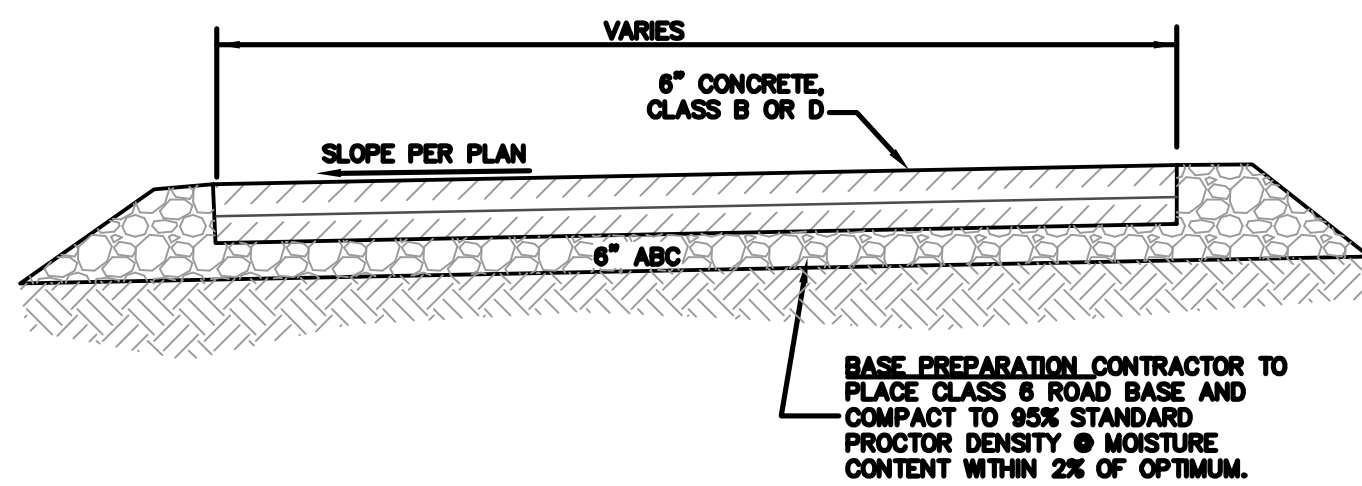
SHEET
C2.0



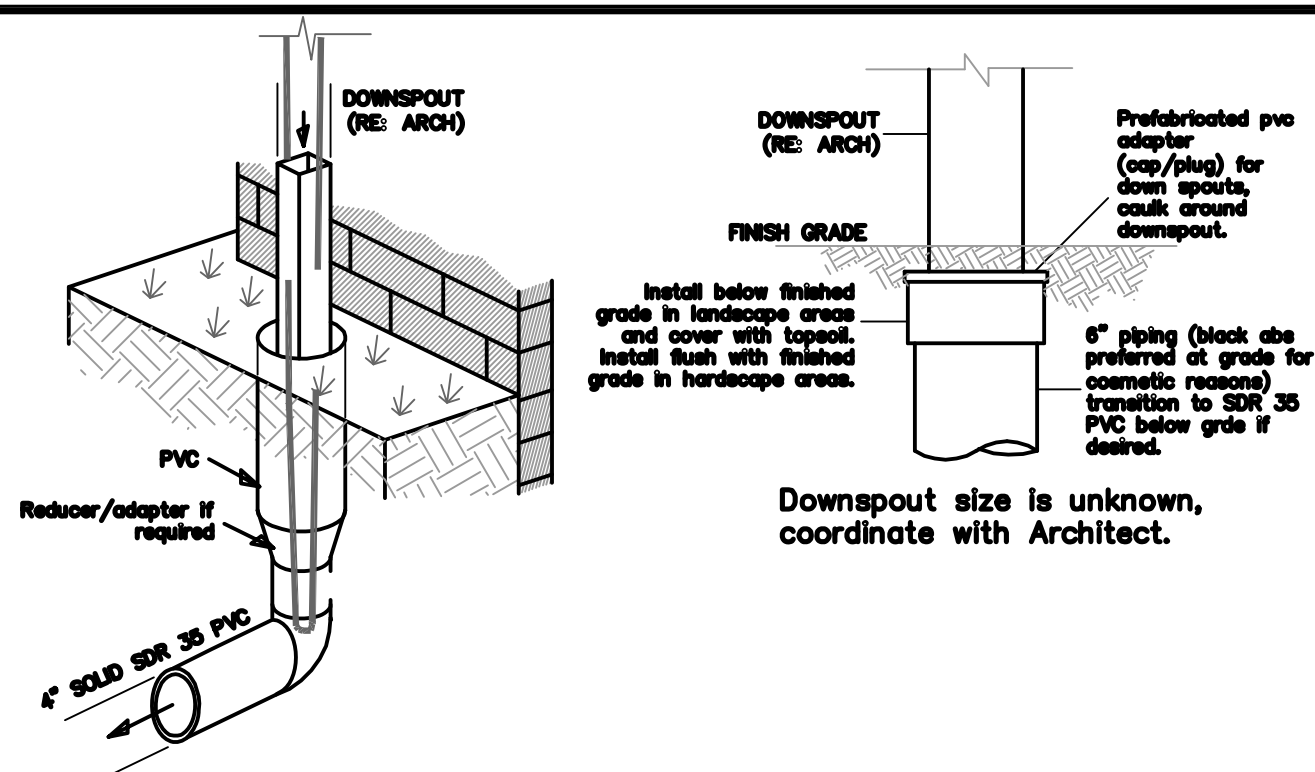
LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	EASEMENT
	PROPOSED CONTOUR
	PROPOSED GRADING, SLOPE/SPOT
	EXISTING GRADING, SLOPE/SPOT
	PROPOSED STORM SEWER
	PROPOSED BOULDER RETAINING
 	PROPOSED CONCRETE/ASPHALT

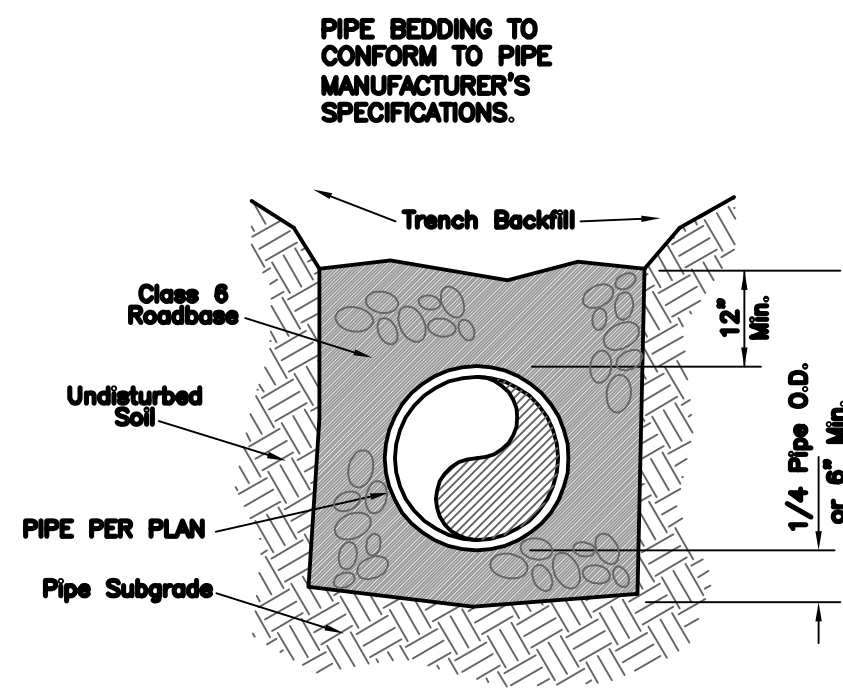




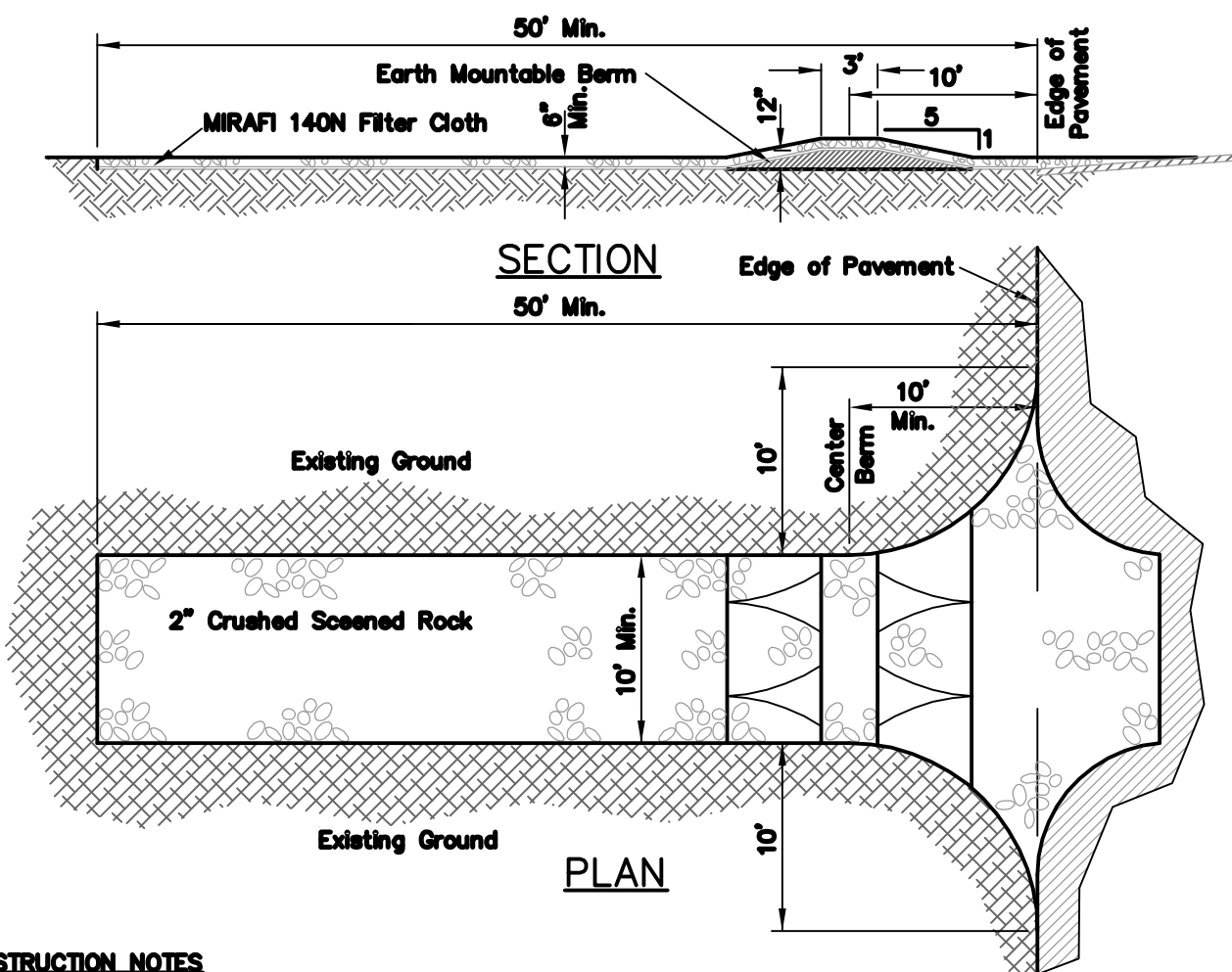
A	CONCRETE DRIVEWAY SECTION
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N.T.S.	
E	DOWNSPOUT (BURIED)

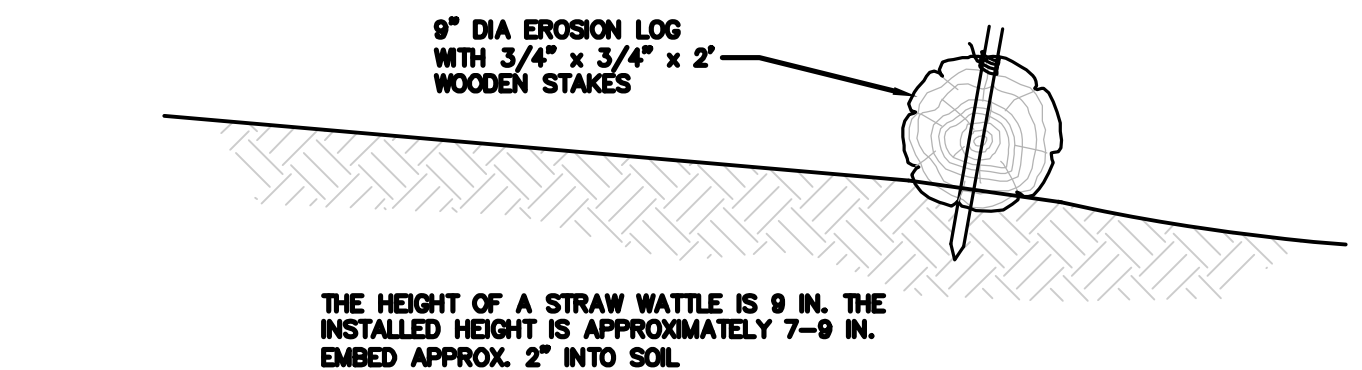


N.T.S.	
I	CULVERT BEDDING

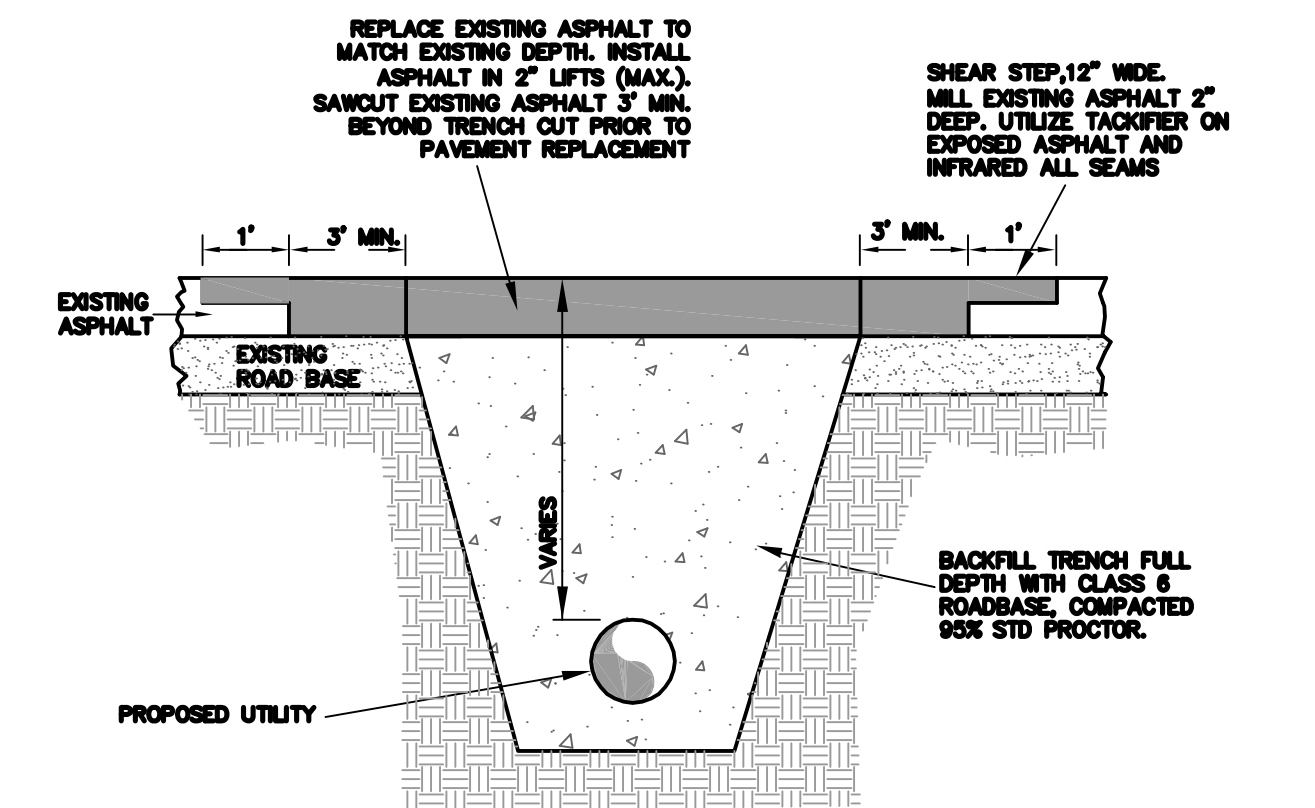


- ### CONSTRUCTION NOTES
1. STONE SIZE - USE 2" CRUSHED SCREENED ROCK.
 2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF MATERIALS ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SLOTTED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY. SOE SHALL REMAIN IN PLACE UNTIL PAYING OF ENTRANCE COMPLETES.
 8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

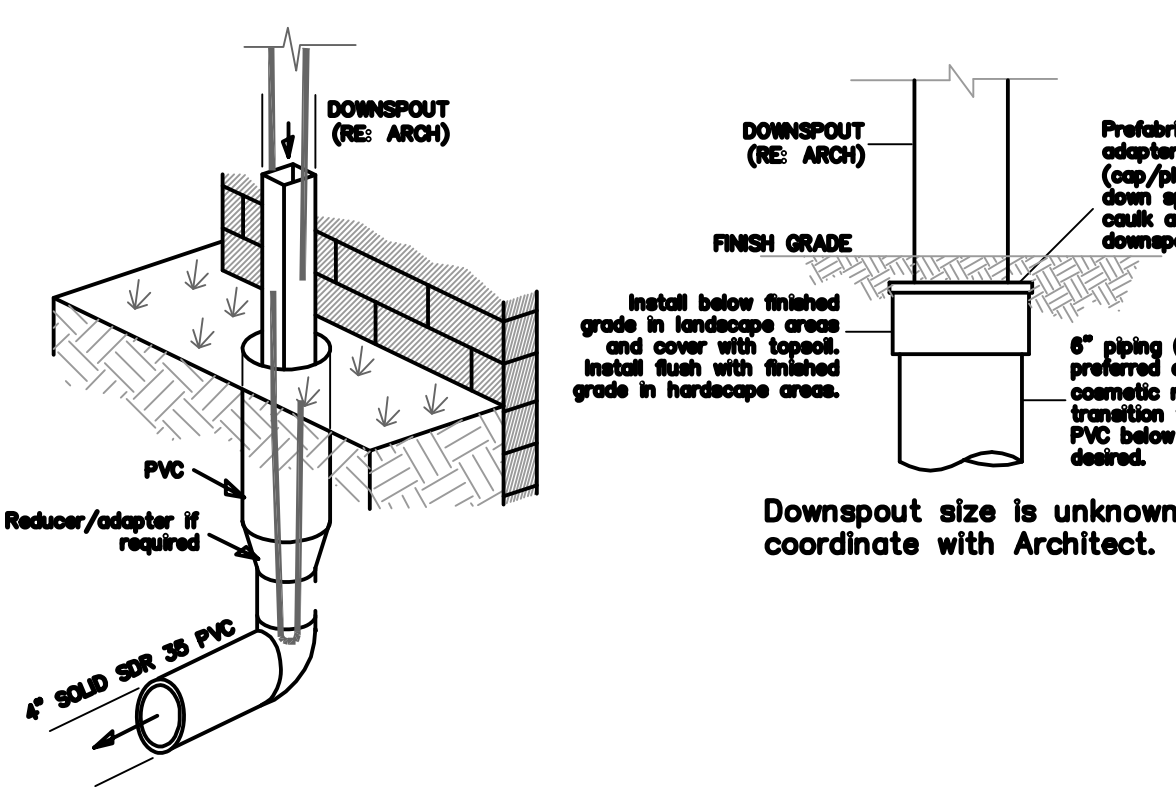
K	STABILIZED CONSTRUCTION ENTRANCE
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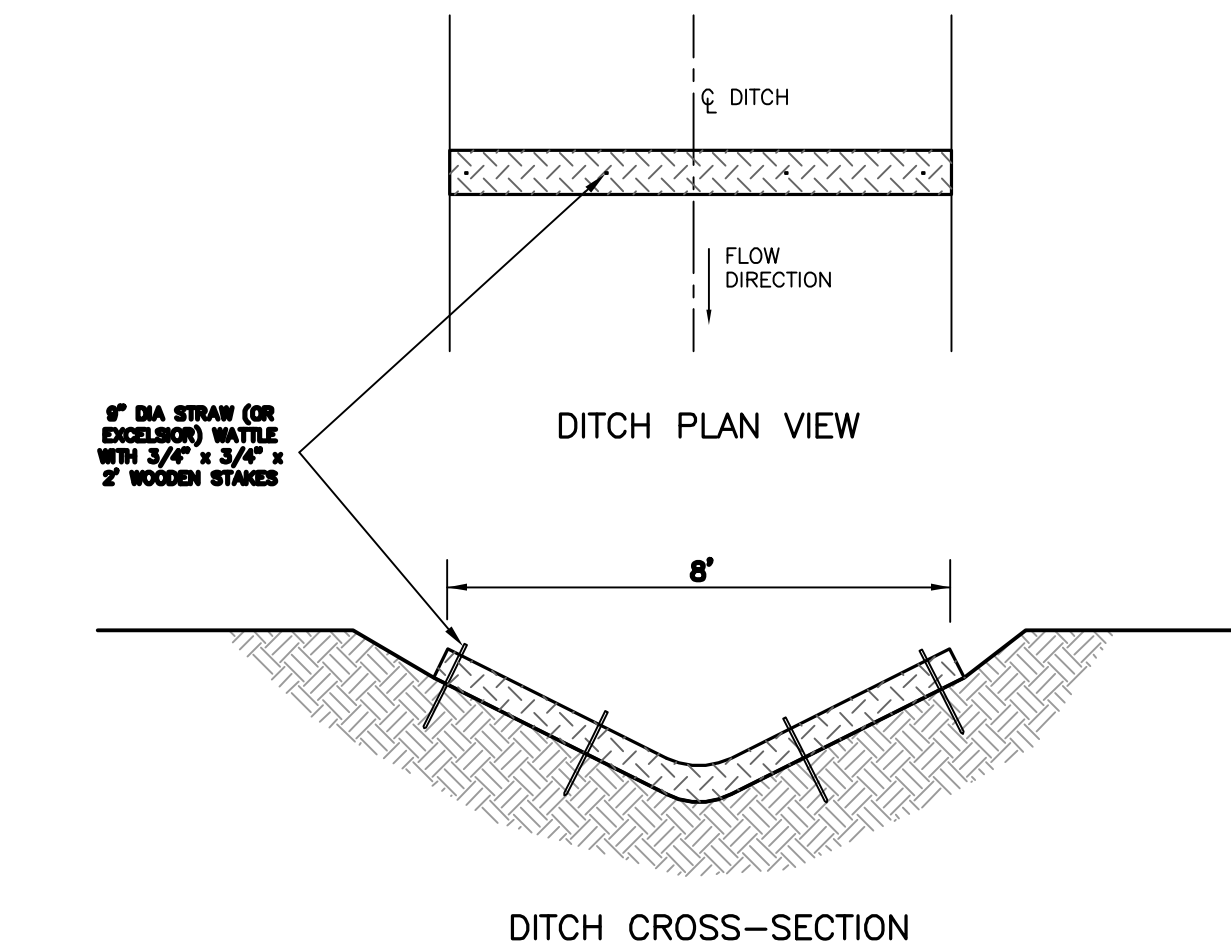
C EROSION LOG WATTLE DETAIL



N.T.S.	
F	ROADCUT DETAIL

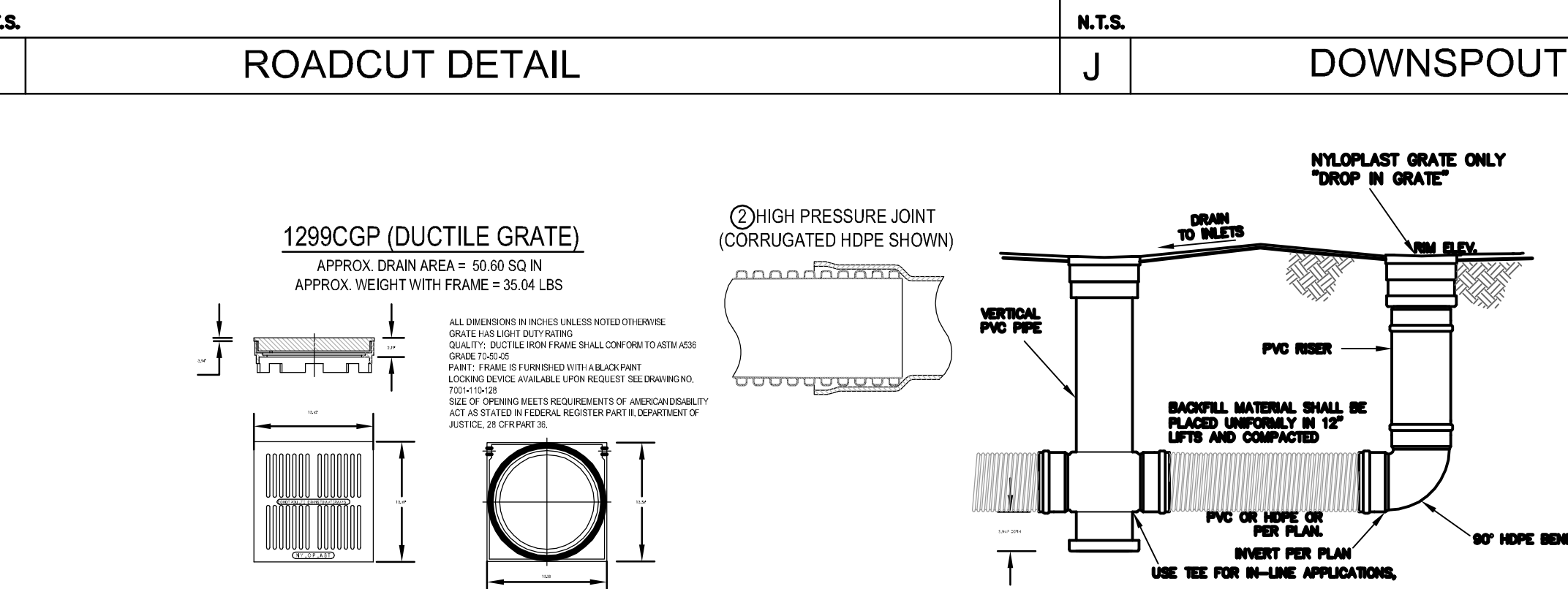


J	DOWNSPOUT (BURIED)
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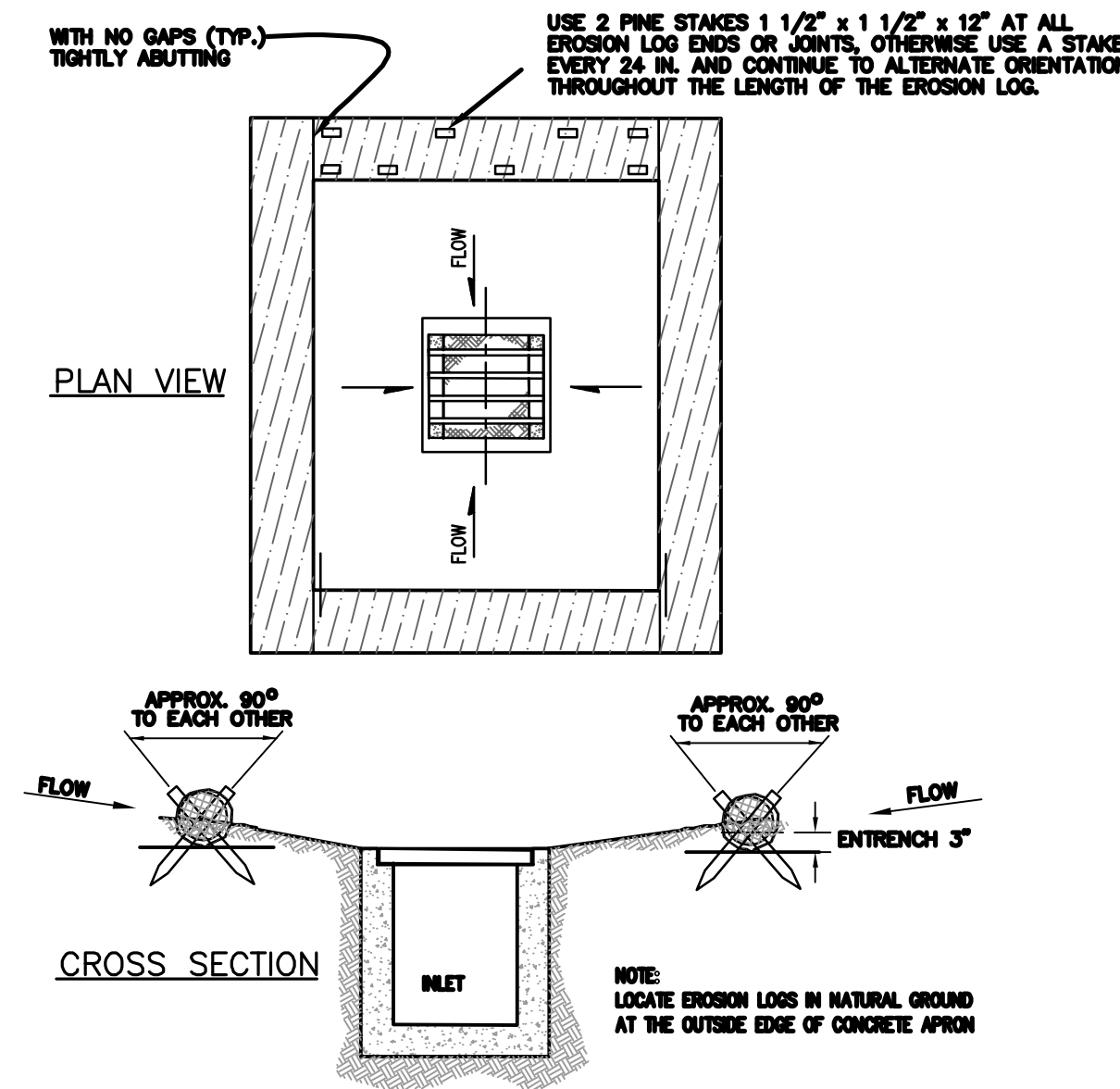


1. THE HEIGHT OF A STRAW WATTLE IS 9 IN. THE INSTALLED HEIGHT IS APPROXIMATELY 5 - 7 IN. THE STANDARD LENGTH OF STRAW WATTLES IS 20 FT. HOWEVER OTHER LENGTHS WILL BE MADE UPON REQUEST.
2. STRAW WATTLES SHOULD BE INSTALLED IN SHALLOW TRENCHES, 2 - 4 IN. DEEP, DEPENDING ON SOIL TYPE AND SLOPE. FOR STEEP TRENCH DEPTHS OF 2 TO 4 IN. ON FLAT SLOPES, OR 2 TO 3 IN. ON FLAT SLOPES, THE TRENCH SHALL BE DEEPER FOR HARD, ROCKY SOILS AND GENTLER SLOPES. USE MATTOCKS AND SHOVEL TO DIG THE TRENCH, THROWING EXCAVATED SOIL TO THE UPHILL SIDE TO PREVENT RUNOFF FROM UNDERCUTTING THE WATTLE.
3. INSTALL WATTLE IN DRAINAGE DITCH PERPENDICULAR TO FLOW DIRECTION.

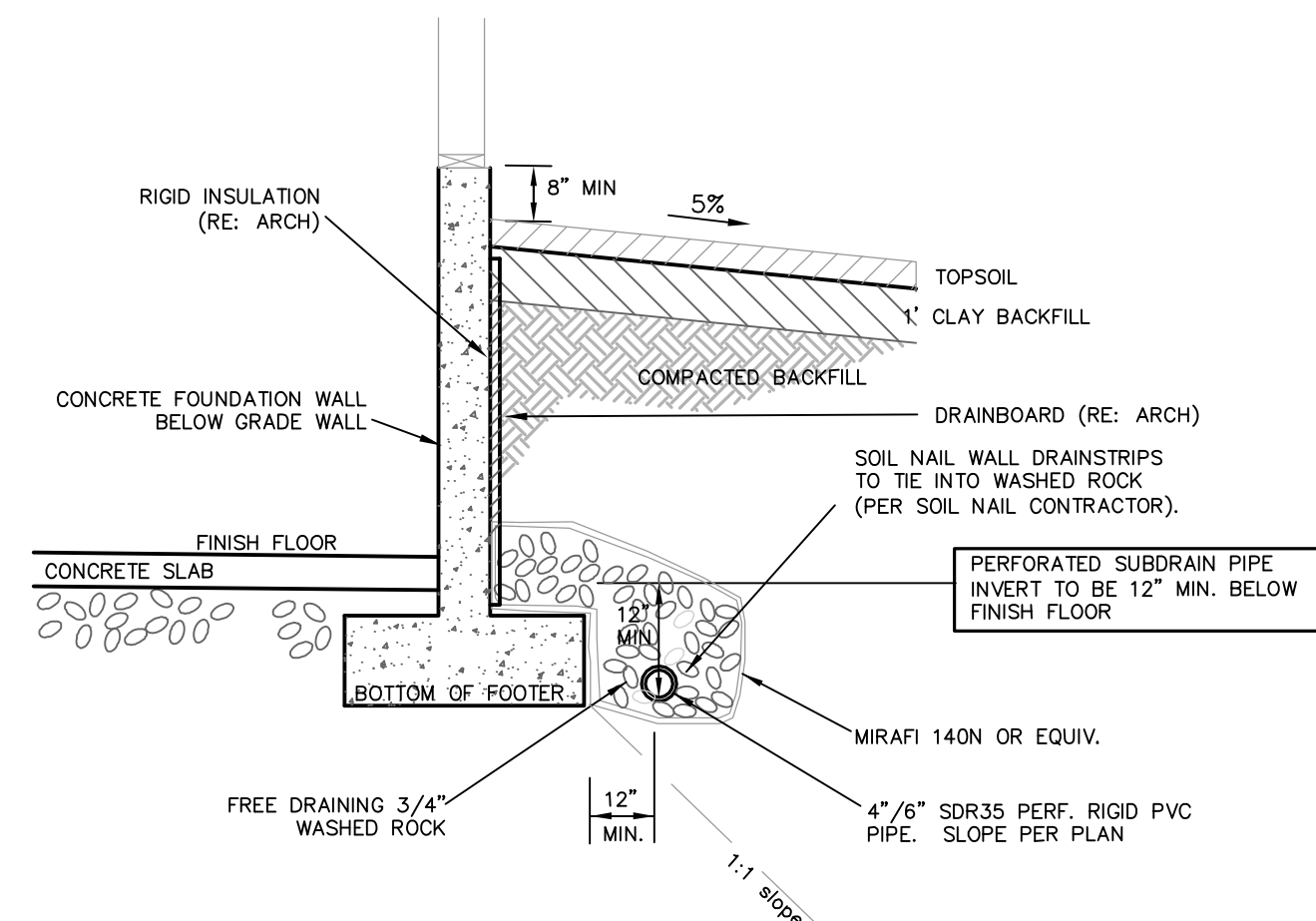
D	DITCH EROSION LOG
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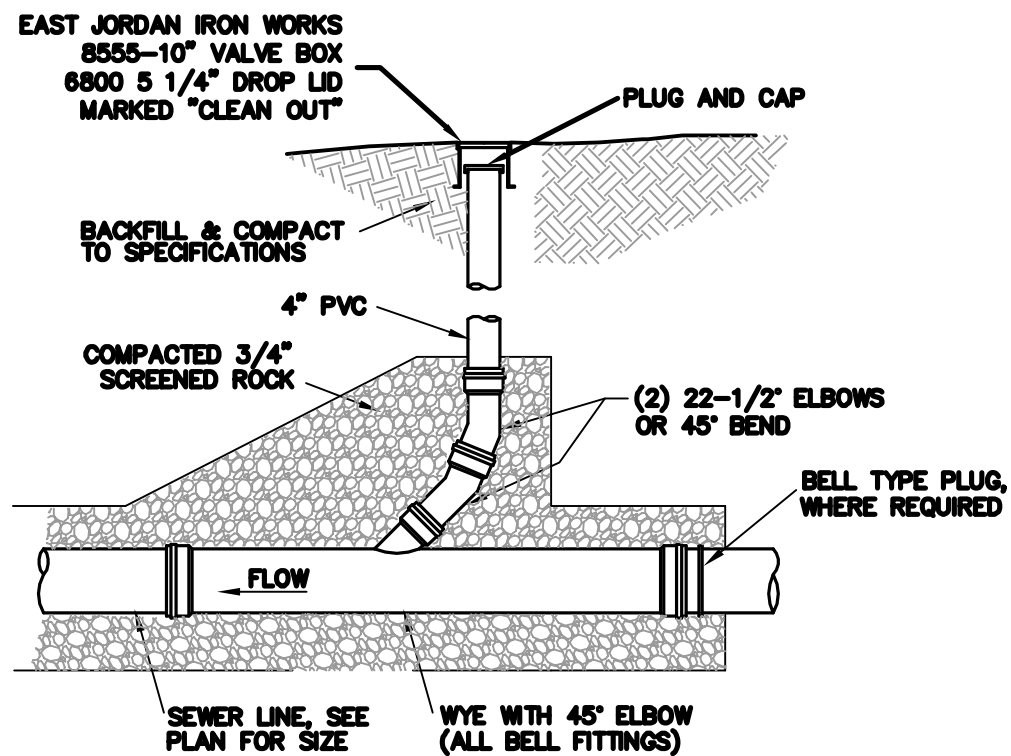
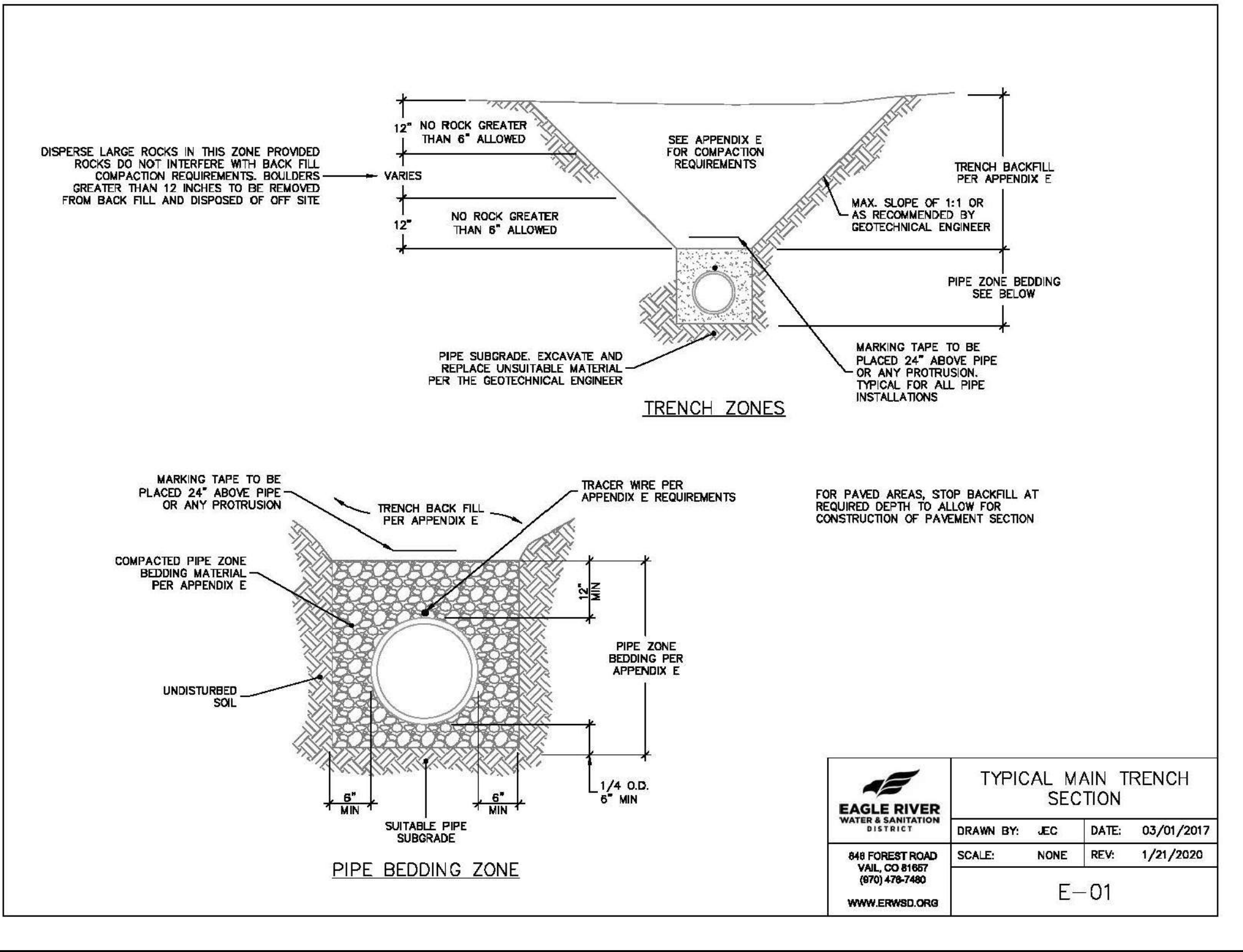
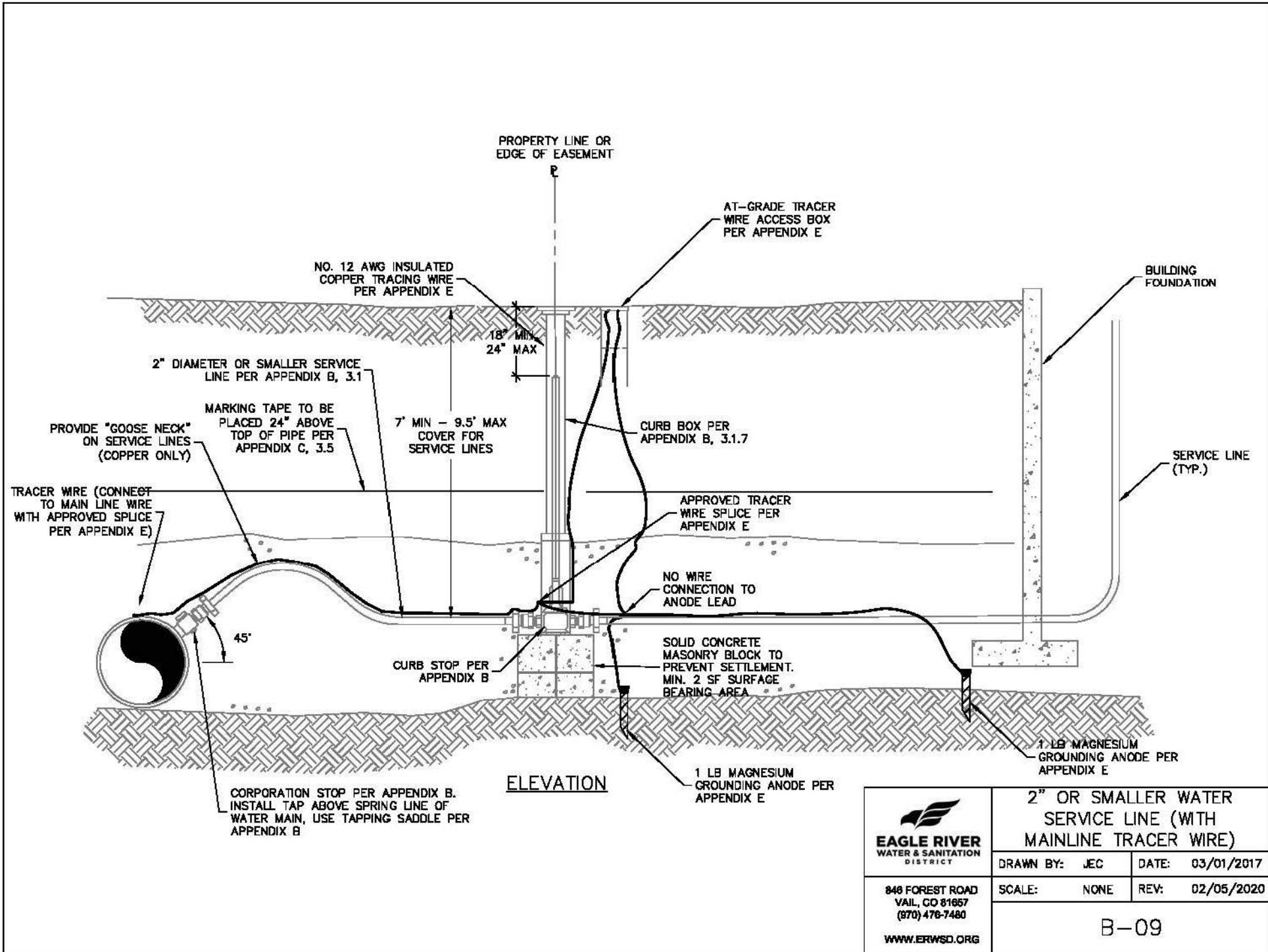
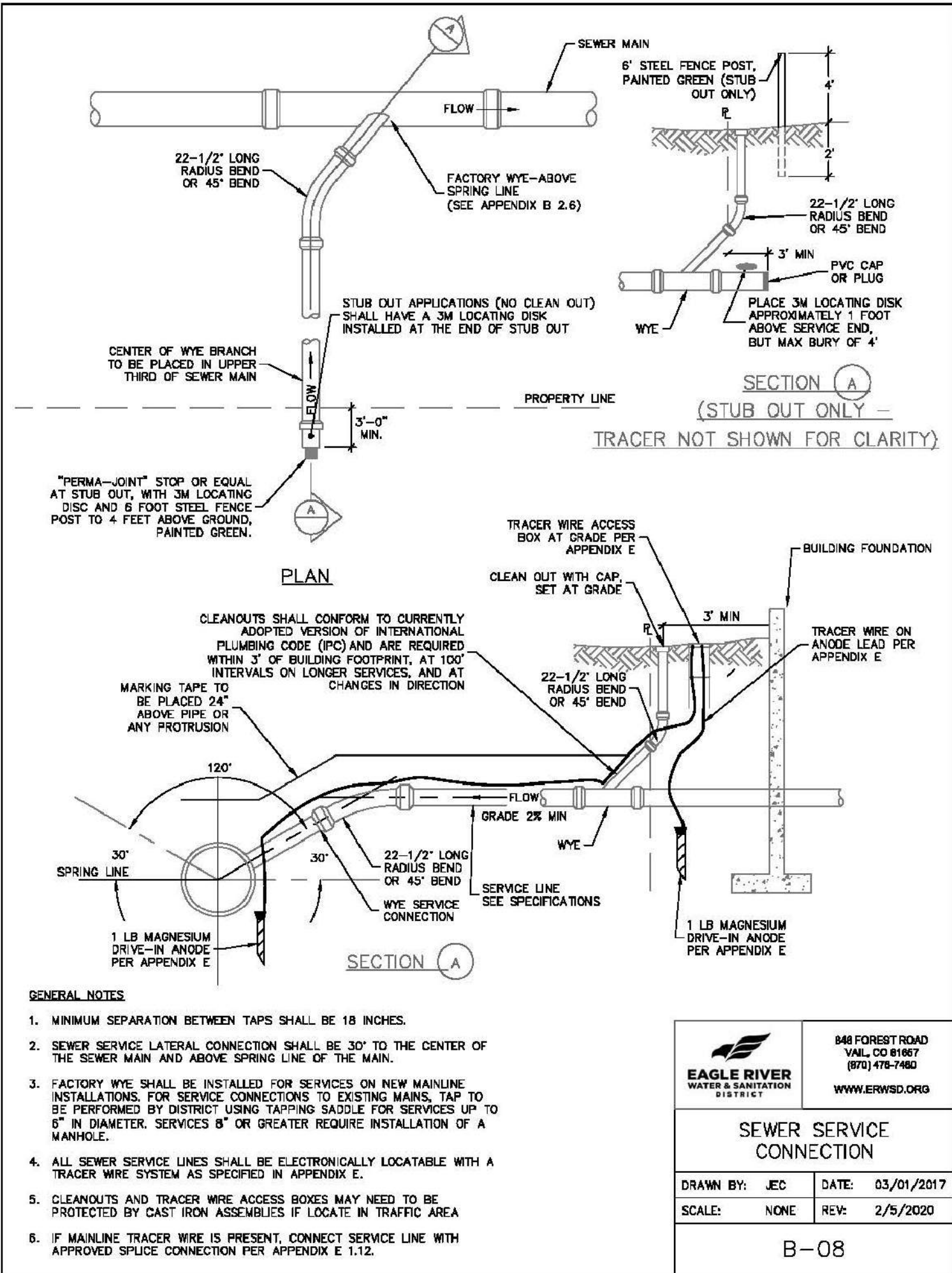
N.T.S.	
G	NYLOPLAST INLET GRATES



N.T.S.	
H	EROSION LOG INLET PROTECTION

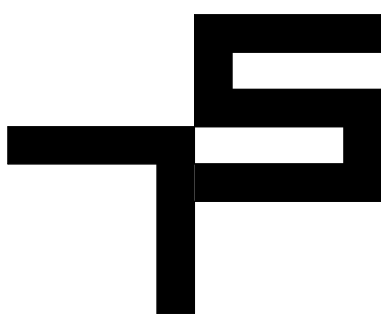


B	EXTERIOR FOUNDATION PERIMETER DRAIN
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A SANITARY SEWER CLEANOUT

DESIGNED	DRAWN	CHECKED	JOB NO.	DATE
MCW	TSL, MCW	MCW	--	11/19/2024
NO.	DATE	REVISIONS	BY	
	12/16/2024	DRB SUBMITTAL	MCW	
	03/20/2024	DRB SUBMITTAL	MCW	
	05/07/2025	PERMIT SUBMITTAL		



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970.390.9540 T

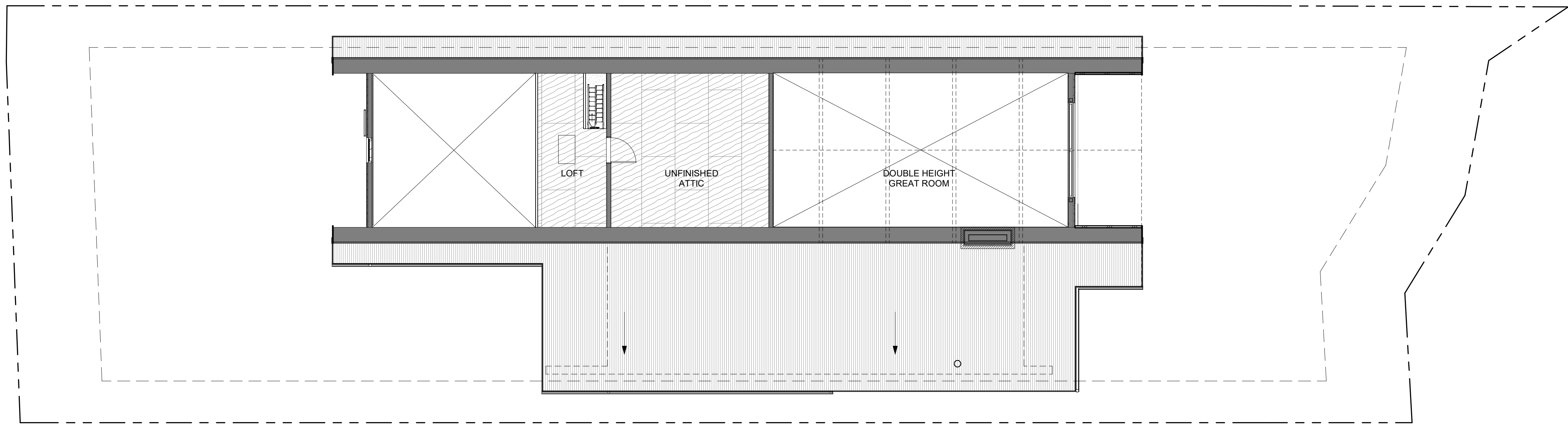
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NO.	DATE	DESCRIPTION

SITE PLANS

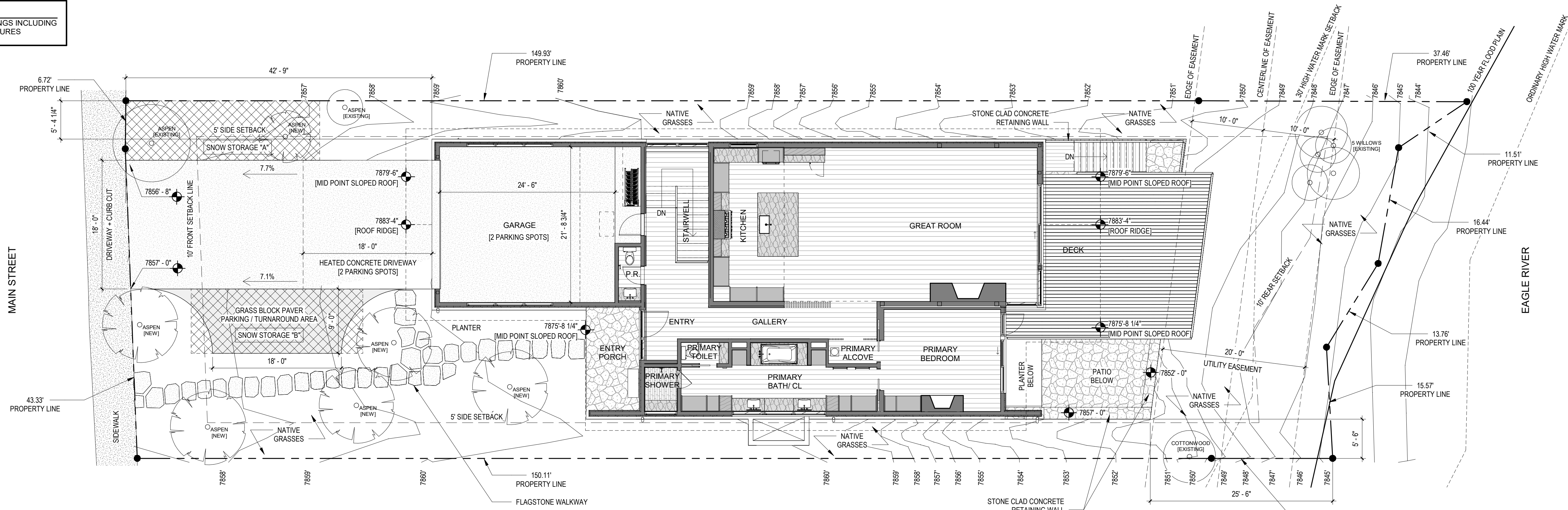
A101



3 PLAN - ATTIC LEVEL
SCALE : 1/8" = 1'-0"

LOFT = 170 SQ FT

NOTE:
SEE EX100 FOR EXISTING BUILDINGS INCLUDING
HOUSE, DECK AND SHED STRUCTURES



1 SITE PLAN - GROUND LEVEL
SCALE : 1/8" = 1'-0"

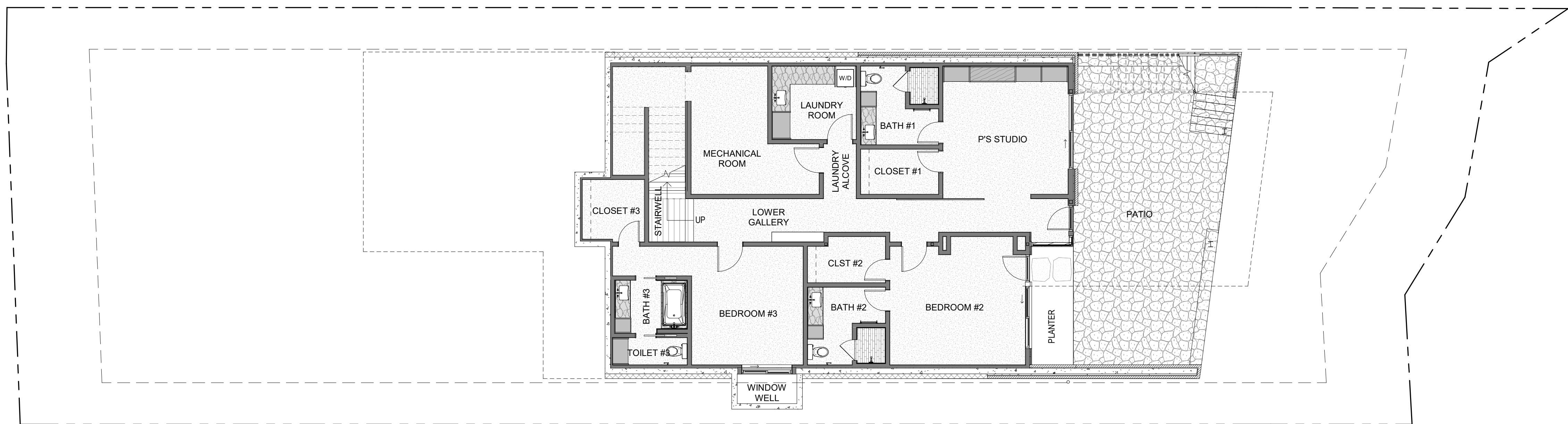
SNOW STORAGE "A" = 225 SQ FT
SNOW STORAGE "B" = 218 SQ FT
TOTAL = 441 SQ FT [5.1% OF LOT AREA]

EXISTING TREES = 8
NEW TREES = 0
TOTAL TREES = 14

LOT AREA = 8640.8 SQ FT

CONDITIONED = 2,168 SQ FT
GARAGE = 662 SQ FT
TOTAL STRUCTURES = 2,830 SQ FT
LOT COVERAGE = 32.7% [45% MAX]

DRIVEWAY = 767 SQ FT
GRASS BLOCK PAVERS = 197 SQ FT
ENTRY PORCH = 117 SQ FT
DECK / STAIRS / PATIO = 812 SQ FT
WINDOW WELL WALLS = 10 SQ FT
TOTAL IMPERV = 4,733 SQ FT [INCL. STRUCTS]
IMPERV AREA = 54.7% [55% MAX]



2 PLAN - LOWER LEVEL
SCALE : 1/8" = 1'-0"

CONDITIONED = 1,902 SQ FT
MECHANICAL = 267 SQ FT
PATIO = 694 SQ FT
WINDOW WELL WALLS = 10 SQ FT



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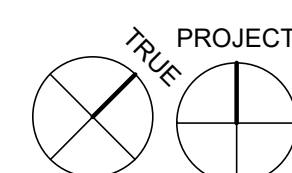
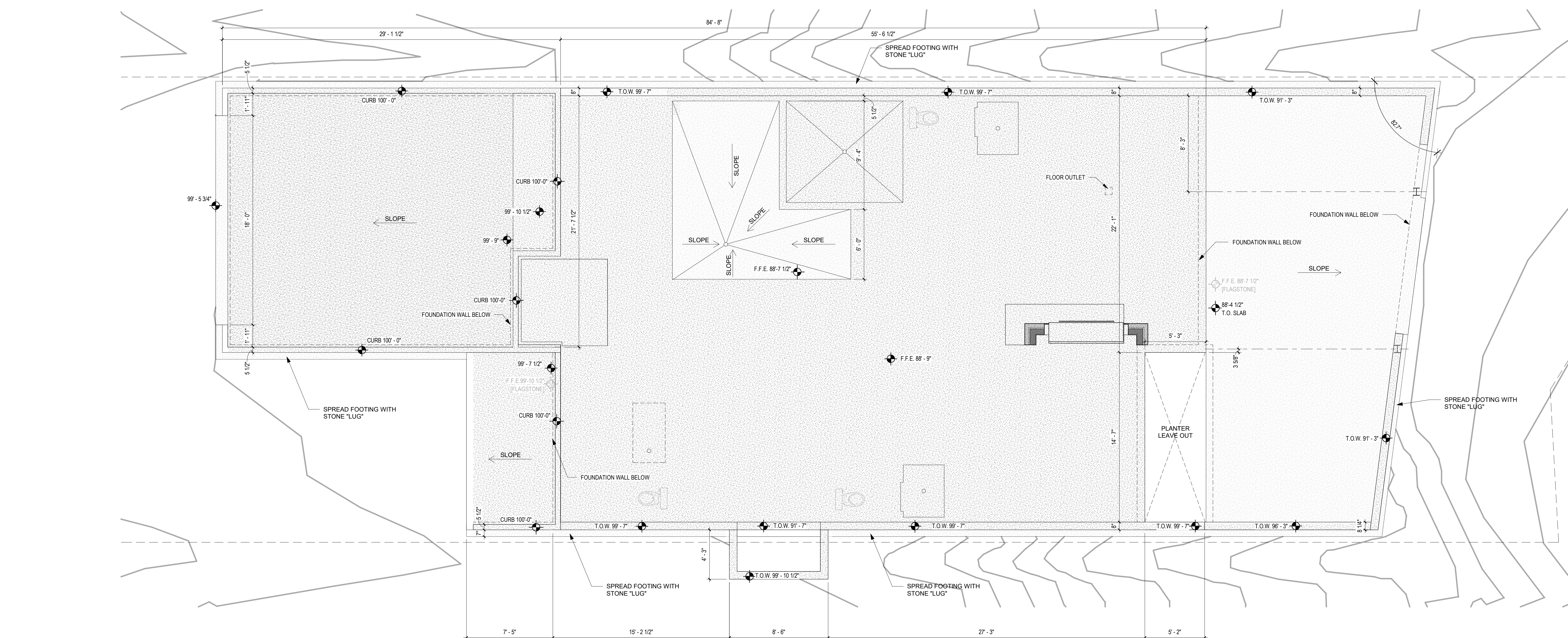
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ARCHITECTURAL
FOUNDATION
PLAN

A102



1 ARCHITECTURAL FOUNDATION PLAN - ENLARGED
SCALE : 1/4" = 1'-0"



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DATE	ISSUE

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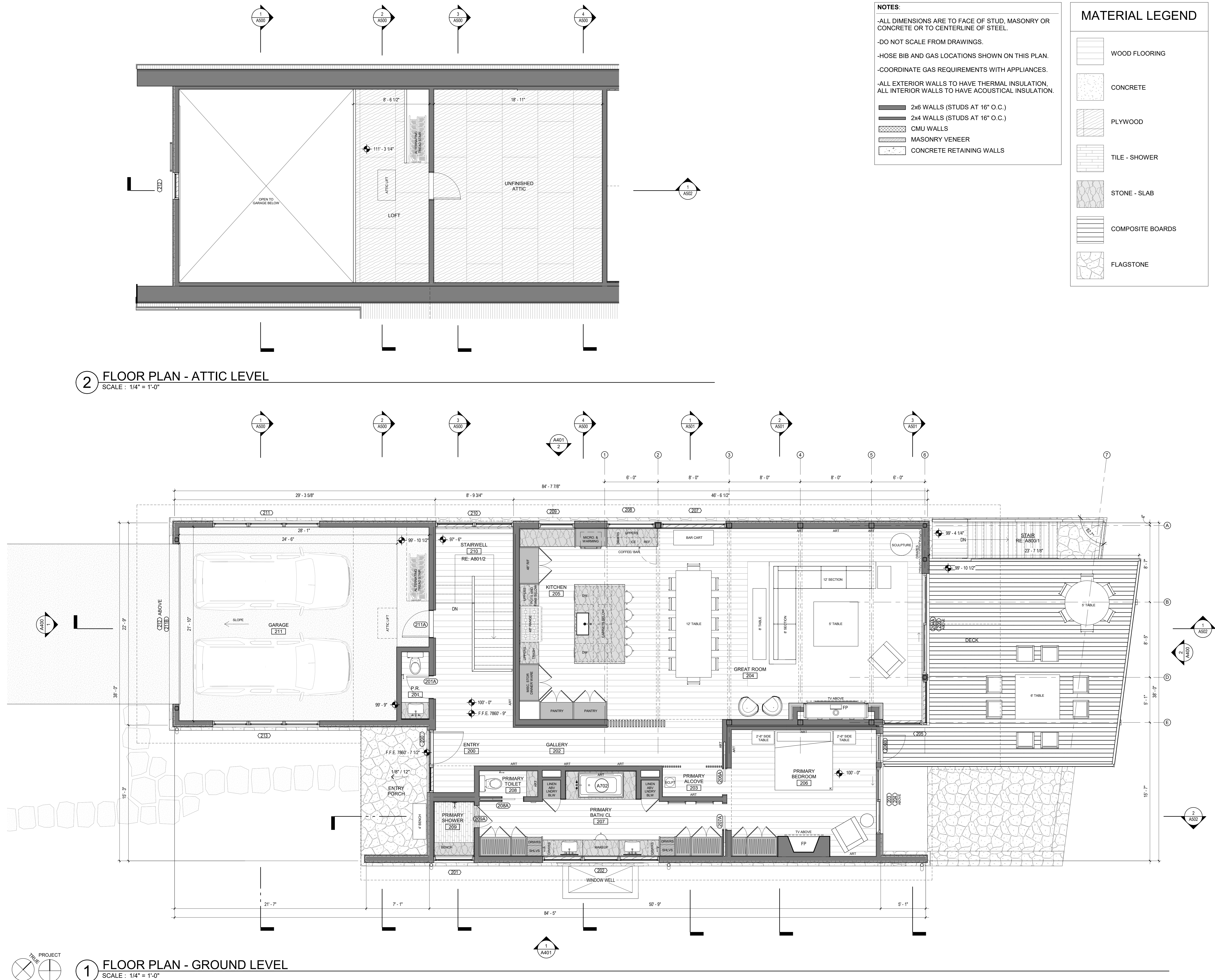
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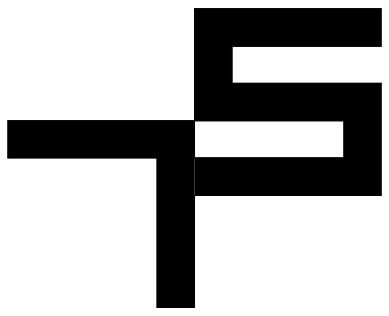
FLOOR PLAN
GROUND LEVEL

GROUND LEVEL

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A200





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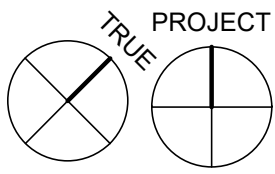
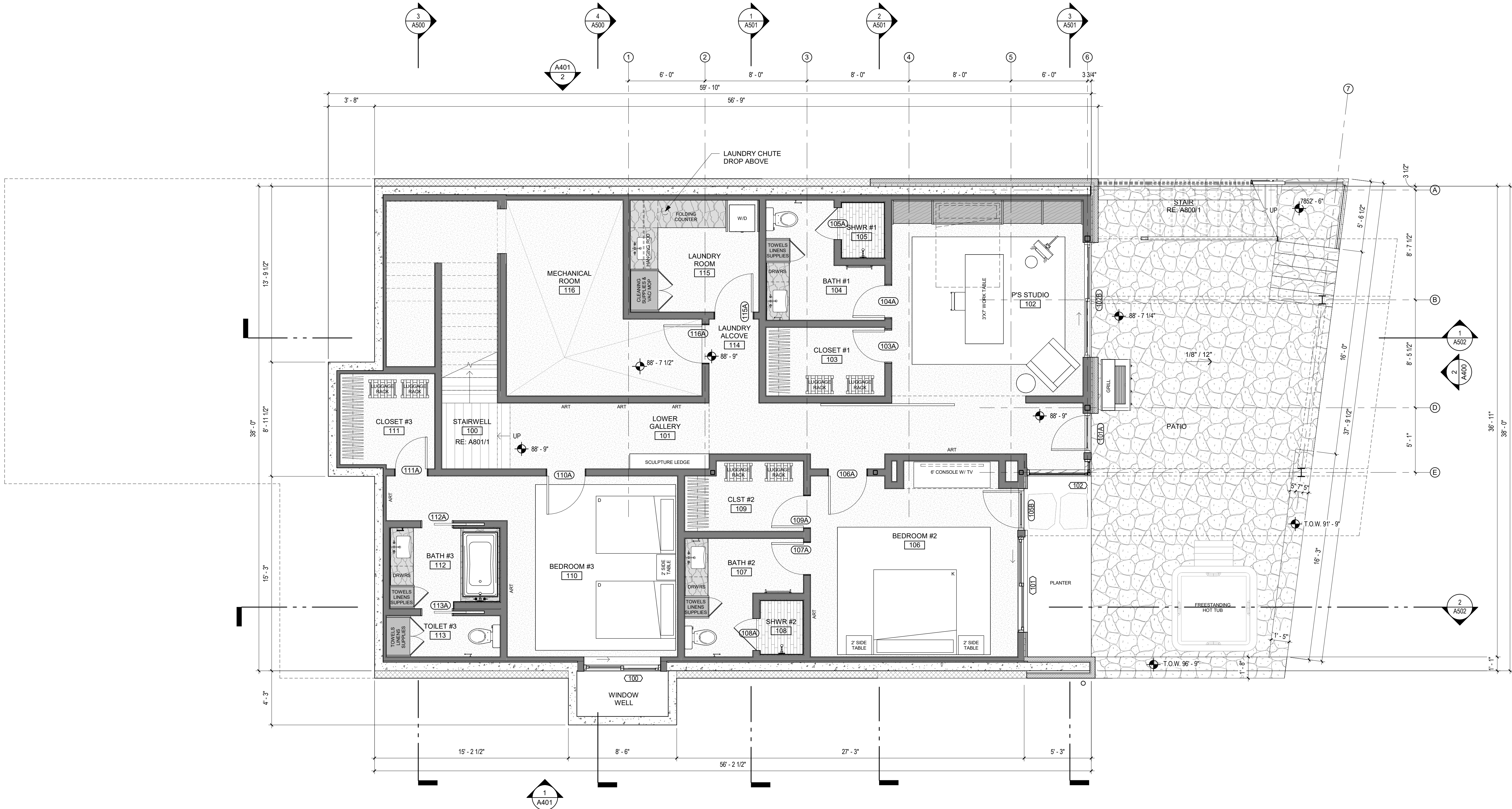
FLOOR PLAN -
LOWER LEVEL

A201

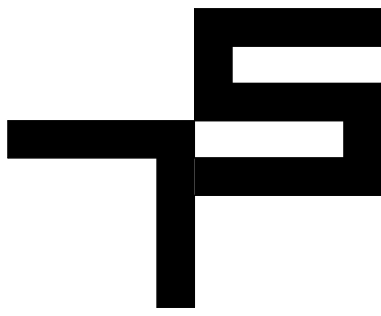
- NOTES:
- ALL DIMENSIONS ARE TO FACE OF STUD, MASONRY OR CONCRETE OR TO CENTERLINE OF STEEL.
 - DO NOT SCALE FROM DRAWINGS.
 - HOSE BIB AND GAS LOCATIONS SHOWN ON THIS PLAN.
 - COORDINATE GAS REQUIREMENTS WITH APPLIANCES.
 - ALL EXTERIOR WALLS TO HAVE THERMAL INSULATION. ALL INTERIOR WALLS TO HAVE ACOUSTICAL INSULATION.
- 2x6 WALLS (STUDS AT 16" O.C.)
2x4 WALLS (STUDS AT 16" O.C.)
CMU WALLS
MASONRY VENEER
CONCRETE RETAINING WALLS

MATERIAL LEGEND

- WOOD FLOORING
CONCRETE
PLYWOOD
TILE - SHOWER
STONE - SLAB
COMPOSITE BOARDS
FLAGSTONE



1 FLOOR PLAN - LOWER LEVEL
SCALE : 1/4" = 1'-0"



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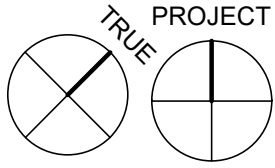
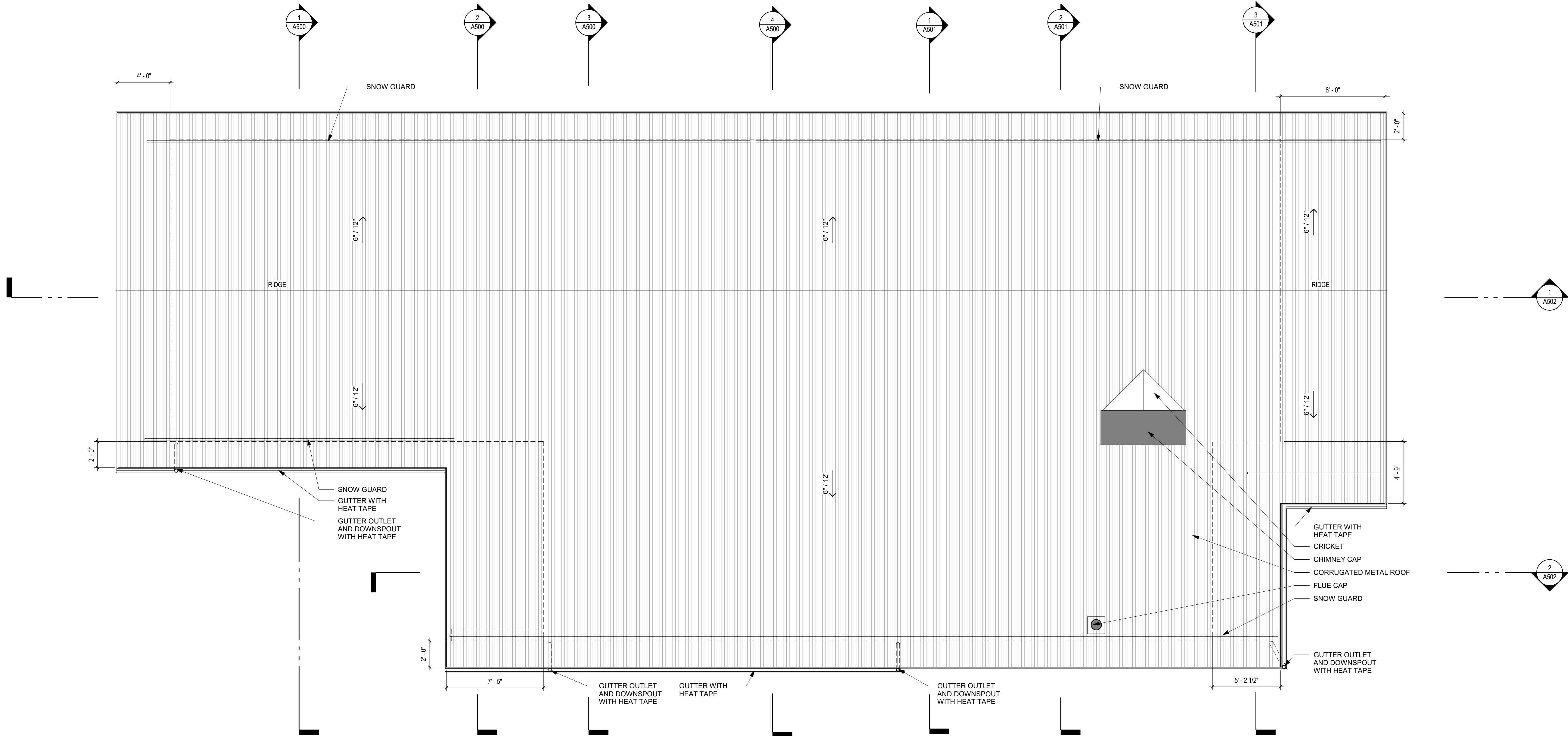
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ROOF PLAN

A240



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



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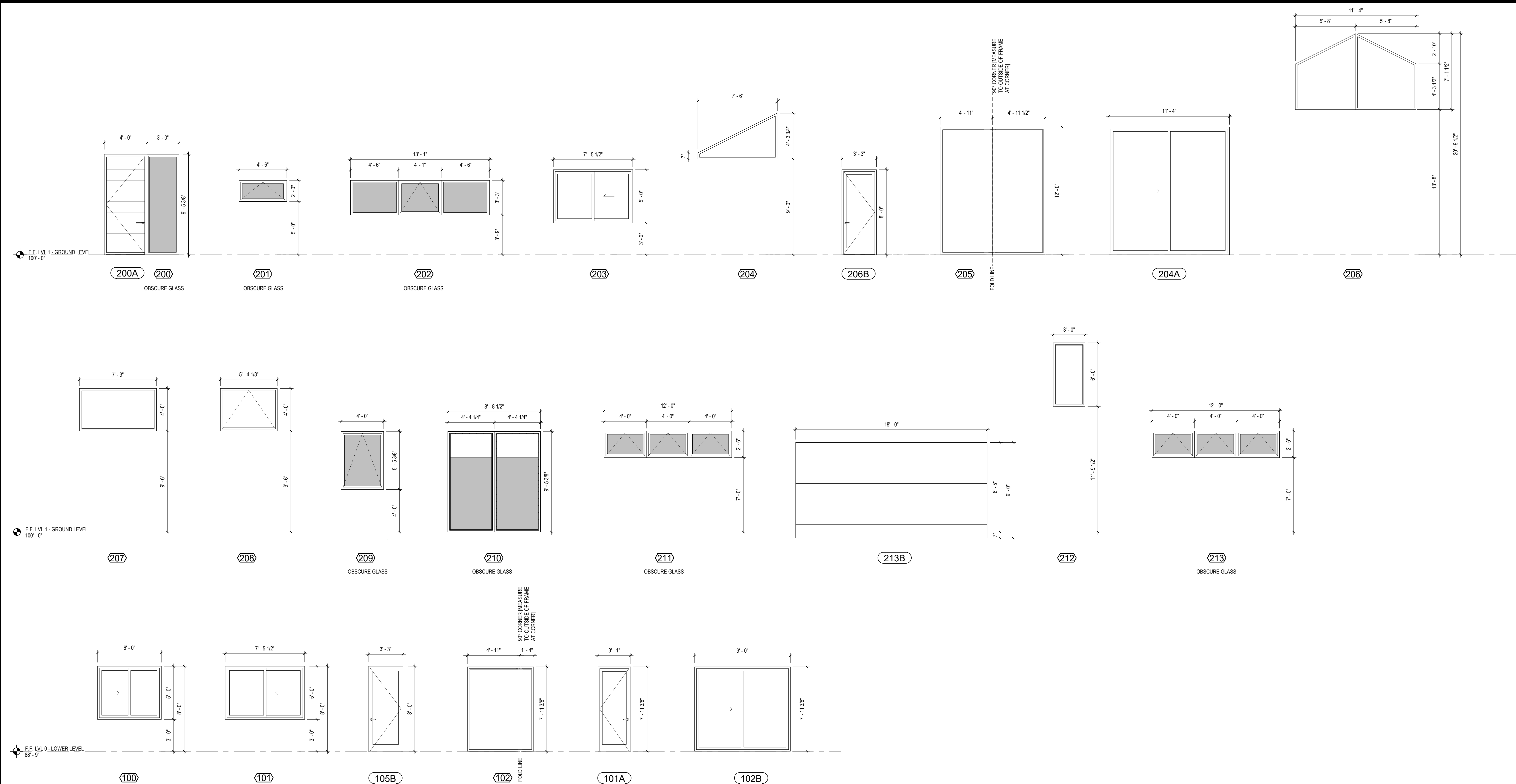
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EXT. DOOR & WINDOW SCHEDULE

A260

Page 47 of 69



WINDOW & DOOR NOTES

-ALL DOOR TYPES ARE DRAWN AS VIEWED FROM THE EXTERIOR. SWING INDICATION IS DIAGRAMMATIC ONLY -SEE PLAN FOR SWING.

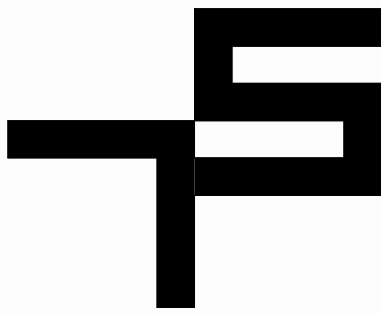
-ALL WINDOW TYPES ARE DRAWN AS VIEWED FROM THE EXTERIOR. SWING INDICATION IS DIAGRAMMATIC ONLY -SEE EXTERIOR ELEVATIONS FOR SWING.

-ALL DOOR GLAZING SHALL BE TEMPERED INSULATED LOW-E GLASS.

-ALL WINDOW GLAZING SHALL BE INSULATED LOW-E GLASS UNLESS NOTED OTHERWISE. GLAZING SHALL BE TEMPERED AS REQUIRED BY CODE.

-ALL DOOR AND WINDOW GLAZING SHALL BE PROVIDED BY THE SAME MANUFACTURER

-FIELD VERIFY BEFORE OPENING



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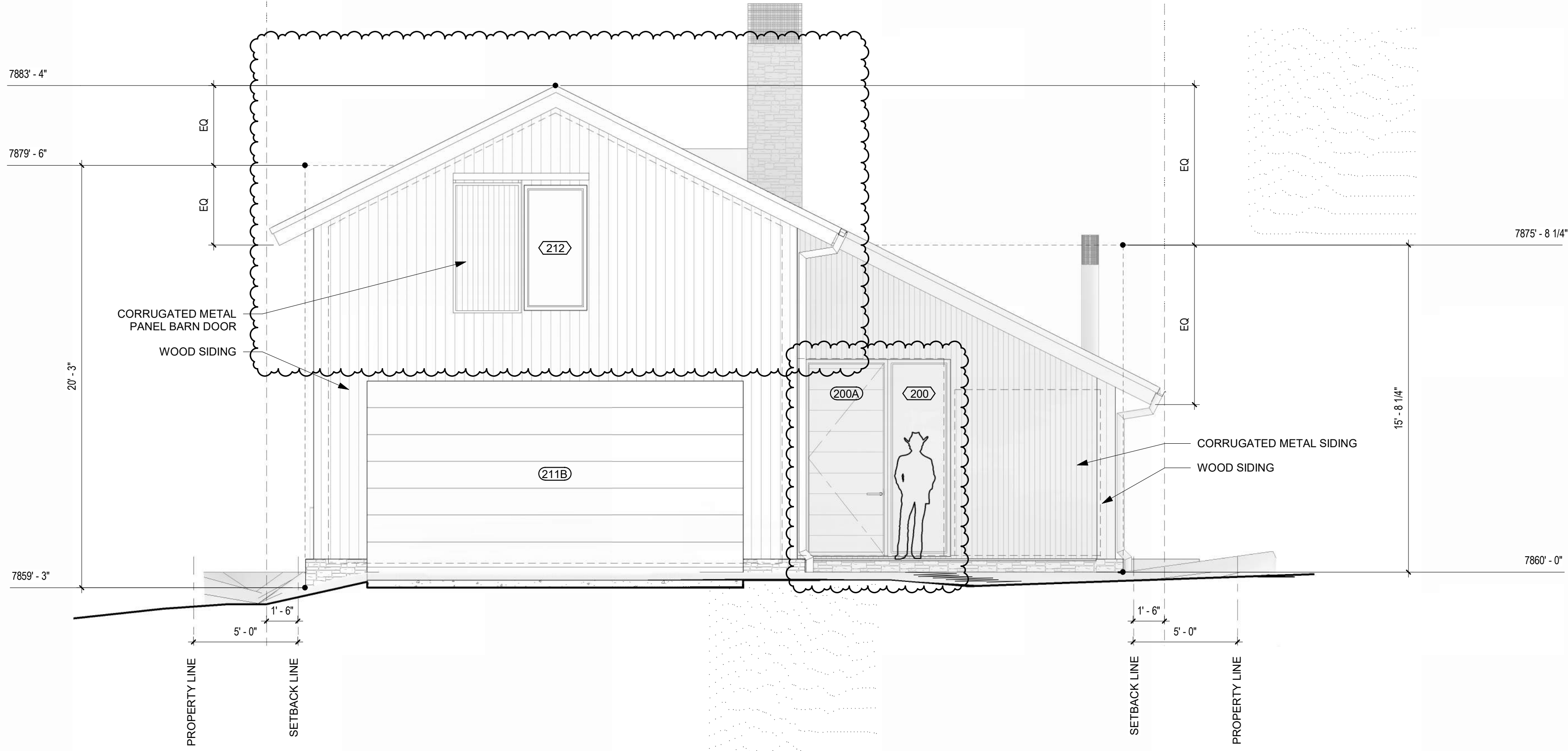
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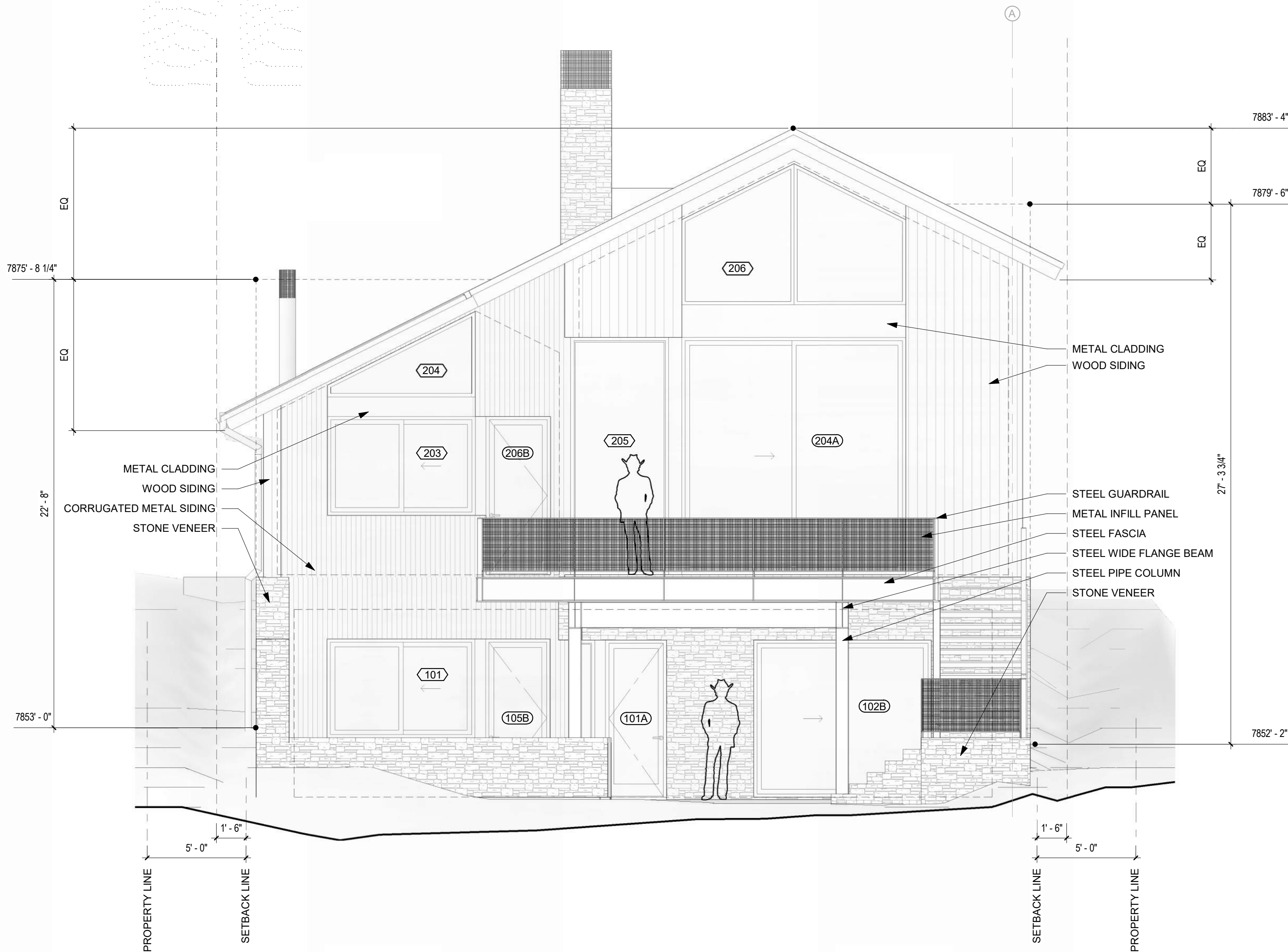
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EXTERIOR
ELEVATIONS

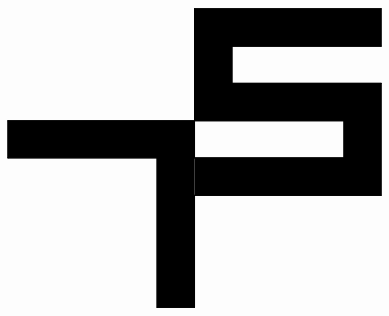
A400



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



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



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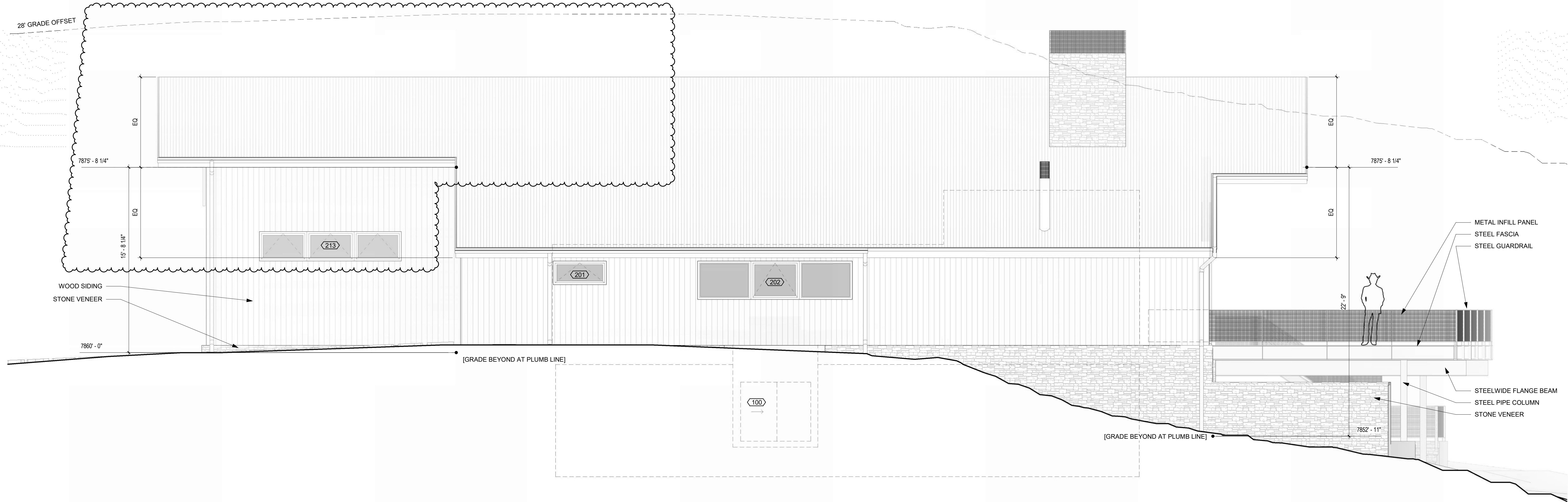
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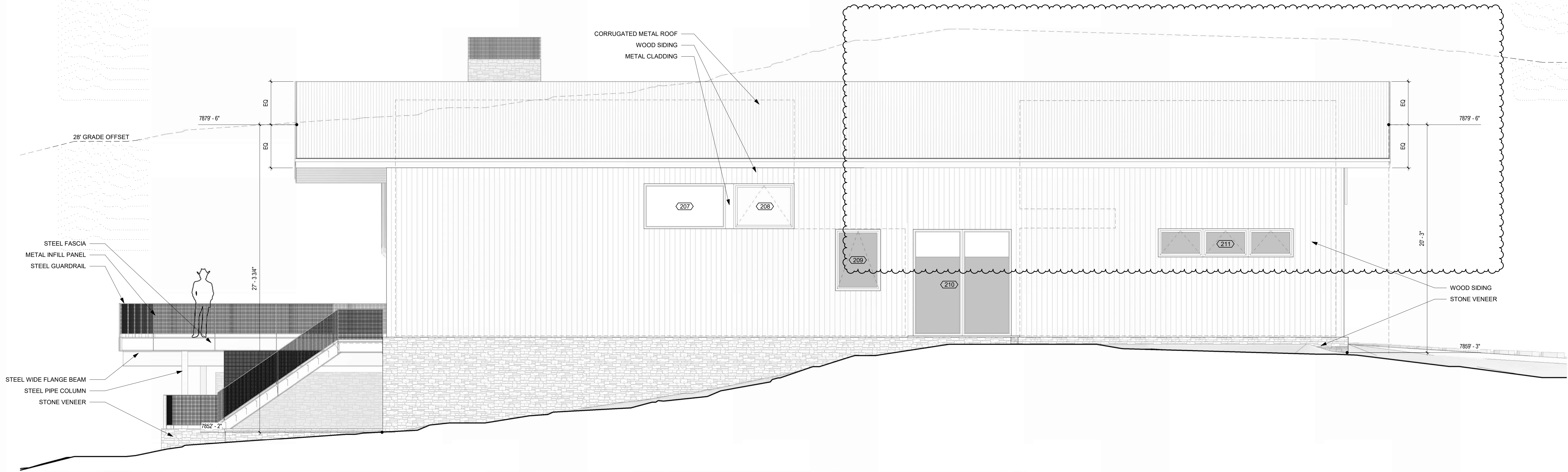
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1	Date 1	Revision 1

EXTERIOR
ELEVATIONS

A401



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



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



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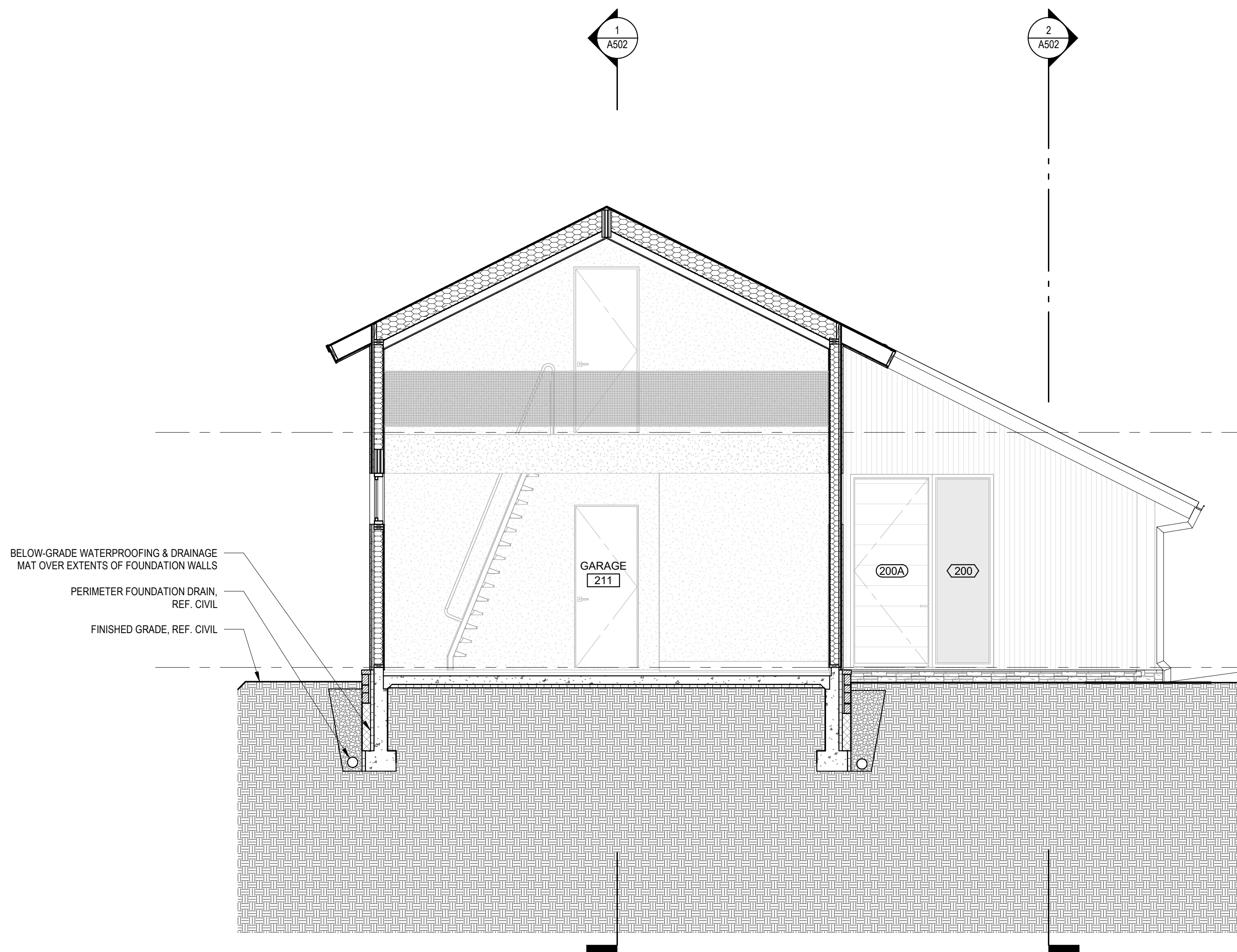
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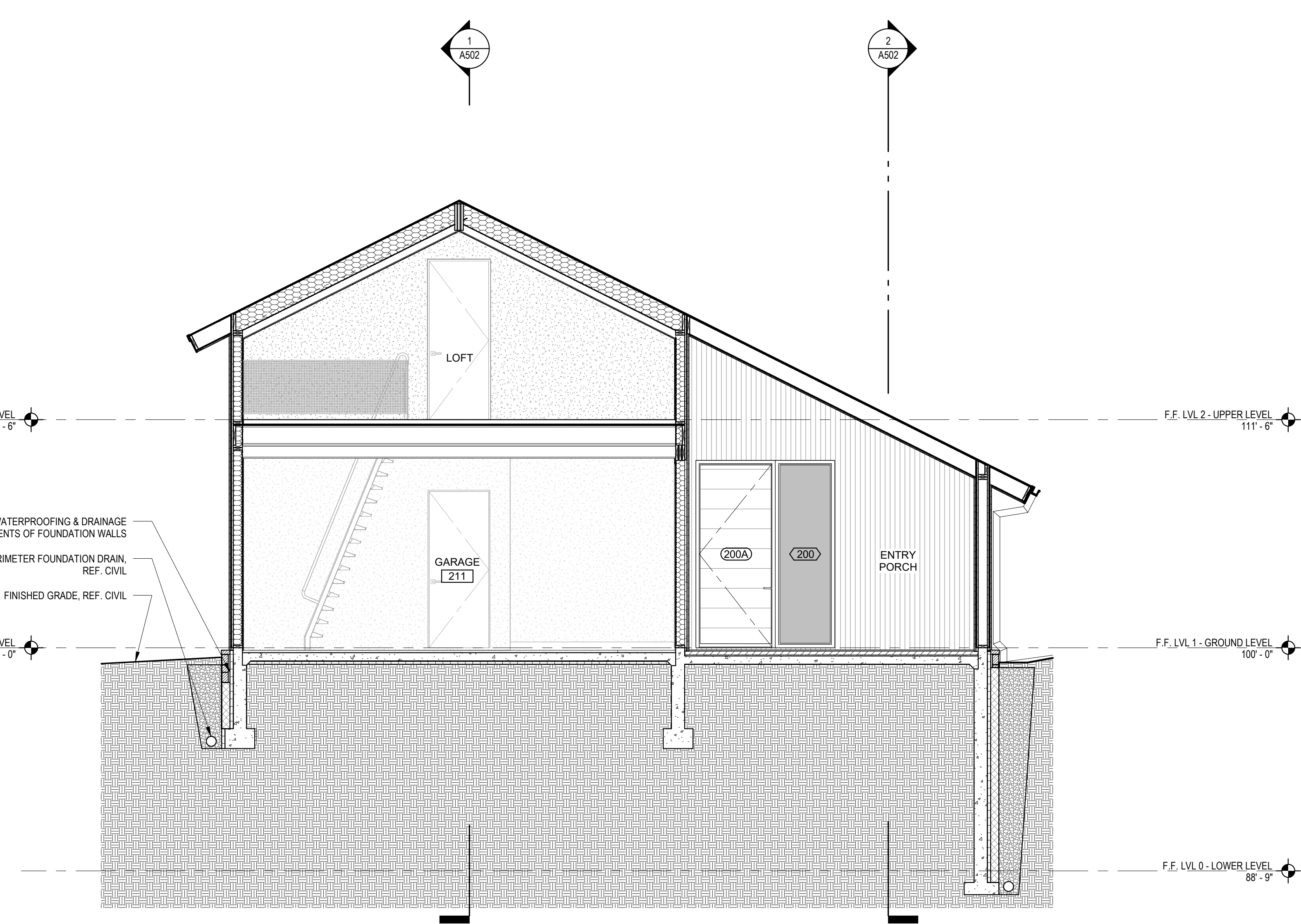
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BUILDING
SECTIONS

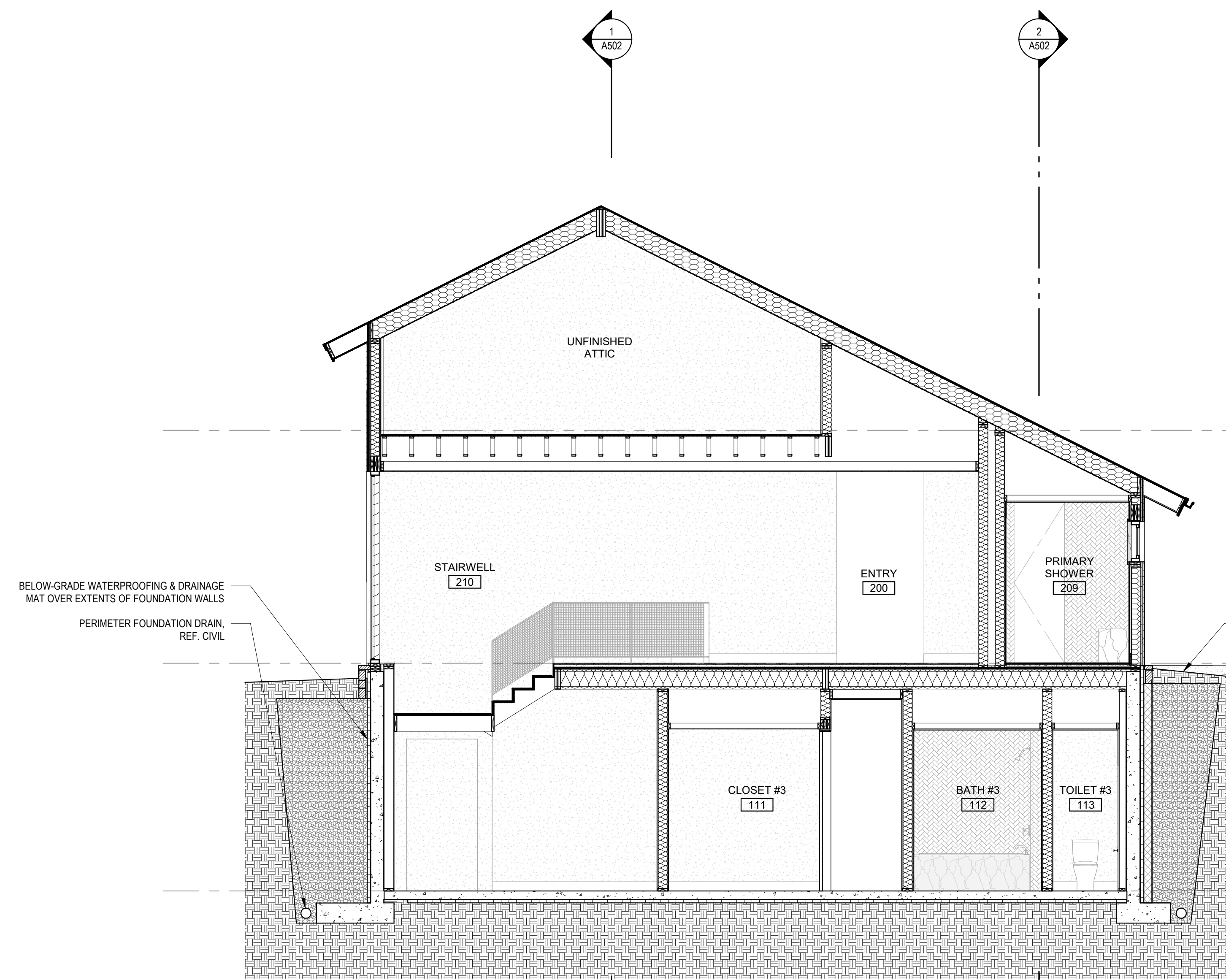
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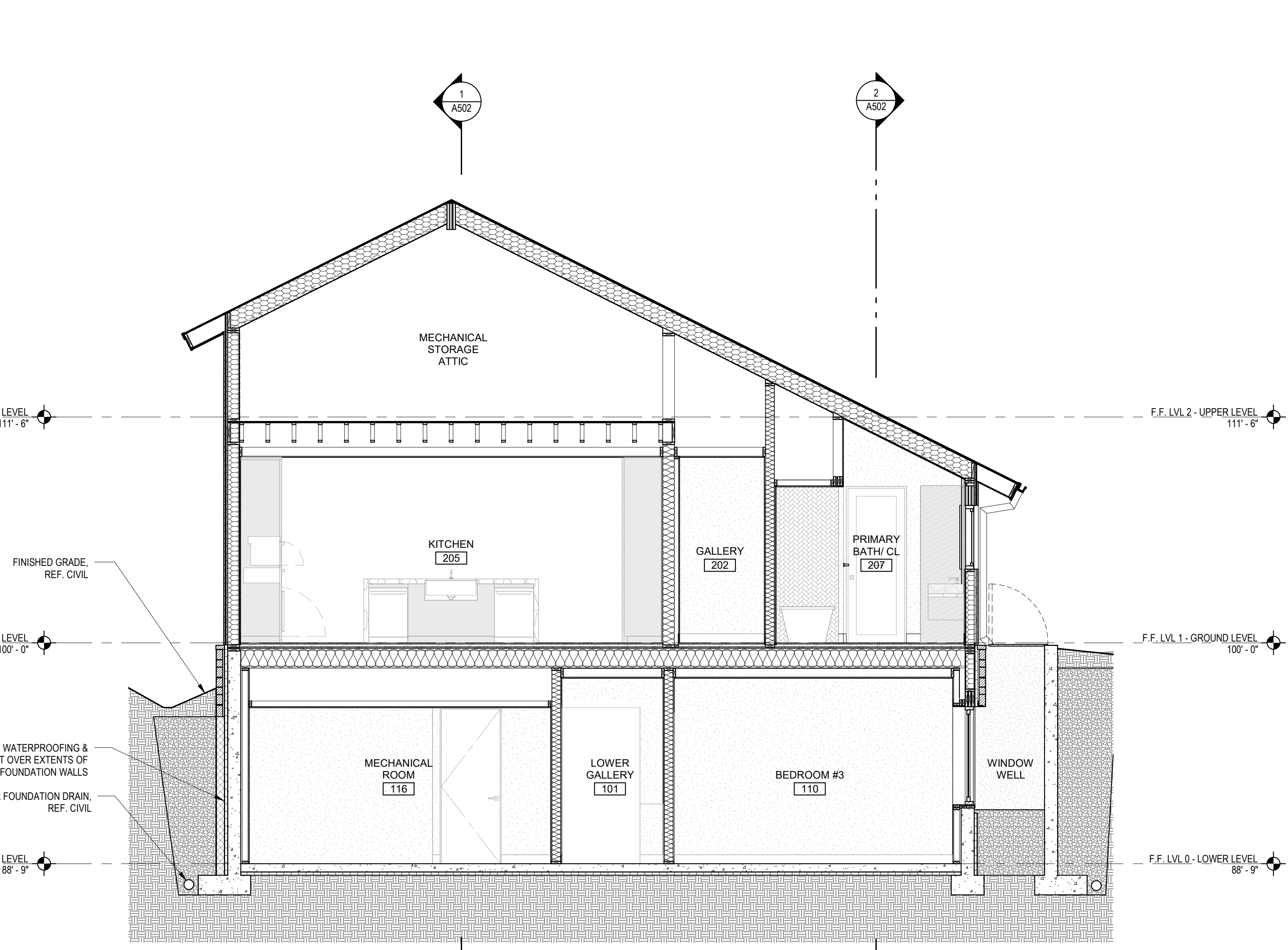
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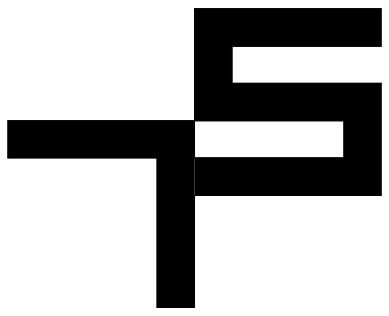
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4 BUILDING SECTION
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23 JUNE 2025 PROJ. NO. 2401

PROJ. ARCHITECT: TS DRAWN BY: ES, ER

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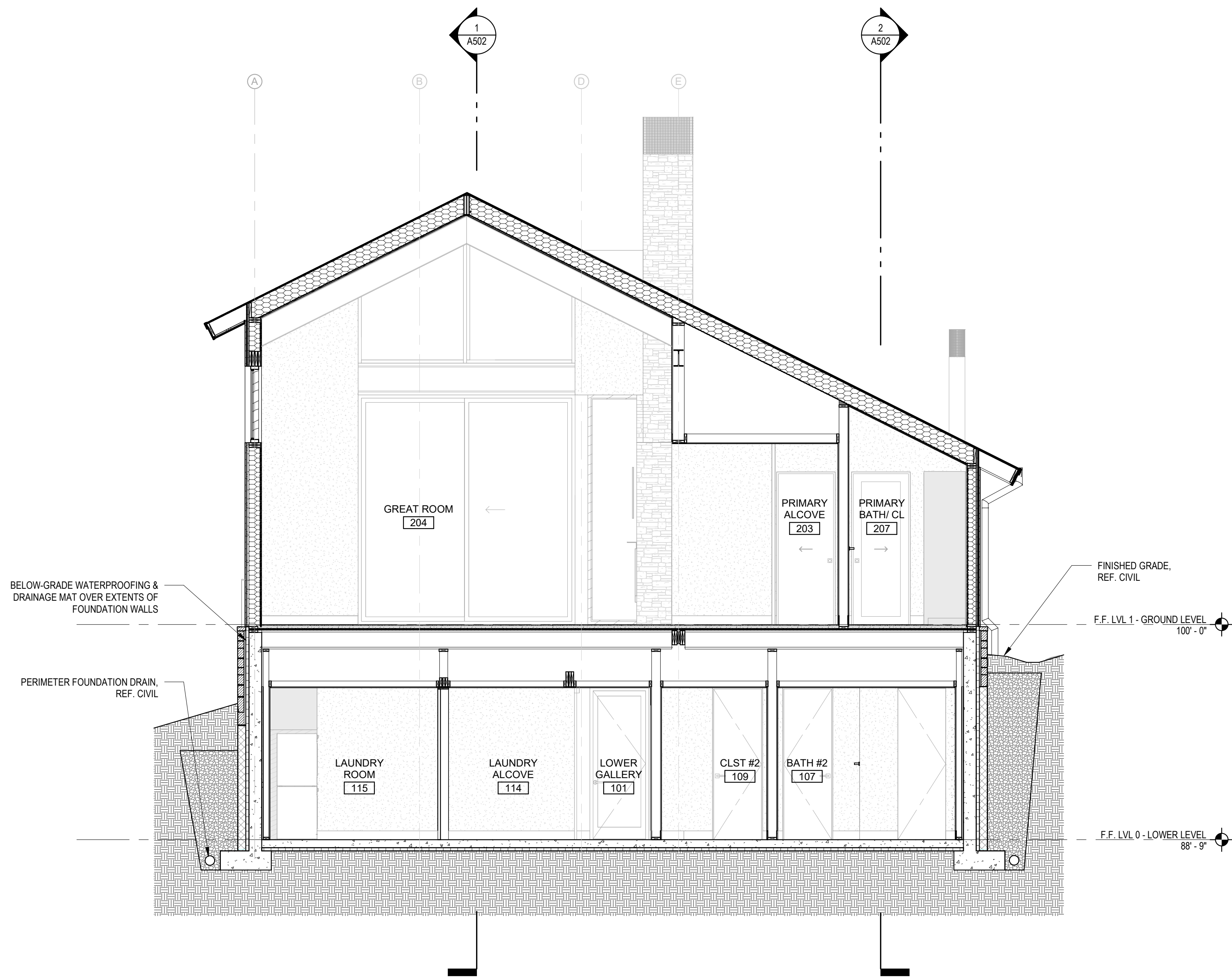
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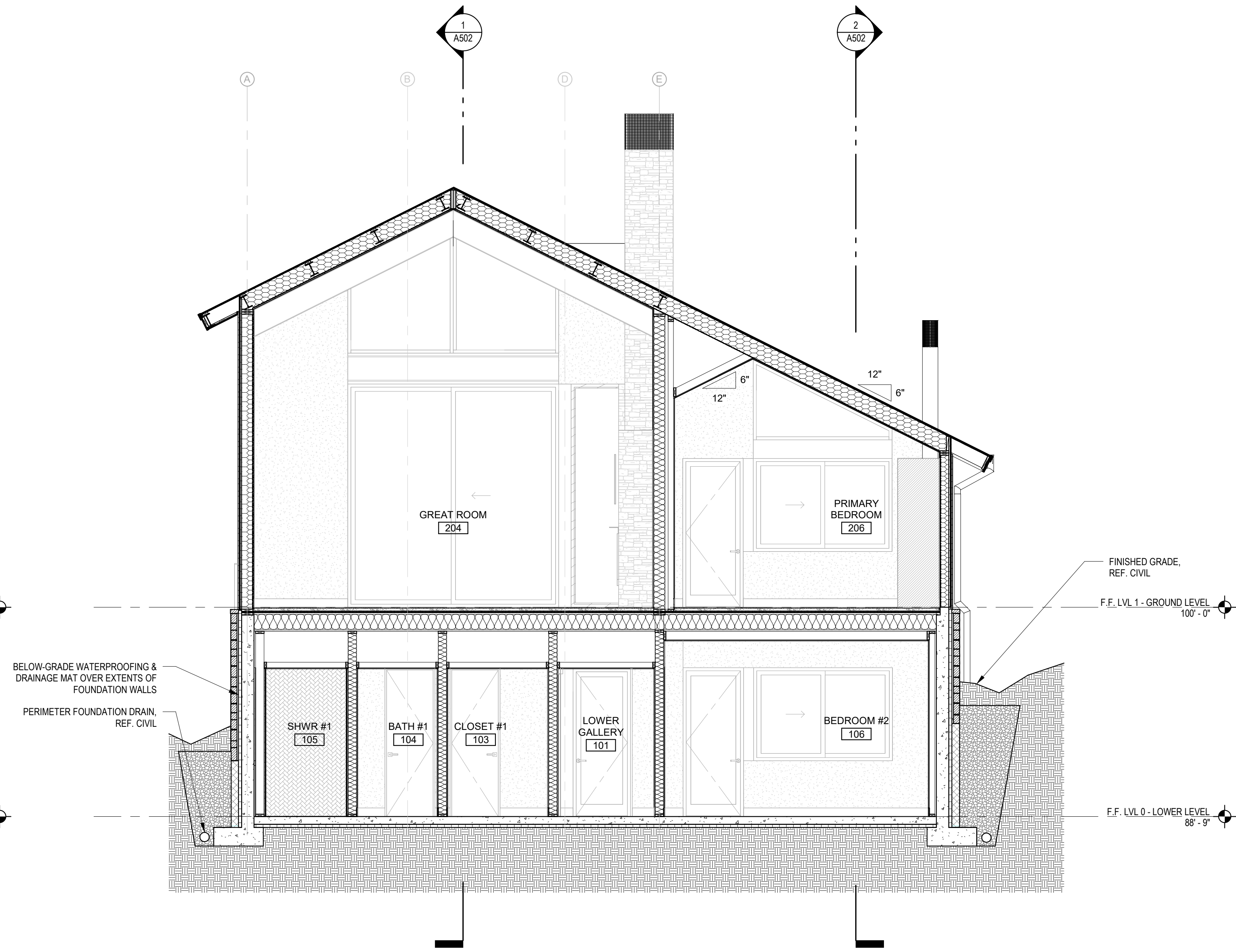
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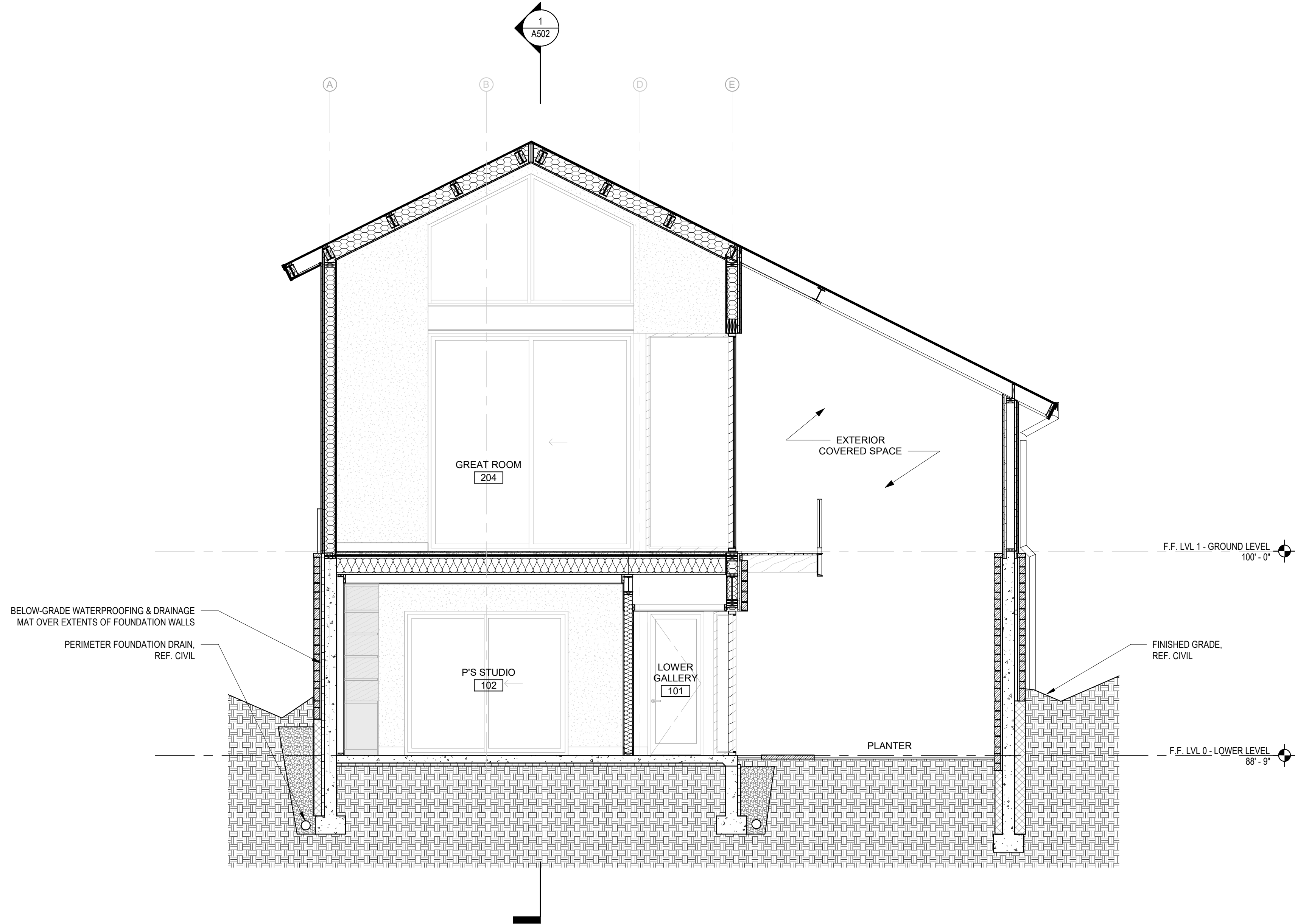
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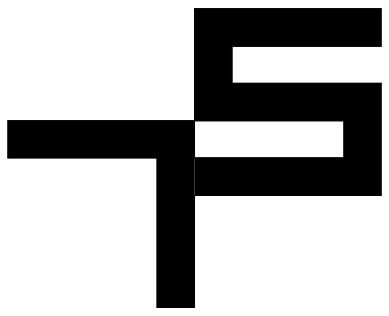
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3 BUILDING SECTION
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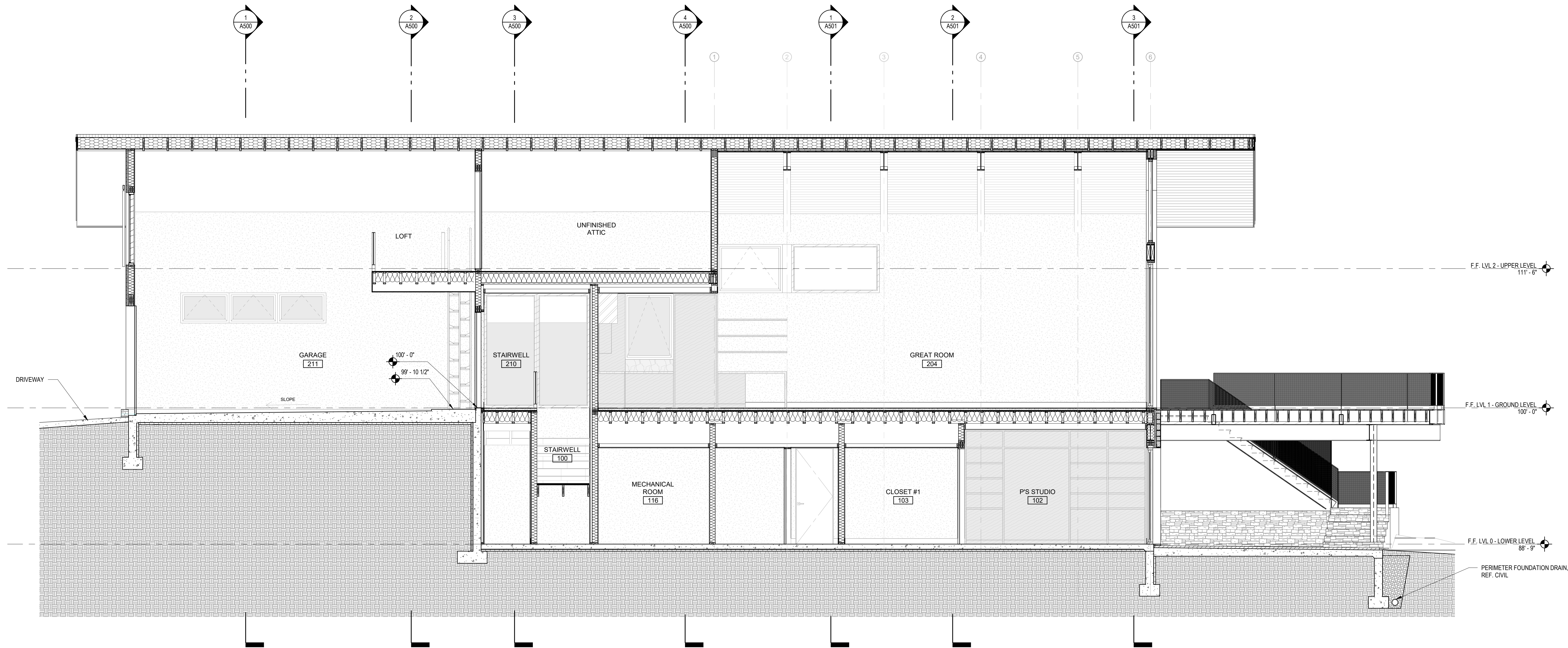
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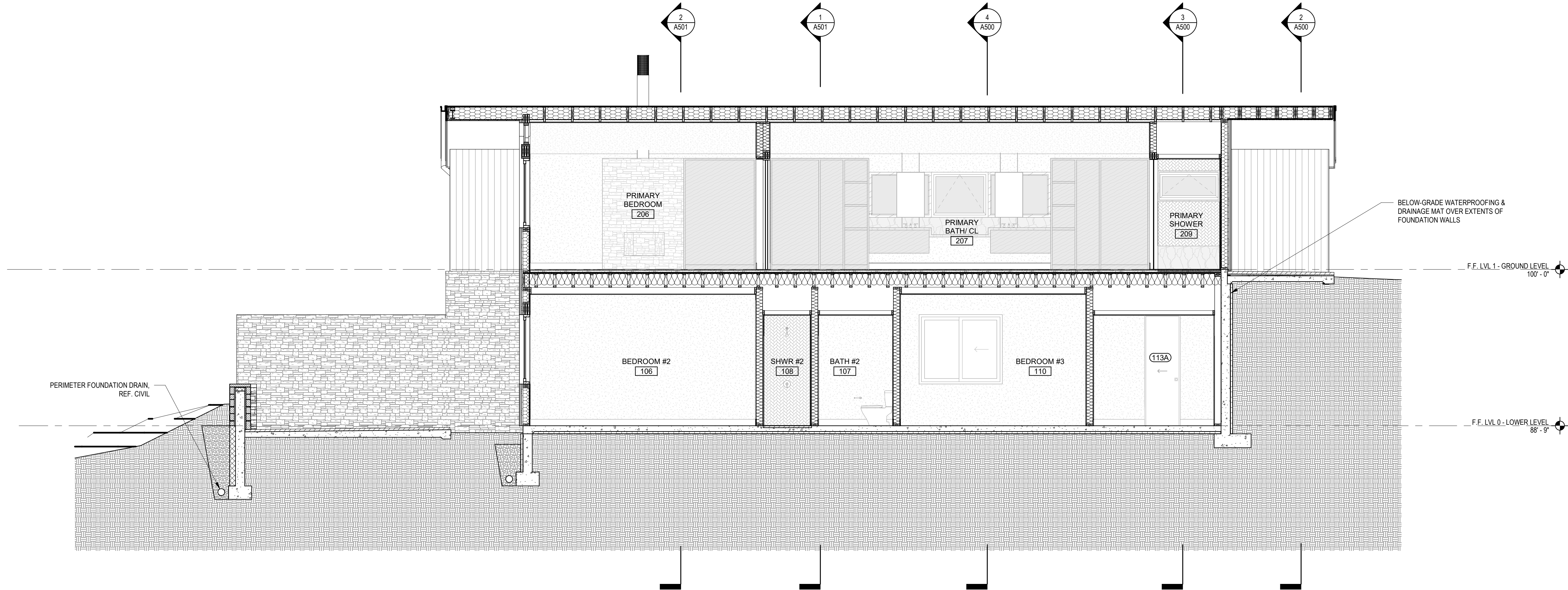
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Minturn Forward Memo

TO: Minturn Planning Commission
FROM: Matt Farrar, Western Slope Consulting
DATE: July 3, 2025
ATTACHMENTS: New Zone District Summaries

This memo is intended to guide the Planning Commission’s review and discussion of the following new zone districts at the July 9 meeting. Summaries that detail the proposed purpose statement, allowed land use/development types, and dimensional requirements for each of these zone districts are attached to this memo.

- Civic
- Federal Lands
- Railroad Right-of-Way/Transportation
- Recreation & Open Space
- R1
- R2
- R3

The new Mixed-Use (i.e., MU-1, MU-2, and MU-3) and Makerspace zone districts are scheduled for review and discussion by the Planning Commission at the July 23 meeting and August 13 meeting (if necessary).

1. Overview of Proposed Zoning Changes

The proposed changes to Minturn’s zoning regulations were developed based on the following:

- Direction provided by the 2023 Minturn Community Plan.
- Direction provided by the 2025-2027 Minturn Strategic Plan.
- Community input on the types of Land Uses appropriate in Minturn’s neighborhoods, which was collected via a survey and open houses in 2024.
- Recommendations by Minturn’s Planning Commission
- Recommendations by Minturn’s Planning & Zoning Department.

- Legal requirements, such as the inclusion of “Adult Businesses” (1st Amendment issue) and “Natural Medicine” uses (required by State law).

The proposed changes also include staff recommendations for consolidating and simplifying the types of land uses/development listed in Minturn’s zoning regulations. The following table provides some examples of the changes recommended by staff.

Existing Land Use/Development Types		Simplified Land Use/Development Types
Accessory Apartments Accessory Dwellings	→	Accessory Dwelling Units
Automotive Parts Sales Grocery Stores Pawn Shops Other Similar Land Use/Development Types	→	Retail Stores
Barbershops Beauty Shops Other Similar Land Use/Development Types	→	Personal Services

Therefore, it may appear that the number of land use/development types permitted in a new zone district is less than that in an existing zone district.

Further modifications to the proposed zoning regulations will be made based on input from staff, the Planning Commission, the Town Council, and the community. In making further changes to the proposed zoning regulations, it will be important to balance the desires of special interest groups with the interests of the broader community.

2. Consolidation of Existing Zone Districts into New Zone Districts

The following table provides an overview of the proposed consolidation of Minturn’s existing zone districts into the new zone districts recommended in the 2023 Minturn Community Plan. The proposed consolidation will reduce the number of zone districts in Minturn from twenty-seven (27) to seventeen (17), not including Bolts Lake zone districts, Belden Place PUD, Minturn North PUD, or Midtown Village PUD.

Existing Zone Districts		New Zone Districts
Cross Creek Character Area: Residential Zone - S Old Town Character Area: Residential Zone	→	R1
Cross Creek Character Area: Residential Zone - N Game Creek Character Area: Residential Zone South Town Character Area: Residential Zone	→	R2
Martin Creek Character Area: Residential Estate Zone	→	R3
Lionshead Character Area: Cemetery Zone Lionshead Character Area: Light Industry & Public Facilities Zone Maloit Park Character Area: Public Facilities Zone	→	Civic

Existing Zone Districts		New Zone Districts
Cross Creek Character Area: Recreation & Open Space Zone Eagle River Character Area: Recreation & Open Space Zone Lionshead Character Area: Recreation & Open Space Zone Old Town Character Area: Recreation & Open Space Zone	→	Recreation & Open Space
Cross Creek Character Area: Federally Regulated Area Zone Meadow Mountain Character Area: Federally Regulated Area Zone South Town Character Area: Federally Regulated Area Zone	→	Federal Lands
Grouse Creek Character Area: Commercial Zone	→	Makerspace
Transportation Character Area: Railroad Right-of-Way/Transportation Zone	→	Railroad Right-of-Way/Transportation
Game Creek Character Area: PUD Holding Zone Old Town Character Area: Commercial Zone Old Town Character Area: Mixed-Use Zone	→	Mixed-Use 1 (MU-1)
Cross Creek Character Area: Mixed-Use Zone South Town Character Area: Commercial Zone South Town Character Area: Residential Zone	→	Mixed-Use 2 (MU-2)
Old Town Character Area: Mixed-Use Zone Old Town Character Area: Residential Zone	→	Mixed-Use 3 (MU-3)

The proposed consolidation strives to preserve the types of land uses/development allowed in, and the dimensional standards for, Minturn’s existing zone districts. As a result, the proposed consolidation has enhanced the types of land uses/development and dimensional standards for many existing zone districts.

3. Existing Zone Districts to Remain As-Is

There are thirteen (13) existing zone districts that are proposed to remain as-is (i.e., are not proposed to be changed as part of the update to Minturn’s zoning regulations). Those zone districts are as follows:

- 100-Block: A
- 100-Block: B
- Bolts Lake: Holding Zone
- Bolts Lake: Mixed-Use Zone
- Bolts Lake: Open Space & Recreation Zone
- Bolts Lake: Residential Zone
- Game Creek Character Area: PUD Holding Zone
(*NOTE: Some properties currently in the PUD Holding zone district are proposed to be consolidated into the new Mixed-Use 1 (MU-1) zone district.*)
- Maloit Park Character Area: Mixed-Use Zone
- Maloit Park Character Area: Recreation & Open Space Zone
- Mountaintop Residential Ranch & Estate Lot Zone
- Belden Place Planned Unit Development (PUD)
- Minturn North Planned Unit Development (PUD)
- Midtown Village Planned Unit Development (PUD)

While no changes are currently proposed for these existing zone districts, if there was interest in making modifications that could be possible as part of the zoning update process. It is important to note that changes to many of these existing zone districts (i.e., the Bolts Lake, Mountaintop, Maloit Park, and PUD zone districts) is either very challenging or not possible because these zone districts are subject to legal agreements or were established via the Town's PUD process.

4. Zoning Update Community Outreach & Engagement Efforts

The Town recognizes the importance of informing the community about the proposed changes to Minturn's zoning regulations, as well as providing ample opportunity for community members to provide input on those changes.

The following is a summary of the community outreach and engagement efforts that the Town has, and is, undertaking:

Outreach:

- A flyer with information about the zoning update Open Houses was included in the annual door-to-doors and was delivered to all properties in Minturn.
- A letter containing information about the Minturn Forward/zoning update process, the zoning update Open Houses, the packets posted to the Town's website detailing the proposed zoning changes, and the online input form was mailed to every property owner in Minturn.
- Information about the zoning update Open Houses was provided on the Town's variable messaging board located outside of the Post Office.
- Email blasts were sent out to subscribers of the Town's newsletter to encourage participation in the zoning update Open Houses and the online input form. Additional email blasts will be sent out to encourage additional participation in the online input form.
- Town staff will be hosting one (1) or more booths at the Minturn summer concert series in July to share information about the proposed zoning changes and encourage community members to share their input.

Engagement Activities:

- Public open houses were hosted at Minturn Town Hall from 4-7pm on June 9, June 19, and June 24. **A total of fifty-five (55) people participated in the open houses.**
- An online input form has been made available on the Town's website. The online input form will remain open through the end of July. **To date, a total of seven (7) responses have been received via the online input form.**
- Staff has, and will continue to be, available to meet with anyone with concerns about the proposed zoning changes.
- Staff will be working with the Planning Commission to review and discuss the proposed changes to Minturn's zoning regulations at public meetings held on July 9, July 23, and August 13.
- A joint Planning Commission and Town Council work-session is planned for August 6. This work-session is intended to focus on housing and potential changes to be made to Minturn's zoning regulations to address this issue.

5. Relevant Planning Commission Recommendations & Community Input

The following table lists:

- Previous recommendations made by the Planning Commission for Minturn’s existing zone districts. These recommendations have been organized based on the new zone district that they are applicable to. Staff has worked diligently to incorporate these recommendations with the proposed uses and dimensional requirements for the new zone districts.
- Verbatim comments collected via the zoning update Open Houses and online input form that are relevant to the zoning update process and the new zone districts being reviewed by the Planning Commission at the July 9 meeting. These comments are current as of July 2.

General Comments about Zoning Update Process
Input from Open Houses & Online Input Form (as of July 2) ▪ This is a comment for all of the zone districts. I am not sure why almost all of them call for increases in lot coverage %. It doesn't make any sense for a small town to allow the builders to maximize square footage. It encourages boring architecture and layouts, it maximizes profit for those looking to build fancy custom homes for rich buyers, and it takes away from the natural beauty and limited space available in a small town. ▪ Minturn became Minturn due to lack of Zoning ▪ This is a bunch of bullshit. Your just homogenizing the town

Civic	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 2)
▪ Add “Accessory Buildings” as a Permitted Use ▪ Remove “Accessory Apartment” as a Use ▪ Remove “Accessory Dwelling” as a Use ▪ Add Alternative Energy Production as Limited Review Use ▪ Add “Indoor Storage” as a Conditional Use ▪ Add “Public Facilities and Uses” as a Permitted Use ▪ Add “Recreational Facilities (both Indoor and Outdoor)” as a Permitted Use ▪ Change “Trails, trailheads” to “Trails and Trailheads” ▪ Change “Utility facilities and improvements, including but not limited to water storage, transmission lines, transformers, etc.” to “Utility Facilities and Improvements” ▪ Add “Water Treatment Facilities” as a Permitted Use ▪ Maximum Lot Coverage is 45% ▪ Maximum Impervious Coverage is No Limit ▪ Minimum Front Yard Setback is 25 feet ▪ Maximum Building Height is 28 feet ▪ Minimum Stream Setback is 30 feet	▪ The preschool should possibly be zoned Civic since it's owned by the school district. ▪ This zone includes the parcel that was given to the town through the horrible deal with Minturn North. This is meant to be open space and not developed. Not sure why cemetery, employee housing, energy production, or anything related to building is really even on the table. I would contend that most residents don't even want to see a playground, just some nice open space. Minturn North is taking from this town and the neighborhood in a one sided relationship, this zone should simply have no allowable development. ▪ Can we get a small park/open space in town for families/kids to play? Garden space is never fully utilized! ▪ Consider Fire Department site for Civic rather than R1 ▪ Should Schol Dist property (Pooh Corner) be Civic? ▪ Should have Impervious Surface area (Max.) Example. Employee Housing should have 60% similar to R1 + R2 ▪ Utility Facilities/WWTP should not be by-right in civic. Should be reviewable or by right.

Federal Lands	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 2)
No uses are currently allowed in this zone district, therefore the Planning Commission did not recommend adding or removing any uses. <i>(NOTE: There are several Limited Review Uses listed in the existing Code that do apply to this zone district. Those uses include Bed and Breakfast, Day Care Center, and Flea Market. The proposed changes to the Town's zoning regulations do not include these Limited Review Uses.)</i>	Make as restrictive as possible to guard against federal land sale speculation.

Railroad Right-of-Way/Transportation	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 2)
- Add "Accessory Buildings" as a Permitted Use - Add "Accessory Uses Associated with Allowable Uses" as a Permitted Use - Add "Multi-Modal Transportation" as a Permitted Use - Add "Rail" as a Permitted Use - Add "Regional and Multi-Use Trails" as a Permitted Use <i>(NOTE: Staff is recommending this be changed to "Trails and Trailheads")</i>	- I am unsure as to why we would open this up to any buildings. Preserving the land near the river and stopping development for industrial purposes does not seem appropriate. I am generally against the Conditional Use Permits that are granted already, which are eye-sores, create trash and traffic, and will quickly become more solidified, bigger, and numerous if construction is allowed in this area. - Turn light signal and ice house wall into public art. - Rail->Trail by banking

Recreation & Open Space	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 2)
- Add "Accessory Uses Associated with Allowable Uses" as a Permitted Use - Add "Alternative Energy Production" as a Limited Review Use - Add "Recreational Facilities (both Indoor and Outdoor)" as a Permitted Use - Add "Mobile Vendor" as a Limited Review Use - Remove "Roadside Stand" as a Use - Change "Trails, trailheads" to "Trails and Trailheads" - Change "Utility facilities and improvements, including but not limited to water storage, transmission lines, transformers, etc." to "Utility Facilities and Improvements"	- Putting all of the Open Space in the same zone is problematic, because there are vastly different areas that could be subject to development. Mobile Vendors? Storage Facilities? Makes sense for Little Beach, but not the Bone Yard Open Space. - Leave it alone open space - Utilities, WWTP etc. should not be By Right in Rec/OS They should be conditional - Live it alone I like it the way it is - No development in rec/open space - Please just leave open space as is - Please leave open space as is: No buildings, parks! - Review Rec/Open Space & more Permitted use to Conditional Use - Public events, Parks

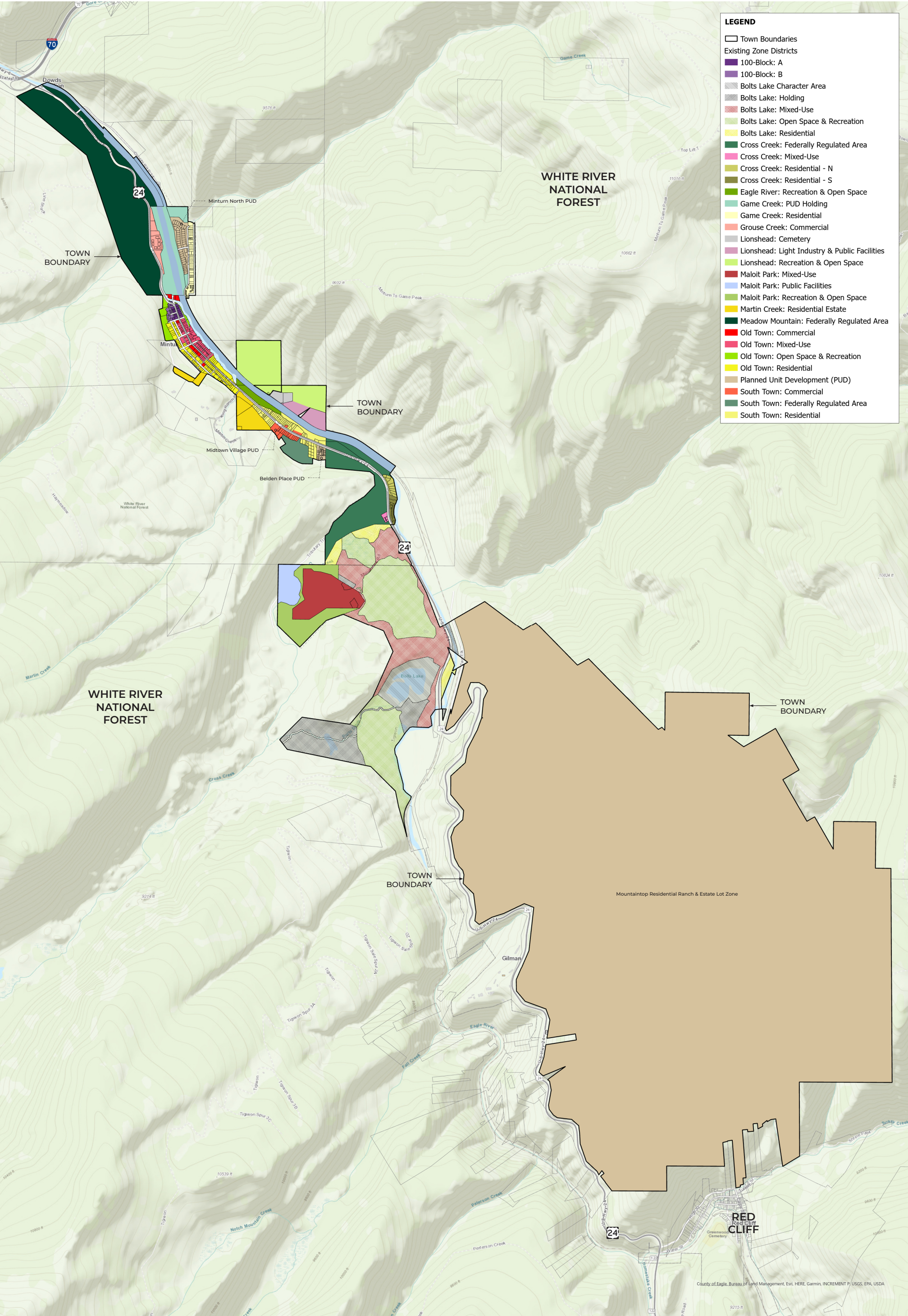
R1	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 2)
- Remove “Accessory Apartments” as a Use - Change “Accessory Dwellings” to “Accessory Dwelling Units” - Add “Alternative Energy Production” as a Limited Review Use - Change “Bed and Breakfast” to a Conditional Use from a Limited Review Use - Change “Club” as a Limited Review Use to “Membership Organization” as a Conditional Use - Change “Day Care Center” to Conditional Use from a Limited Review Use - Change “Duplexes” to a Permitted Use from Not Permitted (<i>NOTE: This recommendation was given for the Old Town Residential zone district. The Planning Commission recommended that “Duplexes” be changed to a Conditional Use in the Cross Creek Residential - South zone district. Staff is recommending that “Duplexes” be a Permitted Use in the new R1 zone district</i>) - Remove “Flea Market” as a Use - Change “Home Business” to a Conditional Use from a Limited Review Use - Change “Home Occupation” to a Permitted Use from a Limited Review Use - Change “Multi-Family Dwellings” to a Conditional Use from Not Permitted - Add “Senior Housing” as a Conditional Use - Decrease Minimum Lot Area to 2,500 square feet from 5,000 square feet - Decrease Minimum Lot Dimension to 25 feet from 50 feet - Increase Maximum Lot Coverage to 50% from 40% - Change Maximum Impervious Coverage to 60% from N/A in the Cross Creek Residential South Zone District - Decrease Minimum Side Yard Setback to 5 feet from 10 feet	- The proposed zoning (<i>incomplete comment</i>) - All of Pine St should be designated R1. It is a family friendly walking street. PLEASE do not change the character of this charming neighborhood street. I believe it is integral to maintaining an engaged full time community in Minturn. - Keep Pine St. Residential! - Allow low impact business (Bookstores, accountants) that serve residents in more areas - Consider zoning Fire Department site as Civic rather than R1 - You can’t have both single family/low density AND affordability choose 1. - Leave it single family only - Keep Pine Street as is – single family possibly ADU’s No Mixed Use - Thank you for increasing bldg & lot coverage!! - Agree more lot coverage 60%? - Eliminate or reduce min. lot size and set a max. lot size as well. - Reduce min. lot dimensions and set a maximum lot dim. too (<i>incomplete comment</i>) - Increase building lot coverage to 60% for R-1 R-2 R-3 - No more bars No Parking - No more bars in residential 400 Block Pine St should all be R-1 Bars/Restaurants/Offices don’t belong on a residential street like this - Allow multi family by right - Make new single family a conditional use

R2	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 2)
- Remove “Accessory Apartments” as a Use - Change “Accessory Dwellings” to “Accessory Dwelling Units” - Add “Alternative Energy Production” as a Limited Review Use - Change “Bed and Breakfast” to a Conditional Use from a Limited Review Use	- Why increase max lot coverage, so that the 2nd home buyers can build even bigger houses. Just look at Minturn North and how bad it looks to have these houses cover so much of the lot with no yard whatsoever. Just don't understand why the 10% increase. - No commercial use of any kind on 400 Block Pine St. IF School Dist. sells school prop it should be returned to residential

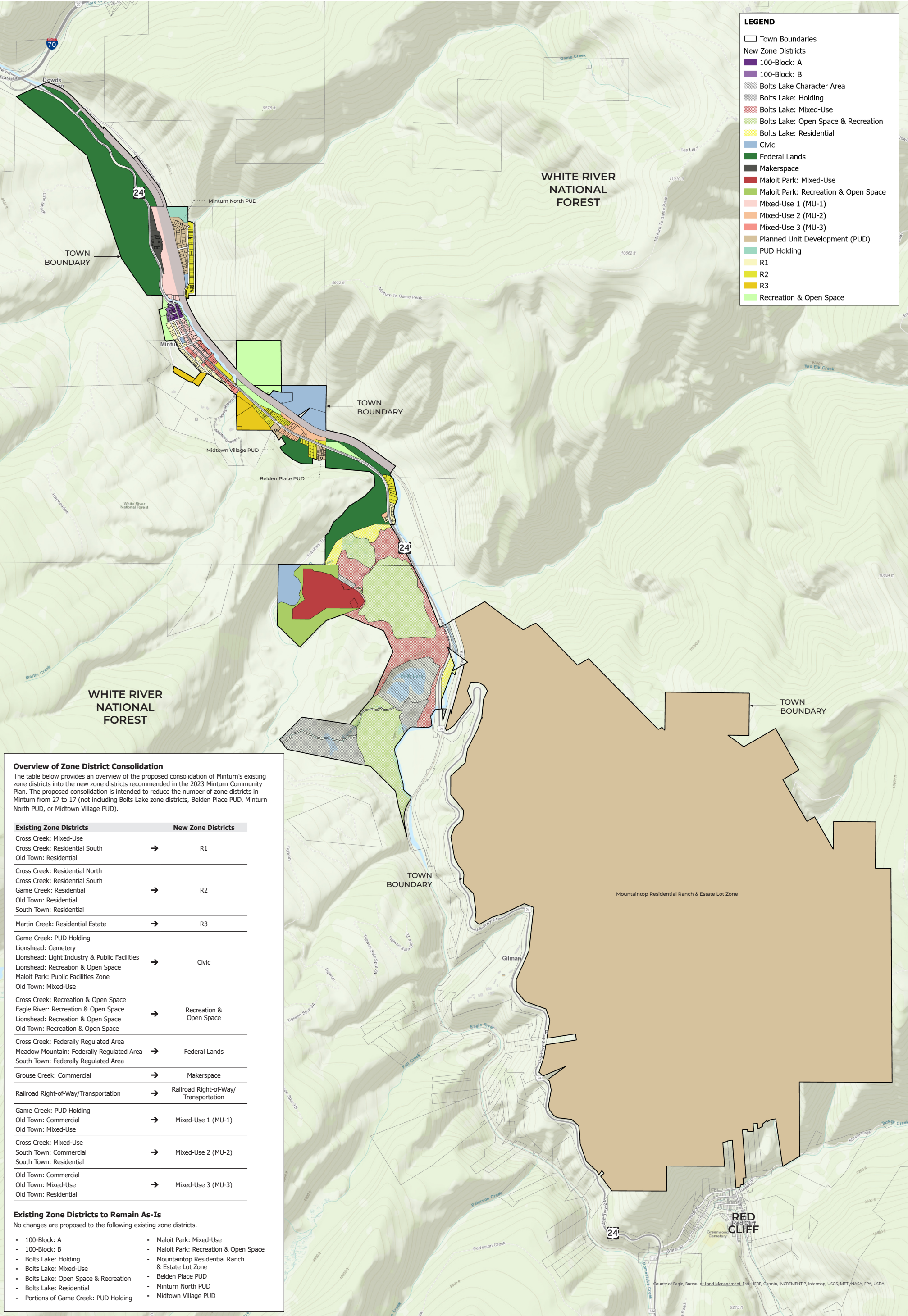
R2	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 2)
▪ Change “Day Care Center” to Conditional Use from a Limited Review Use ▪ Change “Duplexes” to a Permitted Use from a Conditional Use in the Game Creek Residential Zone District ▪ Remove “Flea Market” as a Use ▪ Change “Home Business” to a Conditional Use from a Limited Review Use ▪ Change “Home Occupation” to a Permitted Use from a Limited Review Use ▪ Change “Multi-Family Dwellings” to a Conditional Use from Not Permitted in the Game Creek Residential Zone District ▪ Remove “Roadside Stand” as a Use ▪ Add “Senior Housing” as a Conditional Use	▪ Alternative Energy Prod. Need further definition and reviews. No windmills, exclude Tower, TV Antenas etc. ▪ I disagree with there being any Commercial development Allowed! This small area is already established and lends its self to larger lot for residential. ▪ We like Coss Ck North is different from other areas. Different Character Areas make town interesting ▪ Given current lot sizes in Cross Ck North 10’ side setbacks should remain in place ▪ Its an established area nothing should change in Cross Creek – Res north zone District ▪ No subdivising of lots in this area ▪ No STR absolutely NO STR

R3	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 2)
▪ Remove “Accessory Apartments” as a Use ▪ Change “Accessory Dwellings” to “Accessory Dwelling Units” ▪ Add “Alternative Energy Production” as a Limited Review Use ▪ Change “Duplexes” to a Permitted Use from Not Permitted ▪ Add “Home Business” as a Conditional Use ▪ Change “Home Occupation” to a Permitted Use from a Limited Review Use ▪ Change Maximum Lot Coverage to 20% from N/A	▪ 761 Main Street should be MU-3 or R-2 NOT R-3 . Zoning it R-3 provides a front setback that would make it an un-buildable lot. ▪ #761 Main should not be R-3 40’ setback would make it unbuildable R-2 or MU-3 is mor appropriate ▪ Get rid of setbacks, just manage snow/water parking ▪ Allow Multi-dwelling in R3

EXISTING ZONING MAP



PROPOSED ZONING MAP



CIVIC

New Non-Residential Zone District

Purpose of New Civic Zone District

The purpose of the Civic zone district is to accommodate uses that serve a public function including government facilities, recreation facilities, parks, open space areas, trails, schools, and utilities.

Consolidation of Existing Zone Districts

All and portions of six (6) existing zone districts are proposed to be consolidated into the new Civic zone district. Those existing zone districts are:

1. Game Creek Character Area: PUD Holding Zone District
2. Lionshead Character Area: Cemetery Zone District
3. Lionshead Character Area: Light Industry & Public Facilities Zone District
4. Lionshead Character Area: Recreation & Open Space Zone District
5. Maloit Park Character Area: Public Facilities Zone District
6. Old Town Character Area: Mixed-Use Zone District

Existing Zone Districts vs. New Civic Zone District

This table identifies:

1. Types of land uses and development allowed in, and the dimensional standards for, the existing zone districts.
2. Types of land uses and development and dimensional standards proposed for the new Civic zone district.

		Existing Zone Districts Being Consolidated Into						New Zone District
		Game Creek Character Area: PUD Holding Zone District	Lionshead Character Area: Cemetery Zone District	Lionshead Character Area: Light Industry & Public Facilities Zone District	Lionshead Character Area: Recreation & Open Space Zone District	Maloit Park Character Area: Public Facilities Zone District	Old Town Character Area: Mixed-Use Zone District	Civic
Types of Land Uses and Development Allowed	Permitted Uses A land use or type of development allowed in the zone district without approval by Town staff, the Planning Commission, and/or the Town Council. Commonly referred to as a "Use by Right."	None	Accessory Buildings Accessory Use Cemetery Office Uses	None	None	Accessory Apartment Accessory Dwelling Accessory Uses Associated with Allowable Uses Athletic Fields Duplex Multi-Family Dwellings Short-Term Rental Single-Family Residential Dwellings Trails, Trailheads Utility Facilities and Improvements, including but not limited to Water Storage, Transmission Lines, Transformers, Etc. Water Treatment Facilities Other Uses Determined to be Similar in Nature to Other Permitted Uses	Bakeries and Confectioneries Banks and Financial Institutions Barbershops Beauty Shops Business and Office Services Drugstores and Pharmacies Garden Landscaping Supply and Seed Stores Photographic Studios Professional Activities (2nd Floor or Above) Professional Offices, Business Offices and Studios (Street Level, 2nd Floor, and Above) Radio and Televisions Stores and Repair Shops Short-Term Rental Single-Family Residential Dwellings Retail Stores Small Appliance Repair Shops (excluding Furniture Repair) Tailors and Dressmakers (Street Level, 2nd Floor, and Above) Travel and Ticket Agencies	Accessory Buildings Accessory Uses Associated with Allowable Uses Athletic Fields Cemetery Cemetery Office Uses Employee Housing Indoor Recreational Facilities Outdoor Recreational Facilities Parks and Playgrounds Public Events and Mass Gatherings Public Facilities and Uses Trails and Trailheads Utility Facilities and Improvements Water Treatment Facilities Other Uses Determined to be Similar in Nature to Other Permitted Uses
	Limited Review Uses A land use or type of development allowed in the zone district if in compliance with specific Town standards and if approved by the Town's Planning Director.	Accessory Apartment Accessory Dwelling Flea Market Home Business Home Occupation Roadside Stand	Flea Market Roadside Stand	Flea Market Roadside Stand	Flea Market Roadside Stand	None	Accessory Apartments (Street Level, 2nd Floor, and Above) Accessory Building Accessory Dwellings (Street Level, 2nd Floor, and Above) Bed and Breakfast Day Care Center Home Business Home Occupation	Alternative Energy Production Outside Storage, Accessory to a Non-Residential Use Wireless Communication Facilities
	Conditional Uses A land use or type of development allowed in the zone district on a case-by-case basis. Requires approval by the Town Council.	None	None	Manufacturing, Light	None	None	Automotive Detail Shops Automotive Parts Sales Car Washes Cocktail Lounges, Taverns Club (2nd Floor or Above) Commercial Accommodations Convenience Stores Delicatessens and Specialty Food Stores Duplexes (Street Level, 2nd Floor, and Above) Gas Stations Grocery Stores Health/Medical Offices (Street Level, 2nd Floor, and Above) Institutional Uses (2nd Floor or Above) Laundries Laundromats Liquor Stores Multi-Family Dwellings (Street Level, 2nd Floor, and Above) Pawn Shops Professional Activities (Street Level) Restaurant Theaters Theaters, Meeting Rooms and Conventions Centers (2nd Floor or Above)	Commercial Indoor Storage Manufacturing, Light
Lot Requirements	Lot Area (Minimum)	See Note 1 Below	N/A	10,000 Square Feet	N/A	N/A	5,000 Square Feet	N/A
	Lot Area per Three (3) or More Dwelling Units (Minimum)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Lot Dimensions (Minimum)	See Note 1 Below	N/A	100 Feet	N/A	N/A	50 Feet	N/A
	Frontage on a Public Street or Right-of-Way (Minimum)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Building Lot Coverage (Maximum)	See Note 1 Below	45%	45%	N/A	N/A	45% (Residential Development) 70% (Commercial/Mixed-Use Development)	45%
	Impervious Surface Area (Maximum)	See Note 1 Below	N/A	N/A	N/A	N/A	55% (Residential Development) 80% (Commercial/Mixed-Use Development)	N/A
Setback Requirements	Front Yard Setback (Minimum)	See Note 1 Below	25 Feet	25 Feet	See Note 2 Below	N/A	10 Feet	25 Feet
	Side Yard Setback (Minimum)	See Note 1 Below	5 Feet	10 Feet	See Note 2 Below	N/A	5 Feet	5 Feet
	Rear Yard Setback (Minimum)	See Note 1 Below	10 Feet	25 Feet	See Note 2 Below	N/A	10 Feet	10 Feet
	Live Stream Setback (Minimum)	See Note 1 Below	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	50 Feet (Cross Creek) 30 Feet (All Others)
	Building Height (Maximum)	To Be Determined (See Note 1 Below)	28 Feet	28 Feet	N/A	N/A	28 Feet	28 Feet

NOTES:

1. Chapter 16: Zoning of Minturn's Municipal Code does not set forth Lot Requirements, Minimum Setbacks, or a Maximum Building Height for the existing Game Creek: PUD Holding zone district. The intent of the Game Creek: PUD Holding Zone is to be a placeholder for a future Planned Unit Development (PUD). Lot Requirements, Minimum Setbacks, and a Maximum Building Height are to be established as part of the review process required for a future PUD.

2. The minimum Front Yard, Side Yard, and Rear Yard Setbacks for the Lionshead: Recreation & Open Space zone district are to be determined as part of the Conditional Use review process.

3. Any land use or type of development not listed in the table is prohibited in both the existing zone districts and the new Civic zone district.

FEDERAL LANDS

New Non-Residential Zone District

Purpose of New Federal Lands Zone District

The purpose of the Federal Lands zone district is to accommodate the use and development of lands within the Town of Minturn’s boundary that are owned and managed by the federal government. This zone district works to protect environmentally sensitive and culturally significant areas, preserve scenic views and opens space, and maintain and enhance recreational opportunities. The management, use, and development of these lands must be in accordance with any conservation easements and direction of the applicable federal land manager.

Consolidation of Existing Zone Districts

All and portions of three (3) existing zone districts are proposed to be consolidated into the new Federal Lands zone district. Those existing zone districts are:

- 1.Cross Creek Character Area: Federally Regulated Area Zone District
- 2.Meadow Mountain Character Area: Federally Regulated Area Zone District
- 3.South Town Character Area: Federally Regulated Area Zone District

Existing Zone Districts vs. New Federal Lands Zone District

This table identifies:

- 1.Types of land uses and development allowed in, and the dimensional standards for, the existing zone districts.
- 2.Types of land uses and development and dimensional standards proposed for the new Federal Lands zone district.

		Existing Zone Districts Being Consolidated Into ••••➡			New Zone District
		Cross Creek Character Area: Federally Regulated Area Zone District	Meadow Mountain Character Area: Federally Regulated Area Zone District	South Town Character Area: Federally Regulated Area Zone District	Federal Lands
Types of Land Uses and Development Allowed	Permitted Uses A land use or type of development allowed in the zone district without approval by Town staff, the Planning Commission, and/or the Town Council. Commonly referred to as a "Use by Right."	None	None	None	Uses Allowed under Federal Regulations
	Limited Review Uses A land use or type of development allowed in the zone district if in compliance with specific Town standards and if approved by the Town's Planning Director.	None	None	None	N/A
	Conditional Uses A land use or type of development allowed in the zone district on a case-by-case basis. Requires approval by the Town Council.	None	None	None	N/A
Lot Requirements	Lot Area (Minimum)	N/A	N/A	N/A	N/A
	Lot Area per Three (3) or More Dwelling Units (Minimum)	N/A	N/A	N/A	N/A
	Lot Dimensions (Minimum)	N/A	N/A	N/A	N/A
	Frontage on a Public Street or Right-of-Way (Minimum)	N/A	N/A	N/A	N/A
	Building Lot Coverage (Maximum)	N/A	N/A	N/A	N/A
	Impervious Surface Area (Maximum)	N/A	N/A	N/A	N/A
Setback Requirements	Front Yard Setback (Minimum)	50 Feet (Recommended)	50 Feet (Recommended)	50 Feet (Recommended)	20 Feet
	Side Yard Setback (Minimum)	10 Feet (Recommended)	N/A	10 Feet (Recommended)	5 Feet
	Rear Yard Setback (Minimum)	20 Feet (Recommended)	N/A	20 Feet (Recommended)	10 Feet
	Live Stream Setback (Minimum)	50 Feet (Cross Creek) 30 Feet (Eagle River)	30 Feet (Recommended)	30 Feet	50 Feet (Cross Creek) 30 Feet (All Others)
	Building Height (Maximum)	28 Feet (Recommended)	28 Feet (Recommended)	28 Feet (Recommended)	28 Feet

RAILROAD RIGHT-OF-WAY/TRANSPORTATION

New Non-Residential Zone District

Purpose of New Railroad Right-of-Way/Transportation Zone District

The purpose of the Railroad Right-of-Way/Transportation zone district is to provide a multi-modal corridor with transportation related land uses that connects Minturn to local and regional destinations and protects Minturn’s natural environment from potential impacts resulting from the use of this corridor.

Consolidation of Existing Zone District

One (1) existing zone district is proposed to be consolidated into the new Railroad Right-of-Way/Transportation zone district. That existing zone district is:

- 1.Transportation Character Area: Railroad Right-of-Way/Transportation Zone District

Existing Zone District vs. New Railroad Right-of-Way/Transportation Zone District

This table identifies:

- 1.Types of land uses and development allowed in, and the dimensional standards for, the existing zone district.
- 2.Types of land uses and development and dimensional standards proposed for the new Railroad Right-of-Way/Transportation zone district.

		Existing Zone District Being Consolidated Into ⬆	New Zone District
		Transportation Character Area: Railroad Right-of-Way/Transportation Zone District	Railroad Right-of-Way/Transportation
Types of Land Uses and Development Allowed	Permitted Uses A land use or type of development allowed in the zone district without approval by Town staff, the Planning Commission, and/or the Town Council. Commonly referred to as a "Use by Right."	None	Accessory Buildings Accessory Uses Associated with Allowable Uses Maintenance Facilities Multi-Modal Transportation Rail Trails and Trailheads
	Limited Review Uses A land use or type of development allowed in the zone district if in compliance with specific Town standards and if approved by the Town’s Planning Director.	None	None
	Conditional Uses A land use or type of development allowed in the zone district on a case-by-case basis. Requires approval by the Town Council.	None	None
Lot Requirements	Lot Area (Minimum)	See Note 1 Below	See Note 2 Below
	Lot Area per Three (3) or More Dwelling Units (Minimum)	See Note 1 Below	See Note 2 Below
	Lot Dimensions (Minimum)	See Note 1 Below	See Note 2 Below
	Frontage on a Public Street or Right-of-Way (Minimum)	See Note 1 Below	See Note 2 Below
	Building Lot Coverage (Maximum)	See Note 1 Below	See Note 2 Below
	Impervious Surface Area (Maximum)	See Note 1 Below	See Note 2 Below
Setback Requirements	Front Yard Setback (Minimum)	See Note 1 Below	See Note 2 Below
	Side Yard Setback (Minimum)	See Note 1 Below	See Note 2 Below
	Rear Yard Setback (Minimum)	See Note 1 Below	See Note 2 Below
	Live Stream Setback (Minimum)	N/A	50 Feet (Cross Creek) 30 Feet (All Others)
	Building Height (Maximum)	N/A	28 Feet

NOTES:

1. The existing dimensional standards for the Transportation: Railroad Right-of-Way/Transportation zone district require the Lot Requirements and Minimum Setbacks (except for minimum Live Stream setback) to be determined as part of the Conditional Use review process.
2. The Lot Requirements and Minimum Setbacks for the new Railroad Right-of-Way/Transportation zone district are to be determined as part of the applicable review process.
3. Any land use or type of development not listed in the table is prohibited in both the existing zone district and the new Railroad Right-of-Way/Transportation zone district.

RECREATION & OPEN SPACE

New Non-Residential Zone District

Purpose of New Recreation & Open Space Zone District

The purpose of the Recreation and Open Space zone district is to provide outdoor spaces for passive and/or active recreation, protect environmentally sensitive areas, and accommodate uses that serve a public function and are compatible with the intended character of these areas including recreation facilities, parks, open space areas, and trails.

Consolidation of Existing Zone Districts

All and portions of four (4) existing zone districts are proposed to be consolidated into the new Recreation & Open Space zone district. Those existing zone districts are:

- 1.Cross Creek Character Area: Federally Regulated Area Zone District
- 2.Eagle River Character Area: Recreation & Open Space Zone District
- 3.Lionshead Character Area: Recreation & Open Space Zone District
- 4.Old Town Character Area: Recreation & Open Space Zone District

Existing Zone Districts vs. New Recreation & Open Space Zone District

This table identifies:

- 1.Types of land uses and development allowed in, and the dimensional standards for, the existing zone districts.
- 2.Types of land uses and development and dimensional standards proposed for the new Recreation & Open Space zone district.

		Existing Zone Districts Being Consolidated Into ••••➡				New Zone District
		Cross Creek Character Area: Federally Regulated Area Zone District	Eagle River Character Area: Recreation & Open Space Zone District	Lionshead Character Area: Recreation & Open Space Zone District	Old Town Character Area: Recreation & Open Space Zone District	Recreation & Open Space
Types of Land Uses and Development Allowed	Permitted Uses A land use or type of development allowed in the zone district without approval by Town staff, the Planning Commission, and/or the Town Council. Commonly referred to as a "Use by Right."	None	None	None	None	Accessory Uses Associated with Allowable Uses Athletic Fields Indoor Recreational Facilities Open Space Outdoor Recreational Facilities Parks and Playgrounds Public Events and Mass Gatherings Trails and Trailheads Utility Facilities and Improvements Water Treatment Facilities Other Uses Determined to be Similar in Nature to Other Permitted Uses
	Limited Review Uses A land use or type of development allowed in the zone district if in compliance with specific Town standards and if approved by the Town's Planning Director.	None	None	Flea Market Roadside Stand	Accessory Apartments (Street Level, 2nd Floor, and Above) Bed and Breakfast Day Care Center Home Business Home Occupation	Alternative Energy Production Mobile Vendors Outside Storage (Accessory to a Non-Residential Use)
	Conditional Uses A land use or type of development allowed in the zone district on a case-by-case basis. Requires approval by the Town Council.	None	None	None	None	None
Lot Requirements	Lot Area (Minimum)	N/A	See Note 1 Below	N/A	See Note 3 Below	N/A
	Lot Area per Three (3) or More Dwelling Units (Minimum)	N/A	N/A	N/A	See Note 3 Below	N/A
	Lot Dimensions (Minimum)	N/A	See Note 1 Below	N/A	See Note 3 Below	N/A
	Frontage on a Public Street or Right-of-Way (Minimum)	N/A	N/A	N/A	See Note 3 Below	N/A
	Building Lot Coverage (Maximum)	N/A	See Note 1 Below	N/A	See Note 3 Below	N/A
	Impervious Surface Area (Maximum)	N/A	See Note 1 Below	N/A	See Note 3 Below	N/A
Setback Requirements	Front Yard Setback (Minimum)	50 Feet (Recommended)	See Note 1 Below	See Note 2 Below	See Note 3 Below	5 Feet
	Side Yard Setback (Minimum)	10 Feet (Recommended)	See Note 1 Below	See Note 2 Below	See Note 3 Below	5 Feet
	Rear Yard Setback (Minimum)	20 Feet (Recommended)	See Note 1 Below	See Note 2 Below	See Note 3 Below	5 Feet
	Live Stream Setback (Minimum)	50 Feet (Cross Creek) 30 Feet (Eagle River)	30 Feet (Eagle River)	30 Feet	30 Feet	50 Feet (Cross Creek) 30 Feet (All Others)
	Building Height (Maximum)	28 Feet (Recommended)	N/A	N/A	N/A	28 Feet

- NOTES:**
1. The existing dimensional standards for the Eagle River: Recreation & Open Space zone district require the Lot Requirements and Minimum Setbacks to be determined as part of a Conditional Use review process.
2. The minimum Front Yard, Side Yard, and Rear Yard Setbacks for the Lionshead: Recreation & Open Space zone district are to be determined as part of the Conditional Use review process.
3. The Lot Requirements and Minimum Setbacks for the Old Town: Recreation & Open Space Zone District are to be determined as part of the Conditional Use review process.
4. Any land use or type of development not listed in the table is prohibited in both the existing zone districts and the new Recreation & Open Space zone district.

R1

New Residential Zone District

Purpose of New R1 Zone District

The purpose of the R1 zone district is to provide for continued residential use, new development, and redevelopment that respects and enhances the unique character and scale of existing neighborhoods. The R1 district supports residential uses on small lots and support smaller scale residential uses on those lots. The R1 district is intended for single-family homes, duplexes, accessory dwelling units, home occupations, and civic uses.

Consolidation of Existing Zone Districts

All and portions of three (3) existing zone districts are proposed to be consolidated into the new R1 zone district. Those existing zone districts are:

- 1.Cross Creek Character Area: Mixed-Use Zone District
- 2.Cross Creek Character Area: Residential South Zone District
- 3.Old Town Character Area: Residential Zone District

Existing Zone Districts vs. New R1 Zone District

This table identifies:

- 1.Types of land uses and development allowed in, and the dimensional standards for, the existing zone districts.
- 2.Types of land uses and development and dimensional standards proposed for the new R1 zone district.

		Existing Zone Districts Being Consolidated Into ••••➤			New Zone District
		Cross Creek Character Area: Mixed-Use Zone District	Cross Creek Character Area: Residential South Zone District	Old Town Character Area: Residential Zone District	R1
Types of Land Uses and Development Allowed	Permitted Uses A land use or type of development allowed in the zone district without approval by Town staff, the Planning Commission, and/or the Town Council. Commonly referred to as a "Use by Right."	Bakeries and Confectioneries Banks and Financial Institutions Barbershops Beauty Shops Business and Office Services Commercial Accommodations Delicatessens and Specialty Food Stores Drugstores and Pharmacies Dry Cleaners Duplexes Garden Landscaping Supply and Seed Stores Grocery Stores Health/Medical Offices Office Uses Photographic Studios Professional Activities Professional Offices, Business Offices and Studios Restaurants Retail Stores Retail Uses (greater than 5,000 square feet) Service Businesses Short-Term Rental Single-Family Residential Dwellings Small Appliance Repair Shops (excluding Furniture Repair) Tailors and Dressmakers Travel and Ticket Agencies	Duplexes (Street Level, 2nd Floor, and Above) Single-Family Residential Dwellings	Single-Family Residential Dwellings	Accessory Dwelling Units (Street Level, 2nd Floor, and Above) Duplexes (Street Level, 2nd Floor, and Above) Family Child Care Home Home Occupation Parks and Playground Short-Term Rental Single-Family Residential Dwellings
	Limited Review Uses A land use or type of development allowed in the zone district if in compliance with specific Town standards and if approved by the Town's Planning Director.	Accessory Apartments Accessory Dwellings Bed and Breakfast Flea Market Home Business Home Occupation	Accessory Apartments (Street Level, 2nd Floor, and Above) Accessory Dwellings (Street Level, 2nd Floor, and Above) Bed and Breakfast Flea Market Home Business Home Occupation	Accessory Apartments (Street Level, 2nd Floor, and Above) Accessory Building Accessory Dwellings (Street Level, 2nd Floor, and Above) Bed and Breakfast Club Day Care Center Home Business Home Occupation	Accessory Building Alternative Energy Production
	Conditional Uses A land use or type of development allowed in the zone district on a case-by-case basis. Requires approval by the Town Council.	Automotive Detail Shops Automotive Parts Sales Cocktail Lounges, Taverns Convenience Stores Laundromats Liquor Stores Multi-Family Dwellings Pawnshops Theaters	Multi-Family Dwellings	None	Bed and Breakfast Day Care Center Home Business Membership Organization Multi-Family Dwellings Senior Housing
Lot Requirements	Lot Area (Minimum)	10,000 Square Feet	5,000 Square Feet	5,000 Square Feet	2,500 Square Feet
	Lot Area per Three (3) or More Dwelling Units (Minimum)	N/A	N/A	N/A	5,000 Square Feet
	Lot Dimensions (Minimum)	100 Feet	50 Feet	50 Feet	N/A
	Frontage on a Public Street or Right-of-Way (Minimum)	N/A	N/A	N/A	25 Linear Feet
	Building Lot Coverage (Maximum)	70%	50%	45%	50%
	Impervious Surface Area (Maximum)	80%	60%	55%	60%
Setback Requirements	Front Yard Setback (Minimum)	20 Feet	20 Feet	10 Feet	10 Feet
	Side Yard Setback (Minimum)	10 Feet	10 Feet	5 Feet	5 Feet
	Rear Yard Setback (Minimum)	10 Feet	10 Feet	10 Feet	10 Feet
	Live Stream Setback (Minimum)	50 Feet (Cross Creek) 30 Feet (Eagle River)	50 Feet (Cross Creek) 30 Feet (Eagle River)	30 Feet	50 Feet (Cross Creek) 30 Feet (All Others)
	Building Height (Maximum)	28 Feet	28 Feet	28 Feet	28 Feet

NOTES:

1. Any land use or type of development not listed in the table is prohibited in both the existing zone districts and the new R1 zone district.

R2

New Residential Zone District

Purpose of New R2 Zone District

The purpose of the R2 zone district is to support the eclectic mix of housing types found in Minturn, where new development, major remodels, and redevelopment respect and enhance the unique character of existing neighborhoods. The R2 district is intended for single-family homes, duplexes, accessory dwelling units, and multi-family dwellings on larger lots.

Consolidation of Existing Zone Districts

All and portions of five (5) existing zone districts are proposed to be consolidated into the new R2 zone district. Those existing zone districts are:

- 1.Cross Creek Character Area: Residential North Zone District
- 2.Cross Creek Character Area: Residential South Zone District
- 3.Game Creek Character Area: Residential Zone District
- 4.Old Town Character Area: Residential Zone District
- 5.South Town Character Area: Residential Zone District

Existing Zone Districts vs. New R2 Zone District

This table identifies:

- 1.Types of land uses and development allowed in, and the dimensional standards for, the existing zone districts.
- 2.Types of land uses and development and dimensional standards proposed for the new R2 zone district.

		Existing Zone Districts Being Consolidated Into ••••➡					New Zone District
		Cross Creek Character Area: Residential North Zone District	Cross Creek Character Area: Residential South Zone District	Game Creek Character Area: Residential Zone District	Old Town Character Area: Residential Zone District	South Town Character Area: Residential Zone District	R2
Types of Land Uses and Development Allowed	Permitted Uses A land use or type of development allowed in the zone district without approval by Town staff, the Planning Commission, and/or the Town Council. Commonly referred to as a "Use by Right."	Duplexes Short-Term Rental Single-Family Residential Dwellings	Duplexes (Street Level, 2nd Floor, and Above) Single-Family Residential Dwellings	Short-Term Rental Single-Family Residential Dwellings	Single-Family Residential Dwellings	Duplexes (Street Level, 2nd Floor, and Above) Short-Term Rental Single-Family Residential Dwellings	Accessory Dwelling Units (Street Level, 2nd Floor, and Above) Duplexes (Street Level, 2nd Floor, and Above) Family Child Care Home Home Occupation Parks and Playground Short-Term Rental Single-Family Residential Dwellings
	Limited Review Uses A land use or type of development allowed in the zone district if in compliance with specific Town standards and if approved by the Town's Planning Director.	Accessory Apartments Accessory Dwellings Bed and Breakfast Flea Market Home Business Home Occupation	Accessory Apartments (Street Level, 2nd Floor, and Above) Accessory Dwellings (Street Level, 2nd Floor, and Above) Bed and Breakfast Flea Market Home Business Home Occupation	Accessory Apartments Accessory Dwellings Flea Market Home Business Home Occupation Roadside Stand	Accessory Apartments (Street Level, 2nd Floor, and Above) Accessory Building Accessory Dwellings (Street Level, 2nd Floor, and Above) Bed and Breakfast Club Day Care Center Home Business Home Occupation	Accessory Apartments (Street Level, 2nd Floor, and Above) Accessory Dwellings (Street Level, 2nd Floor, and Above) Bed and Breakfast Day Care Center Flea Market Home Business Home Occupation	Accessory Building Alternative Energy Production
	Conditional Uses A land use or type of development allowed in the zone district on a case-by-case basis. Requires approval by the Town Council.	Multi-Family Dwellings	Multi-Family Dwellings	Duplexes	None	Multi-Family Dwellings (Street Level, 2nd Floor, and Above)	Bed and Breakfast Day Care Center Home Business Membership Organization Multi-Family Dwellings Senior Housing
Lot Requirements	Lot Area (Minimum)	10,000 Square Feet	5,000 Square Feet	5,000 Square Feet	5,000 Square Feet	5,000 Square Feet	5,000 Square Feet
	Lot Area per Three (3) or More Dwelling Units (Minimum)	N/A	N/A	N/A	N/A	N/A	7,500 Square Feet
	Lot Dimensions (Minimum)	100 Feet	50 Feet	50 Feet	50 Feet	50 Feet	N/A
	Frontage on a Public Street or Right-of-Way (Minimum)	N/A	N/A	N/A	N/A	N/A	25 Linear Feet
	Building Lot Coverage (Maximum)	40%	50%	40%	45%	45%	50%
	Impervious Surface Area (Maximum)	50%	60%	50%	55%	55%	60%
Setback Requirements	Front Yard Setback (Minimum)	20 Feet	20 Feet	20 Feet	10 Feet	20 Feet	20 Feet
	Side Yard Setback (Minimum)	10 Feet	10 Feet	5 Feet	5 Feet	5 Feet	5 Feet
	Rear Yard Setback (Minimum)	10 Feet	10 Feet	10 Feet	10 Feet	10 Feet	10 Feet
	Live Stream Setback (Minimum)	50 Feet (Cross Creek) 30 Feet (Eagle River)	50 Feet (Cross Creek) 30 Feet (Eagle River)	30 Feet (Game Creek)	30 Feet	30 Feet	50 Feet (Cross Creek) 30 Feet (All Others)
	Building Height (Maximum)	28 Feet	28 Feet	28 Feet	28 Feet	28 Feet	28 Feet

- NOTES:
1. Any land use or type of development not listed in the table is prohibited in both the existing zone districts and the new R2 zone district.

R3

New Residential Zone District

Purpose of New R3 Zone District

The purpose of the R3 zone district is to support low density residential uses on larger lots and to maintain existing rural development patterns. The types of uses that are appropriate in the R3 zone district include single-family homes, duplexes, and accessory dwelling units.

Consolidation of Existing Zone District

One (1) existing zone district is proposed to be consolidated into the new R3 zone district. That existing zone district is:

- 1.Martin Creek Character Area: Residential Estate Zone District

Existing Zone District vs. New R3 Zone District

This table identifies:

- 1.Types of land uses and development allowed in, and the dimensional standards for, the existing zone district.
- 2.Types of land uses and development and dimensional standards proposed for the new R3 zone district.

		Existing Zone District Being Consolidated Into	New Zone District
		Martin Creek Character Area: Residential Estate Zone District	R3
Types of Land Uses and Development Allowed	Permitted Uses A land use or type of development allowed in the zone district without approval by Town staff, the Planning Commission, and/or the Town Council. Commonly referred to as a "Use by Right."	Single-Family Residential Dwellings	Accessory Dwelling Units (Street Level, 2nd Floor, and Above) Duplexes (Street Level, 2nd Floor, and Above) Family Child Care Home Home Occupation Parks and Playground Single-Family Residential Dwellings
	Limited Review Uses A land use or type of development allowed in the zone district if in compliance with specific Town standards and if approved by the Town's Planning Director.	Accessory Apartments (Street Level, 2nd Floor, and Above) Accessory Dwellings (Street Level, 2nd Floor, and Above) Home Occupation	Accessory Building Alternative Energy Production
	Conditional Uses A land use or type of development allowed in the zone district on a case-by-case basis. Requires approval by the Town Council.	None	Day Care Center Home Business
Lot Requirements	Lot Area (Minimum)	2 Acres	2 Acres
	Lot Area per Three (3) or More Dwelling Units (Minimum)	N/A	N/A
	Lot Dimensions (Minimum)	N/A	N/A
	Frontage on a Public Street or Right-of-Way (Minimum)	N/A	N/A
	Building Lot Coverage (Maximum)	20%	20%
	Impervious Surface Area (Maximum)	N/A	N/A
Setback Requirements	Front Yard Setback (Minimum)	40 Feet	40 Feet
	Side Yard Setback (Minimum)	20 Feet	20 Feet
	Rear Yard Setback (Minimum)	20 Feet	20 Feet
	Live Stream Setback (Minimum)	30 Feet	50 Feet (Cross Creek) 30 Feet (All Others)
	Building Height (Maximum)	28 Feet	28 Feet

- NOTES:
1. Any land use or type of development not listed in the table is prohibited in both the existing zone district and the new R3 zone district.