



Agenda

Planning Commission Regular Meeting | 5:30 PM

Wednesday, July 23, 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/86529406116>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 865 2940 6116

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. July 9, 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.** 0018 Silver Star Trail - New Single Family Residence
- B.** 0226 Miles End Lane - Change to Approved Plans
- C.** 886 Main Street and 892 Main Street - Variance Request for Relief from Minimum Lot Width

9. Discussion / Direction Items

- A.** Minturn Forward: Land Use Code Update Zone District Discussion (R1, R2, R3, Makerspace, MU-1, MU-2, and MU3)

10. Staff Reports

- A.** Planning Department Update

11. Planning Commission Comments

12. Future Meetings

- A.** August 13, 2025
- B.** August 27, 2025

13. Adjourn



Official Minutes

Planning Commission Regular Meeting | 5:30 PM

Wednesday, July 9, 2025

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

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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

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, Amanda Mire, Eric Rippeth, and Darell Wegert.

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

Note: Michael Boyd is 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 5-0.

Note: Michael B. is excused absent.

4. Approval of Minutes

A. June 25, 2025

Lynn T. pointed out an error in the roll call section stating that Town Manager Rob Gutierrez had attended last meeting.

Motion by Eric R., second by Amanda M., to approve the minutes as amended.

Motion passed 5-0.

Note: Michael B. is 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.

Ken Halliday, 532 Main

Gave an update on the approval of the Meyer's Barn. The Town is working to find a location.

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

Madison H. introduced the agenda item. This is a 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 building height lowered from 27 feet 9 inches to 27 feet 3 ¾ inches. 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. There is no proposed change in footprint from what was previously approved along the rear. Maximum Lot Coverage, Max Impervious Coverage, the proposed snow storage area have all reduced slightly, though still within allowable parameters. As an update, both of their conditions of approval from their original application in February have been completed. Staff is recommending approval.

Public comment opened.

Liz Campbell, 512 Main Street.

Questions the landscape plan, the lighting plan, and access to the sewer easement.

Public comment closed.

Mr. Halliday described down cast lighting being proposed.

Motion by Amanda M., second by Darell W., to approve 532 Main Street – Changes to Approved Plans as presented. Motion passed 5-0.

Note: Michael B. is excused absent.

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)

Scot H. introduced the topic.

Lynn T. asked if there were going to be more comments from the open houses coming, as well as a mapping question about the Federal Zone District.

- Madison H. stated that comments received on zone districts that are not being discussed tonight will be at the next meeting and that any federal lands were added to the Federally Regulated Zone District.

Eric R. asked if in the combination of zone districts will we lose the character of the area.

- Scot H. said that it shouldn't as that is regulated via the design guidelines.

Civic

- Jeff A. didn't have much input other than liking the thought that the preschool should be civic. Thinks this zone district is in a pretty good spot.
- Lynn T. questioned the No Limit on Impervious Coverage
- Direction given was to make it 80% and then anything over 80% would require a Limited Review
- Amanda M. thinks we should reach out to the Cemetery District to make sure they're aware of this
- Remove Town Hall from the Civic Zone District and keep it as Mixed Use due to this zone district making Town Hall a non-conforming building.
- Darell W. thinks the Fire Department parcel's zoning should be reevaluated

Federal Lands

- No direction to change anything

Railroad – Right-of-Way/Transportation

- No direction to change anything

Recreation & Open Space

- Amanda M. would like to slim down the allowable uses. Opposes anything indoors other than a restroom in this zone district. Anything indoor should be in Civic. Doesn't understand why Water Treatment Facilities is in both this zone district and Civic.
- Darell W. clarified the zoning of the MFC
- Jeff A. questioned why Employee Housing isn't allowed if Indoor Recreation is.
- Direction given was to split Civic and Open Space better

R1

- Jeff A. has concern with the wording of "Frontage on a Public Street or Right-of-Way".
- Direction given was to go and read the Community Plan and come back to discuss the residential zone districts.

Bill Hoblitzell, 262 Taylor St.

Wanted to clarify the assignation of the residential zone districts.

10. Staff Reports

11. Planning Commission Comments

12. Future Meetings

- A. July 23, 2025
Darell W. won't be here.

B. August 6, 2025 - Joint Work Session

C. August 13, 2025

13. Adjourn

Motion by Amanda M., second by Darell W., to adjourn the regular meeting of July 9, 2025 at 8:02 p.m. Motion passed 5-0.

Note: Michael B. is excused absent.

Lynn Teach, Commission Chair

ATTEST:

Scot Hunn, Planning Director



Design Review Board Hearing

Final Plan Review for New Home

0018 Silver Star Trail

Hearing Date:	July 23, 2025
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Edward Doueihi & Riley Stewart
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 37
Address:	0018 Silver Star Trail
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	Approval

Staff Report

I. Summary of Request:

The Applicants, Edward Doueihi and Riley Stewart, request Final Plan review of a new, four-bedroom, 4,130 (gross) square foot single-family residence located at 0018 Silver Star Trail in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have 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-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet 4 and ½ inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

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

Parking is adequate, with four off-street spaces, two of which are provided within the garage. The plans show the lower level with an unfinished basement, the entry level with two bedrooms and garage, and the main level has the primary living area, a third bedroom, and the master suite.

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

These plans are being presented by the Applicant as “Final Plan” level of review for a 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 0008 Silver Star Trail meet the required findings ‘a,’ ‘b,’ and ‘c’ or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

Zoning

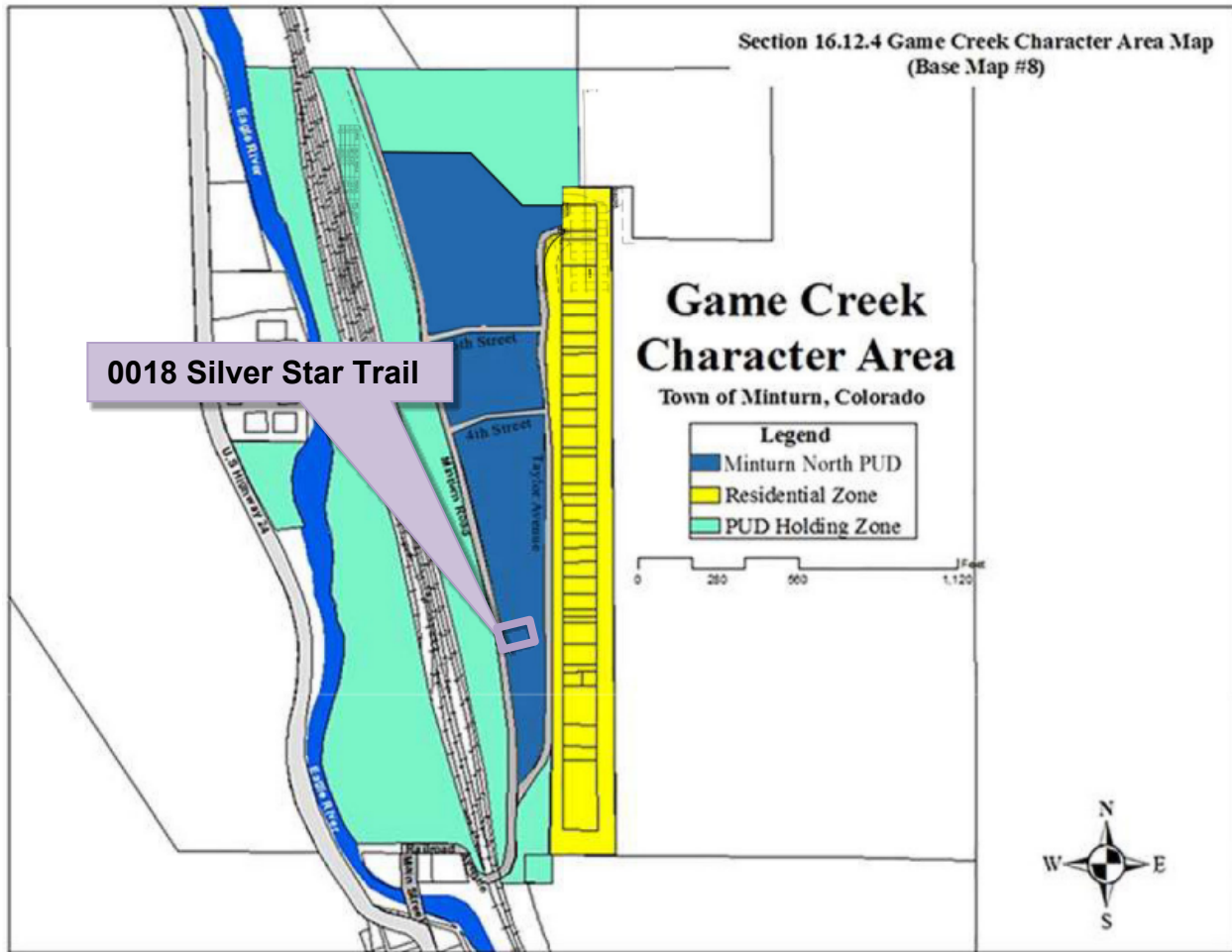
The subject property is located within the “Game Creek Character Area” Minturn North PUD Zone District Planning Area 2 (PA-2), described as follows:

“The primary intent of this Planning Area is to create a market rate, permanent resident occupied single-family residential use zone.”

- Ordinance No. 15 – Series 2023 Minturn North PUD Guide

Rest of page left intentionally blank

Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	4,486.68 sq. ft.	4,486.68 sq. ft. (.103 ac.)
Maximum Building Height:	28 feet	27 feet – 4 1/2 inches
Minimum Front Setback:	20 feet	20+ feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10 feet

Maximum Lot Coverage:	50% (2,243.34 sq. ft.)	2,032 sq. ft. (45.29%) Proposed
Maximum Impervious Coverage:	65% (2,692.01 sq. ft.)	2,353 sq. ft. (51.55%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (4,486.68 sq. ft. x .05 = 224.33 sq. ft.)	273 sq. ft.
Parking:	2 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. Issues and Recommended Revisions:

Issues or Required Plan Revisions

Staff has identified no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0018 Silver Star Trail generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

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

June 29, 2025

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

Re: 18 Silver Star Trail
Lot 37, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled “Doueihi/Stewart Residence; 18 Silver Star Trail; Lot 37, Minturn North, Minturn Colorado” prepared June 12, 2025, by Eggers Architecture Inc.(Plans) included in the DRB application for Lot 37, Minturn North PUD. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:

Paragraphs a through e:

“Final Plat: Minturn North PUD” recorded March 4, 2024 (Reception No. 202402234) has been included as the Boundary Survey. This plat and associated title commitment were reviewed by the Town and the plat is suitable as the Boundary Survey for this application.

Paragraphs f through i:

Sheet C.4 of the “Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24” prepared by Boundaries Unlimited Inc. is included in the application. The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.4 shows the grading and utilities underway at Minturn North. This plan reflects the basis for design, and fulfills the requirements of Paragraphs f through i.

Section (C) (3) Site Plan:

Sheet BH1 provides Building height information necessary for Planning Staff review.

VAIL VALLEY OFFICE

30 Benchmark Road, Suite 216 | PO Box 978 | Avon, CO 81620

DENVER OFFICE

9618 Brook Hill Lane | Lone Tree, CO 80124

970.949.5072 | info@inter-mtn.net

Madison Harris

Re: 18 Silver Star Trail
Lot 37, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Section (C) (4) Grading & Drainage Plan:

Sheet C1 of the Plans "Lot 37, Minturn North PUD; Site Grading and Drainage Plan" prepared June 11, 2025, by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

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

Respectfully,
Inter-Mountain Engineering (Town Engineer)



Jeffery M. Spanel PE

CC: Scot Hunn, Taylor Hermes Arnold Martinez



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: planner1@minturn.org

Project Name:

Minturn North – Doueihi/Stewart Residence

Project Location

Street Address: 18 Silver Star Trail

Zoning: **Residential**

Parcel Number(s): **2103-262-30-041**

Application Request:

Design review of new single-family home

Applicant:

Name: Taylor Hermes & Rick Hermes – Minturn North Construction Company, LLC

Mailing Address: PO Box 2633 Edwards, CO 81632

Phone: **970-926-1720**

Email: **THermes@ResortConceptsCO.com**

Property Owner:

Name: **Edward Doueihi & Riley Stewart**

Mailing Address: POB 828 Edwards, CO 81632

Phone:

Email: **edwardmgmt@gmail.com / riley.stewart333@gmail.com**

Required Information:

Lot Size: 0.103 acres	Type of Residence (Single Family, ADU, Duplex) SFH	# of Bedrooms 4	# On-site Parking Spaces 2
# of Stories: 3	Snow storage sq ft: 273	Building Footprint sq ft: 2,032	Total sq ft Impervious Surface: 2,353

Signature:

6/18/25

Fee Paid: _____ Date Received: _____ Planner: _____

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS (TO BE INCLUDED WITH APPLICATION)

Applicant Staff

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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;

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- Relevant Background

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- Current Status of the Site

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- All Proposed Uses and Structures

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- How the Proposal Differs from what already exists

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- Information regarding Easements or Dedicated Tracts, etc.

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Vicinity Map

-- Directional Map indicating how to get to the Property involved in the request.

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- Zoning of Property

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Site Plan showing Precise Nature of the Proposed Use –

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To Scale

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- Scaled Drawings of Proposed Design of Structure

- Plan View and Sections

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- Building Heights – all 4 directions N/S/E/W

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- topography

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- Building Location and impervious coverage

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- Setbacks

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- Ordinary High Water Mark determined by the Town Engineer and paid for by Applicant

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- Parking Plan

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- Traffic Circulation

- Location and Width of Existing and Proposed Access Points

- Location of Existing Driveways and Intersections

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- Landscaped Area – Plan including existing and proposed vegetation.

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- Approximate Location of Existing Wooded Areas and Rock Outcrops

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- Location and Type of Existing and Proposed Easements

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- Utility Easements

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- Drainage Features

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- Snow Storage areas expressed in square feet as a percentage of the overall site area

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Preliminary Building Plans and Elevations

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- Indicates Dimensions

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- General Appearance

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- Scale

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- Interior Plan for the Buildings

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Elements needed on the Site Plan

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

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Architecture Details – Materials Board

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

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Boundary Survey with a stamp and signature of a licensed surveyor

- Date of survey (survey date must be within 6 months of the project application date)
- Right-of-way and property lines; including bearings, distances and curve information.
- Labeled ties to existing USGS benchmark.
- Property boundaries to the nearest one-hundredth (.01) of a foot accuracy. Distances and bearings and a basis of bearing must be shown. Show existing pins or monuments found and their relationship to the established corner.
- All existing easements recorded with the County Clerk and Recorder. Include bearings and distances.
- Spot elevations at the edge of asphalt along the street frontage of the property at five-foot intervals, and a minimum of two (2) spot elevations on either side of the lot.
- Topographic conditions at two-foot contour intervals.
- Existing trees or groups of trees having trunks with diameters of four (4) inches or more.
- Rock outcroppings and other significant natural features.
- All utility meter locations, including any pedestals on site or in the right-of-way adjacent to the site and the exact location of existing utility sources.
- Environmental hazards where applicable (i.e., rock fall, wetlands and floodplain).
- Watercourse setbacks, if applicable. Show centerline and edge of stream or creek in addition to the required stream setback from the ordinary high water mark.

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Grading and Drainage Plan

- Existing contours. Existing two-foot contours must be provided for all disturbed areas. Contours for undisturbed areas must be shown when drainage in those areas impacts the disturbed area.
- Proposed contours. Proposed two-foot contours for all disturbed areas must be shown and must demonstrate positive drainage.
- Spot elevations. Show critical spot elevations, as necessary to demonstrate positive drainage and the direction of flow. Finished grade at all building corners must be provided.
- Top-of-foundation elevations. The top-of-foundation elevation must be shown on the plan and must be consistent with the foundation plan. For buildings on slopes of thirty percent (30%) or greater, elevations for stepped foundation walls must be shown.
- Drainage arrows. Include drainage arrows that show how stormwater will be routed around buildings and where stormwater will exit the property. Stormwater cannot cause damage to any adjacent property. Drainage and erosion control features needed to prevent damage must be included.
- Drainage facilities. Proposed drainage facilities, such as French drains or culverts, must be shown.
- Retaining walls. Retaining wall details are required and must include drainage details. Note top- and bottom-of-wall elevations at each location where the retaining wall steps up or down, and include the tallest point of the retaining wall.

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June 18, 2025
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Doueihi/Stewart Residence
Lot 37 Minturn North – 0018 Silver Star Trail, Minturn, CO 81645
Design Review Letter of Intent

Madison:

The attached submittal includes a single-family residence within the Minturn North neighborhood. The home is subject to the Minturn North PUD Guide, Town of Minturn Code and all pertinent documents approved by the Town Council.

Lot 37 is located at 0018 Silver Star Trail on a downhill sloping undisturbed vacant lot which drops in elevation approximately 7' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The home has been designed as a walkup residence due to the gently sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure. Overall, the structure has been nestled into the topography to balance the entry elevation with the west facing patio elevation of the home.

The home exterior is a balanced mix of stucco and wood with appropriate architectural detailing which enhances the mountain vernacular. The landscaping is intentionally minimal in-keeping with the intent of the approved Minturn North PUD.

Should you have any questions or need clarifications, please don't hesitate to contact me.

Sincerely,



Taylor Hermes
512.468.3012

2021 IECC ENERGY COMPLIANCE			
CLIMATE ZONE: 6 COMPLIANCE PATH: PRESCRIPTIVE (R401.2)			
LOCATION	REQUIRED	R-VALUE PROVIDED	DESCRIPTION
CEILING	R-60	R-61.5	4 1/2" CLOSED CELL FOAM (R31.5) + 1" KRAFT FACED BATT (R30)+ R61.5
WOOD WALLS	R-30	R-30.35	2 1/2" CLOSED CELL FOAM (R11.5) + 3" BLOWN IN BLANKET (R2.85)+ R30.35
FLOOR	R-30	R-31.5	4 1/2" CLOSED CELL FOAM (R31.5)
BOAT WALLS	R-15	R-21	3" CLOSED CELL FOAM (R21)
SLAB LESS THAN 12" BELOW GRADE	R-10 ci 4 FT.	R-10	2" RIGID POLYSTYRENE BOARD VERTICAL FROM TOP OF SLAB TO 48" BELOW GRADE MIN.
FENESTRATION	U-0.30 SHGC=NR	U-0.30 MIN	PER INDIVIDUAL WINDOW
GENERAL NOTES:	1. THE BUILDING THERMAL ENVELOPE INCLUDES ALL EXTERIOR WALLS, CANTILEVERED FLOOR AREAS, ROOFS, FOUNDATION WALLS AND GARAGE WALLS & ROOF. 2. ATTIC SPACES ARE INSULATED AT UNDERSIDE OF ROOF SHEATHING AND ARE UNVENTED. 3. ALL HOT WATER PIPING MUST BE INSULATED WITH MINIMUM R-3 INSULATION (R402.5.2). 4. THREE ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS MUST BE PROVIDED (R402.5). REFER TO THE LIST BELOW FOR ADDED COMPLIANCE REQUIREMENTS. 5. A PERMANENT CERTIFICATE SHALL BE POSTED WITHIN THE MECHANICAL ROOM (R401.3). REFER TO THE LIST BELOW FOR ITEMS REQUIRED ON THE CERTIFICATE.		
ADDED ENERGY EFFICIENCY REQUIREMENTS (R402.2):			
1. 402.2.2 MORE EFFICIENT HVAC EQUIPMENT: 2. 402.2.3 REDUCED ENERGY WATER HEATING: 3. 402.2.4 MORE EFFICIENT DUCT THERMAL DISTRIBUTION: 4. 402.2.5 IMPROVED AIR SEALING.			
1. GREATER THAN OR EQUAL TO 95 AFUE NATURAL GAS FURNACE AND 16 SEER AIR CONDITIONER. 1. GREATER THAN OR EQUAL TO 0.82 EF FOSAIL FUEL SERVICE WATER HEATING SYSTEM. 1. 100% OF DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN BUILDING THERMAL ENVELOPE. 3. 100% OF DUCT THERMAL DISTRIBUTION SYSTEM LOCATED IN CONDITIONED SPACE PER SECTION 402.3.2 1. THE MEASURED AIR LEAKAGE RATE SHALL BE LESS THAN OR EQUAL TO 3.0 ACH50, WITH EITHER AN ERY OR HRY INSTALLED.			
CERTIFICATE LISTING REQUIREMENTS (R401.3):			
1. The predominant R-values of insulation installed in or on ceilings, roofs, walls, foundation components such as slabs, basement walls, crawl space walls and floors and ducts outside conditioned spaces. 2. U-factors of fenestration and the solar heat gain coefficient (SHGC) of fenestration. Where there is more than one value for any component of the building envelope, the certificate shall indicate both the value covering the largest area and the area weighted average value if available. 3. The results from any required duct system and building envelope air leakage testing performed on the building. 4. The types, sizes, fuel sources, and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace or baseboard electric heater is installed in the residence, the certificate shall indicate "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be indicated for gas-fired unvented room heaters, electric furnaces and electric baseboard heaters. 5. Where on-site photovoltaic panel systems have been installed, the array capacity, inverter efficiency, panel tilt and orientation shall be noted on the certificate. 6. For buildings where an Energy Rating Index score is determined in accordance with Section R406, the Energy Rating Index scores, both with and without any on-site generation, shall be listed on the certificate. 7. The code edition under which the structure was permitted, and the compliance path used. 8. The fuel sources for cooking and clothes drying equipment. 9. Where combustion equipment is installed, the certificate shall indicate information on the installation of additional electric infrastructure including which equipment and/or appliances include additional electric infrastructure, capacity reserved on the electrical service panel for replacement of each piece of combustion equipment and/or appliances. 10. Where a solar-ready zone is provided, the certificate shall indicate the location, dimensions, and capacity reserved on the electrical service panel.			

DOUEIHI/STEWART RESIDENCE

18 SILVER STAR TRAIL

LOT 37, MINTURN NORTH

MINTURN, COLORADO

DRB SUBMITTAL SET

JUNE 12, 2025



OWNER'S REPRESENTATIVE

RESORT CONCEPTS
PO BOX 5127
EDWARDS, COLORADO 81632
(970) 926-1720

ARCHITECT

EGGERS ARCHITECTURE, INC.
PO BOX 798
KREMMLING, COLORADO 80459
(970) 409-9790

STRUCTURAL ENGINEER

SUNDQUIST DESIGN GROUP
PO BOX 249
TARPON SPRINGS, FLORIDA 34688
(303) 335-6034

LANDSCAPE ARCHITECT

TOMINA TOWNSEND
PO BOX 3000
EDWARDS, COLORADO 81632
(303) 945-5252

CIVIL ENGINEER

BOUNDARIES UNLIMITED, INC.
923 COOPER AVENUE, SUITE 201
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-5252

SURVEYOR

SLAGLE SURVEY SERVICES
PO BOX 751
EAGLE, COLORADO 81631
(970) 471-1499

GEOTECHNICAL ENGINEER

CTL THOMPSON, INC
1790 AIRPORT ROAD, UNIT 2
BRECKENRIDGE, COLORADO 80424
(970) 453-2047

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
LOWER LEVEL:	731 SF	95 SF		826 SF
ENTRY LEVEL:	1,138 SF		518 SF	1,656 SF
MAIN LEVEL:	1,648 SF			1,648 SF
TOTALS:	3,517 SF	95 SF	518 SF	5,787 SF

LOT AREA:	4,486.68 SF		
BUILDING COVERAGE:	2,032 SF	45.29 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	2,353 SF	51.55 %	65% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

CODES: 2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
+ LOCAL AMENDMENTS

DRAWING SCHEDULE

C	COVER
C.4	FINAL PLAT MINTURN NORTH P.U.D. MINTURN NORTH PUD OVERALL GRADING PLAN
C1	SITE GRADING, DRAINAGE & EROSION CONTROL PLAN
C2	CIVIL DETAILS
L1	LANDSCAPE PLANTING PLAN
L2	LANDSCAPE SCHEDULES & DETAILS
A1.1	LOWER LEVEL PLAN
A1.2	ENTRY LEVEL PLAN
A1.3	MAIN LEVEL PLAN
A1.4	ROOF PLAN
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS
BH1	BUILDING HEIGHT CALCULATIONS

EGGERS
ARCHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggars@eggarsarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

DOUEIHI/STEWART
18 SILVER STAR TRAIL
LOT 37, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L37

ISSUED		COMMENTS	
#	DATE	BY	
4	6-12-25	DUE	DRB SUBMITTAL SET

C

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

MINTURN TOWN CERTIFICATE

This plat is approved by the town council of the Town of Minturn, County of Eagle, State of Colorado this 1 day of March, 2024, for filing with the Clerk and Recorder of the County of Eagle, Colorado, and for conveyance of the dedications shown hereon; subject to the provisions that approval in no way obligates the Town of Minturn for financing or construction of improvements of said lands, streets or easements dedicated to the public, except as specifically agreed to by the Town Council of the Town of Minturn.

WITNESS MY HAND AND THE SEAL OF THE TOWN OF MINTURN
TOWN COUNCIL OF THE TOWN OF MINTURN

BY:

MAYOR
TOWN OF MINTURN, COLORADO

ATTEST:

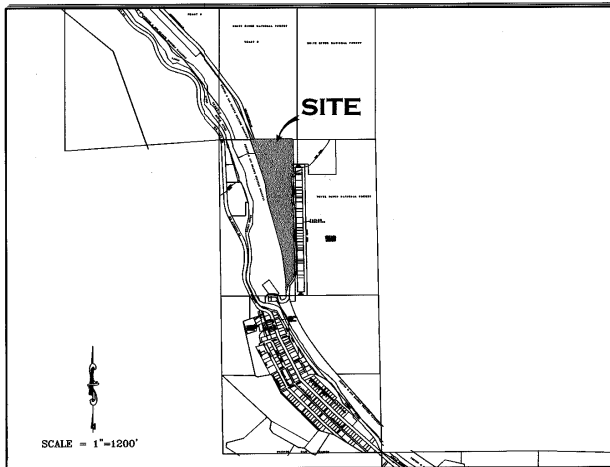
TOWN CLERK
TOWN OF MINTURN, COLORADO

LAND USE TABLE

LOT	USE	AREA	ADDRESS
1	SINGLE FAMILY	0.196 Acres	0246 Miles End Lane
2	SINGLE FAMILY	0.189 Acres	0236 Miles End Lane
3	SINGLE FAMILY	0.193 Acres	0226 Miles End Lane
4	SINGLE FAMILY	0.181 Acres	0216 Miles End Lane
5	SINGLE FAMILY	0.191 Acres	0206 Miles End Lane
6	SINGLE FAMILY	0.166 Acres	0196 Miles End Lane
7	SINGLE FAMILY	0.158 Acres	0186 Miles End Lane
8	SINGLE FAMILY	0.166 Acres	0176 Miles End Lane
9	SINGLE FAMILY	0.164 Acres	0166 Miles End Lane
10	SINGLE FAMILY	0.164 Acres	0156 Miles End Lane
11	SINGLE FAMILY	0.164 Acres	0146 Miles End Lane
12	SINGLE FAMILY	0.172 Acres	0136 Miles End Lane
13	SINGLE FAMILY	0.157 Acres	0126 Miles End Lane
14	SINGLE FAMILY	0.176 Acres	0112 Miles End Lane
15	SINGLE FAMILY	0.209 Acres	0096 Miles End Lane
16	SINGLE FAMILY	0.263 Acres	0070 Miles End Lane
17	SINGLE FAMILY	0.189 Acres	0243 Miles End Lane
18	SINGLE FAMILY	0.200 Acres	0221 Miles End Lane
19	SINGLE FAMILY	0.165 Acres	0201 Miles End Lane
20	SINGLE FAMILY	0.164 Acres	0185 Miles End Lane
21	SINGLE FAMILY	0.164 Acres	0171 Miles End Lane
22	SINGLE FAMILY	0.166 Acres	0155 Miles End Lane
23	SINGLE FAMILY	0.174 Acres	0141 Miles End Lane
24	SINGLE FAMILY	0.185 Acres	0125 Miles End Lane
25	SINGLE FAMILY	0.166 Acres	0111 Miles End Lane
26	SINGLE FAMILY	0.202 Acres	0095 Miles End Lane
27	SINGLE FAMILY	0.199 Acres	0083 Miles End Lane
28	SINGLE FAMILY	0.160 Acres	0071 Miles End Lane
29	SINGLE FAMILY	0.159 Acres	0057 Miles End Lane
30	SINGLE FAMILY	0.158 Acres	0043 Miles End Lane
31	SINGLE FAMILY	0.178 Acres	0031 Miles End Lane
32	SINGLE FAMILY	0.177 Acres	0017 Miles End Lane
33	SINGLE FAMILY	0.176 Acres	0003 Miles End Lane
34	SINGLE FAMILY	0.103 Acres	0036 Silver Star Trail
35	SINGLE FAMILY	0.103 Acres	0030 Silver Star Trail
36	SINGLE FAMILY	0.103 Acres	0024 Silver Star Trail
37	SINGLE FAMILY	0.103 Acres	0018 Silver Star Trail
38	SINGLE FAMILY	0.099 Acres	0008 Silver Star Trail
39	SINGLE FAMILY	0.129 Acres	0001 Silver Star Trail
Tract B	OPEN SPACE	2.958 Acres	
Tract C	Town Property	0.904 Acres	0052 Minturn Road (Not of PUD)
Tract D	Right of Way	0.966 Acres	Miles End Lane (North)
Tract D1	Right of Way	0.431 Acres	Miles End Lane (South)
Tract E	Open Space	1.220 Acres	
Tract F	Open Space	0.074 Acres	
Tract G	Right of Way	0.030 Acres	Silver Star Trail
Tract H	Right of Way	0.369 Acres	Fourth Street
TOTAL		13.485 ACRES	

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY

FINAL PLAT MINTURN NORTH P.U.D. Town of Minturn, County of Eagle, State of Colorado



GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

- The purpose of this Final Plat is to create various lots with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of Minturn Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land.
- Basis of Bearing: N27°04'04" W between monuments marking the C-W 16th Corner and the Northwest Corner Section 26, Township 5 South, Range 81 West, of the 6th P.M., shown and described herein. This bearing is based on the non-recorded stumped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018.
- Survey Date: December, 2022 through July 2023.
- Legal description, easements and location of boundary lines are based on Old Republic National Title Insurance Company order number no. ABC30450645-9, dated August 03, 2023, Quitclaim Deed recorded December 02, 2014 as Reception No. 201400764 along with plat and survey monumentation referenced herein (to include the non-recorded stumped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018). In regards to items referenced in schedule B II of this title commitment referenced above: Items 1-8, 10, 21, 24, 27 and 30 were not researched by surveyor or found to not contain certain easement restrictions or other survey or platting related issues.
- Item 9 - Pipe easement does not effect this platted parcel, falls in Northeast Quarter of the Northwest Quarter of Sec 26, T5S, R81W.
- Item 11&12- Ordinance and Dedication regarding Taylor Avenue. Depicted hereon by eastern boundary, recorded in Book 248 at Page 178 and Book 248 at Page 452.
- Item 13 - 20 foot Sewer Easement, Does not effect this platted Parcel.
- Item 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.
- Item 15 - Does not effect these Platted lands but references conveyance of portions of Taylor Addition to the Town of Minturn.
- Item 16 - effects subject parcel as it is an Annexation of property to Town of Minturn recorded in Book 333 at Page 349.
- Item 17 & 18- Do not effect subject Parcel.
- Item 19 - Conveyance described in Book 687 at Page 268 does not contain any easements not already defined herein.
- Item 20 - Does not effect these Platted lands. (k.a. subject parcel)
- Item 21 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.
- Item 23 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner herein.
- Item 25 & 26 - Parcel is subject to Mapping of Piping and Ditches in area of this subject parcel defined in document recorded as Reception No. 201703240, and 201703454 any rights or restrictions and exact location thereof not clear to surveyor from face of documents.
- Item 29 - Parcel is subject to 190440 foot wide easement for right of way from Denver Rio Grand Railroad to Eagle County, the location of which is not determinable from face of document. This Agreement has to be have been Terminated prior to the Recording of this Plat.
- These platted lands are subject to:
 - The Minturn North P.U.D. Guide recorded as Reception no. 202402232
 - The Declarations of Covenants, Conditions, Restrictions and Easements for Minturn North recorded as Reception No. 202402240
- The non-exclusive Heritage Utility Easement as shown herein on page five (5) - on, over, under, above, across and through those areas designated herein as "Heritage Utility Easement" as defined in document recorded in the Eagle County Clerk and Recorder's Office as Reception No. 202316489.

PERTAINING TO HEREON CREATED EASEMENTS:

- the owner, hereby reserves for themselves their successors and / or assigns the following non-exclusive easements created herein:
 - a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated herein as "Utility and Drainage Easement" AND those areas of each lot outside of Building Envelopes, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress.
 - a non-exclusive Utility Easement as shown herein - on, over, under, above, across and through those areas designated herein as "Access, Utility and Drainage Easement", and "Private Right of Way" to include, but not limited to, areas shown as Fourth Street, Tract D, Tract D1 and Tract G, for the purpose of i) Ingress and Egress, reasonable Pedestrian use including ingress and egress of persons including vehicle, foot, bicycle or small wheel use ii) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, and iii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

GENERAL NOTES CONTINUED:

- Continued...
 - Tract D, Tract D1, and Tract G, shall be open to Public vehicular and non-vehicular access.
 - Any Easement that permits public recreation on Private Property shall benefit from the provision of C.R.S. 33-41-101 et seq.
- FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURN:
- the owner, hereby dedicates to the Town of Minturn the following non-exclusive easements:
 - non-exclusive Utility, Drainage, Parking, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Parking, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iv) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - non-exclusive Utility, Drainage, Snow Storage, Landscape and Trail Easement on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Snow Storage, Landscape and Trail Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iii) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - non-exclusive Utility, Drainage, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iii) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - non-exclusive Trail Easement on, over, under, above, across and through those areas designated herein as "Trail Easement" for the purpose of i) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - a non-exclusive trail easement on, over, across, and through those strips of land depicted and designated herein as "4" Trail Easement" on sheet 5 of 5 for Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with path construction, or use. Maintenance of any path improvements within the "4" Pedestrian Easement" shall be at the sole cost and expense of the Minturn North P.O.A..
 - a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated herein as "Public Utility and Drainage Easement", as shown in Tract C, on sheet 2 of 5, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

SURVEYOR'S CERTIFICATE

I, Matthew S. Slagle, do hereby certify that I am a Professional Land Surveyor licensed to practice land surveying under the laws of the State of Colorado, that this Subdivision Plat is a true, correct and complete plat of MINTURN NORTH P.U.D., as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and/or under my supervision and accurately shows the location and dimensions of the lots, easements and rights-of-way of said plat as the same are monumented upon the ground in compliance with applicable regulation governing the subdivision of land, that such plat is based upon the professional land surveyor's knowledge, information and belief, that it has been prepared in accordance with applicable standards of practice, and that such plat is not a guaranty or warranty, either expressed or implied.



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

Revised 02-07-24 Edited C.O.D. MSS
Revised 12-02-23 Edited Note 6a MSS
Revised 11-14-23 minor text MSS
Revised 11-07-23 Certain Dimensions MSS
Revised 11-06-23 Tract C Easements MSS
Revised 11-03-23 Town Comments MSS
Revised 10-11-23 Town Comments MSS
Revised 10-06-23 Town Comments MSS
Revised 09-26-23 Added Note regarding Tract C MSS

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

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that Minturn Crossing LLC (being sole owner in fee simple, mortgagee or lienholder, of all that real property situated in the Town of Minturn, County of Eagle, State of Colorado described as follows:
Parcel 1, UPRR Subdivision according to the Final Plat thereof recorded on 13th day of December, 2023 as Reception No. 202316483 in the Office of the Eagle County Clerk and Recorder, Eagle County, Colorado. Containing 13.485 acres more or less; and has caused the same to be laid out, platted and subdivided, and designated as MINTURN NORTH P.U.D. subdivision in the Town of Minturn, County of Eagle, State of Colorado, and does hereby accept responsibility for the completion of the improvements required by this plat, and does hereby accept responsibility for the completion of the improvements required by this plat and does hereby dedicate and set aside the following tracts, parcels and easements as follows:
-To the Town of Minturn Tract H (Fourth Street) and the easements described and depicted hereon in General Note 7, together with associated public improvements.
-To Utility Providers such utility easements as depicted herein in which utility infrastructure is located.

OWNER: MINTURN CROSSING LLC
ADDRESS: 225 Main Street, Suite C-101
Edwards, Colorado 81632

BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
COUNTY OF EAGLE)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF MARCH, A.D. 2024 BY RICK HERMES AS MANAGER OF MINTURN CROSSING LLC.

MY COMMISSION EXPIRES 6 AUG 27

WITNESS MY HAND AND OFFICIAL SEAL

CHRISTINE THURSTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154031002
My Commission Expires 08/06/27

SUBORDINATION BY MORTGAGEE

Philip Hadley, being the holder of a promissory note secured by deed of trust recorded the 13th day of December 2023, at Reception No. 202316490, in the Office of the Clerk and Recorder of Eagle County, Colorado, hereby consents to the Subdivision of the lands set forth in this Final Plat of Minturn North, P.U.D., and subordinates the lien represented by the aforesaid deed of Trust to the Dedication and restrictions as shown on this final plat and relative covenants, conditions and restrictions.

MORTGAGEE

BY: Philip Hadley as Individual

STATE OF Colorado)
COUNTY OF Eagle)

The foregoing Subordination by Mortgagee was acknowledged before me this 26 day of February, 2024, By Philip Hadley as Individual

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: Aug 01, 2025

JESSICA L. BISHARD
NOTARY PUBLIC
STATE OF COLORADO
Notary ID K0210404006
My Commission Expires 01/01/2025

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of January 1, 2023, upon all parcels of real estate described on this Plat are paid in full.

DATED THIS 1st OF March, A.D. 2024
ROSE DI
TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE

LAND TITLE does hereby certify that it has examined the title to all lands shown upon this plat and that title to such is vested in MINTURN CROSSING LLC free and clear of all liens, taxes, and encumbrances, except DEED OF TRUST recorded 12/13/23, 202316490

DATED THIS 26th DAY OF February, A.D. 2024

AGENT:

CLERK AND RECORDER'S CERTIFICATE # 539

This Plat was filed for record in the Office of the Clerk and Recorder at 1:59 o'clock P.M., on this 4 day of March, A.D. 2024

CLERK AND RECORDER

BY: Alan S. Slagle

DEPUTY



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

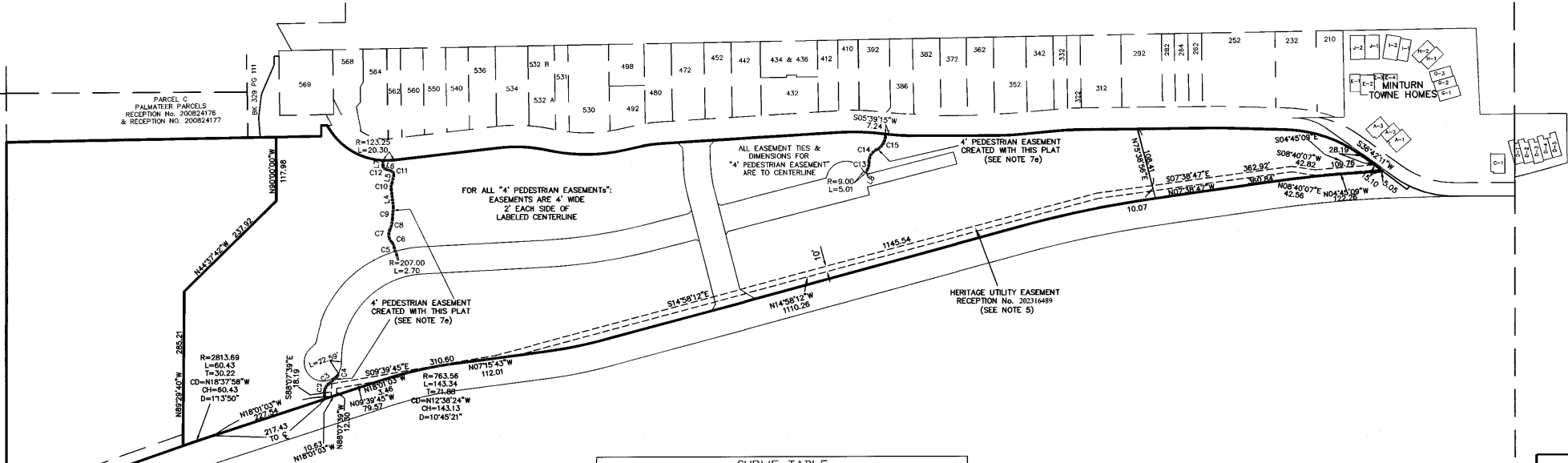
FINAL PLAT MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

DRAWN BY: MSS JOB NUMBER: 22055 DRAWING NAME: 22055 FP2.dwg
SHEET: 1 OF 5 DATE: 08-13-2023

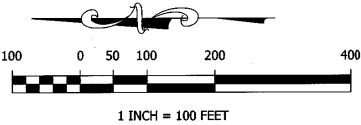
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado
SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



LINE TABLE		
LINE	LENGTH	BEARING
L4	32.13	N63°15'49"E
L5	14.91	S77°04'30"E
L6	11.48	N18°26'21"E
L7	9.83	S89°36'46"E
L8	7.28	N62°43'18"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Bng	Delta
C2	29.35	22.25	17.26	27.27	S79°27'12"E	75°35'30"
C3	18.66	276.62	9.33	18.65	S39°43'32"E	3°51'51"
C4	9.01	8.52	4.97	8.59	S66°04'17"E	60°33'21"
C5	7.90	333.24	3.95	7.90	S79°46'25"W	12°13'31"
C6	11.08	18.95	5.70	10.93	N63°41'55"E	33°30'33"
C7	24.01	20.01	13.69	22.60	S81°19'10"W	68°45'04"
C8	20.65	49.15	10.48	20.50	S76°20'24"E	24°04'13"
C9	22.78	236.37	11.40	22.77	S85°36'54"E	5°31'15"
C10	12.77	20.27	6.60	12.56	S83°06'39"E	36°05'40"
C11	9.29	7.31	5.39	8.68	N57°19'55"E	72°46'53"
C12	8.09	6.45	4.68	7.57	N54°28'07"E	71°50'14"
C13	15.45	30.72	7.89	15.28	S77°07'28"E	28°48'21"
C14	27.14	23.79	15.26	25.69	S58°50'20"E	65°22'36"
C15	35.79	30.20	20.33	33.73	S60°06'18"E	67°54'31"

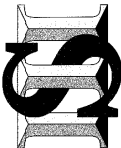


Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

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

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

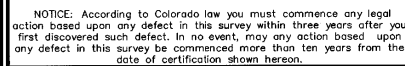
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CHECKED BY:	MSS	DATE:	08-13-2023
DATE:	2/20/25	DATE:	08-13-2023



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect, in no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

202402234

OVERALL SITE & TRACT C DETAIL

A circular seal for a Colorado Registered Professional Law Director. The outer ring contains the text "COLORADO REGISTERED" at the top and "PROFESSIONAL LAW DIRECTOR" at the bottom. The inner circle contains the name "JAMES W. WILSON" and the number "34998" in the center, with the date "02-26-24" below it. There is a signature across the seal.

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

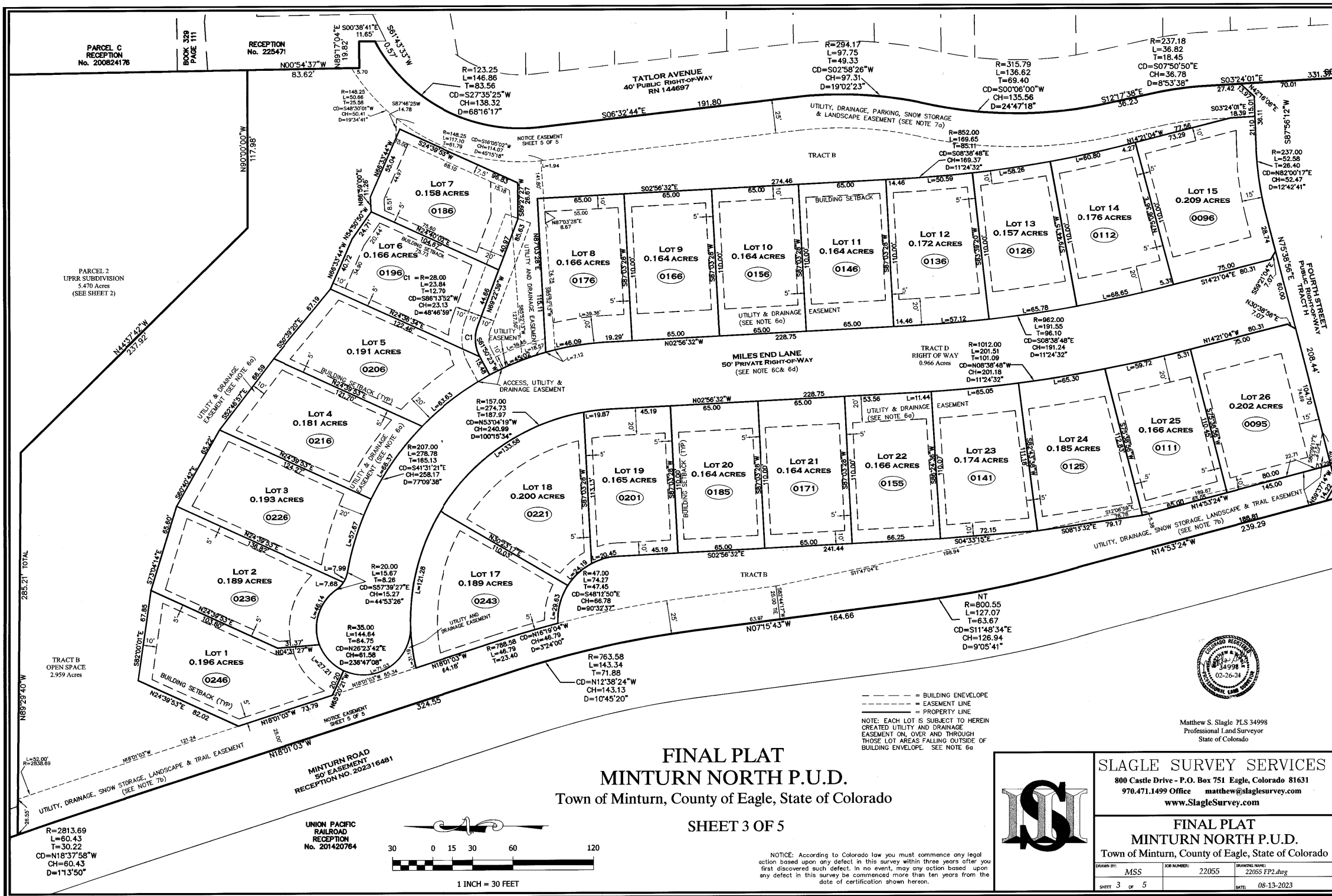
FOUND SURVEY MONUMENT
W 1/4 SEC 26
2.5" DIAMETER USGLO
BRASS CAP
STAMPED 1942

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**FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado**

DRAWN BY: MSS	JOB NUMBER: 22055	DRAWING NAME: 22055 FP2.dwg
SHEET 2 OF 5		DATE: 08-13-2023

Page 22 of 144



FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.



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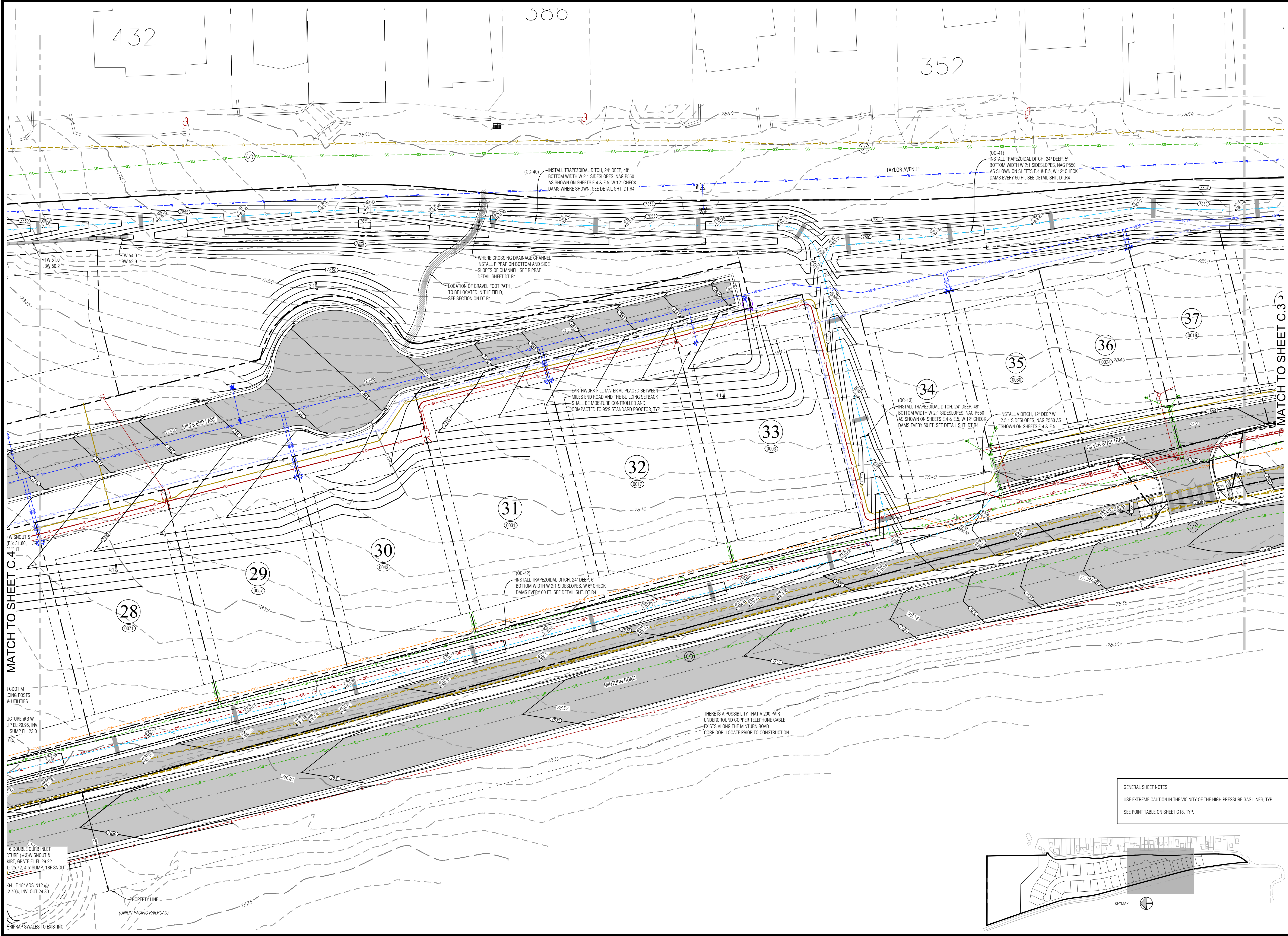
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY: MSS	JOB NUMBER: 22055	DRAWING NAME: 22055 FP2.dwg
SHEET 3 OF 5	DATE: 08-13-2023	

202402234

S00°30'50"E 127.85

Page 24 of 144



MATCH TO SHEET C.4

MATCH TO SHEET C.3

1. CDOT M
CING POSTS
& UTILITIES

UCTURE #8 W
IP EL: 29.95, INV.
SUMP EL: 23.0
0%

16 DOUBLE CURB INLET
TURE (#3)W SNOUT &
KIRT. GRATE FL EL: 29.22
L: 25.72, 4.5 SUMP, 16" SNOUT

34 LF 18" ADS-N12 @
2.70%, INV. OUT 24.80

RRAP SWALES TO EXISTING

PROPERTY LINE
(UNION PACIFIC RAILROAD)

INSTALL TRAPEZOIDAL DITCH, 24" DEEP, 48"
BOTTOM WIDTH W 2:1 SIDESLOPES, NAG P550
AS SHOWN ON SHEETS E.4 & E.5, W 12" CHECK
DAMS WHERE SHOWN, SEE DETAIL SHT. DT.R4

WHERE CROSSING DRAINAGE CHANNEL
INSTALL RIPRAP ON BOTTOM AND SIDE
-SLOPES OF CHANNEL SEE RIPRAP
DETAIL SHEET DT.R1.

LOCATION OF GRAVEL FOOT PATH
TO BE LOCATED IN THE FIELD.
SEE SECTION ON DT.R1.

EARTHWORK FILL MATERIAL PLACED BETWEEN
MILES END ROAD AND THE BUILDING SETBACK
SHALL BE MOISTURE CONTROLLED AND
COMPACTED TO 95% STANDARD PROCTOR, TYP.

INSTALL TRAPEZOIDAL DITCH, 24" DEEP, 6"
BOTTOM WIDTH W 2:1 SIDESLOPES, W 6" CHECK
DAMS EVERY 60 FT. SEE DETAIL SHT. DT.R4

INSTALL TRAPEZOIDAL DITCH, 24" DEEP, 48"
BOTTOM WIDTH W 2:1 SIDESLOPES, NAG P550
AS SHOWN ON SHEETS E.4 & E.5, W 12" CHECK
DAMS EVERY 50 FT. SEE DETAIL SHT. DT.R4

INSTALL V DITCH, 12" DEEP W
2.5:1 SIDESLOPES, NAG P550 AS
SHOWN ON SHEETS E.4 & E.5

THERE IS A POSSIBILITY THAT A 200 PAIR
UNDERGROUND COPPER TELEPHONE CABLE
EXISTS ALONG THE MINTURN ROAD
CORRIDOR. LOCATE PRIOR TO CONSTRUCTION.

GENERAL SHEET NOTES:
USE EXTREME CAUTION IN THE VICINITY OF THE HIGH PRESSURE GAS LINES, TYP.
SEE POINT TABLE ON SHEET C18, TYP.

KEYMAP

I:\PROJECTS\2022\22038-Minturn North\dwg\22038-C-Grading.dwg 5/15/2024 10:51 AM

Boudaries Civil Engineering
Surveying
& Beyond
Calumet Inc.

923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: **TBD**
If "Yes", SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

COLORADO LICENSED
SINCE 1902
PROFESSIONAL ENGINEER

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

811
Know what's below.
Call before you dig.

Minturn North P.U.D.
Overall Grading and Drainage Plan
Construction Plan Set 5/1/24

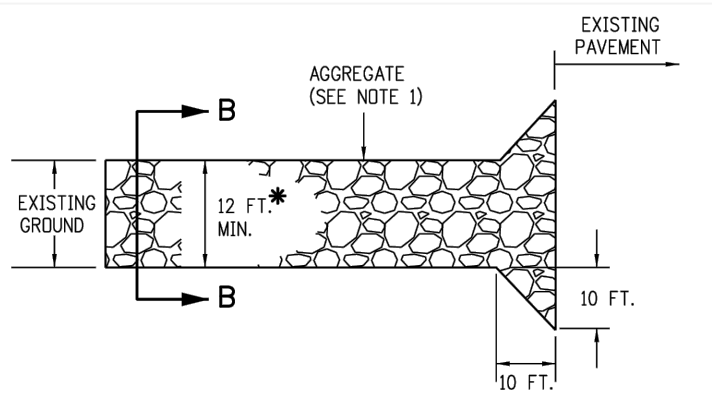
TOWN OF MINTURN, COLORADO

No.	Date	Revision	By
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2			
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9			

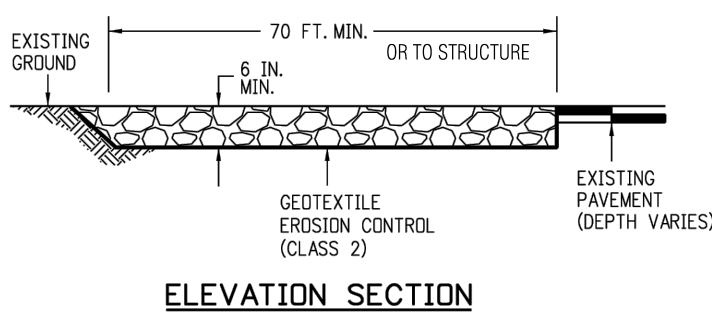
PROJECT NO.
22038
Designer:
PAH
Checker:
BUJ
Date:
12/26/22

Sheet
C.4

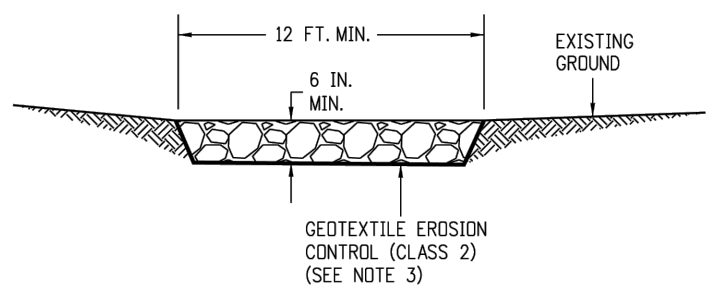
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PLAN VIEW * SHALL EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



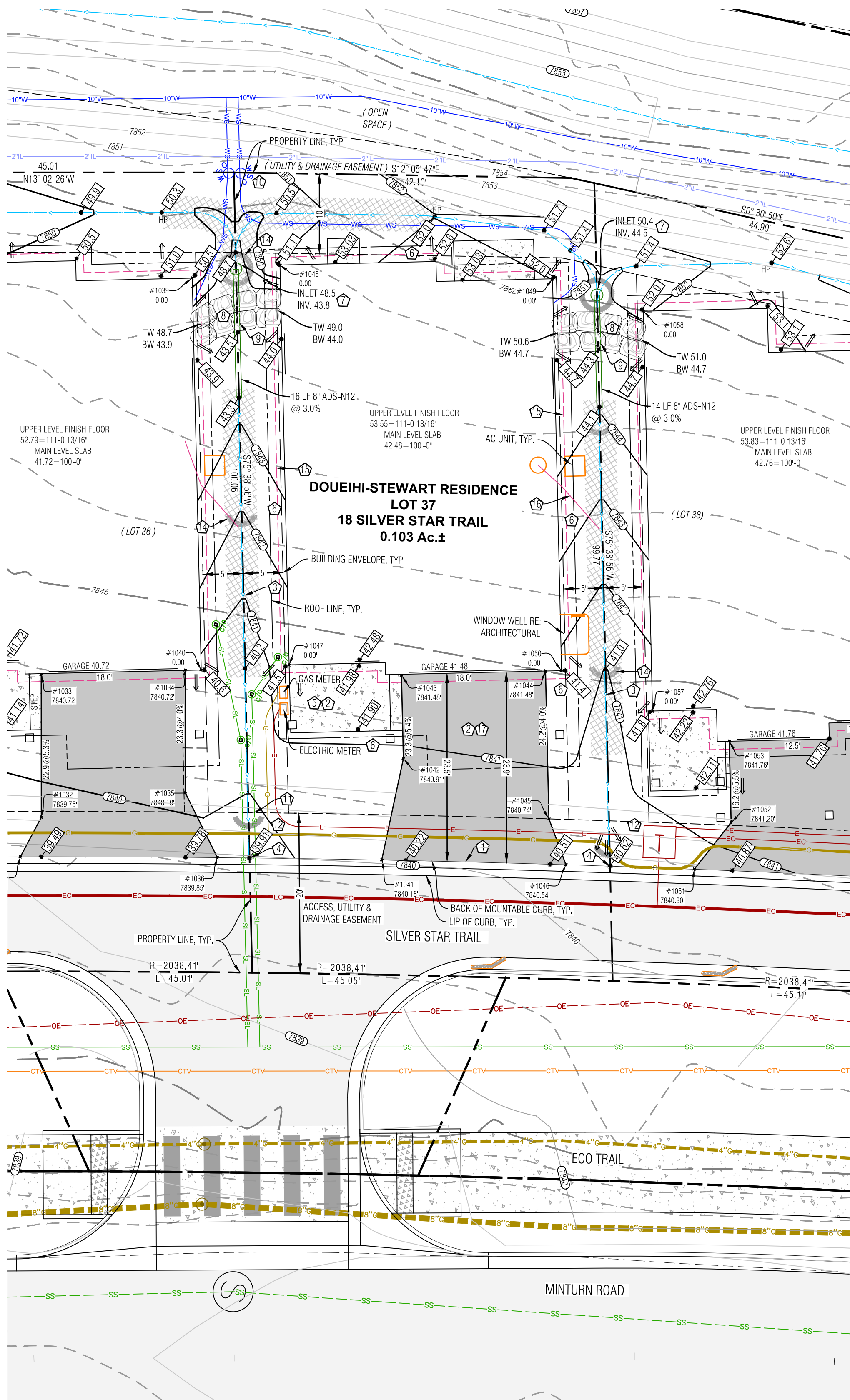
ELEVATION SECTION



SECTION B-B

- NOTES:
1. AGGREGATE SHALL CONFORM TO SUBSECTION 208.02 (I).
 2. THE CONTRACTOR SHALL PROTECT CURB AND GUTTER THAT CROSSES THE ENTRANCE FROM DAMAGE, WHILE NOT BLOCKING FLOW OF WATER THRU STRUCTURE. PROTECTION OF THE CURB AND GUTTER SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
 3. GEOTEXTILE SHALL CONFORM TO SUBSECTION 712.08.
 4. ALL MATERIALS AND LABOR TO COMPLETE THE VEHICLE TRACKING PAD SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
 5. THE PAY ITEM NUMBER FOR VEHICLE TRACKING PAD (EACH) IS 208-00070.

VEHICLE TRACKING PAD



LEGEND

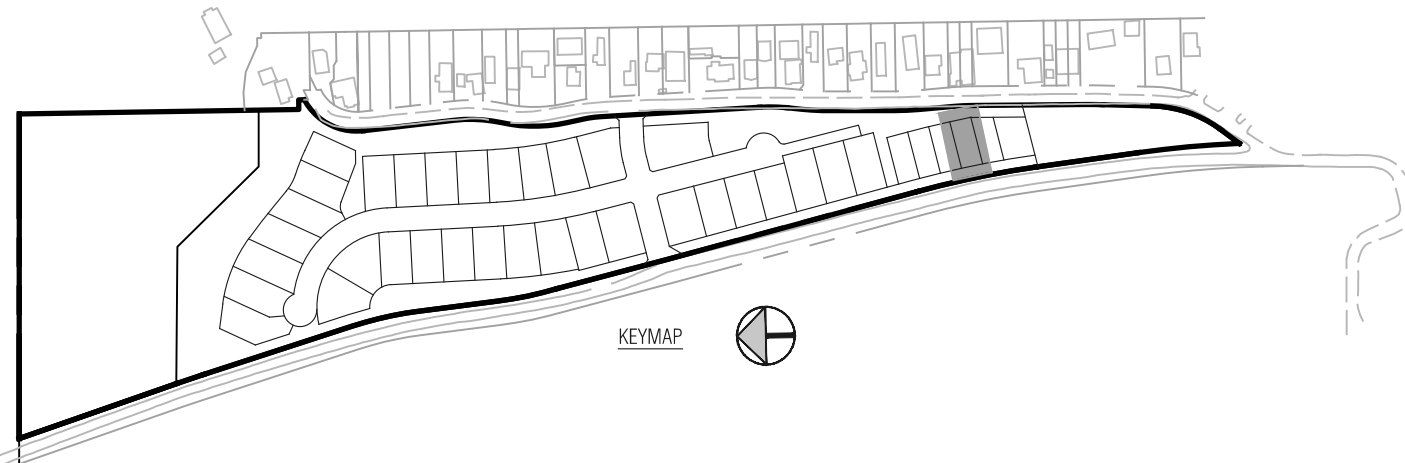
- | | |
|---|----------------|
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| GB | GRADE BREAK |
| EX | EXISTING |
| LP | LOW POINT |
| HP | HIGH POINT |
| PROPOSED SPOT ELEVATION | |
| DRAINAGE SWALE | |
| FLOW ARROW | |
| SEDIMENT CONTROL, FENCE | |
| PROPOSED MAJOR/MINOR CONTOUR | |
| EXISTING MAJOR/MINOR CONTOUR | |
| EROSION LOGS | |
| ASPHALT DRIVEWAY & AUTOCOURT | |
| NORTH AMERICAN GREEN SC-250BN EROSION CONTROL FABRIC, OR RIPRAP ALTERNATIVE | |
| FLAGNOTE | |
| EX CURB STOP | |
| POSSIBLE ELECTRIC SERVICE | |
| POSSIBLE GAS SERVICE | |
| POSSIBLE WATER SERVICE | |
| POSSIBLE SEWER SERVICE | |
| FOUNDATION DRAIN | |
| DOWNSPOUT & STORM DRAIN WITH SIZE | |
| BOULDER WALL | |

NOTES:

- 1) BASIS OF ELEVATION: NAVD88 BASED ON THE ORIGINAL TOPOGRAPHIC MAP OF MINTURN NORTH PREPARED BY GORE RANGE SURVEYING, LLC, JOB NO. 19-1203, DATED 4/1/21. NO BENCHMARK WAS NOTED ON THE BASE SURVEY.
- 2) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE BASED ON THE FINAL PLAN OF MINTURN NORTH PUD, AND SURVEY CONTROL MONUMENTS FOUND AT THE TIME OF THE SURVEY AND SHOWN ON THE SURVEY REFERENCED ABOVE.
- 3) SEE ADDITIONAL SITE NOTES & DETAILS ON SHEET C2.
- 4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.
- 5) LOT AREA: 4,505 SF±
DISTURBANCE AREA: 4,505 SF±
- 6) THIS (CIVIL) PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.

FLAGNOTES:

- 1) MATCH TO BACK OF EXISTING CURB.
- 2) PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS, STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT, ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
- 3) PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
- 4) WHERE PROPOSED SWALE SPILLS OVER THE TOP OF THE CURB LINE, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
- 5) SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
- 6) GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
- 7) INSTALL 8" NYLOPLAST DRAIN BASIN WITH DOME GRATE. SEE DETAIL ON SHEET C2. SHAPE & DRAIN ALL SURROUNDING AREA TO LOW POINT WHICH IS THE INLET. NO DRAINAGE ALLOWED TO BOULDER WALL. INSTALL HEAT TAPE IN DRAIN BASIN AND OUTLET PIPE.
- 8) INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.
- 9) BUILD WALL AROUND PIPE, PROTECT STORM LINES AND UTILITIES WHEN CONSTRUCTING IMPROVEMENTS ABOVE FROM MATERIAL AND EQUIPMENT, TYP.
- 10) LOCATE EXISTING CURB STOP, CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT, CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. WATER SERVICE TO BE 1-1/2" CONTINUOUS COPPER LINE FROM THE CURB STOP TO THE MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSULATE THE WATER SERVICE IF COVER IS LESS THAN 7 FEET NEAR THE RETAINING WALL AND IN THE VICINITY OF THE DRAINAGE INLET.
- 11) APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONFIRM INVERT PRIOR TO CONSTRUCTION FOR ABILITY TO SERVICE HOUSE BY GRAVITY, OR WHETHER A PUMP MAY BE REQUIRED. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
- 12) LOCATE, CONNECT TO, AND EXTEND GAS, ELECTRIC, AND COMMUNICATION SERVICES TO METER CABINET AND GAS METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS
- 13) EROSION LOGS PER DETAIL ON SHEET C2.
- 14) FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
- 15) EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
- 16) INSTALL VEHICLE TRACKING PAD (DETAIL THIS SHEET) AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.

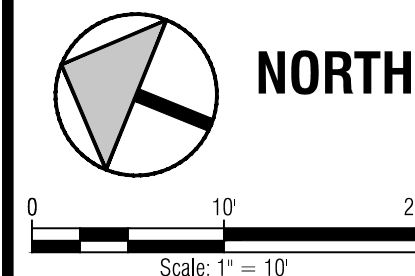


Civil Engineering
Surveying
& Beyond
Boundaries Unlimited Inc.
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: **TBD**
If "Yes", SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal
NOT FOR REVIEW
CONSTRUCTION

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

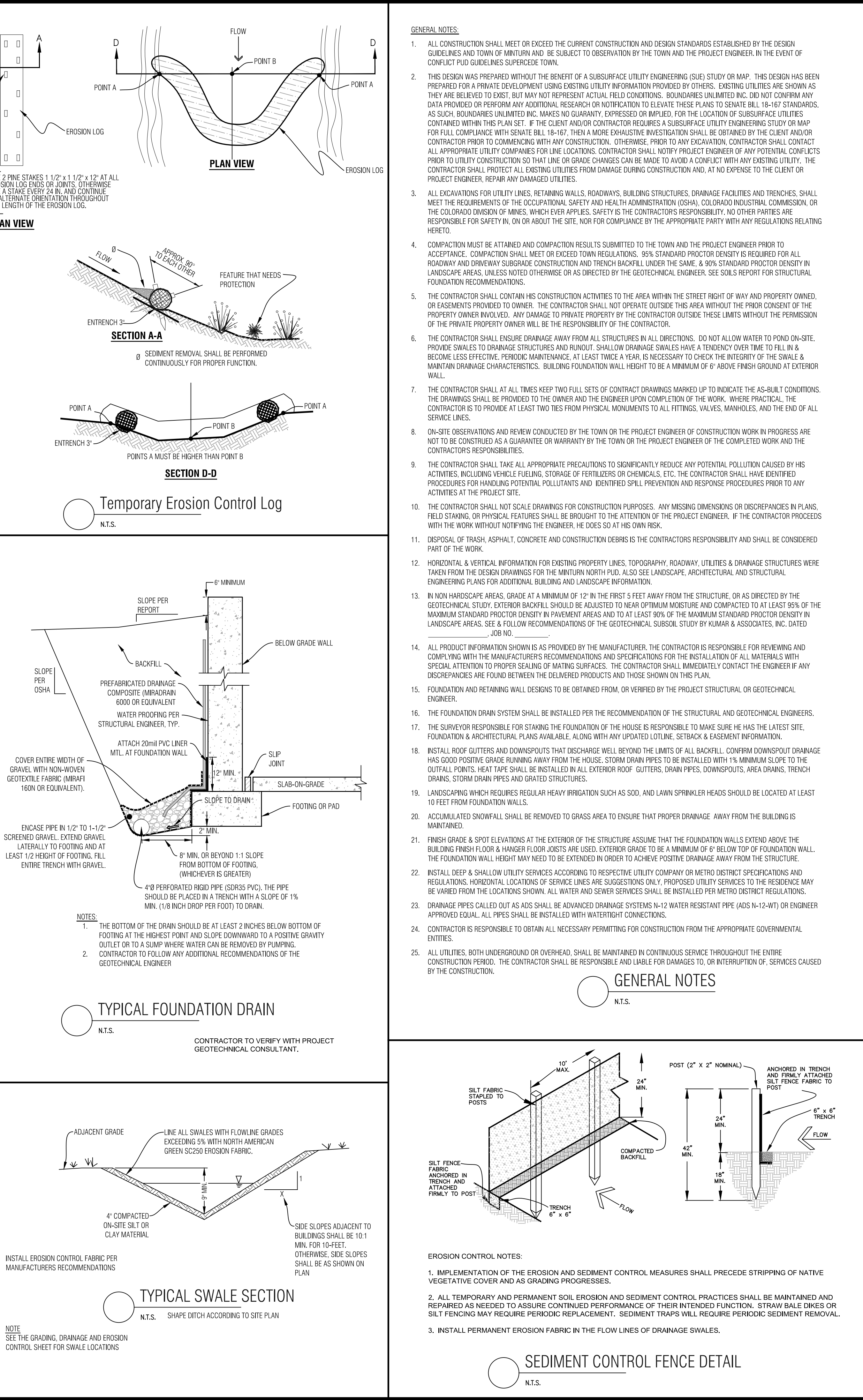
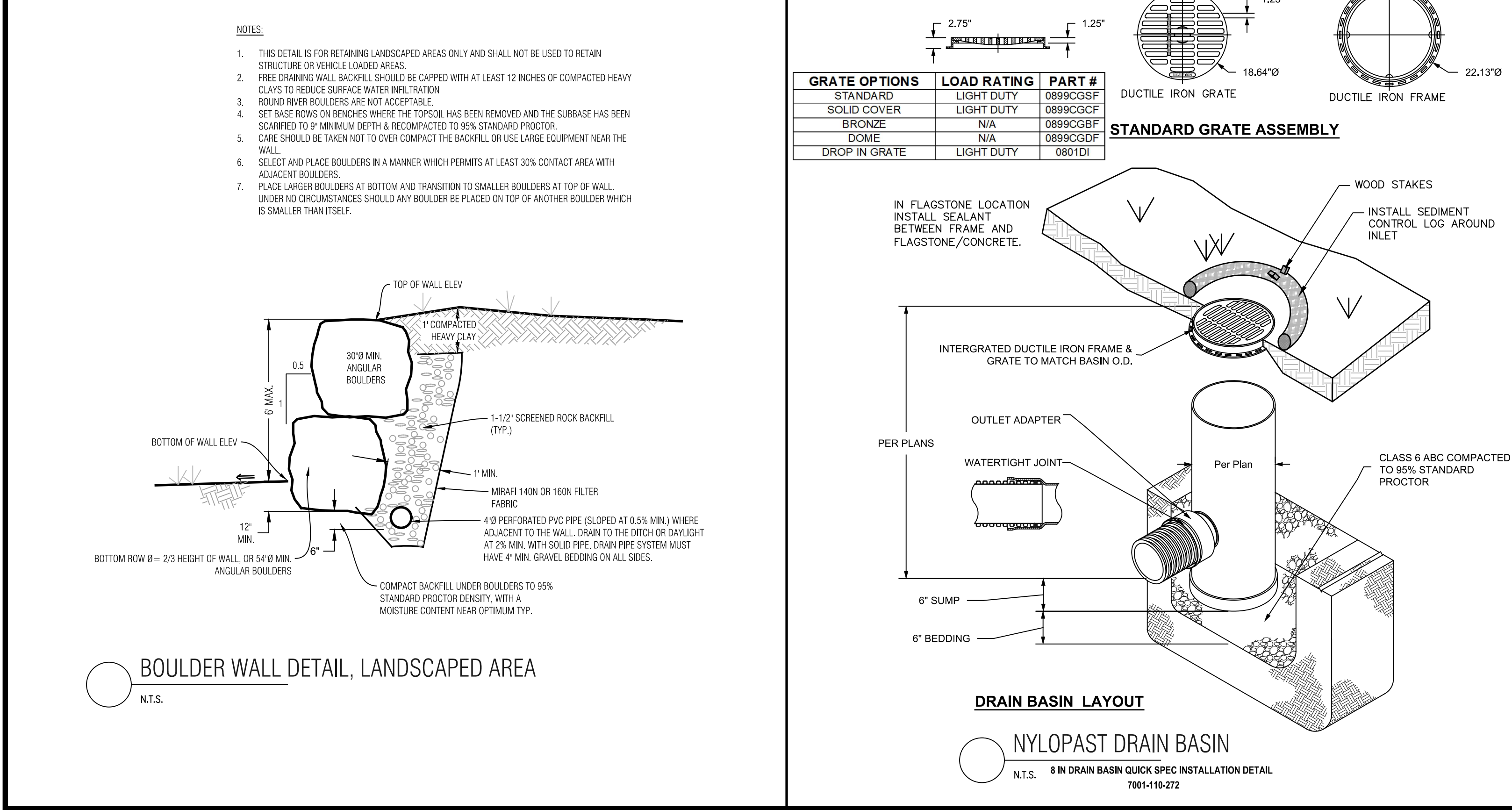
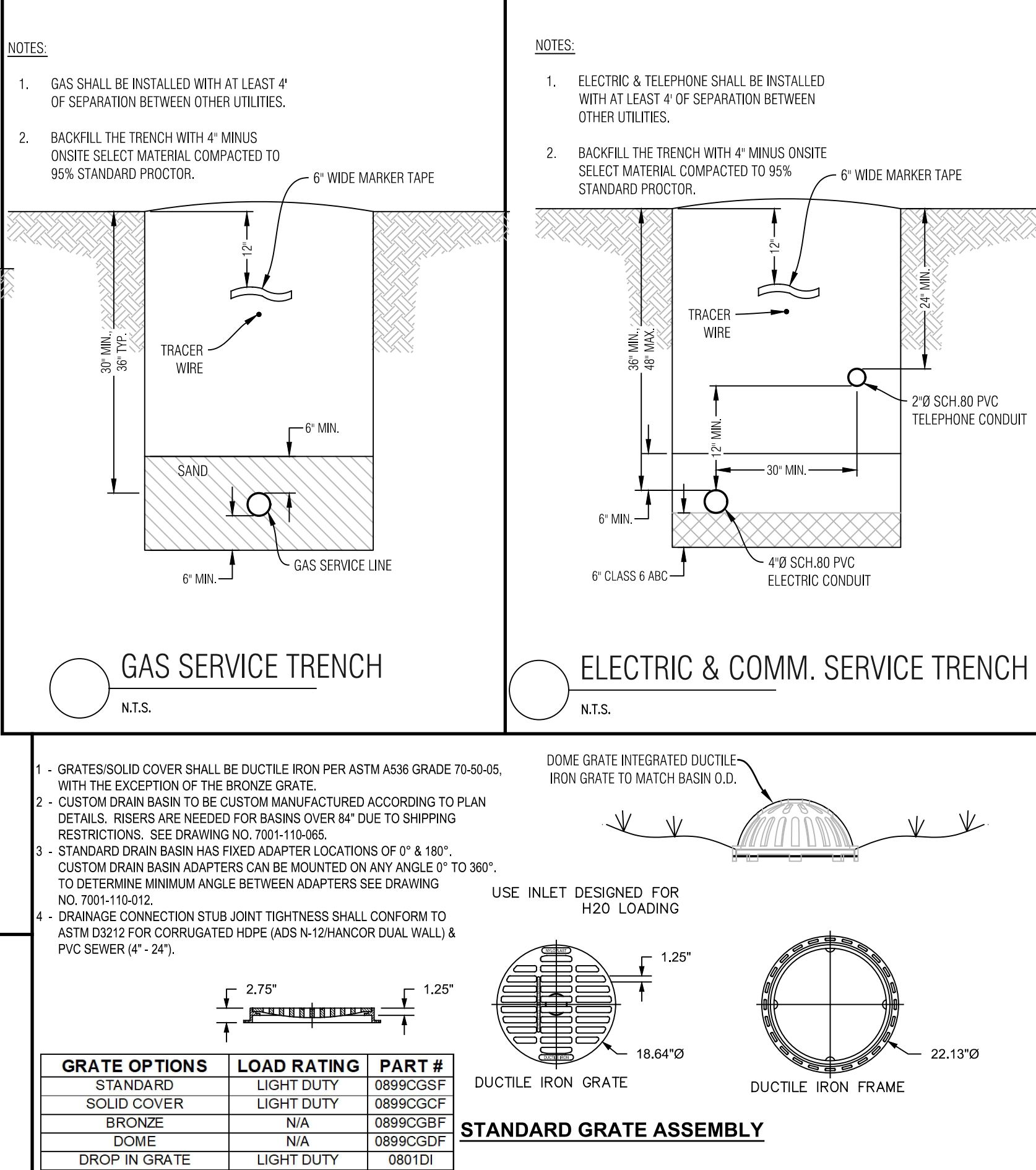
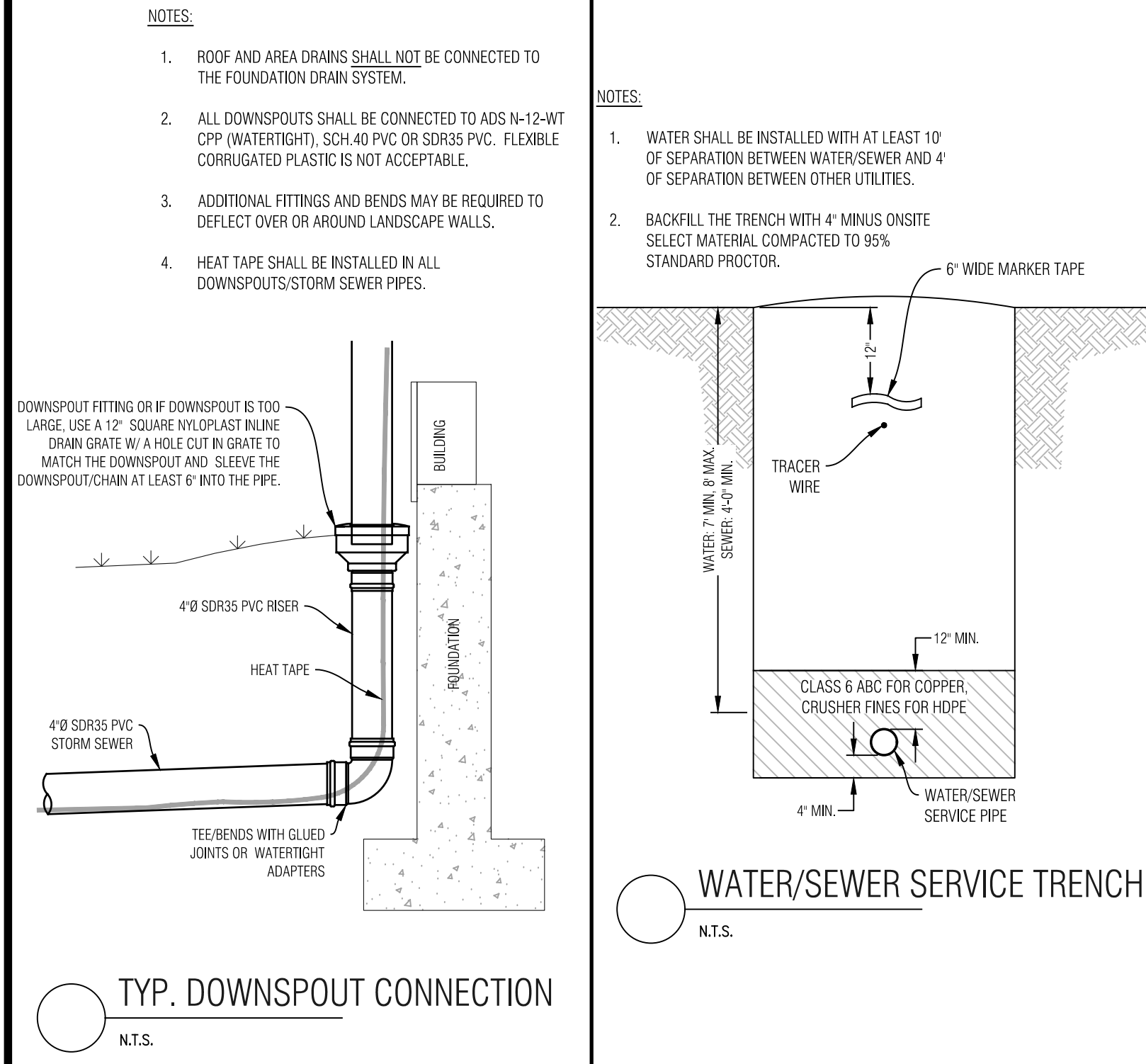
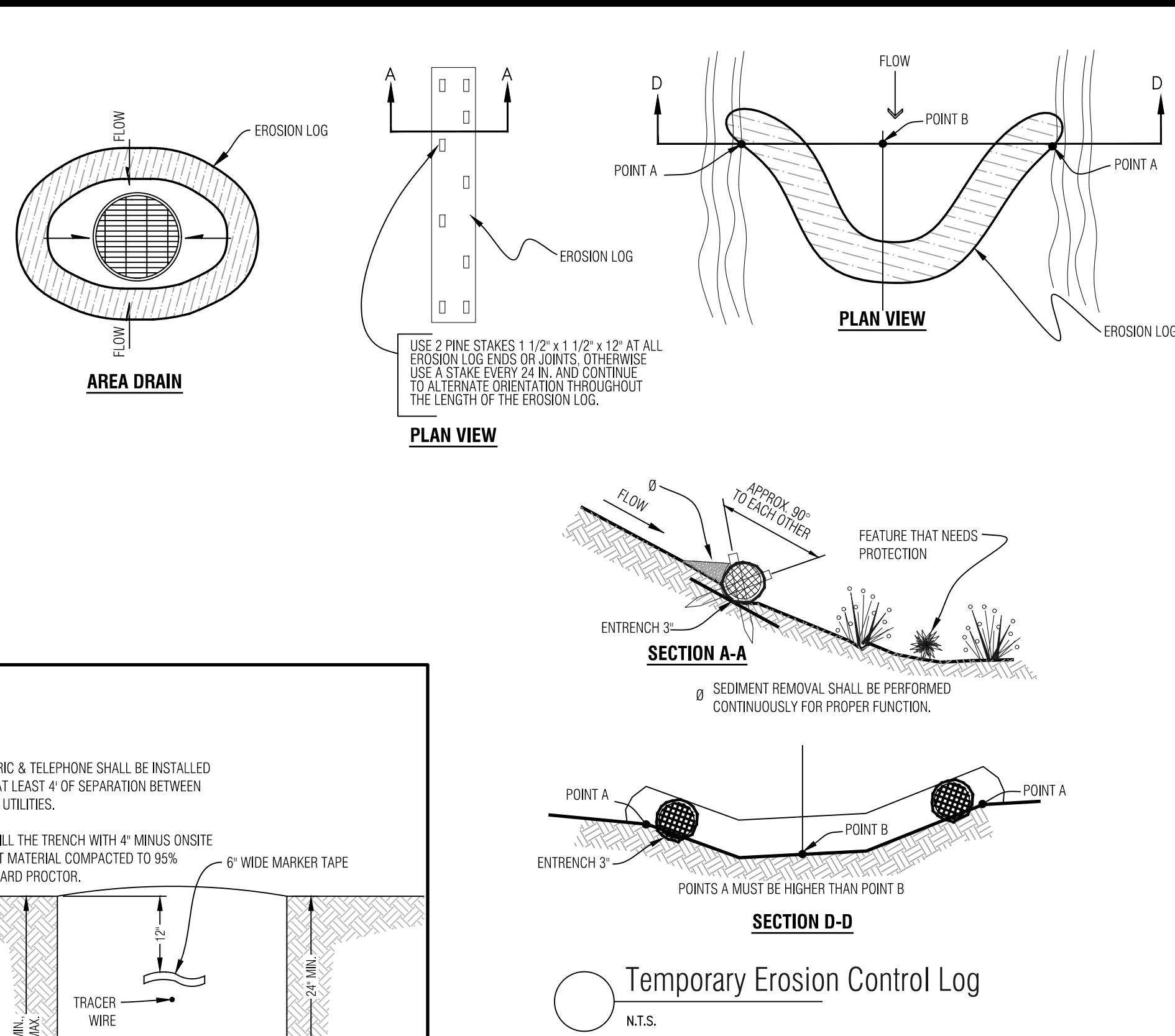
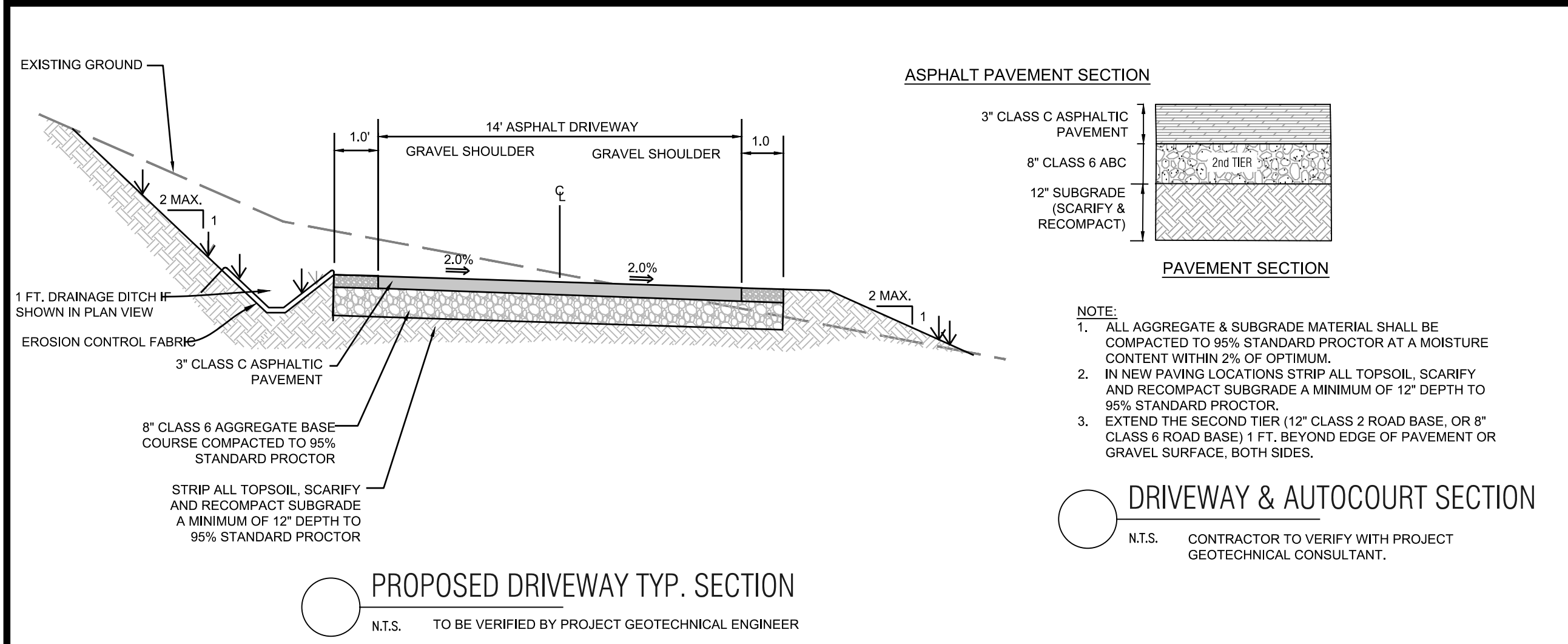


811
Know what's below.
Call before you dig.

TOWN OF MINTURN, COLORADO
Lot 37, Minturn North P.U.D.
Site, Grading and Drainage Plan
DRB Submittal 6/11/25

By	Revision	Date	No.	1	2	3	4	5	6	7	8	9
PROJECT NO. 23005 Designer: PAH Checker: BUJ Date: 6/11/25											Sheet C1	

File Name: mn lot 37 sp-01.dwg



Civil Engineering Surveying & Beyond

Boundaries Unlimited Inc.

923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(770) 945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: **TBD**
If Yes: SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

NOT FOR REVIEW

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

811
Know what's below.
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TOWN OF MINTURN, COLORADO

Lot 37, Minturn North P.U.D.

Details and Notes

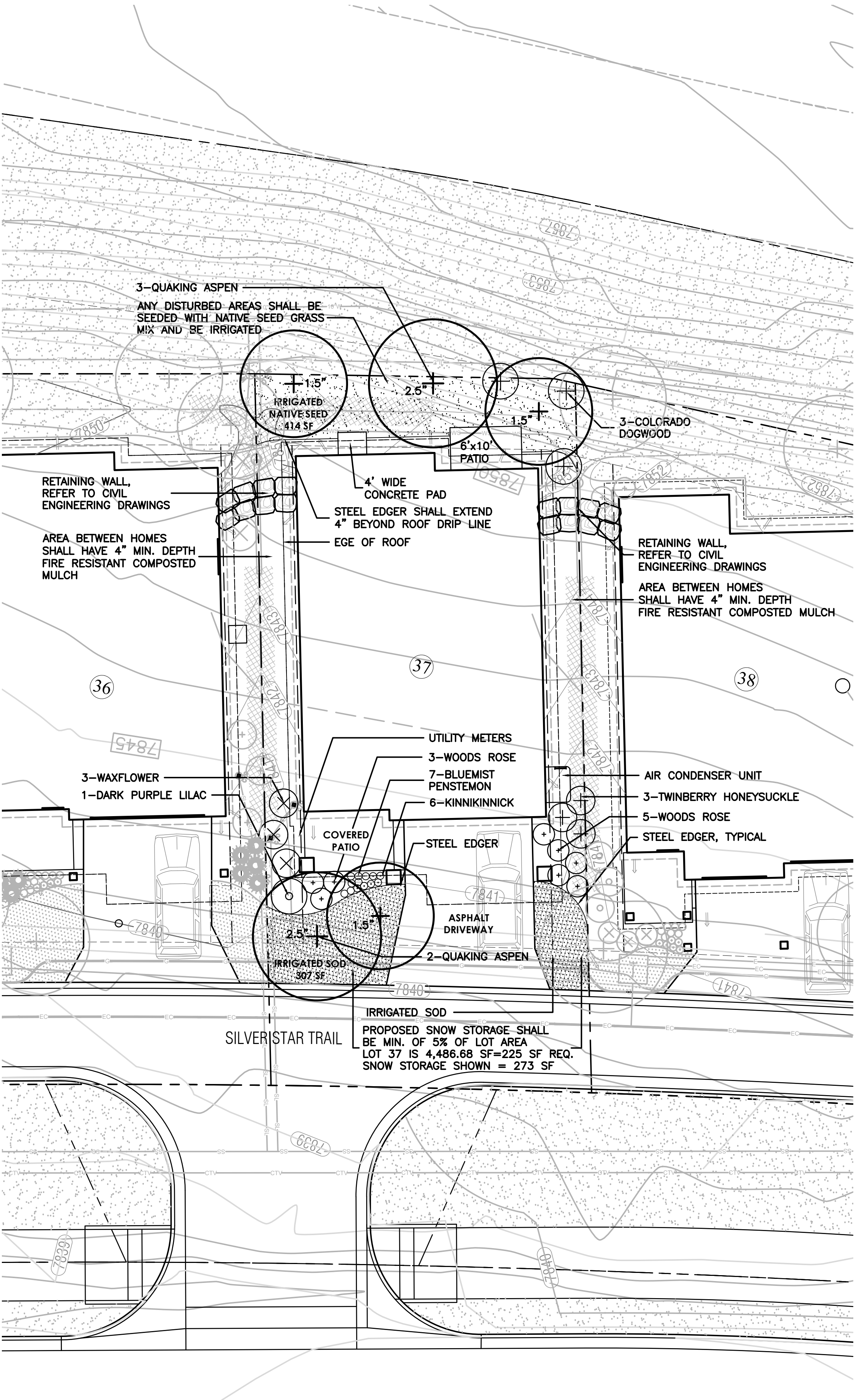
DRB Submittal 6/11/25

By	Revision	Date
	1	6/11/25

PROJECT NO. 2005
Designer: **PAH**
Checker: **BUJ**
Date: **6/11/25**

Sheet **C2**

File Name: **mn lot 37 sp-01.dwg**



General Notes and Specifications:

1. All areas disturbed by construction and not designated a shrub bed or sod, shall be planted with the specified native grass seed.
2. The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
3. The Landscape Plan shall be reviewed on site prior to installation to ensure planting meets the intent of the design guidelines and Town of Minturn standards.
4. See Civil Engineering sheets for final grading and drainage.
5. Snow Storage area shall be a min. of 25% of all driveway and parking areas.

Revegetation Notes:

1. Seed shall be broadcast and raked to ¼" depth.
2. Apply Biodegradable Green Dyed-Wood Cellulose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

Fire Mitigation Recommendations:

1. Zone 1 (15' from building and integral planting): no highly flammable plants, such as evergreen trees and shrubs should be planted within 15' of the structure or attachments.
2. Zone 2 (70' from building and Integral planting): a 10' crown separation must be maintained for all evergreen trees and shrubs over 4' height. A 4' crown separation must be maintained for evergreen shrubs under 4' height.
3. Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
4. Existing junipers within Zone 1 and Zone 2 must be limbed ½ of their total height, but no more than 10' height.
5. Dead limbs shall be removed from all existing Serviceberry within Zone 1 or Zone 2.
6. If necessary, final existing vegetation to be limbed or removed for fire mitigation purposes will be subject to the constraints of the final unit site plans and reviewed on site with a representative from the Town of Minturn on a unit by unit basis prior to construction.

LEGEND & IRRIGATION CALCULATIONS:		
Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop-Up Spray Irrigation For Bluegrass Sod	307 SF
	Permanent micro-spray or drip irrigation for perennial beds	13 PERENNIALS x 1 SF = 13 SF
	Permanent Drip Irrigation For B&B Trees	5 TREES x 4.5 SF = 23 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	18 SHRUBS x 3 SF = 54 SF
		TOTAL PERMANENT IRRIGATED AREA: 397 SF
	Temporary Spray Irrigation For Native Seed	414 SF

IRRIGATION NOTES:

1. DESIGN CRITERIA: DESIGN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO UNIFORMLY IRRIGATE ALL PLANTING AREAS. ZONE IRRIGATED SOD, NATIVE SEED GRASS, AND SHRUB PLANTING AREAS SEPARATELY. PROVIDE DRIP IRRIGATION FOR SHRUB BEDS. PROVIDE MICRO-SPRAY HEADS OR DRIP IRRIGATION, DEPENDING ON PLANT MATERIAL, IN PERENNIAL AND GROUNDCOVER BEDS. DESIGN ROTORS FOR TURF GRASS AREAS MORE THAN 40' WIDE, AND POP-UP SPRAY HEADS FOR AREAS LESS THAN 40' WIDE.
2. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.

ALL DISTURBED AREAS SHALL BE SEEDED WITH:

'DRY NATIVE MOUNTAIN' SEED MIX

THIS SEED MIX HAS BEEN CHOSEN FOR THE SPECIFIC PROJECT LOCATION AND ELEVATION. LANDSCAPE INSTALLER SHALL NOT DEVIATE FROM THIS REVEGETATION SEED MIX WITHOUT WRITTEN APPROVAL FROM THE RESORT CONCEPTS SITE MANAGER.

COMMON NAME	SEEDING RATE % MIX	BULK LBS PER ACRE
SANDBERG BLUE	10%	5.00
MOUNTAIN BROME	20%	10.00
SLENDER WHEATGRASS	15%	7.50
BLUEBUNCH WHEATGRASS	10%	5.00
ROCKY MOUNTAIN FESCUE	10%	5.00
THICKSPIKE WHEATGRASS	15%	7.50
BOTTLEBRUSH SQUIRRELTAIL	2.5%	1.25
STREAMBANK WHEATGRASS	15%	7.50
<u>PRAIRIE JUNGGRASS</u>	<u>2.5%</u>	<u>1.25</u>
TOTAL LBS./ACRE	100%	50

NOTES:

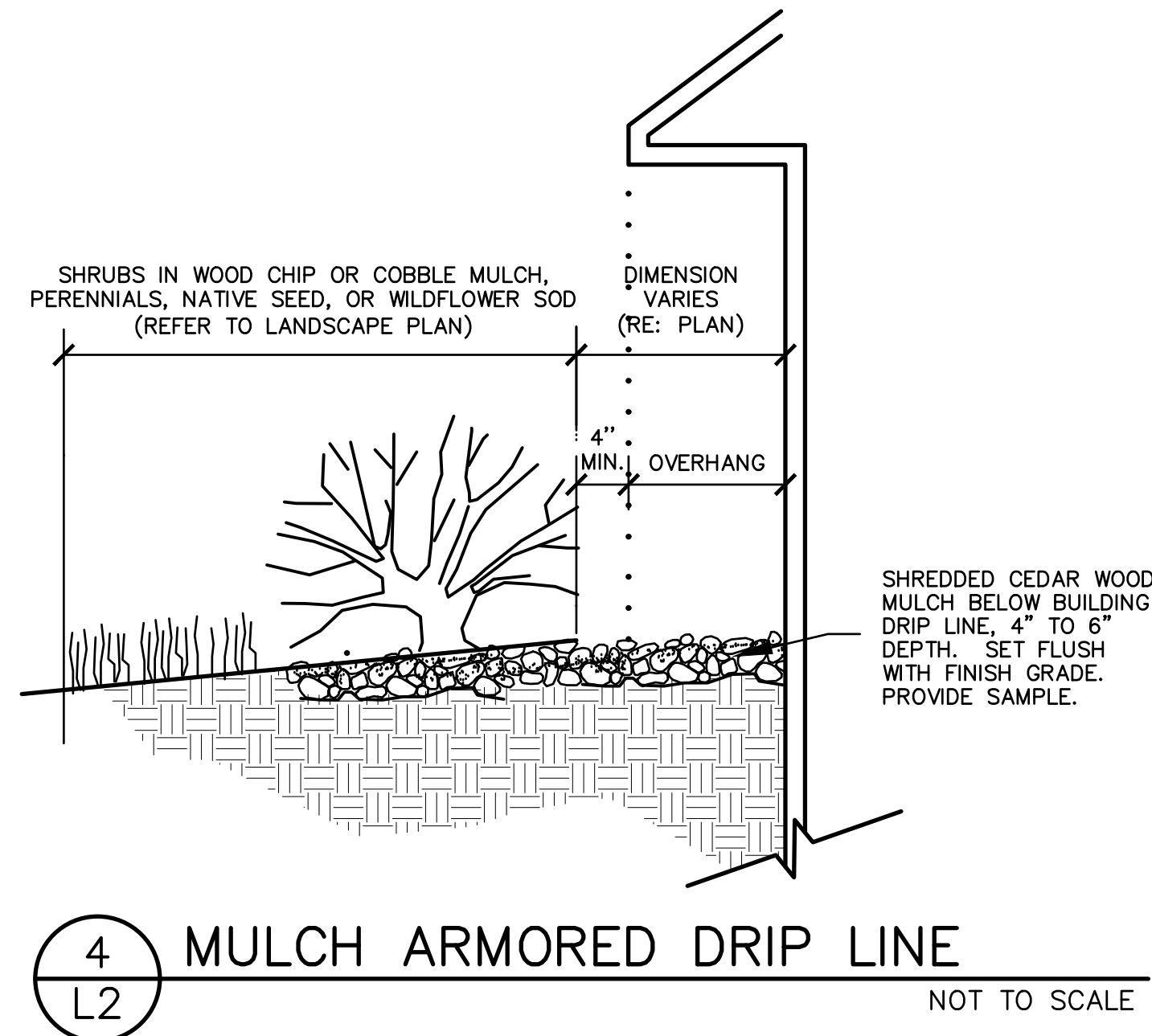
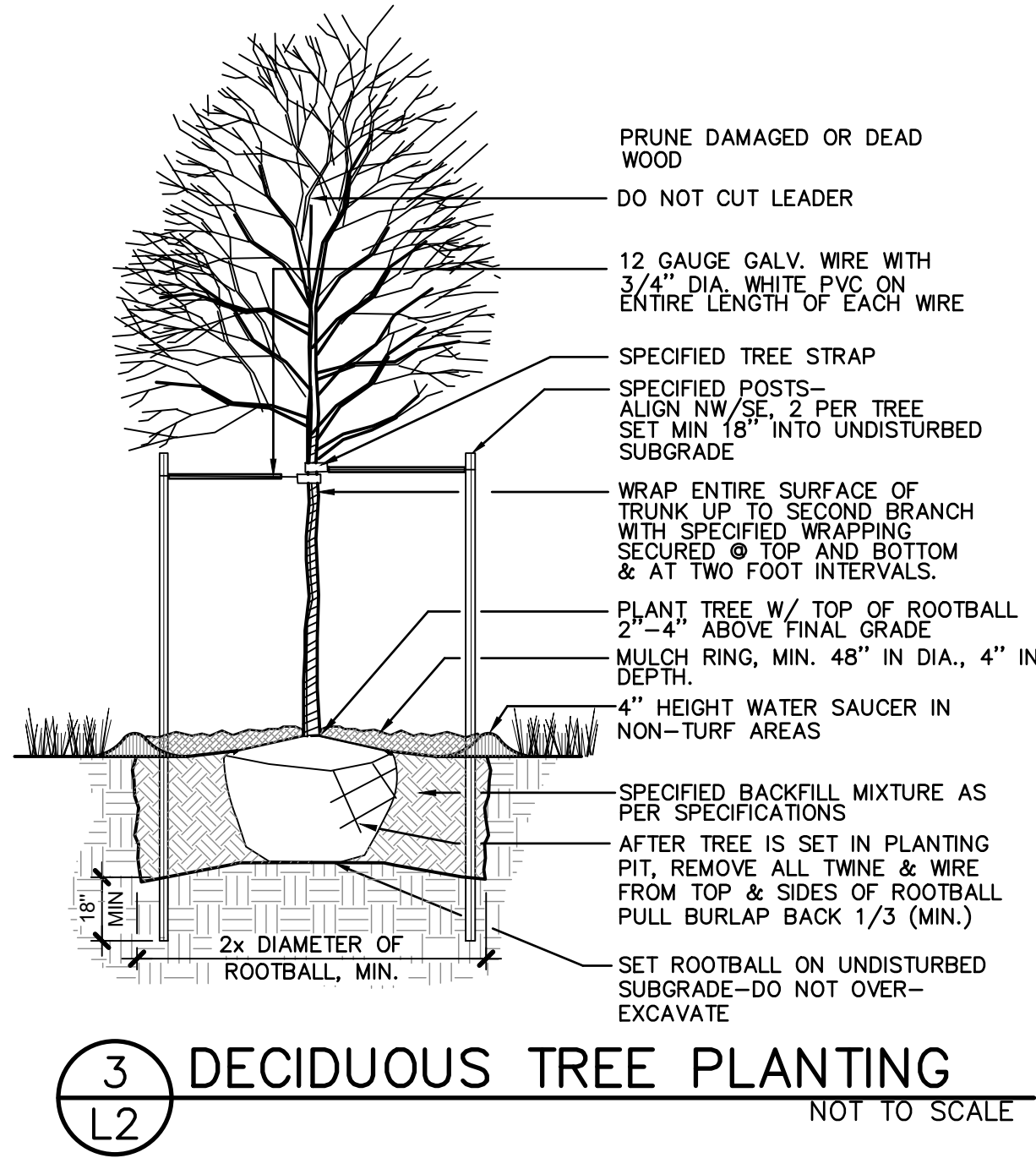
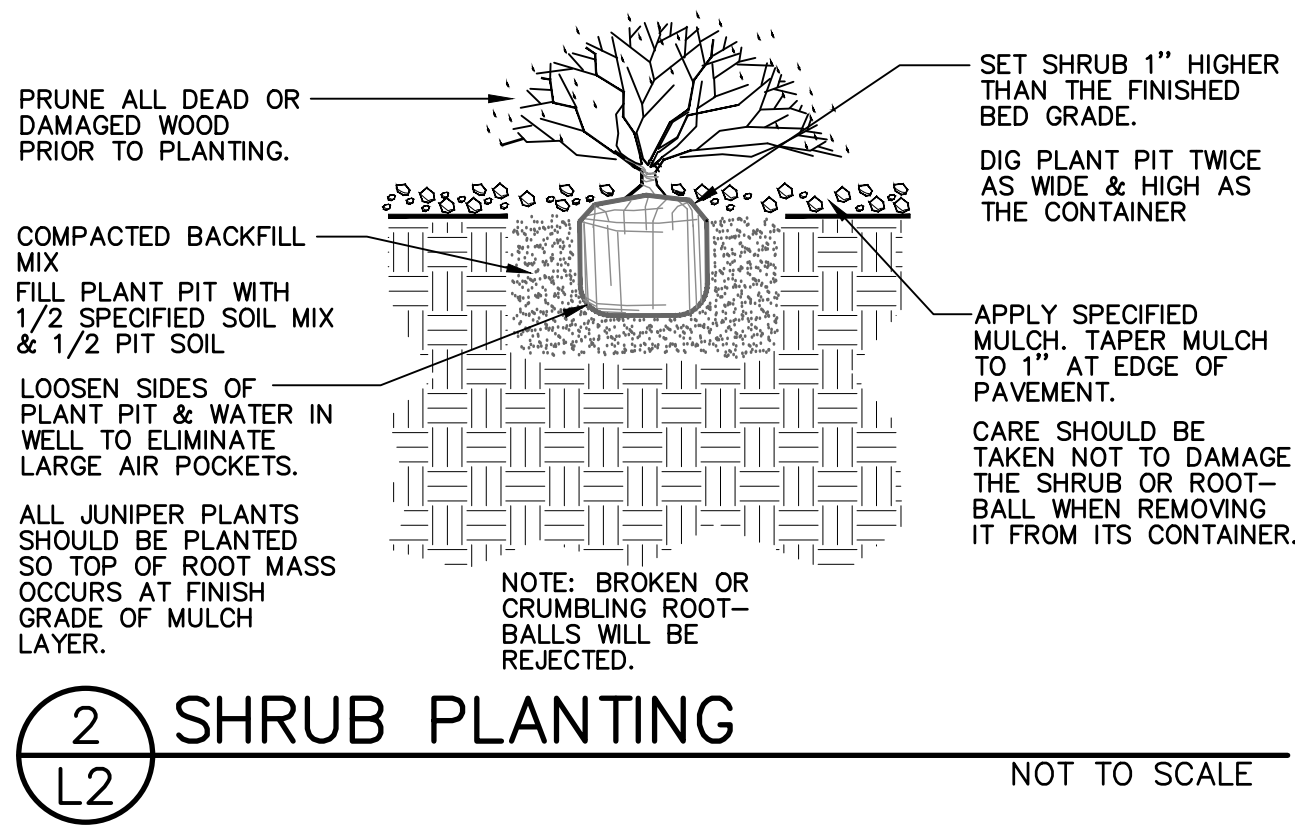
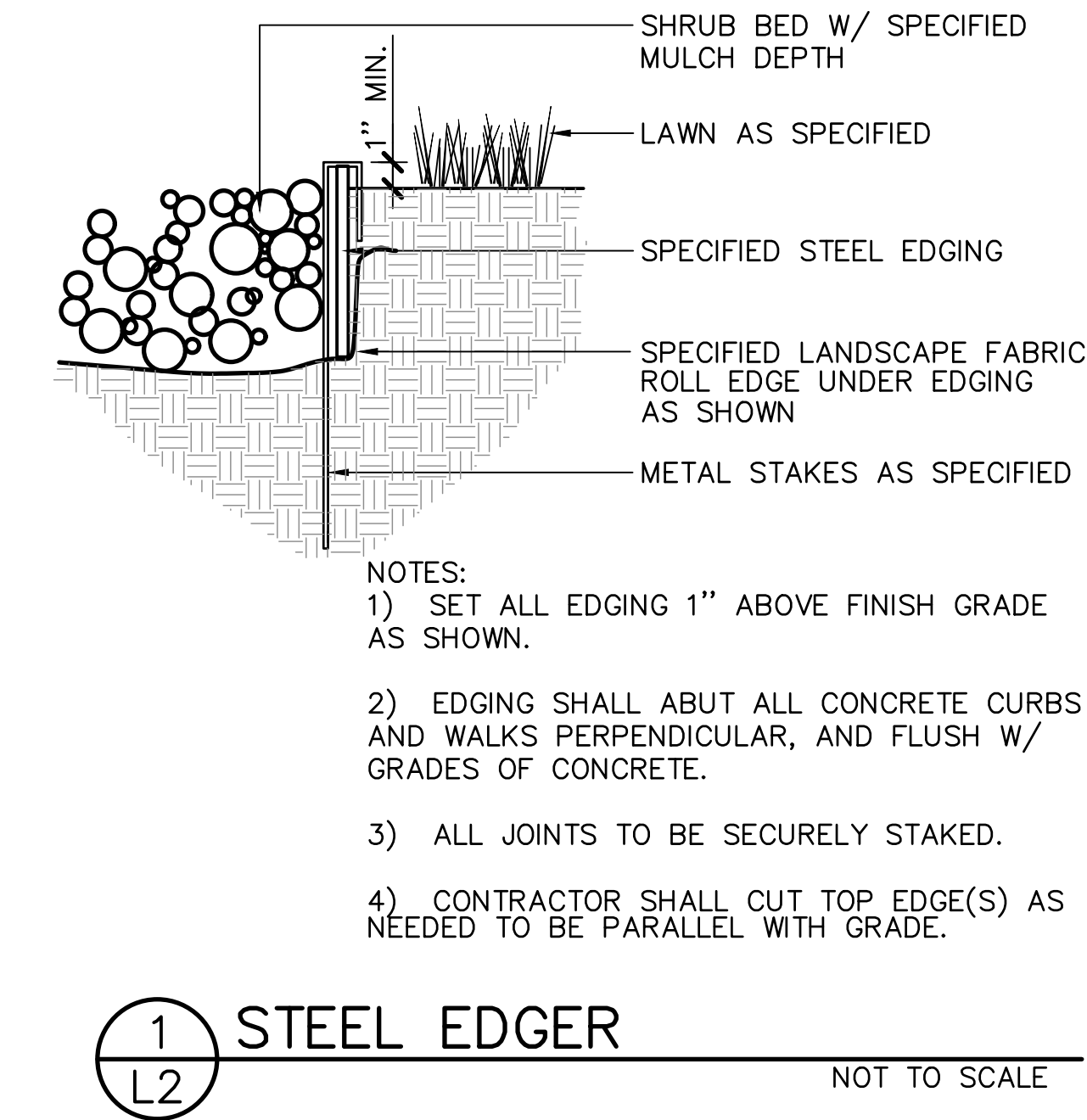
PERCENTAGES OF MIXES VARY YEAR-TO-YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, CO 80632. PHONE: 1-800-782-5947 WEBSITE: PAWNEEBUTTESSEED.COM

PROPOSED PLANT MATERIALS LIST

Note: All plant material has been chosen from the CSU Extension Office recommended plant lists. These lists have been cross referenced to find suitable plants for the elevation of Minturn (10,000 ft and above), and also to maximize use of plants native to the area, low-water use plants, and plants that enhance habitat and food sources for insects, butterflies, birds and other animals. The cross referenced lists are the following:

- CSU Extension, Fire Wise Plant Materials - 6.305
- CSU Extension, Trees and Shrubs for Mountain Areas - Fact Sheet No. 7.423
- CSU Extension, Low-Water Native Plants for Colorado Gardens, Mountains 7,500' and Above - CO Native Plant Society
- CSU Extension, Native Trees for Colorado Landscapes - Fact Sheet No. 7.421
- CSU Extension, Native Shrubs for Colorado Landscapes - Fact Sheet No. 7.422

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
DECIDUOUS TREES				
3	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
2	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
PERENNIAL GROUNDCOVERS (planted @ 12" O.C. spacing)				
6	Kinnikinnick Arctostaphylos uva-ursi	1 & 2	1 gal.	Container Full, 5 canes minimum
PERENNIAL FLOWERS (planted @ 12" O.C. spacing)				
7	Bluemist Penstemon Penstemon virens	1 & 2	Flats of 15	
DECIDUOUS SHRUBS				
3	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
1	Dark Purple Lilac Syringa vulgaris 'Yankee Doodle'	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
3	Twinberry Honeysuckle Lonicera involucrata	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
3	Waxflower Jamesia americana	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
8	Woods Rose Rosa woodsii	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.





**Know what's below.
Call before you dig.**

LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
PO BOX 3000, PMB 301
EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

MINTURN NORTH P.U.D.

LOT 37-LANDSCAPE PLAN

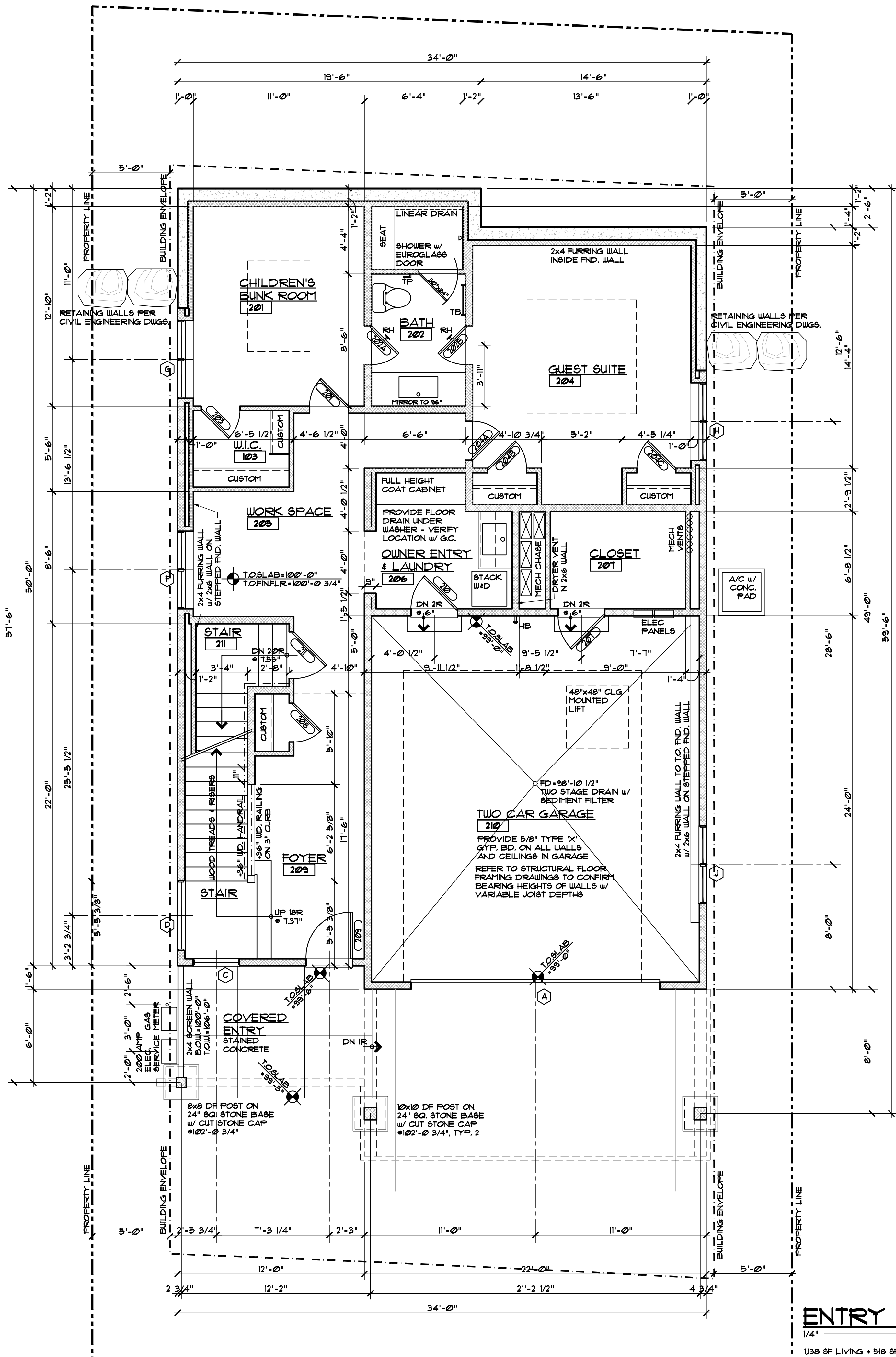
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: June 12, 2025
REVISIONS:

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE
NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



ISSUED

#	DATE	BY	COMMENTS
1			
2			
3			
4	6-12-25	DUE	DREB SUBMITTAL SET

PROJECT NO: 2412-22 L37

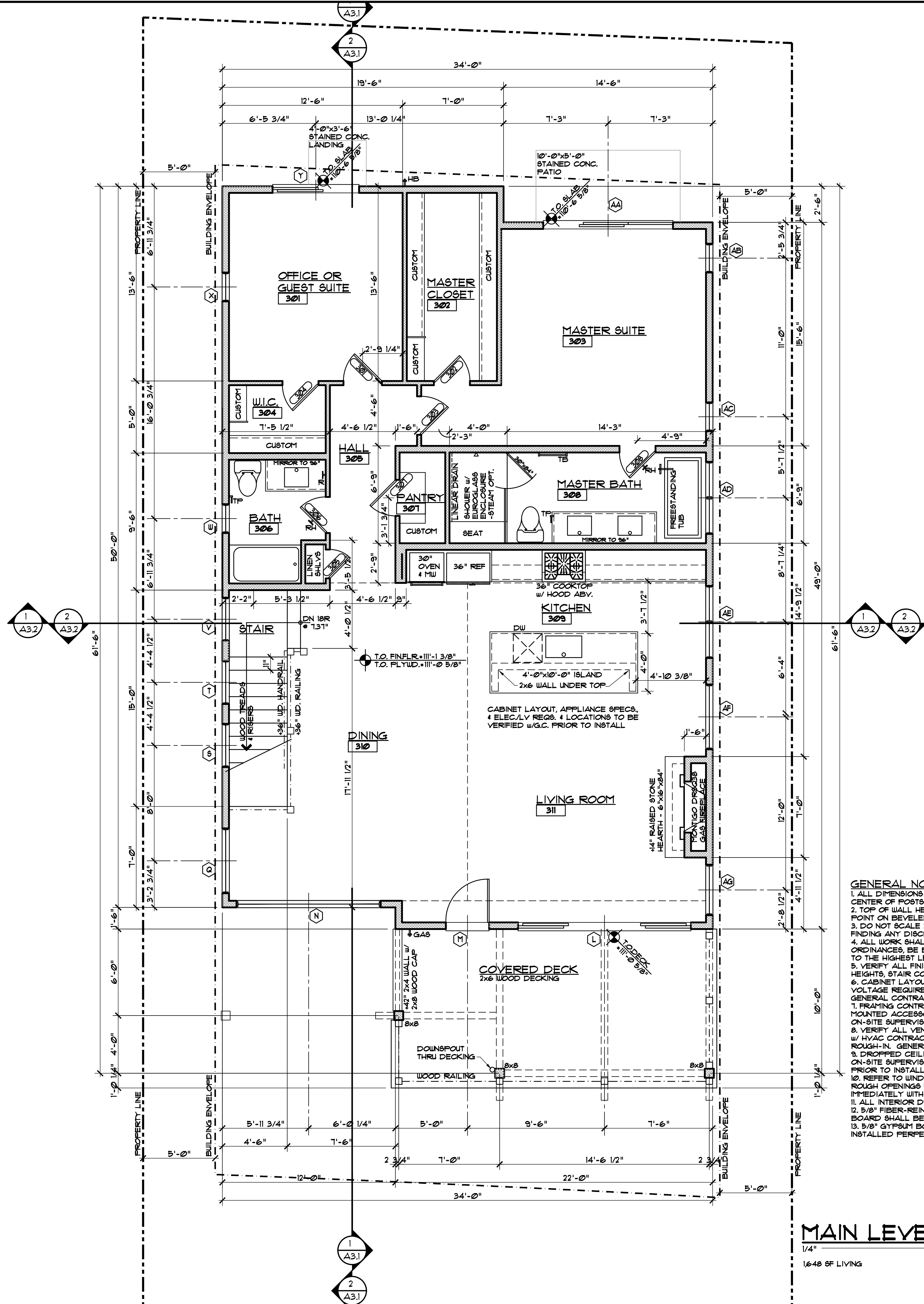
DOUEIHI/STEWART
18 SILVER STAR TRAIL
LOT 37, MINTURN NORTH
MINTURN, COLORADO

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

EGGERS
ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
CELL: (970) 409-9790
don.eggars@eggersarchitecture.com

A1.2

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.



- GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE OF STUD. FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
 2. TOP OF WALL HEIGHTS EQUAL TOP OF FLAT PLATE OR LOWER POINT ON BEVELED WALL PLATES.
 3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY UPON FINDING ANY DISCREPANCIES IN DOCUMENTS.
 4. ALL WORK SHALL COMPLY WITH STATE & LOCAL CODES AND ORDINANCES, BE BUILT TO INDUSTRY STANDARDS AND BE PERFORMED TO THE HIGHEST LEVEL OF CRAFTSMANSHIP.
 5. VERIFY ALL FINISHED FLOOR THICKNESS FOR DETERMINING MOUNTING HEIGHTS, STAIR CONSTRUCTION, ETC. (3/4" SHOWN ON PLANS MAY VARY).
 6. CABINET LAYOUT, APPLIANCE SPECIFICATIONS, AND ELECTRICAL/LOW VOLTAGE REQUIREMENTS & LOCATIONS NEED TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.
 7. FRAMING CONTRACTOR TO PROVIDE BLOCKING FOR ALL SURFACE MOUNTED ACCESSORIES AND SHALL COORDINATE PLACEMENT WITH ON-SITE SUPERVISOR PRIOR TO INSTALLATION.
 8. VERIFY ALL VENTING, DUCTWORK, SUPPLY AND RETURN AIR LOCATIONS W/ HVAC CONTRACTOR PRIOR TO COMPLETION OF FRAMING & ELECTRICAL ROUGH-IN. GENERAL CONTRACTOR TO APPROVE ALL LOCATIONS.
 9. DROPPED CEILING AND SOFFIT LOCATIONS SHALL BE APPROVED BY ON-SITE SUPERVISOR AND COORDINATED W/ M.E.P. SUB-CONTRACTORS PRIOR TO INSTALLATION.
 10. REFER TO WINDOW MANUFACTURER SHOP DRAWINGS FOR EXACT ROUGH OPENINGS FOR ALL DOORS & WINDOWS. NOTIFY ARCHITECT IMMEDIATELY WITH ANY ISSUES REGARDING HEADERS AND/OR POSTING.
 11. ALL INTERIOR DRYWALL IS 5/8" GYPSUM BOARD, UNO.
 12. 5/8" FIBER-REINFORCED GYPSUM PANELS OR FIBER-CEMENT BACKER BOARD SHALL BE INSTALLED IN ALL WET LOCATIONS BEHIND TILE.
 13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.

MAIN LEVEL PLAN

1/4" = 1'-0"
1648 SF LIVING

EGGERS
ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.egg@eggarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

DOUEIHI/STEWART
18 SILVER STAR TRAIL
LOT 37, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L37

ISSUED		COMMENTS	
#	DATE	BY	
4	6-12-25	DUE	DRE SUBMITTAL SET

A1.3



1. PRIMARY ROOF PITCHES ARE 8:12, SECONDARY ROOF PITCHES ARE 4:12.
2. PRIMARY ROOFING MATERIAL IS CERTAINTED BELMONT IR ASPHALT SHINGLES.
3. SECONDARY ROOFING MATERIAL IS 18 GAUGE SEAM METAL.
4. ALL GUTTERS & DOWNSPOUTS TO MATCH METAL ROOF COLORS AND HAVE HEAT TAPES TO DAYLIGHT.
5. ALL VENTS AND PENETRATIONS TO BE PAINTED HAZEL BLACK.
6. ROOFING FLASHING 16-18" x 6" x .016" STEEL FLASHINGS BY ROCKY MOUNTAIN SNOW GUARDS.
7. SNOW CLIPS INTERLACED IN SHINGLES WHERE HATCHED. CLIPS TO MATCH COLOR OF ROOFING.
8. DIMENSIONS ON ROOF PLAN ARE FACE OF STUD OR CENTER OF POST/BEAM TO FACE OF FINISHED FASCIA.
9. DIMENSIONS ON ELEVATION ARE TO FACE OF FLAT BEAM OR TO FACE OF FLAT BEAM TO FACE OF FLAT BEAM.
10. TOP OF BEAM HEIGHTS ARE TO TOP OF FLAT BEAM OR HIGH POINT OF BEVELED BEAM.
11. HEEP HEIGHTS ARE PLUMB DIMENSION AT OUTSIDE FACE OF BEARING.
12. RIDGE HEIGHTS ARE TO FRAMING MEMBERS, NOT ROOF SHEATHING.
13. REFER TO ROOF ELEVATION PLAN FOR CLEAR ROOF HEIGHTS TO BEAMS OR PLAT.
14. REFER TO ROOF MATERIAL MANUFACTURER'S DOCUMENTS FOR ALL ROOF PENETRATION DETAILS.

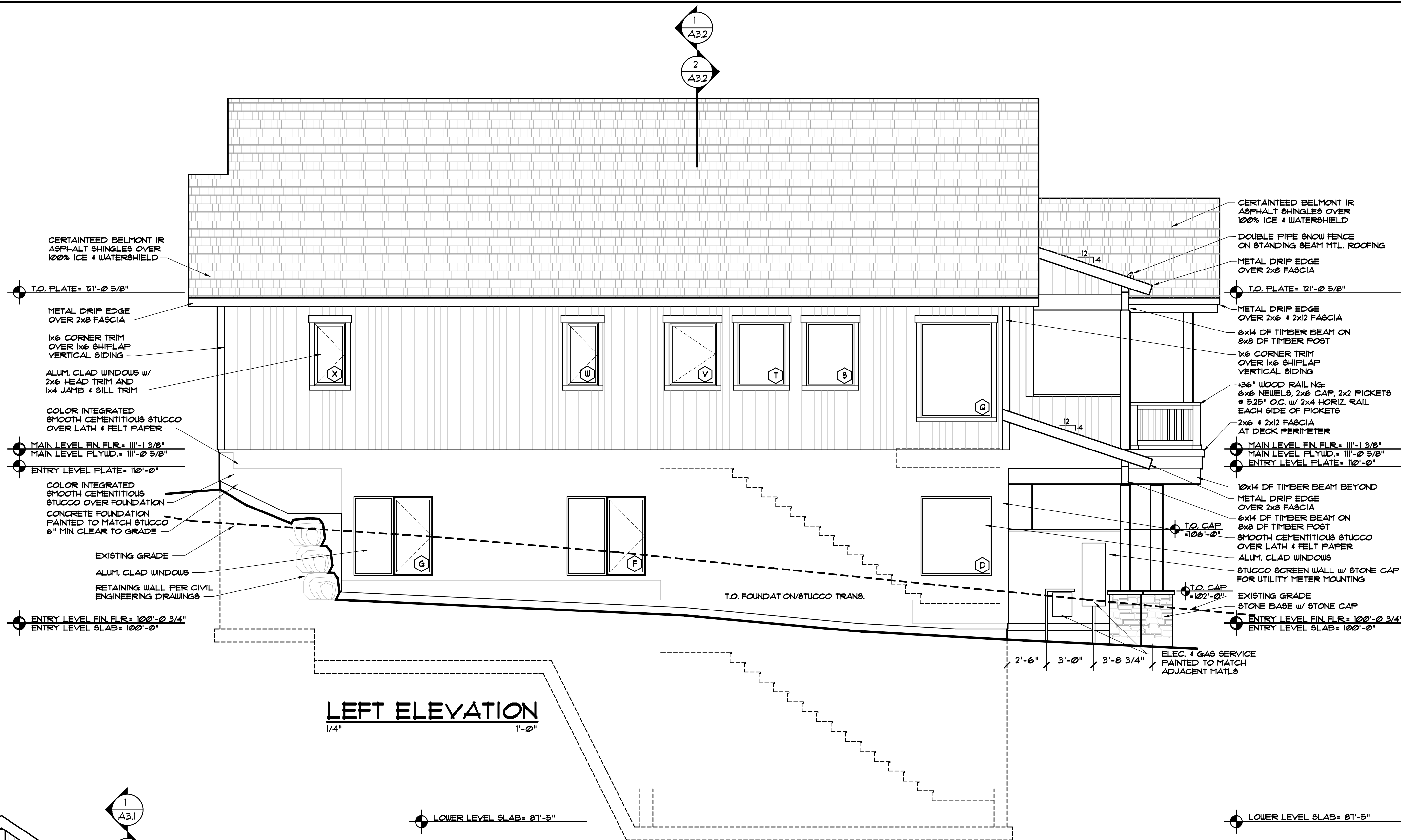
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#	DATE	BY	COMMENTS
4	6-12-25	DUE	DREB SUBMITTAL SET

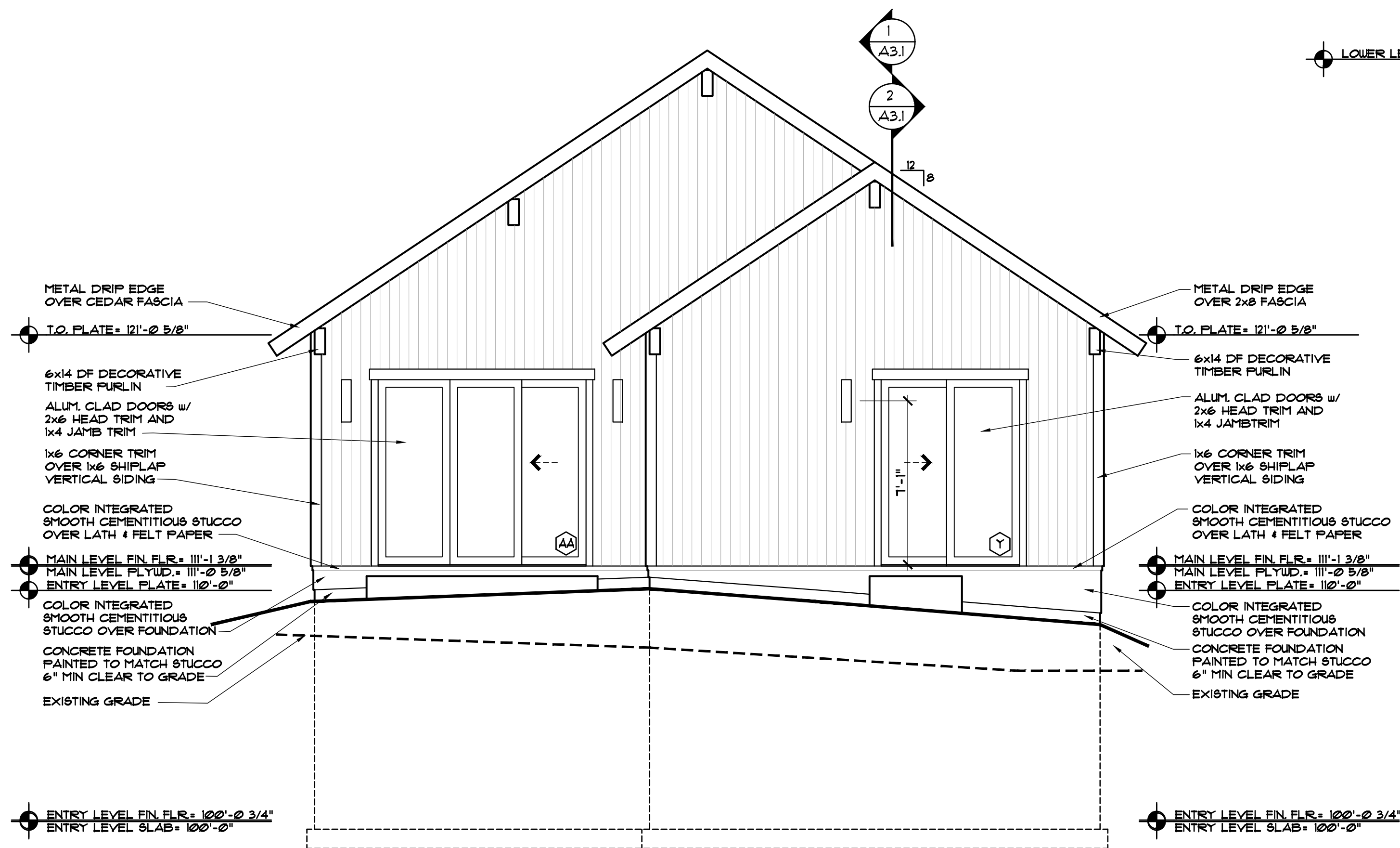
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LEFT ELEVATION



REAR ELEVATION

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(970) 724-3411 CELL: (970) 409-9790
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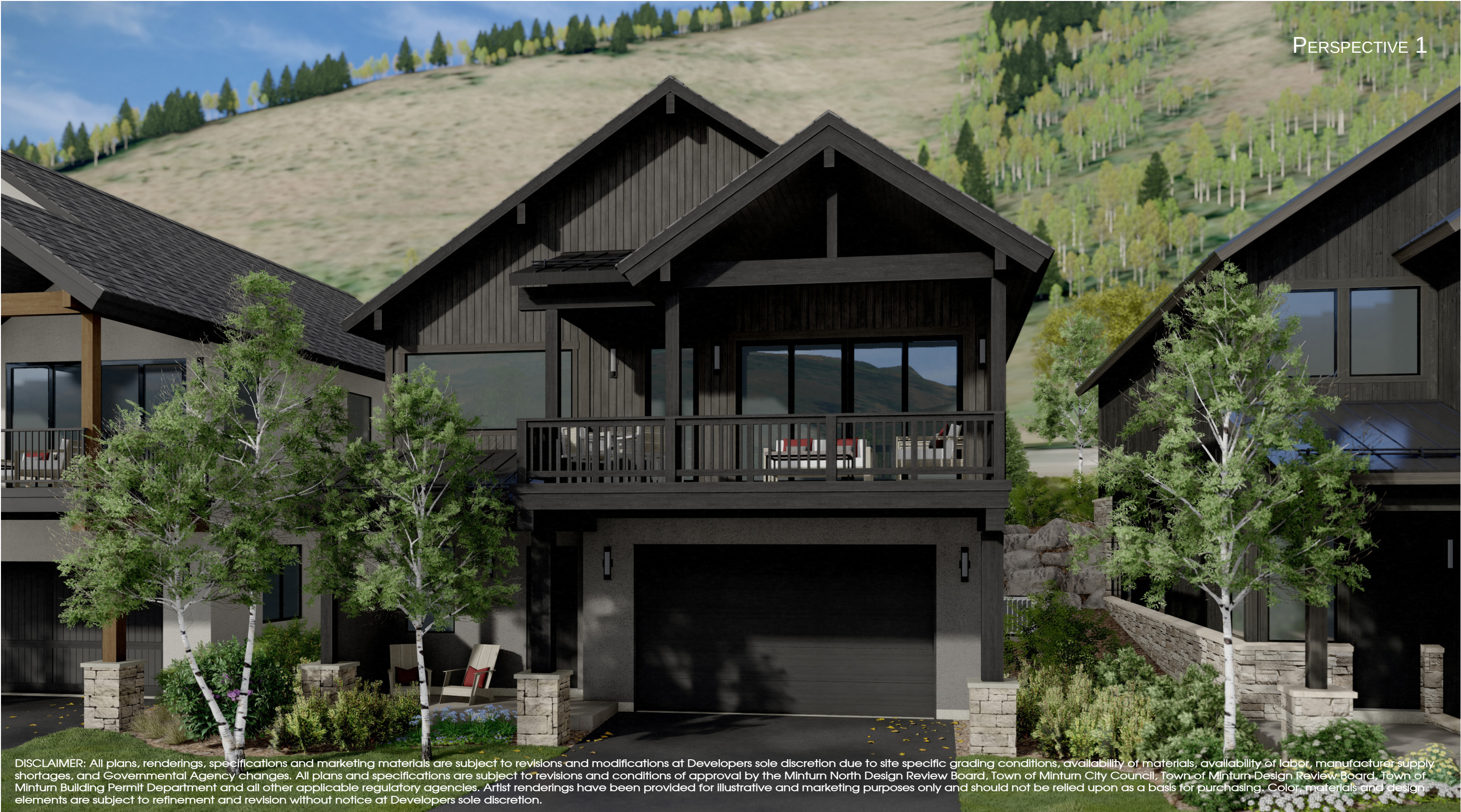
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PROJECT NO: 2412-22 L37

#	DATE	BY	COMMENTS
4	6-12-25	DUE	DREB SUBMITTAL SET

A2.2



DISCLAIMER: All plans, renderings, specifications and marketing materials are subject to revisions and modifications at Developers sole discretion due to site specific grading conditions, availability of materials, availability of labor, manufacturer supply shortages, and Governmental Agency changes. All plans and specifications are subject to revisions and conditions of approval by the Minturn North Design Review Board, Town of Minturn City Council, Town of Minturn Design Review Board, Town of Minturn Building Permit Department and all other applicable regulatory agencies. Artist renderings have been provided for illustrative and marketing purposes only and should not be relied upon as a basis for purchasing. Color, materials and design elements are subject to refinement and revision without notice at Developers sole discretion.

MINTURN NORTH - LOT 37

DRB DESIGN REVIEW - 3D VIEWS
JUNE 12, 2025

EGGERS ARCHITECTURE, INC. AXIS DESIGN

RESORT CONCEPTS



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MINTURN NORTH - LOT 37

DRB DESIGN REVIEW - 3D VIEWS
JUNE 12, 2025

EGGERS ARCHITECTURE, INC. AXIS DESIGN

RESORT CONCEPTS



Terraces & Walkways
Stained Concrete



Exterior Stone
Colorado Buff



Siding
Stucco
Color: Custom Color



Vertical Siding
1"x8" – Butt Joint, Rough
Color: Custom Stain



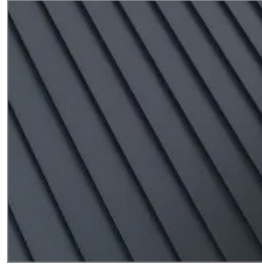
Columns, Fascia & Soffits
1"x8" – Butt Joint, Rough
Color: Custom Stain



Wood Columns per Plan
Color: Custom Stain



Roofing
Mfg: CertainTeed Belmont
Asphalt Shingles
Color: Black Granite



Roofing
Standing Seam Metal
Color: Matte Black



Garage Door
9'-0" x 18'-0" Insulated Metal
Color: Black



Windows and Doors
Mfg: Sierra Pacific
Color: Black



Exterior Lighting
Mfg: Hinkley Mist 22" Sconce
Color: Black



Entry Door
Solid Wood
Color: Custom Stain



Entry Door Hardware
Ashley Norton Full Plate with
Helios Interior Lever
Color: Black

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



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

Design Review Board Hearing

Final Plan Review for New Home – Changes to Approved Plans

0226 Miles End Lane

Hearing Date:	July 23, 2025
File Name and Process:	Single-Family Residence Changes to Approved Plans Review
Owner/Applicant:	Mikel Goicoechea & Stephanie Gulledge
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 3
Address:	0226 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD 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, Mikel Goicoechea and Stephanie Gulledge, request Final Plan review of changes to approved plans for a new, four-bedroom, 4,253 (gross) square foot (last approved at 3,982 (gross) square feet) single-family residence located at 0226 Miles End Lane in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have 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-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet 5 and 3/8 inches (last approved at 27 feet 1 and 7/8 inches), under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

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

Parking is adequate, with four off-street spaces, two of which are provided within the garage and two in front of the garage. The plans show the lower level with three bedrooms, garage, and entertainment lounge, and the main level has the master suite, primary living area, and a “Zoom” room that could double as a bedroom.

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 0226 Miles End Lane meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

Zoning

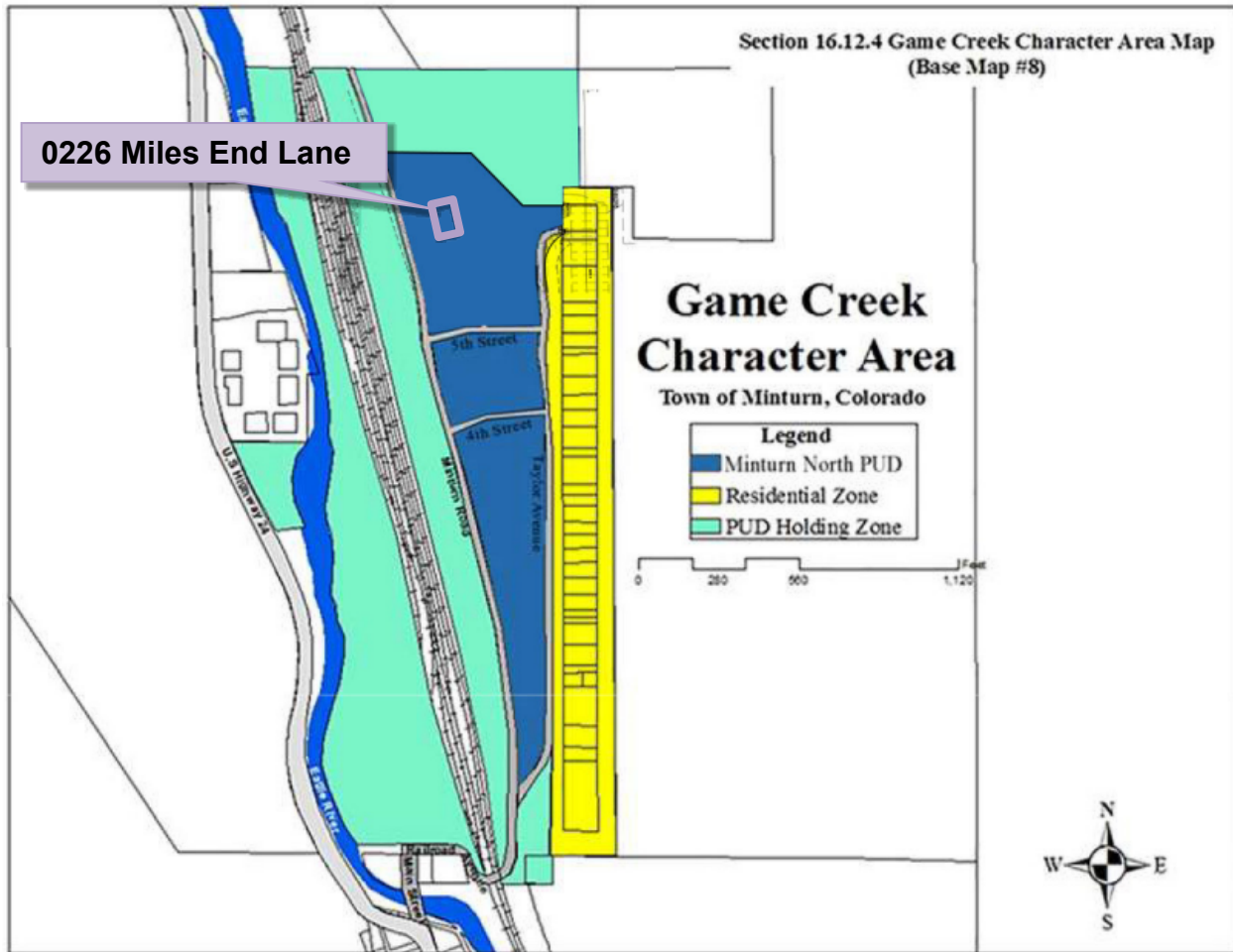
The subject property is located within the “Game Creek Character Area” Minturn North PUD Zone District Planning Area 1 (PA-1), described as follows:

“The primary intent of this Planning Area is to create a market rate single-family residential use zone surrounded by common area and open space.”

- Ordinance No. 15 – Series 2023 Minturn North PUD Guide

Rest of page left intentionally blank

Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	8,407.08 sq. ft.	8,407.08 sq. ft. (.193 ac.)
Maximum Building Height:	28 feet	<u>27 feet – 5 3/8 inches</u>
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet	5 feet

Minimum Rear Setback:	10 feet	10+ feet
Maximum Lot Coverage:	50% (4,203.54 sq. ft.)	<u>3,061 sq. ft. (36.41%) Proposed</u>
Maximum Impervious Coverage:	60% (5,044.25 sq. ft.)	<u>3,798 sq. ft. (45.18%) Proposed</u>
Minimum Snow Storage Area:	5% of Lot Area (8,407.08 sq. ft. x .05 = 420.35 sq. ft.)	<u>511 sq. ft.</u>
Parking:	4 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. Issues and Recommended Revisions:

Issues or Required Plan Revisions

Staff has identified no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0226 Miles End Lane 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 Changes to Approved Plans.

June 29, 2025

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

Re: 226 Miles End Lane
Lot 3, Minturn North PUD
DRB Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled “Giocoechea Residence; Lot 03, Minturn North, Minturn Colorado” dated June 14, 2024, by Eggers Architecture Inc. (Plans) included in the revised DRB application for Lot 3, Minturn North PUD. Please note the Plans are labeled “Building Permit Set”. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:

Paragraphs a through e:

“Final Plat: Minturn North PUD” recorded March 4, 2024 (Reception No. 202402234) has been included as the Boundary Survey. This plat and associated title commitment were reviewed by the Town and the plat is suitable as the Boundary Survey for this application.

Paragraphs f through i:

Sheet C.7 of the “Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24” prepared by Boundaries Unlimited Inc. is included in the application. The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.7 shows the grading and utilities underway at Minturn North. This plan reflects the basis for design, and fulfills the requirements of Paragraphs f through i.

Section (C) (3) Site Plan:

1. Sheet BH1 provides Building height information necessary for Planning Staff review.
2. The driveway for Lot 3 is approximately 8% and meets the requirements of MMC; Chapter 4 – Roadway Design & Technical Standards; Paragraph 1.03A. Maximum slope allowed for a driveway is 8% with 10% allowed on south facing slopes.

VAIL VALLEY OFFICE

30 Benchmark Road, Suite 216 | PO Box 978 | Avon, CO 81620

DENVER OFFICE

9618 Brook Hill Lane | Lone Tree, CO 80124

970.949.5072 | info@inter-mtn.net

Madison Harris

Re: 226 Miles End Lane
Lot 3, Minturn North PUD
DRB Resubmittal Review
Project No. 24-0001

Section (C) (4) Grading & Drainage Plan:

Sheet C1 of the Plans "*Lot 3 Minturn North PUD; Site Grading and Drainage Plan*" dated June 1, 2024, by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

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

Please feel free to contact us if you have additional questions.

Respectfully,
Inter-Mountain Engineering (Town Engineer)



Jeffery M. Spanel PE

CC: Scot Hunn, Arnold Martinez



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: planner1@minturn.org

Project Name:

Minturn North – Goicoechea Residence

Project Location

Street Address: 0226 Miles End Lane

Zoning:

Residential

Parcel Number(s):

2103-262-30-003

Application Request:

DRB Modifications

Applicant:

Name: Taylor Hermes & Rick Hermes – Minturn North Construction Company, LLC

Mailing Address: PO Box 2633 Edwards, CO 81632

Phone: 970-926-1720

Email: THermes@ResortConceptsCO.com

Property Owner:

Name: **Mikel Goicoechea & Stephanie Gulledge**

Mailing Address: PO Box 7382 Boulder, CO 80306

Phone: 303-601-4618 (Mikel)

Email: MikelOnTheBeach@yahoo.com / StephGulledge@gmail.com

Required Information:

Lot Size: 0.193 ac	Type of Residence (Single Family, ADU, Duplex) SFH	# of Bedrooms 4	# On-site Parking Spaces 4
# of Stories: 2	Snow storage sq ft: 511 sf	Building Footprint sq ft: 3,061 sf	Total sq ft Impervious Surface: 3,798 sf

Signature:

6/18/25

Fee Paid: _____ Date Received: _____ Planner: _____

June 17, 2025
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Goicoechea Residence
Lot 3 Minturn North – 0226 Miles End Lane, Minturn, CO 81645
Design Review Letter of Intent

Madison:

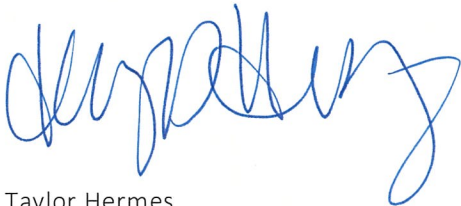
The attached submittal includes a single-family residence within the Minturn North neighborhood. The home is subject to the Minturn North PUD Guide, Town of Minturn Code and all pertinent documents approved by the Town Council.

The residence has been revised from the previous DRB approval in the following manner:

1. The home has been shifted 4' forward to be positioned closer to Miles End Lane.
2. The Main and Lower Levels have been expanded by 4' in the rear resulting in an increase in square footage of the residence.
3. Roof plan and building height revisions have occurred to accommodate the increase in square footage.

Should you have any questions or need clarifications, please don't hesitate to contact me.

Sincerely,



Taylor Hermes
512.468.3012

CLIMATE ZONE: 6 COMPLIANCE PATH: PRESCRIPTIVE (R402.1)

LOCATION	REQUIRED PER R402.13	R-VALUE PROVIDED	DESCRIPTION
CEILING	R-60	R-615	4 1/2" CLOSED CELL FOAM (R315) + 1" KRAFT FACED BATT5 (R30); R615
WOOD WALLS	R-30	R-30.35	2 1/2" CLOSED CELL FOAM (RT15) + 3" BLOIN IN BLANKET (R2.85); R30.35
FLOOR	R-30	R-315	4 1/2" CLOSED CELL FOAM (R315)
BGHT WALLS	R-19	R-21	3" CLOSED CELL FOAM (R21)
SLAB LESS THAN 12" BELOW GRADE	R-10 cl 4 FT.	R-10	2" RIGID POLYSTYRENE BOARD VERTICAL FROM TOP OF SLAB TO 48" BELOW GRADE MIN.
FENESTRATION	U-0.30 SHGC-0.21	U-0.30 MIN	PER INDIVIDUAL WINDOW

GENERAL NOTES:

1. THE BUILDING THERMAL ENVELOPE INCLUDES ALL EXTERIOR WALLS, CANTILEVERED FLOOR AREAS, ROOFS, FOUNDATION WALLS AND GARAGE WALLS & ROOF.
2. THE VAPOR BARRIER IS A CLASS II SPRAY FOAM INSULATION PER R102.1.1 INSTALLED AT THE INSIDE FACE OF EXTERIOR SHEATHING.
3. ATTIC SPACES ARE INSULATED AT UNDERSIDE OF ROOF SHEATHING AND ARE UNVENTED.
4. ALL HOT WATER PIPING MUST BE INSULATED WITH MINIMUM R-3 INSULATION (R402.3.2).
5. THREE ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS MUST BE PROVIDED (R402.3.2).
REFER TO THE LIST BELOW FOR ADDITIONAL REQUIREMENTS.
6. A PERMANENT CERTIFICATE SHALL BE POSTED WITHIN THE MECHANICAL ROOM (R402.3).
REFER TO THE LIST BELOW FOR ITEMS REQUIRED ON THE CERTIFICATE.

ADDED ENERGY EFFICIENCY REQUIREMENTS (R408.2):

1. 4092.22 MORE EFFICIENT HVAC EQUIPMENT: 1. GREATER THAN OR EQUAL TO 95 AFUE NATURAL GAS FURNACE AND 16 SEER AIR CONDITIONER
2. 4092.23 REDUCED ENERGY WATER HEATING: 1. GREATER THAN OR EQUAL TO 0.82 EF FOR 80,000 Btu GAS WATER HEATING SYSTEM
3. 4092.24 MORE EFFICIENT DUCT THERMAL DISTRIBUTION: 1. 100% OF DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN BUILDING THERMAL ENVELOPE
2. 100% OF DUCT THERMAL DISTRIBUTION SYSTEM LOCATED IN CONDITIONED SPACE PER SECTION 4093.32
3. THE MEASURED AIR LEAKAGE RATE SHALL BE LESS THAN OR EQUAL TO 3.0 ACH50, WITH EITHER AN
4. 4092.25 IMPROVED AIR SEALING.

1. GREATER THAN OR EQUAL TO 95 AFUE NATURAL GAS FURNACE AND 16 SEER AIR CONDITIONER
1. GREATER THAN OR EQUAL TO 0.82 LB Fossil FUEL SERVICE WATER HEATING SYSTEM.
1. 100% OF DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN BUILDING THERMAL ENVELOPE.
3. 100% OF DUCT THERMAL DISTRIBUTION SYSTEM LOCATED IN CONDITIONED SPACE PER SECTION 403.32
1. THE MEASURED AIR LEAKAGE RATE SHALL BE LESS THAN OR EQUAL TO 3.0 ACH50, WITH EITHER AN ERY OR HRY INSTALLED.

CERTIFICATE LISTING REQUIREMENTS (R4013)

1. The predominant R-value of insulation installed in or on ceilings, roofs, walls, foundation components such as slabs, basement walls, crawl space walls and floors and ducts outside conditioned spaces.
2. U-factors of fenestration and the solar heat gain coefficient (SHGC) of fenestration. Where there is more than one value for any component of the building envelope, the certificate shall indicate both the value covering the largest area and the area weighted average value if available.
3. The results from any required duct system and building envelope air leakage testing performed on the building.
4. The types, sizes, fuel sources, and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace or baseboard electric heater is installed in the residence, the certificate shall indicate "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be indicated for gas-fired unvented room heaters, electric furnaces and electric baseboard heaters.
5. Where on-site photovoltaic panel systems have been installed, the array capacity, inverter efficiency, panel V/I and orientation shall be noted on the certificate.
6. For buildings with an Energy Rating Index score is determined in accordance with Section R406, the Energy Rating Index score, both with and without any on-site generation, shall be listed on the certificate.
7. The code edition under which the structure was permitted, and the compliance path used.
8. The fuel sources for cooking and clothes drying equipment.
9. Where combustion equipment is installed, the certificate shall indicate information on the installation of additional electric infrastructure including which equipment and/or appliances include additional electric infrastructure, capacity reserved on the electrical service panel for replacement of each piece of combustion equipment and/or appliances.
10. Where a solar-ready zone is provided, the certificate shall indicate the location, dimensions, and capacity reserved on the electrical service panel.

226 MILES END LANE
LOT 3, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET
REVISED DRB SUBMITTAL
DRB SUBMITTAL #2 SET
BUILDING PERMIT SET
BUILDING PERMIT SET

JUNE 14, 2024
JULY 10, 2024
NOVEMBER 25, 2024
MAY 30, 2025
JUNE 13, 2025



OWNER'S REPRESENTATIVE

RESORT CONCEPTS
PO BOX 5127
EDWARDS, COLORADO 81632
(970) 926-1720

ARCHITECT

EGGERS ARCHITECTURE, INC
PO BOX 798
KREMMLING, COLORADO 80459
(970) 409-9790

STRUCTURAL ENGINEER

SUNDQUIST DESIGN GROUP
PO BOX 249
TARPON SPRINGS, FLORIDA 34688
(303) 838-2222

LANDSCAPE ARCHITECT

TOMINA TOWNSEND
PO BOX 3000
EDWARDS, COLORADO 81632
(303) 945-5252

CIVIL ENGINEER

BOUNDARIES UNLIMITED, INC.
923 COOPER AVENUE, SUITE 201
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-5252

SURVEYOR

SLAGLE SURVEY SERVICES
PO BOX 751
EAGLE, COLORADO 81631
(970) 471-1499

GEOTECHNICAL ENGINEER

CTL THOMPSON, INC
1790 AIRPORT ROAD, UNIT 2
BRECKENRIDGE, COLORADO 80424
(970) 453-2047

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	GARAGE	TOTAL
LOWER LEVEL:	1,770 SF	677 SF	2,447 SF
MAIN LEVEL:	1,806 SF		1,806 SF
TOTALS:	3,576 SF	677 SF	4,253 SF

LOT AREA:	8,407.08 SF		
BUILDING COVERAGE:	3,061 SF	36.41 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,798 SF	45.18 %	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

CODES: 2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
+ LOCAL AMENDMENTS

OCCUPANCY: R-3, SINGLE FAMILY RESIDENCE
CONSTRUCTION: TYPE V-B, NON RATED
SPRINKLER SYSTEM: NONE

DRAWING SCHEDULE

C	COVER	S1.1	STRUCTURAL NOTES & DETAILS
	FINAL PLAT MINTURN NORTH P.U.D.	S2.1	FOUNDATION PLAN
C.7	MINTURN NORTH P.U.D. OVERALL GRADING PLAN	S2.2	MAIN LEVEL FLOOR FRAMING PLAN
		S2.3	ROOF FRAMING PLAN
C1	SITE GRADING, DRAINAGE & EROSION CONTROL PLAN	S3.1	FOUNDATION DETAILS
C2	CIVIL DETAILS	S3.2	FRAMING DETAILS
L1	LANDSCAPE PLANTING PLAN		
L2	LANDSCAPE SCHEDULES & DETAILS	E1.1	ENTRY LEVEL SCHEMATIC ELECTRICAL PLAN
		E1.2	MAIN LEVEL SCHEMATIC ELECTRICAL PLAN
A1.1	ENTRY LEVEL PLAN	E1.3	ROOF SCHEMATIC ELECTRICAL PLAN
A1.2	MAIN LEVEL PLAN		
A1.3	ROOF PLAN		
A2.1	BUILDING ELEVATIONS		
A2.2	BUILDING ELEVATIONS		
A3.1	BUILDING SECTIONS		
A3.2	BUILDING SECTIONS		
A3.3	DETAILS		
A3.4	DETAILS		
A3.5	DOOR/WINDOW SCHEDULE & DETAILS		
A4.1	ENTRY LEVEL CEILING PLAN		
A4.2	MAIN LEVEL CEILING PLAN		
BH1	BUILDING HEIGHT CALCULATIONS		

DEFERRED SUBMITTALS:

1. ALL PLUMBING, MECHANICAL AND HVAC SCHEDULES & DIAGRAMS TO BE SUBMITTED UNDER SEPARATE COVER PRIOR TO COMPLETION OF FRAMING.
2. TRUSS ENGINEERING WILL BE PROVIDED TO FIELD INSPECTOR AT TIME OF FRAMING INSPECTION.

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS
ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720



GOICOECHEA
226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

ISSUED		BY	COMMENTS
#	DATE		
8	6-13-25	DUE	BUILDING PERMIT SET
6	5-30-25	DUE	BUILDING PERMIT SET (NOT SUBMITTED)
3	11-25-24	DUE	DRB SUBMITTAL #2 SET
2	1-10-24	DUE	REVISED DRB SUBMITTAL

C

MINTURN TOWN CERTIFICATE

This plat is approved by the town council of the Town of Minturn, County of Eagle, State of Colorado this 1 day of March, 2024, for filing with the Clerk and Recorder of the County of Eagle, Colorado, and for conveyance of the dedications shown hereon; subject to the provisions that approval in no way obligates the Town of Minturn for financing or construction of improvements of said lands, streets or easements dedicated to the public, except as specifically agreed to by the Town Council of the Town of Minturn.

WITNESS MY HAND AND THE SEAL OF THE TOWN OF MINTURN
TOWN COUNCIL OF THE TOWN OF MINTURN

BY:

MAYOR
TOWN OF MINTURN, COLORADO

ATTEST:

TOWN CLERK
TOWN OF MINTURN, COLORADO

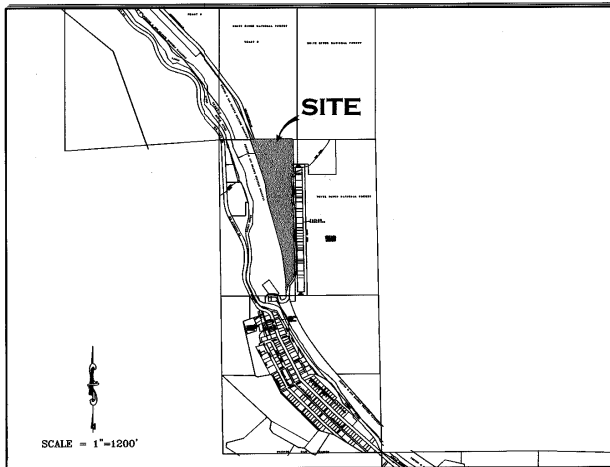
LAND USE TABLE

LOT	USE	AREA	ADDRESS
1	SINGLE FAMILY	0.196 Acres	0246 Miles End Lane
2	SINGLE FAMILY	0.189 Acres	0236 Miles End Lane
3	SINGLE FAMILY	0.193 Acres	0226 Miles End Lane
4	SINGLE FAMILY	0.181 Acres	0216 Miles End Lane
5	SINGLE FAMILY	0.191 Acres	0206 Miles End Lane
6	SINGLE FAMILY	0.166 Acres	0196 Miles End Lane
7	SINGLE FAMILY	0.158 Acres	0186 Miles End Lane
8	SINGLE FAMILY	0.166 Acres	0176 Miles End Lane
9	SINGLE FAMILY	0.164 Acres	0166 Miles End Lane
10	SINGLE FAMILY	0.164 Acres	0156 Miles End Lane
11	SINGLE FAMILY	0.164 Acres	0146 Miles End Lane
12	SINGLE FAMILY	0.172 Acres	0136 Miles End Lane
13	SINGLE FAMILY	0.157 Acres	0126 Miles End Lane
14	SINGLE FAMILY	0.176 Acres	0112 Miles End Lane
15	SINGLE FAMILY	0.209 Acres	0096 Miles End Lane
16	SINGLE FAMILY	0.263 Acres	0070 Miles End Lane
17	SINGLE FAMILY	0.189 Acres	0243 Miles End Lane
18	SINGLE FAMILY	0.200 Acres	0221 Miles End Lane
19	SINGLE FAMILY	0.165 Acres	0201 Miles End Lane
20	SINGLE FAMILY	0.164 Acres	0185 Miles End Lane
21	SINGLE FAMILY	0.164 Acres	0171 Miles End Lane
22	SINGLE FAMILY	0.166 Acres	0155 Miles End Lane
23	SINGLE FAMILY	0.174 Acres	0141 Miles End Lane
24	SINGLE FAMILY	0.185 Acres	0125 Miles End Lane
25	SINGLE FAMILY	0.166 Acres	0111 Miles End Lane
26	SINGLE FAMILY	0.202 Acres	0095 Miles End Lane
27	SINGLE FAMILY	0.199 Acres	0083 Miles End Lane
28	SINGLE FAMILY	0.160 Acres	0071 Miles End Lane
29	SINGLE FAMILY	0.159 Acres	0057 Miles End Lane
30	SINGLE FAMILY	0.158 Acres	0043 Miles End Lane
31	SINGLE FAMILY	0.178 Acres	0031 Miles End Lane
32	SINGLE FAMILY	0.177 Acres	0017 Miles End Lane
33	SINGLE FAMILY	0.176 Acres	0003 Miles End Lane
34	SINGLE FAMILY	0.103 Acres	0036 Silver Star Trail
35	SINGLE FAMILY	0.103 Acres	0030 Silver Star Trail
36	SINGLE FAMILY	0.103 Acres	0024 Silver Star Trail
37	SINGLE FAMILY	0.103 Acres	0018 Silver Star Trail
38	SINGLE FAMILY	0.099 Acres	0008 Silver Star Trail
39	SINGLE FAMILY	0.129 Acres	0001 Silver Star Trail
Tract B	OPEN SPACE	2.958 Acres	
Tract C	Town Property	0.904 Acres	0052 Minturn Road (Not of PUD)
Tract D	Right of Way	0.966 Acres	Miles End Lane (North)
Tract D1	Right of Way	0.431 Acres	Miles End Lane (South)
Tract E	Open Space	1.220 Acres	
Tract F	Open Space	0.074 Acres	
Tract G	Right of Way	0.030 Acres	Silver Star Trail
Tract H	Right of Way	0.369 Acres	Fourth Street
TOTAL		13.485 ACRES	

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY

FINAL PLAT MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado



PORTION OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 81 WEST, 6th P.M.

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

- The purpose of this Final Plat is to create various lots with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of Minturn Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land.
- Basis of Bearing: N27°04'04" W between monuments marking the C-W 16th Corner and the Northwest Corner Section 26, Township 5 South, Range 81 West, of the 6th P.M., shown and described herein. This bearing is based on the non-recorded stumped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018.
- Survey Date: December, 2022 through July 2023.
- Legal description, easements and location of boundary lines are based on Old Republic National Title Insurance Company order number no. ABC30450645-9, dated August 03, 2023, Quitclaim Deed recorded December 02, 2014 as Reception No. 201400764 along with plat and survey monumentation referenced herein (to include the non-recorded stumped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018). In regards to items referenced in schedule B II of this title commitment referenced above: Items 1-8, 10, 21, 24, 27 and 30 were not researched by surveyor or found to not contain easement restrictions or other survey or platting related issues.
- Item 9 - Pipe easement does not effect this platted parcel, falls in Northeast Quarter of the Northwest Quarter of Sec 26, T5S, R81W.
- Item 11&12- Ordinance and Dedication regarding Taylor Avenue. Depicted hereon by eastern boundary, recorded in Book 248 at Page 178 and Book 248 at Page 452.
- Item 13 - 20 foot Sewer Easement, Does not effect this platted Parcel.
- Item 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.
- Item 15 - Does not effect these Platted lands but references conveyance of portions of Taylor Addition to the Town of Minturn.
- Item 16 - effects subject parcel as it is an Annexation of property to Town of Minturn recorded in Book 333 at Page 349.
- Item 17 & 18- Do not effect subject Parcel.
- Item 19 - Conveyance described in Book 687 at Page 268 does not contain any easements not already defined herein.
- Item 20 - Does not effect these Platted lands. (k.a. subject parcel)
- Item 21 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.
- Item 22 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner herein.
- Item 25 & 26 - Parcel is subject to Mapping of Piping and Ditches in area of this subject parcel defined in document recorded as Reception No. 201703240, and 201703454 any rights or restrictions and exact location thereof not clear to surveyor from face of documents.
- Item 29 - Parcel is subject to 1904-40 foot wide easement for right of way from Denver Rio Grand Railroad to Eagle County, the location of which is not determinable from face of document. This Agreement has to be have been Terminated prior to the Recording of this Plat.
- These platted lands are subject to:
 - The Minturn North P.U.D. Guide recorded as Reception no. 202402232
 - The Declarations of Covenants, Conditions, Restrictions and Easements for Minturn North recorded as Reception No. 202402232
- The non-exclusive Heritage Utility Easement as shown herein on page five (5) - on, over, under, above, across and through those areas designated herein as "Heritage Utility Easement" as defined in document recorded in the Eagle County Clerk and Recorder's Office as Reception No. 202316489.

PERTAINING TO HEREON CREATED EASEMENTS:

- the owner, hereby reserves for themselves their successors and / or assigns the following non-exclusive easements created herein:
 - a) a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Access, Utility, and Drainage Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress.
 - b) a non-exclusive Utility Easement as shown herein - on, over, under, above, across and through those areas designated herein as "Utility Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress.
 - c) non-exclusive Access, Utility, and Drainage Easement - on, over, under, above, across and through those areas designated herein as "Access, Utility and Drainage Easement", and "Private Right of Way" to include, but not limited to, areas shown as Fourth Street, Tract D, Tract D1 and Tract G, for the purpose of i) Ingress and Egress, reasonable Pedestrian use including ingress and egress of persons including vehicle, foot, bicycle or small wheel use ii) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, and iii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

GENERAL NOTES CONTINUED:

- Continued...
 - Tract D, Tract D1, and Tract G, shall be open to Public vehicular and non-vehicular access.
 - Any Easement that permits public recreation on Private Property shall benefit from the provision of C.R.S. 33-41-101 et seq.
- FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURN:
- the owner, hereby dedicates to the Town of Minturn the following non-exclusive easements:
 - a) non-exclusive Utility, Drainage, Access, Utility, and Drainage Easement - on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Access, Utility, and Drainage Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iv) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - b) non-exclusive Utility, Drainage, Access, Utility, and Drainage Easement - on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Access, Utility, and Drainage Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iii) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - c) non-exclusive Utility, Drainage, Access, Utility, and Drainage Easement - on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Access, Utility, and Drainage Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iii) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - d) non-exclusive Trail Easement - on, over, under, above, across and through those areas designated herein as "Trail Easement" for the purpose of i) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - e) a non-exclusive trail easement on, over, across, and through those strips of land depicted and designated herein as "Trail Easement" on sheet 5 of 5 for Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with path construction, use and repair.
 - Maintenance of any path improvements within the "Trail Easement" shall be at the sole cost and expense of the Minturn North P.O.A..
 - a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated herein as "Public Utility and Drainage Easement", as shown in Tract C, on sheet 2 of 5, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

SURVEYOR'S CERTIFICATE

I, Matthew S. Slagle, do hereby certify that I am a Professional Land Surveyor licensed to practice land surveying under the laws of the State of Colorado. That this Subdivision Plat is a true, correct and complete plat of MINTURN NORTH P.U.D., as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and/or under my supervision and accurately shows the location and dimensions of the lots, easements and rights-of-way of said plat as the same are monumented upon the ground in compliance with applicable regulation governing the subdivision of land, that such plat is based upon the professional land surveyor's knowledge, information and belief, that it has been prepared in accordance with applicable standards of practice, and that such plat is not a guaranty or warranty, either expressed or implied.



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

Revised 02-07-24 Edited C.O.D. MSS
Revised 12-02-23 Edited Note 6a MSS
Revised 11-14-23 minor text MSS
Revised 11-07-23 Certain Dimensions MSS
Revised 11-06-23 Tract C Easements MSS
Revised 11-03-23 Town Comments MSS
Revised 10-11-23 Town Comments MSS
Revised 10-06-23 Town Comments MSS
Revised 09-26-23 Added Note regarding Tract C MSS

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

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that Minturn Crossing LLC (being sole owner in fee simple, mortgagee or lienholder, of all that real property situated in the Town of Minturn, County of Eagle, State of Colorado described as follows:
Parcel 1, UPRR Subdivision according to the Final Plat thereof recorded on 13th day of December, 2023 as Reception No. 202316483 in the Office of the Eagle County Clerk and Recorder, Eagle County, Colorado. Containing 13.485 acres more or less; and has caused the same to be laid out, platted and subdivided, and designated as MINTURN NORTH P.U.D. subdivision in the Town of Minturn, County of Eagle, State of Colorado, and does hereby accept responsibility for the completion of the improvements required by this plat, and does hereby accept responsibility for the completion of the improvements required by this plat and does hereby dedicate and set aside the following tracts, parcels and easements as follows:
-To the Town of Minturn Tract H (Fourth Street) and the easements described and depicted hereon in General Note 7, together with associated public improvements.
-To Utility Providers such utility easements as depicted herein in which utility infrastructure is located.

OWNER: MINTURN CROSSING LLC
ADDRESS: 225 Main Street, Suite C-101
Edwards, Colorado 81632

BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
COUNTY OF EAGLE)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF MARCH, A.D. 2024 BY RICK HERMES AS MANAGER OF MINTURN CROSSING LLC.

MY COMMISSION EXPIRES 6 AUG 27

WITNESS MY HAND AND OFFICIAL SEAL

CHRISTINE THURSTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154031002
My Commission Expires 08/06/27

SUBORDINATION BY MORTGAGEE

Philip Hadley, being the holder of a promissory note secured by deed of trust recorded the 13th day of December 2023, at Reception No. 202316490, in the Office of the Clerk and Recorder of Eagle County, Colorado, hereby consents to the Subdivision of the lands set forth in this Final Plat of Minturn North P.U.D., and subordinates the lien represented by the aforesaid deed of Trust to the Dedication and restrictions as shown on this final plat and relative covenants, conditions and restrictions.

MORTGAGEE: Philip Hadley

BY: Philip Hadley as Individual

STATE OF Colorado)
COUNTY OF Eagle)

The foregoing Subordination by Mortgagee was acknowledged before me this 26 day of February, 2024, By Philip Hadley as Individual

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: Aug 01, 2025

JESSICA L. BISHARD
NOTARY PUBLIC
STATE OF COLORADO
Notary ID K0210404006
My Commission Expires 01/01/2026

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of January 1, 2023, upon all parcels of real estate described on this Plat are paid in full

DATED THIS 1st OF March, A.D. 2024

ROSE DI
TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE
I, Matthew S. Slagle, does hereby certify that it has examined the title to all lands shown upon this plat and that title to such is vested in MINTURN CROSSING LLC free and clear of all liens, taxes, and encumbrances, except DEED OF TRUST RECORDED 12/13/23, 202316490

DATED THIS 26th DAY OF February, A.D. 2024

AGENT:

CLERK AND RECORDER'S CERTIFICATE # 539

This Plat was filed for record in the Office of the Clerk and Recorder at 1:59 o'clock P.M., on this 4 day of March, A.D. 2024

CLERK AND RECORDER

BY: Matthew S. Slagle

DEPUTY



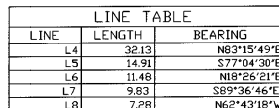
SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
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FINAL PLAT MINTURN NORTH P.U.D.

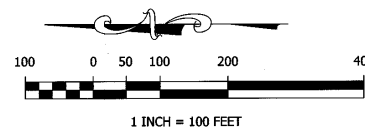
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY: MSS JOB NUMBER: 22055 DRAWING NAME: 22055 FP2.dwg
SHEET: 1 OF 5 DATE: 08-13-2023

ADDITIONAL EASEMENT DETAIL SHEET



CURVE TABLE						
CURVE	LENGTH	RADIUS	Longest	Chord	Chd Bng	Delta
C2	29.35	22.25	17.26	27.27	S79°27'12"E	75°35'30"
C3	18.66	27.66	9.33	18.65	S33°43'32"E	93°31'51"
C4	9.01	9.52	4.87	8.59	S64°14'17"E	64°14'17"
C5	7.99	33.24	3.95	7.99	S47°46'25"W	121°33'
C6	11.08	18.52	4.70	10.93	N63°41'55"W	33°30'33"
C7	24.01	20.01	13.69	22.60	S81°19'10"W	68°45'40"
C8	26.05	49.15	10.48	20.50	S76°20'24"E	24°04'13"
C9	22.78	23.67	11.40	22.77	S85°36'34"E	5°31'15"
C10	12.77	20.27	6.60	12.56	S83°06'49"E	36°05'40"
C11	9.29	7.31	5.39	8.68	N57°19'59"E	72°46'53"
C12	8.09	6.45	4.68	7.57	N54°28'07"E	71°50'14"
C13	15.45	30.72	7.89	15.44	S77°07'28"E	38°48'14"
C14	27.14	33.79	16.59	25.69	S50°50'20"E	65°22'36"
C15	25.79	20.20	20.33	23.33	S60°06'18"E	67°34'31"



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

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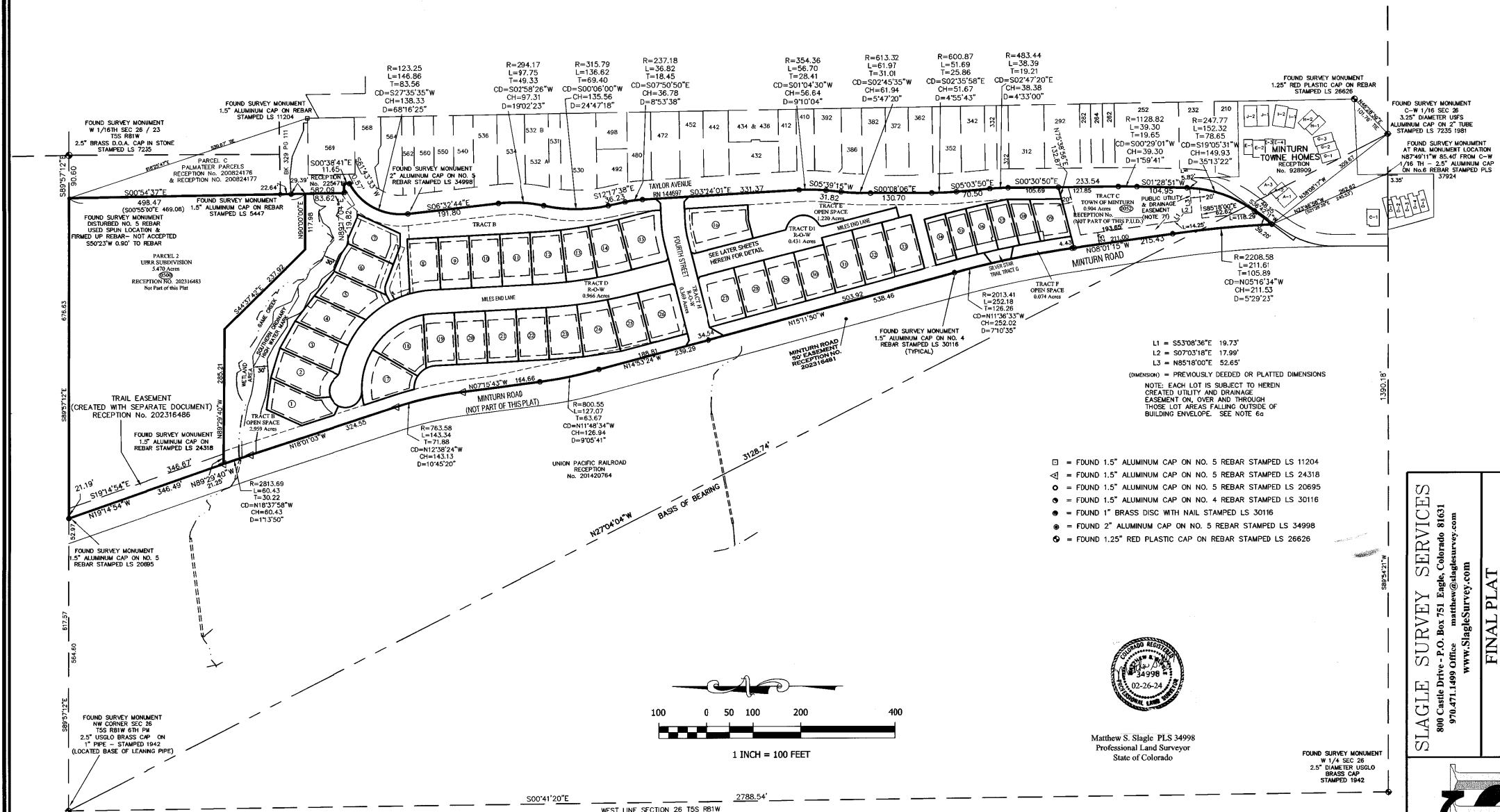
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY: MSS	206 NUMBER: 22055	DRAWING NAME: 22055 FP2.dwg
SHEET 5 of 5	DATE: 08-13-2023	

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado
SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



- = FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 11204
- △ = FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 24318
- = FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 20695
- = FOUND 1.5" ALUMINUM CAP ON NO. 4 REBAR STAMPED LS 30116
- = FOUND 1" BRASS DISC WITH NAIL STAMPED LS 30116
- = FOUND 2" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 34998
- = FOUND 1.25" RED PLASTIC CAP ON REBAR STAMPED LS 26626

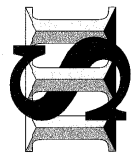


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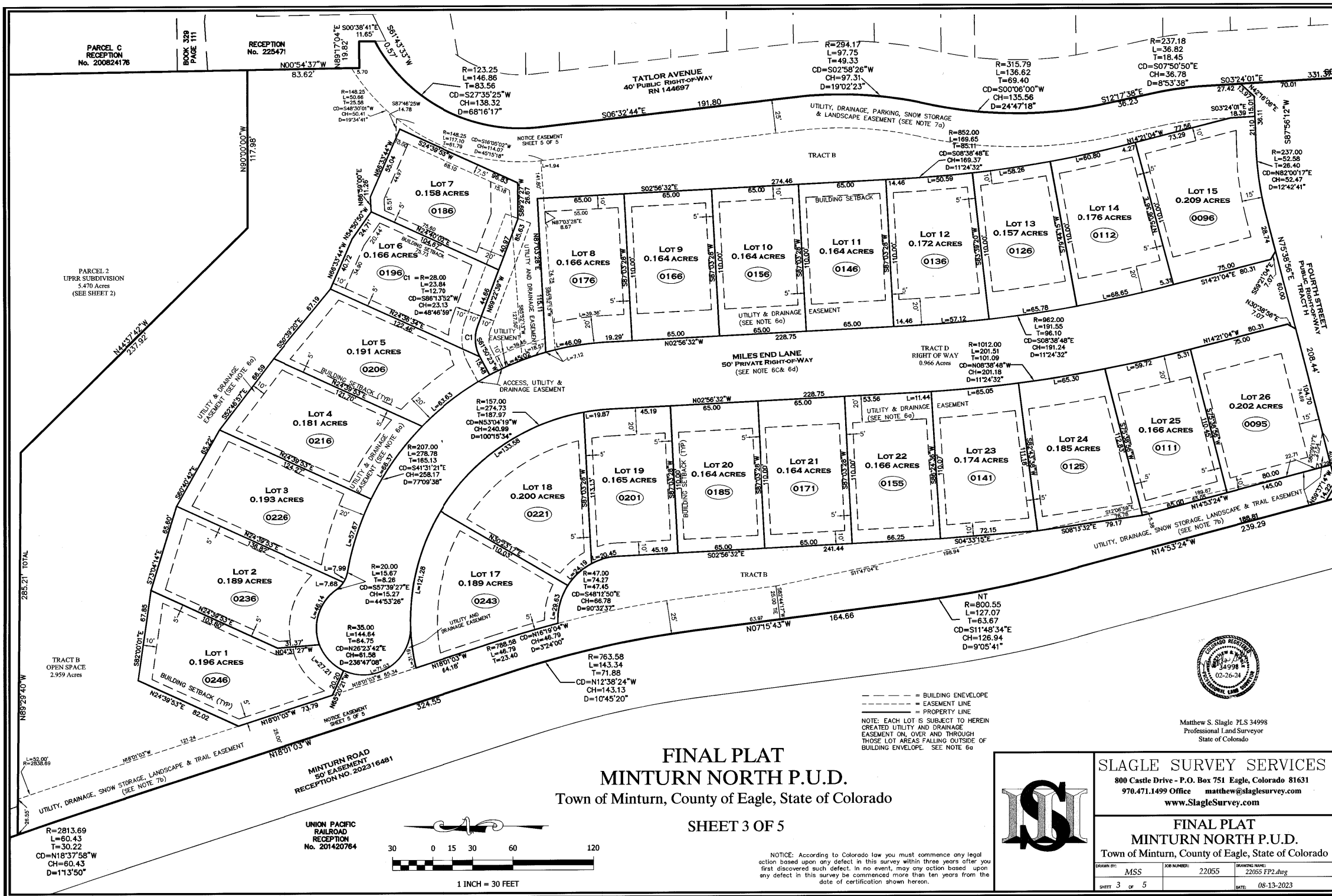
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

COUNTY BY:	MASS
BOOK NUMBER:	22055
SHEET	2 OF 5
DATE:	08-15-2023



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

202402234



FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5

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



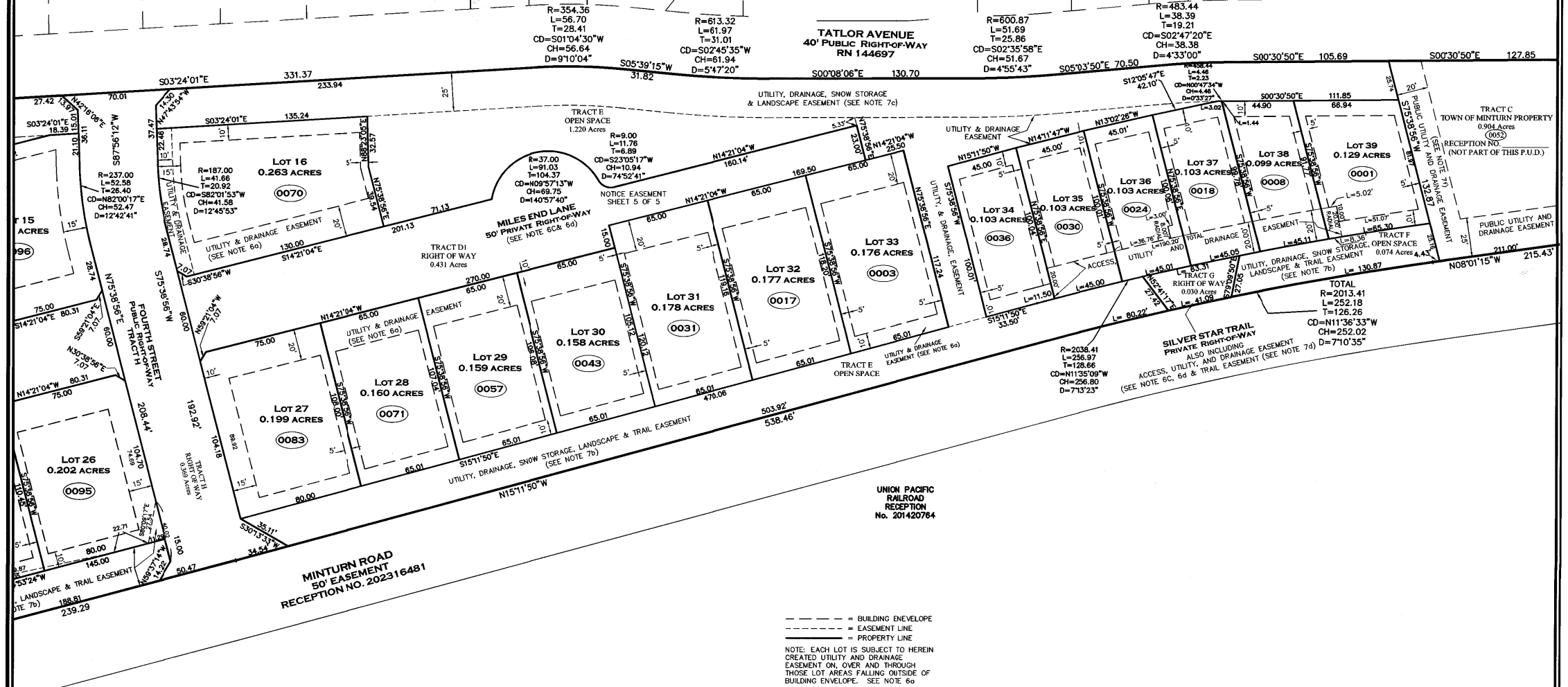
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FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

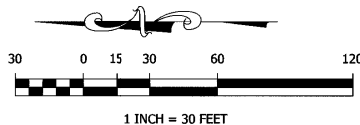
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SHEET:	3	OF:	5	DATE:	08-13-2023

202402234

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado
SHEET 4 OF 5



Matthew S. Slagle P.L.S. 34998
Professional Land Surveyor
State of Colorado



--- = BUILDING ENVELOPE
- - - = EASEMENT LINE
___ = PROPERTY LINE
NOTE: EACH LOT IS SUBJECT TO HEREIN
CREATED UTILITY AND DRAINAGE
EASEMENT ON, OVER AND THROUGH
THOSE LOT AREAS FALLING OUTSIDE OF
BUILDING ENVELOPE. SEE NOTE 6a

UNION PACIFIC
RAILROAD
RECEPTION
No. 201420764

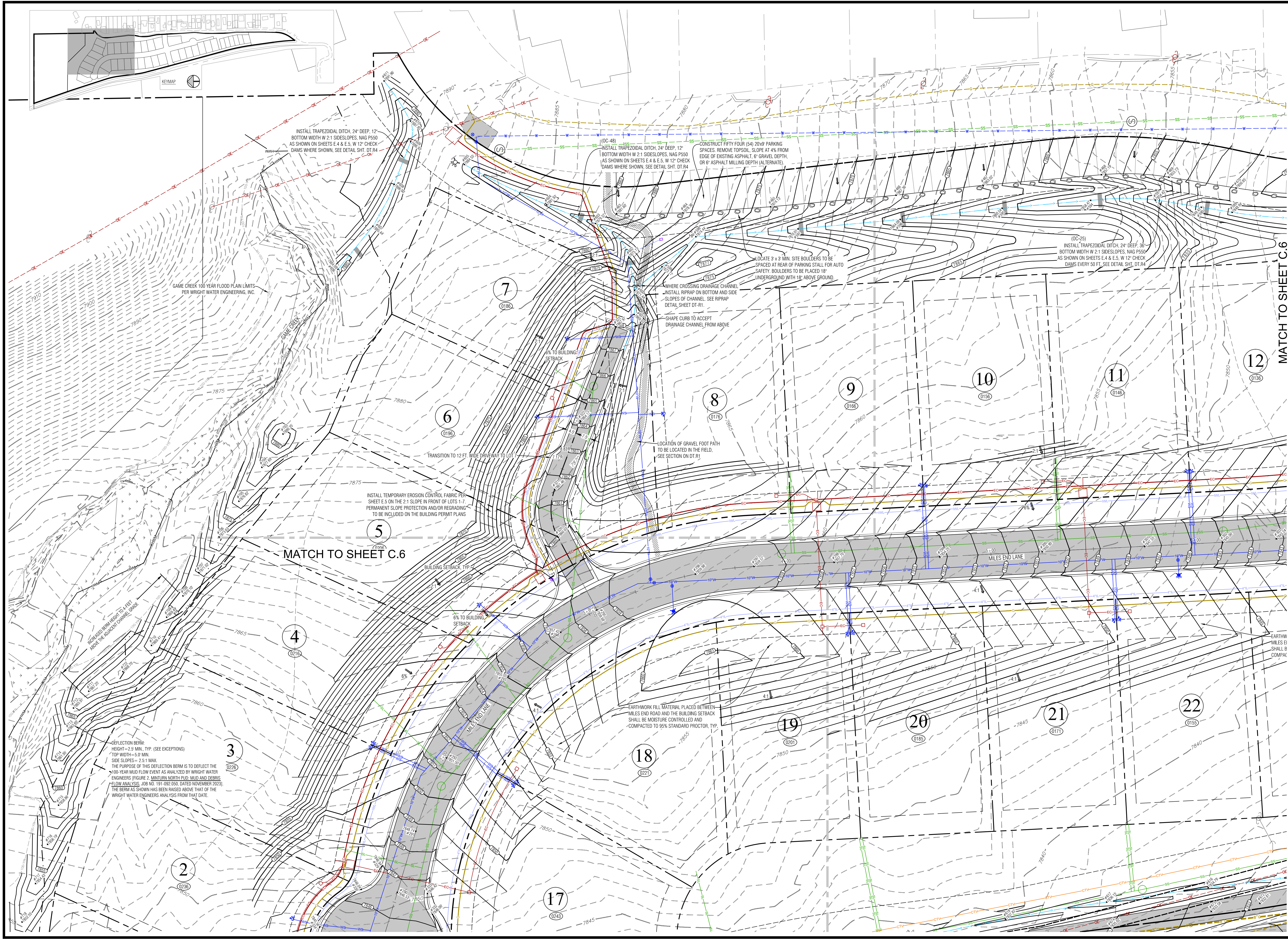


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MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY: MISS	JOB NUMBER: 22055	DRAWING NAME: 22055 FP2.dwg
SHEET 4 OF 5	DATE: 08-13-2023	

202402234



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Boundaries Unlimited Inc.

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www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: **TBD**
If "Yes", SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

COLOARADO LICENSED
SINCE 5/1/24
19082
PROFESSIONAL ENGINEER

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

NORTH

0 20 40
Scale: 1" = 20'

811

Know what's below.
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TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

Overall Grading and Drainage Plan

Construction Plan Set 5/1/24

No.	Date	By	Revision
1			
2			
3			
4			
5			
6			
7			
8			
9			

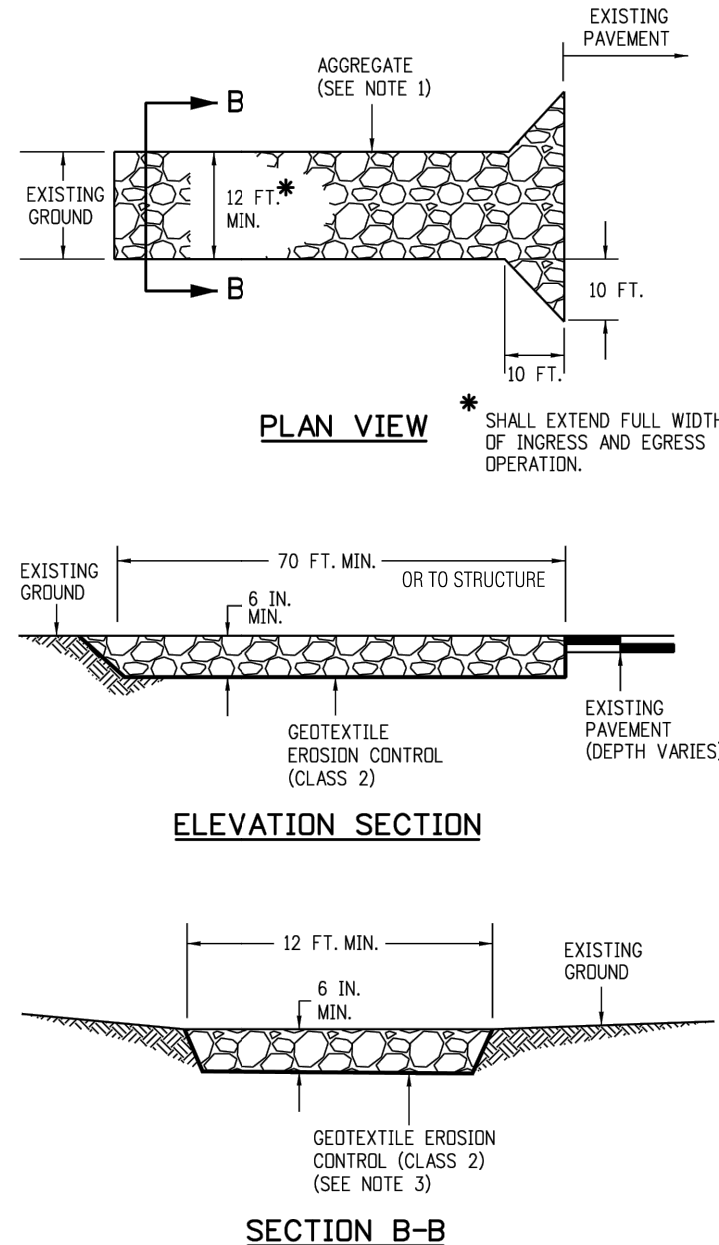
PROJECT NO.
22008
Designer:
PAH
Checker:
BUJ
Date:
12/26/22

Sheet
C.7

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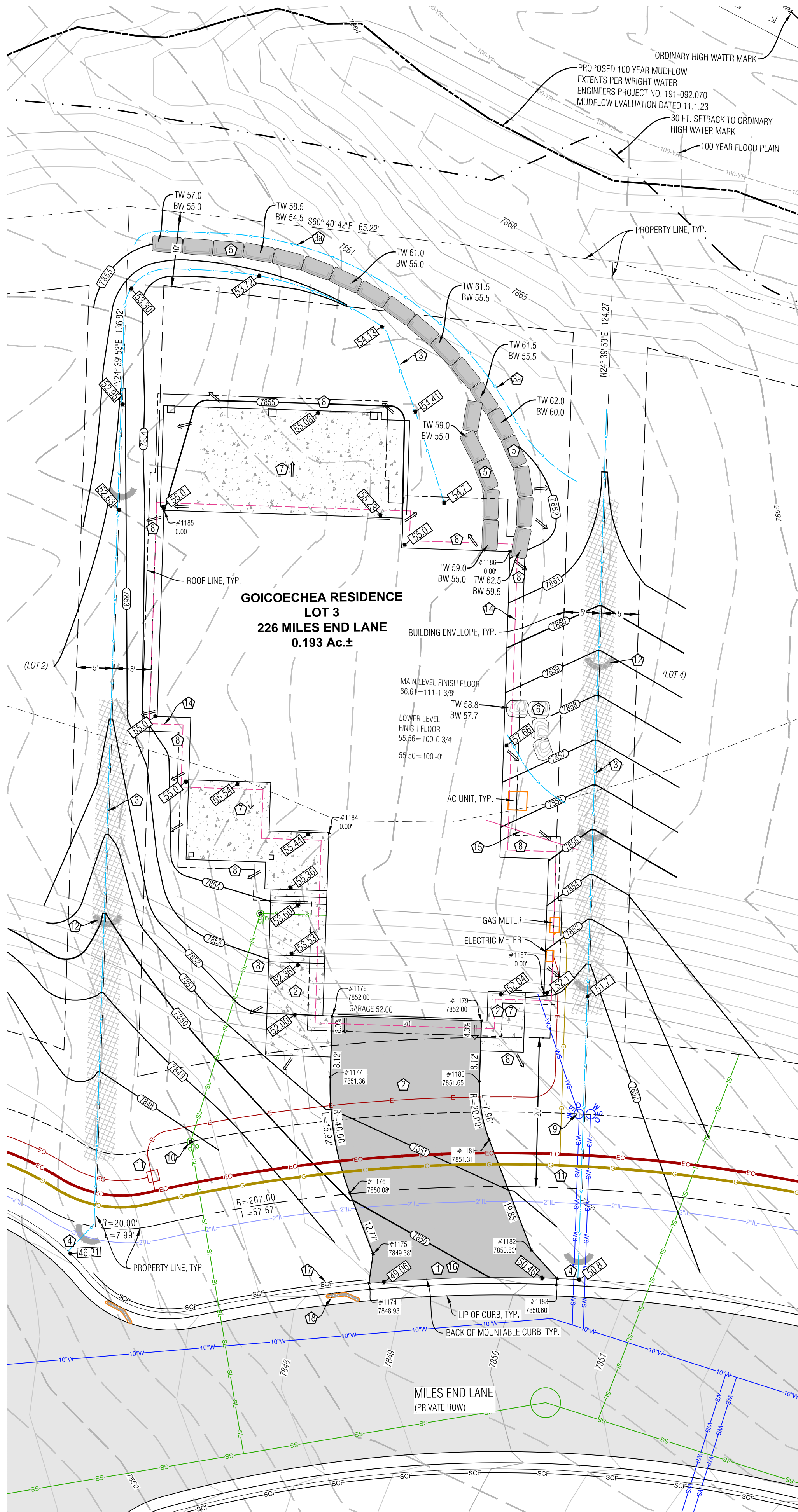
Page 56 of 144

N:\PROJECTS\2025\2025-Minturn North Individual Lots.dwg\Lot 3 Goicoechea\Lot 3 Site.dwg 6/17/2025 7:00 AM

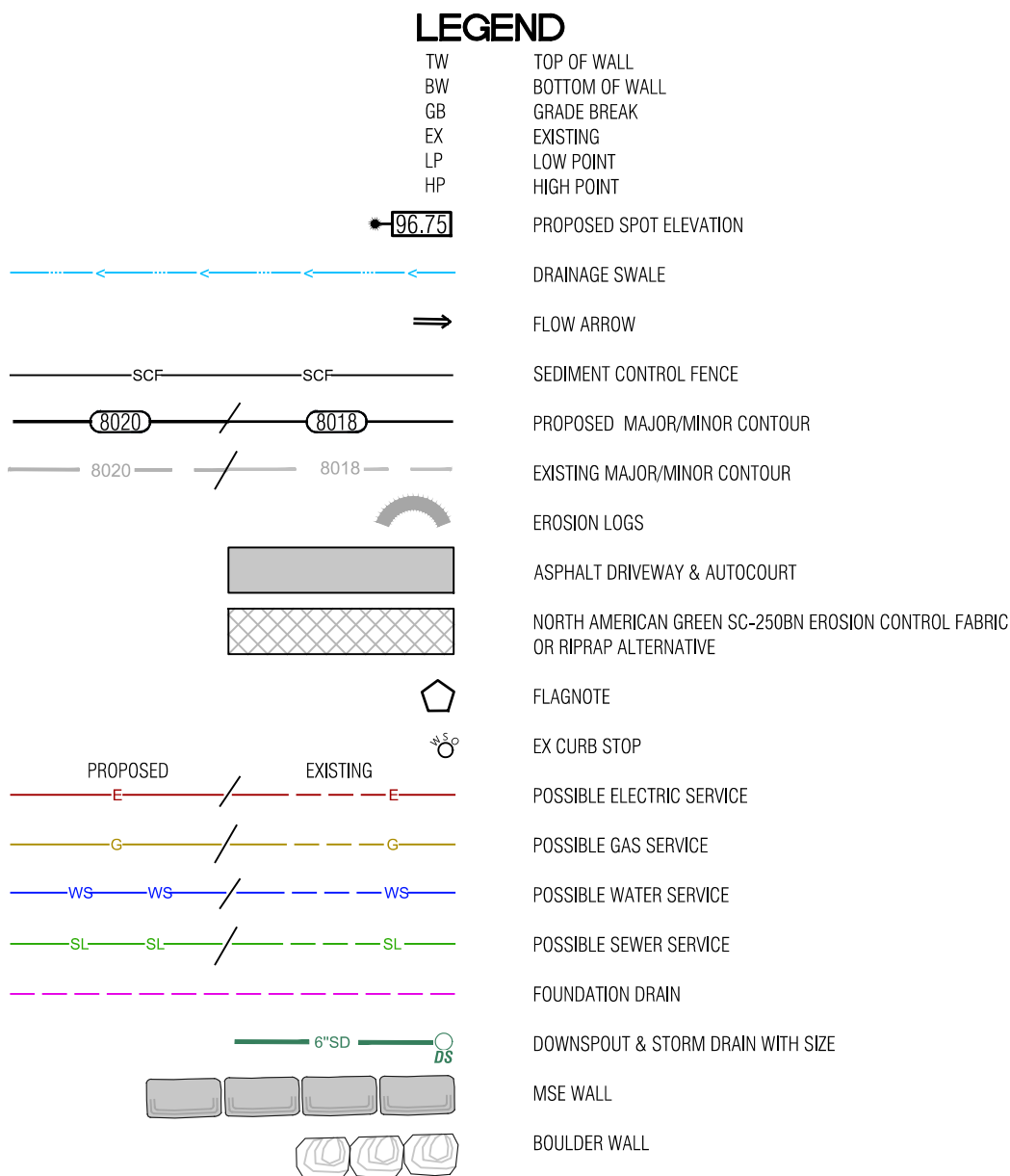


- NOTES:
1. AGGREGATE SHALL CONFORM TO SUBSECTION 208.02 (I).
 2. THE CONTRACTOR SHALL PROTECT CURB AND GUTTER THAT CROSSES THE ENTRANCE FROM DAMAGE, WHILE NOT BLOCKING FLOW OF WATER THRU STRUCTURE. PROTECTION OF THE CURB AND GUTTER SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
 3. GEOTEXTILE SHALL CONFORM TO SUBSECTION 712.08.
 4. ALL MATERIALS AND LABOR TO COMPLETE THE VEHICLE TRACKING PAD SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
 5. THE PAY ITEM NUMBER FOR VEHICLE TRACKING PAD (EACH) IS 208-00070.

VEHICLE TRACKING PAD

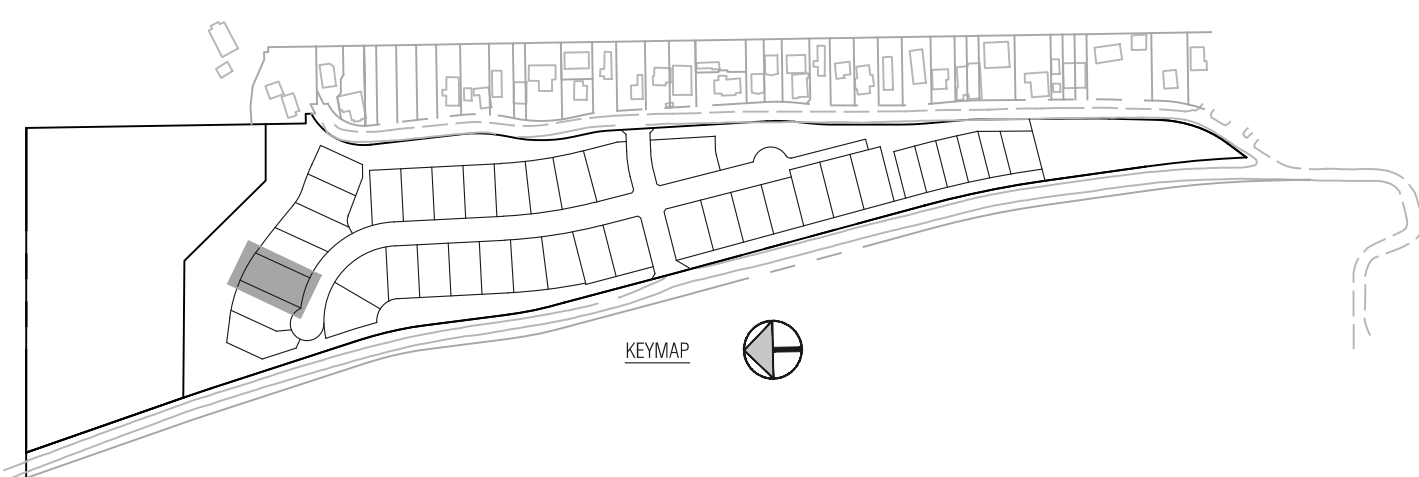


Point Table				
Point #	Desc.	Elev.	North	East
1174	Driveway	7848.93'	4408.46'	5332.76'
1175	Driveway	7849.38'	4411.84'	5334.79'
1176	Driveway	7850.08'	4420.61'	5335.08'
1177	Driveway	7851.36'	4436.00'	5338.70'
1178	Driveway	7852.00'	4443.37'	5342.09'
1179	Driveway	7852.00'	4435.02'	5360.27'
1180	Driveway	7851.65'	4427.65'	5356.88'
1181	Driveway	7851.31'	4419.95'	5355.07'
1182	Driveway	7850.63'	4404.12'	5354.55'
1183	Driveway	7850.60'	4399.28'	5356.24'
1184	House Corner	0.00'	4466.16'	5351.18'
1185	House Corner	0.00'	4514.59'	5347.56'
1186	House Corner	0.00'	4491.55'	5388.15'
1187	House Corner	0.00'	4435.22'	5369.43'



- NOTES:**
- 1) BASIS OF ELEVATION: NAVD88 BASED ON THE ORIGINAL TOPOGRAPHIC MAP OF MINTURN NORTH PREPARED BY GORE RANGE SURVEYING, LLC, JOB NO. 19-1203, DATED 4/1/21. NO BENCHMARK WAS NOTED ON THE BASE SURVEY.
 - 2) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE BASED ON THE FINAL PLAT OF MINTURN NORTH PUD, AND SURVEY CONTROL MONUMENTS FOUND AT THE TIME OF THE SURVEY AND SHOWN ON THE SURVEY REFERENCED ABOVE.
 - 3) SEE ADDITIONAL SITE NOTES & DETAILS ON SHEET C2.
 - 4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.
 - 5) LOT AREA: 8,424 SF ±
DISTURBANCE AREA: 7,710 SF ±
 - 6) THIS (CIVIL) PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.
 - 7) CONSTRUCTION ACCESS TO BE LIMITED TO THE AREA WITHIN THE VEHICLE TRACKING PAD. SILT SOCKS TO BE INSTALLED EVERY 30 FEET WITHIN THE CURB LINE ALONG THE LOT FRONTAGE. DIRT TRACKED ONTO PUBLIC ROW TO BE CLEANED AFTER ANY MAJOR STORM EVENT OR WITHIN THREE WORKING DAYS.

- FLAGNOTES:**
- 1) MATCH TO BACK OF EXISTING CURB.
 - 2) PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS, STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT, ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
 - 3) PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
 - 4) PROVIDE 6" DEEP SWALE 1FT. FROM WALL & DIVERT DRAINAGE TO LOTLINE SWALES.
 - 5) SPILL THE LOCAL CHANNEL OVER THE TOP OF THE CURB LINE, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
 - 6) INSTALL MSE WALL PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.
 - 7) INSTALL BOULDER WALL PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.
 - 8) SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
 - 9) GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTO-COURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
 - 10) LOCATE EXISTING CURB STOP, CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT, CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. WATER SERVICE TO BE 1-1/2" CONTINUOUS COPPER LINE FROM THE CURB STOP TO THE MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS.
 - 11) APPROXIMATE LOCATION OF SEWER SERVICE STUB, CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
 - 12) LOCATE, CONNECT TO, AND EXTEND GAS, ELECTRIC, AND COMMUNICATION SERVICES TO METER CABINET AND GAS METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS.
 - 13) EROSION LOGS PER DETAIL ON SHEET C2.
 - 14) FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
 - 15) EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
 - 16) INSTALL VEHICLE TRACKING PAD. SEE DETAIL THIS SHEET, AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
 - 17) SILT FENCE PER DETAIL ON SHEET C2.
 - 18) INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ±.



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www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: **TBD**
If "Yes", SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

COLORADO LICENSED
6/13/25
19082
PROFESSIONAL ENGINEER

Client Information:
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PO BOX 2633
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970 926-1720

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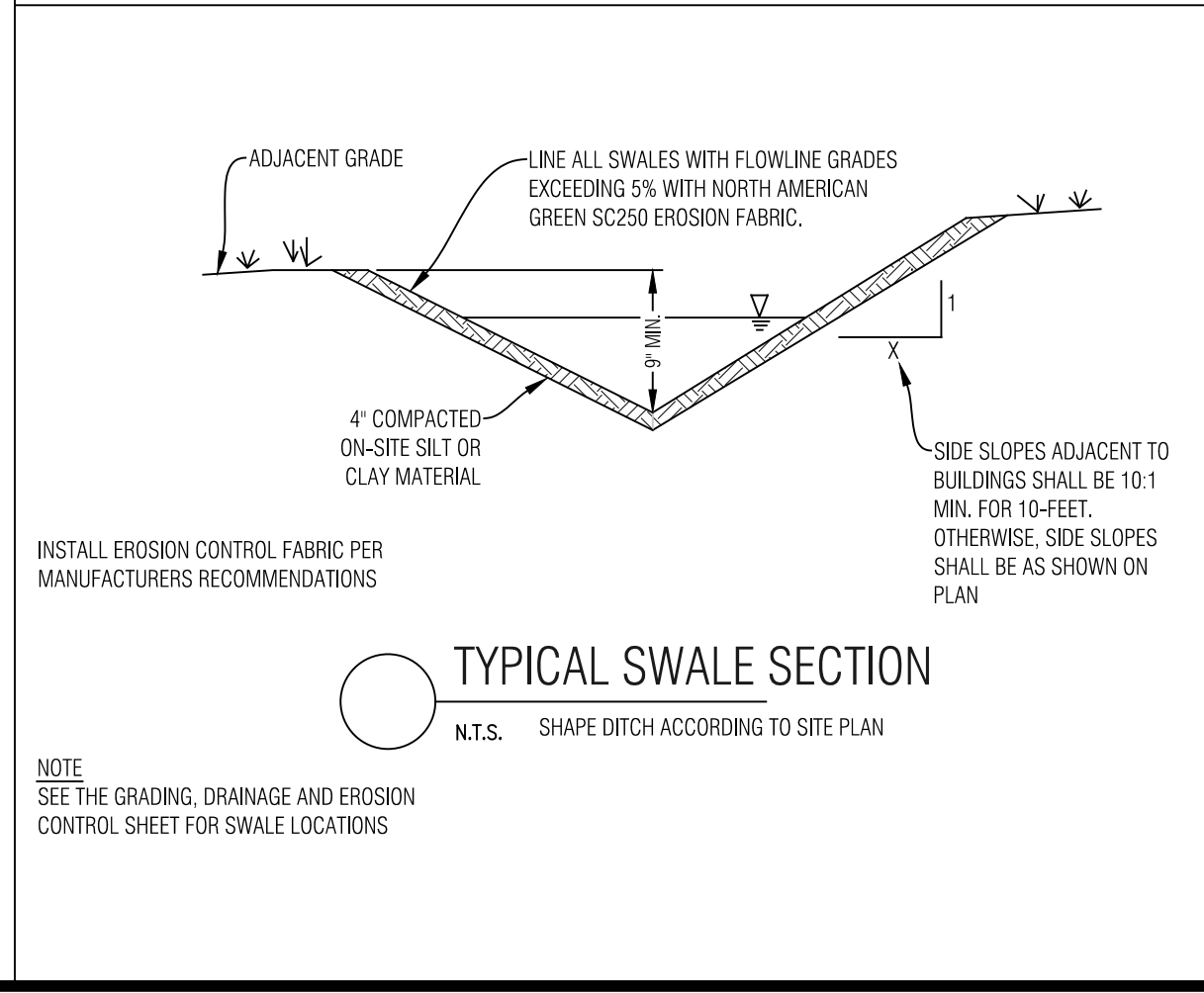
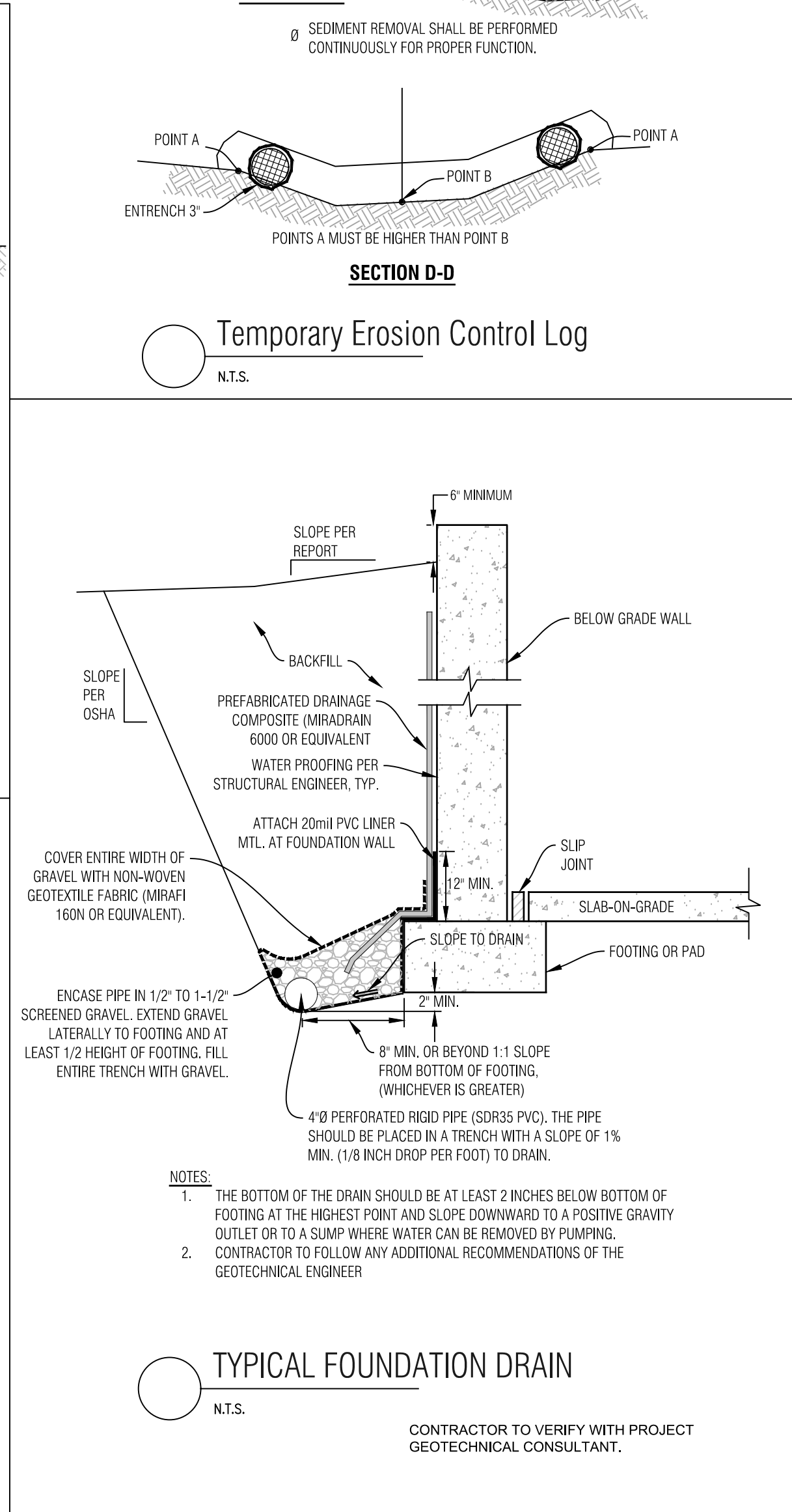
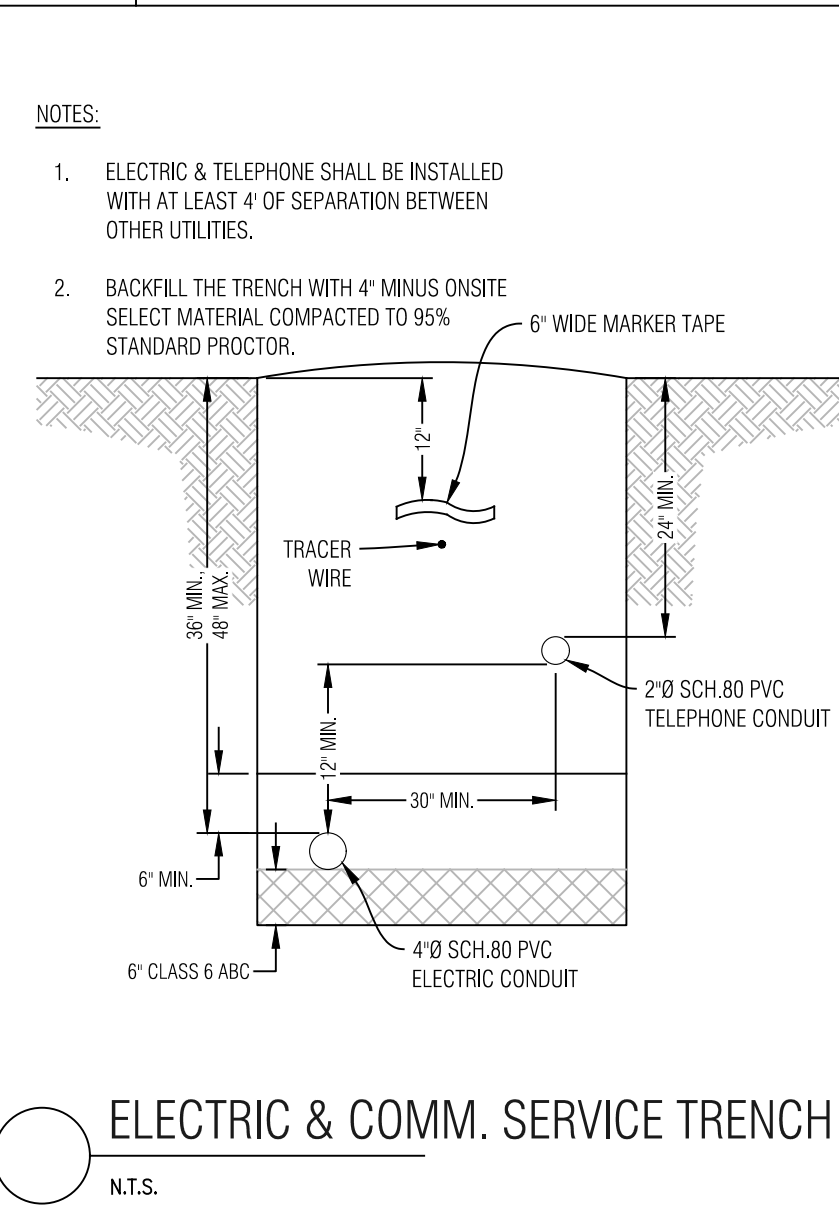
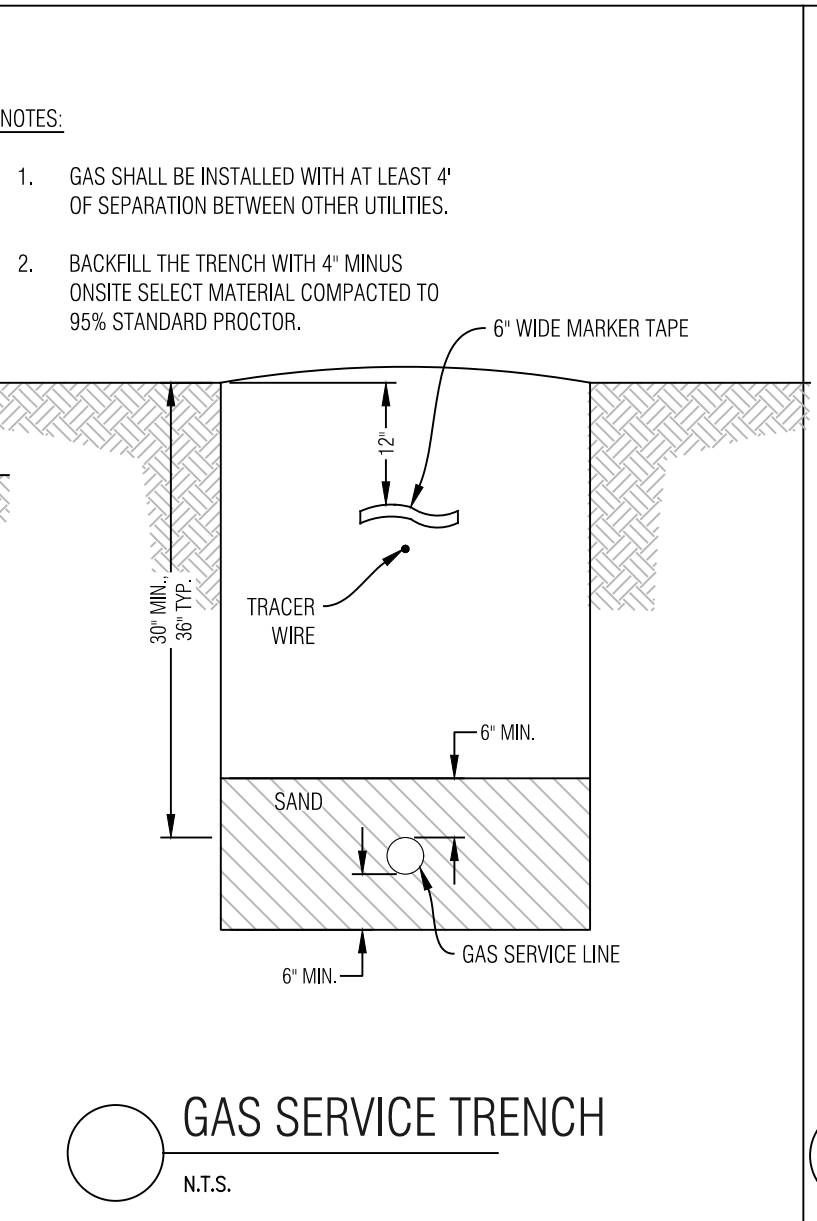
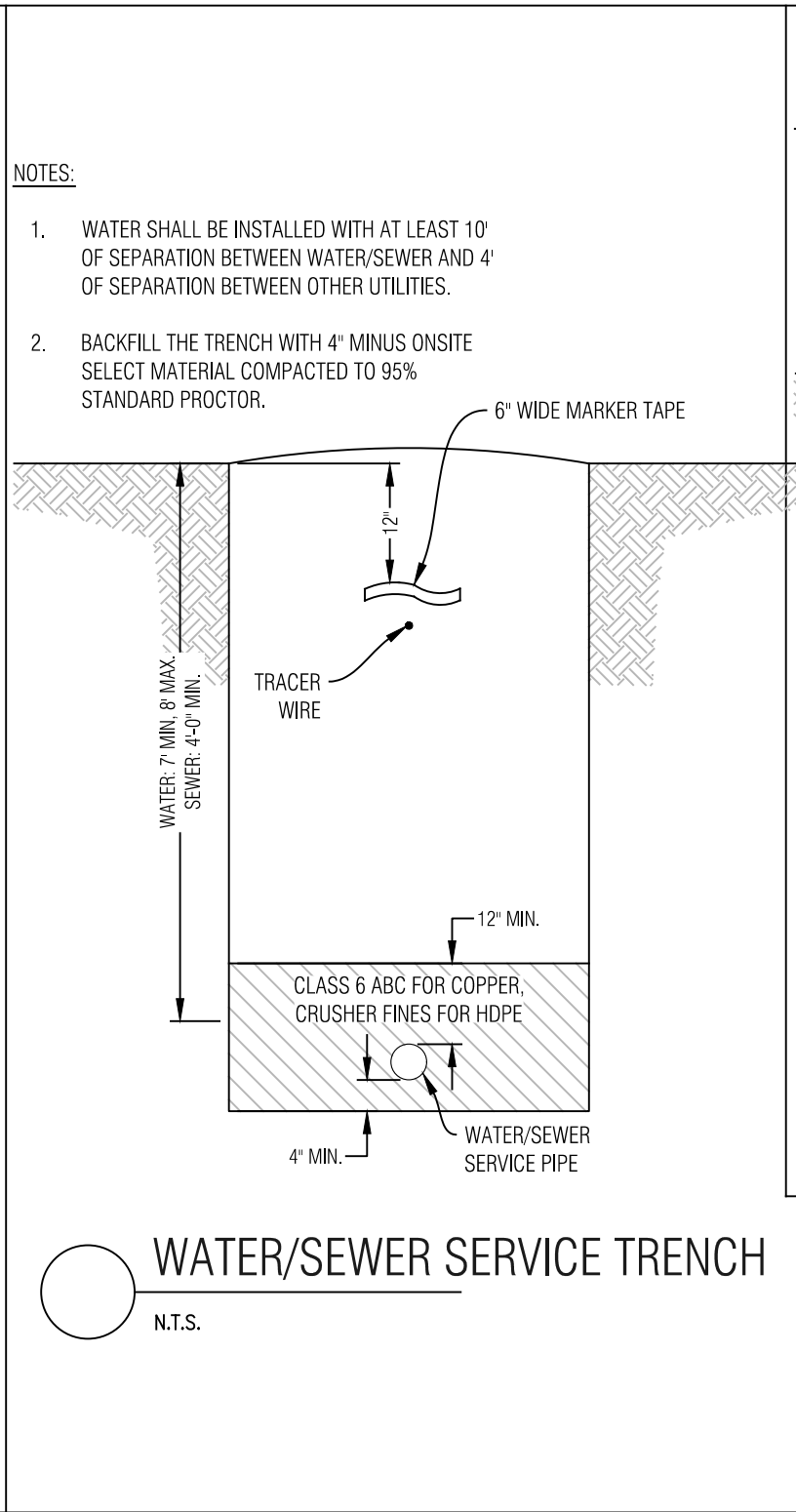
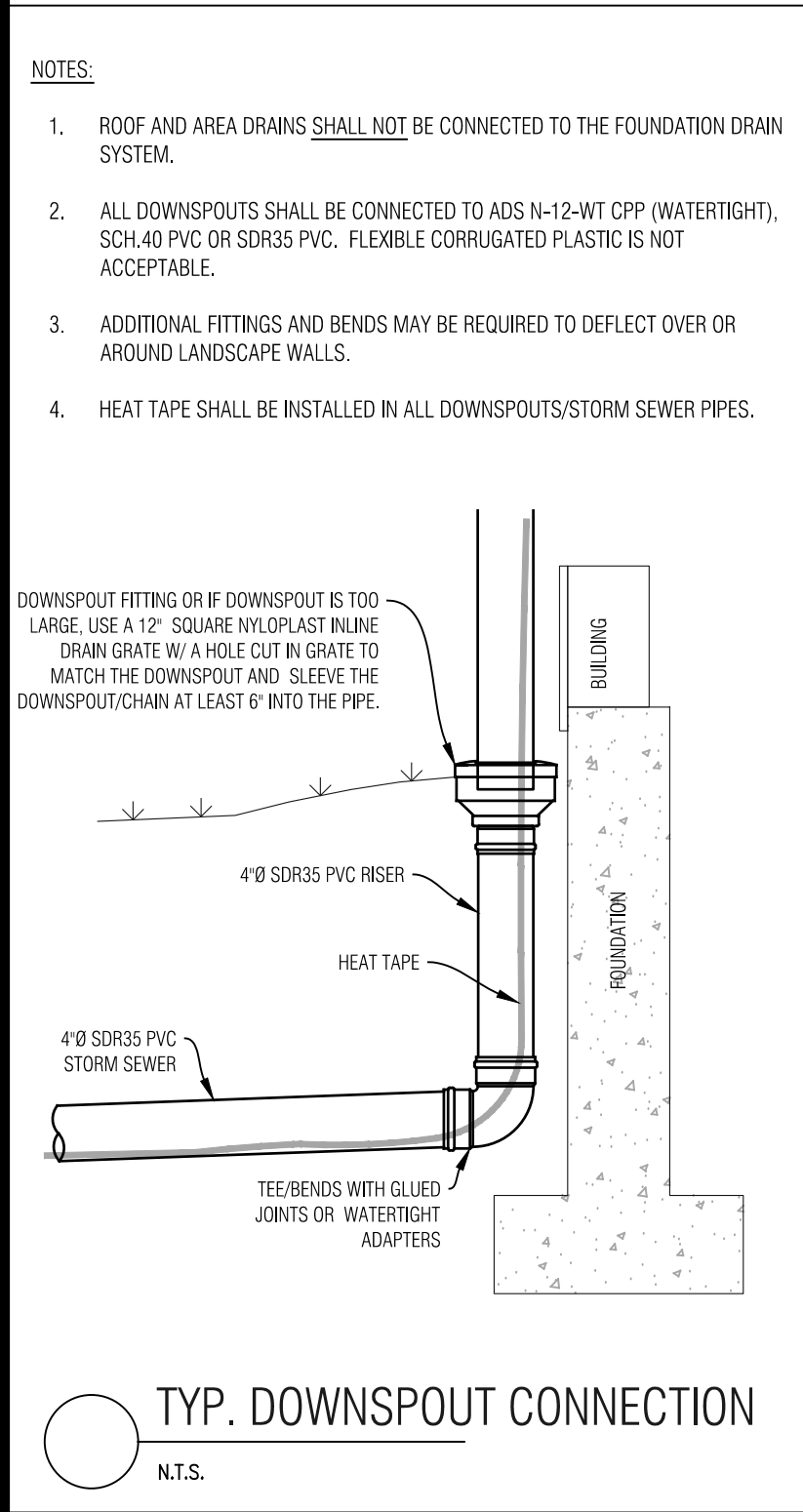
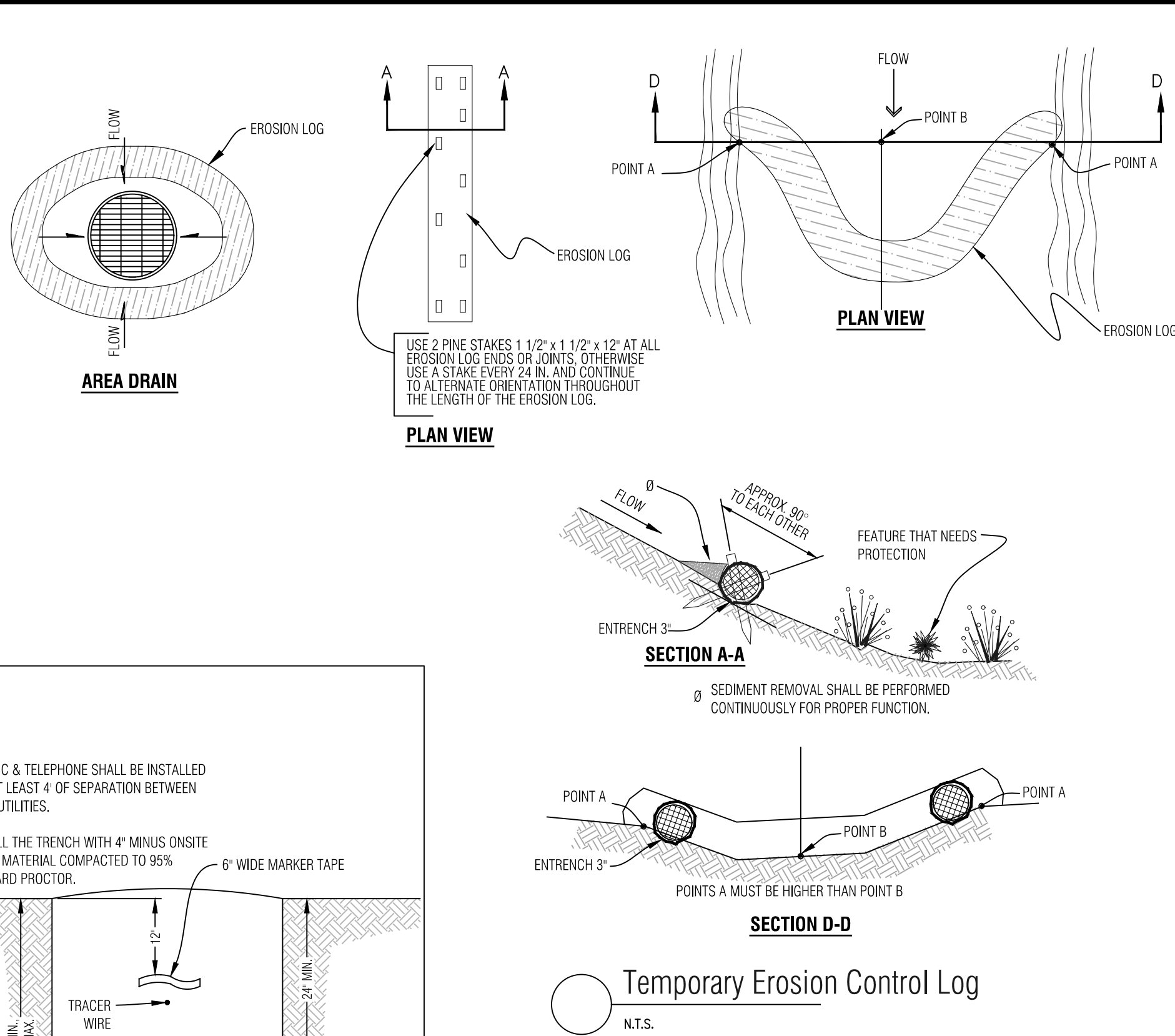
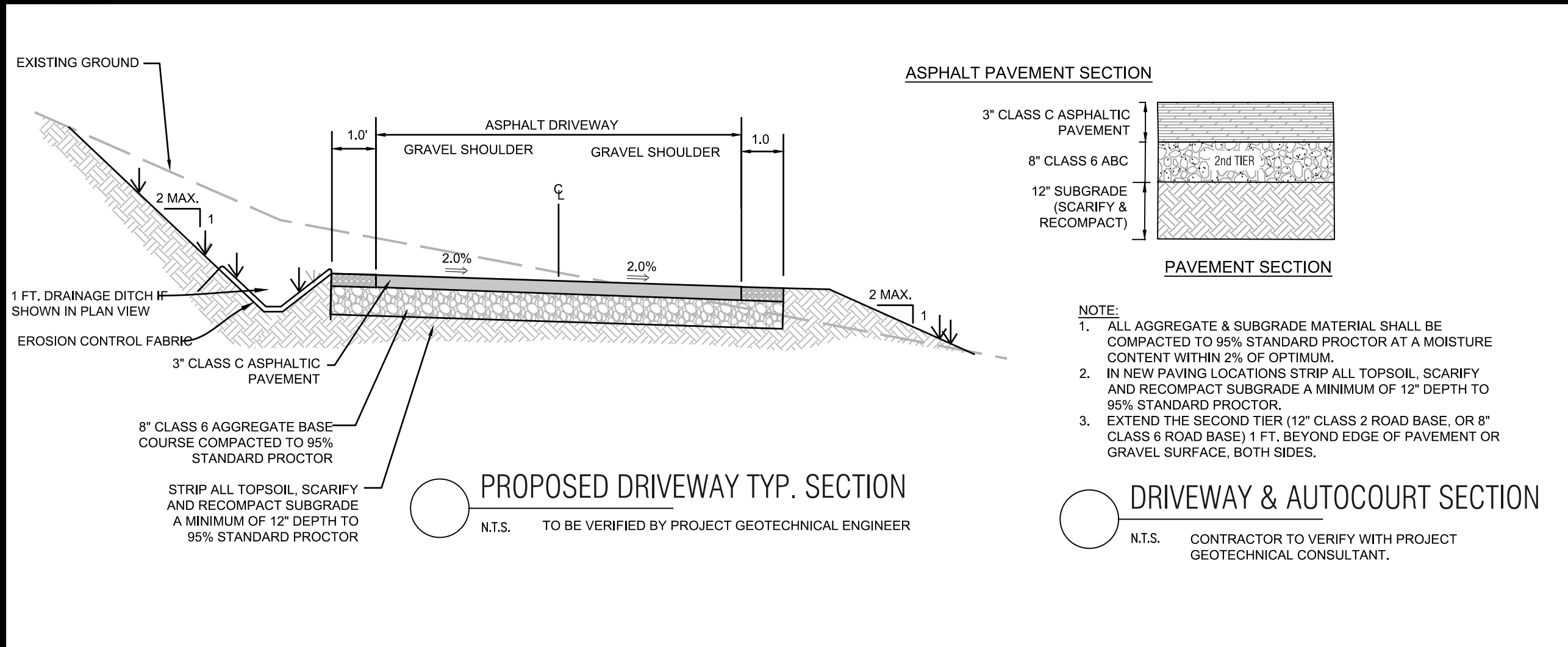
Lot 3, Minturn North P.U.D.
Site, Grading and Drainage Plan
Permit Set 6/13/25

By: _____
Revision: _____
Date: _____

PROJECT NO.
23005
Designer:
PAH
Checker:
BUJ
Date:
6/10/24

Sheet
C1

File Name: lot 3 sp-01.dwg



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www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: **TBD**
If Yes: SUE Certification by: **TBD**
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

COLORADO LICENSED
6/13/25
19082
PROFESSIONAL ENGINEER

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

NORTH

0 10' 20'
Scale: 1" = 10'

811
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Lot 3, Minturn North P.U.D.
Details and Notes
Permit Set 6/13/25

TOWN OF MINTURN, COLORADO

By: _____
Revision: _____
Date: _____
No.: 1 2 3 4 5 6 7 8 9 10

PROJECT NO. 2005
Designer: **PAH**
Checker: **BU**
Date: **6/10/24**

Sheet **C2**

File Name: **lot 3 sp-01.dwg**

GENERAL NOTES:

- ALL CONSTRUCTION SHALL MEET OR EXCEED THE CURRENT CONSTRUCTION AND DESIGN STANDARDS ESTABLISHED BY THE DESIGN GUIDELINES AND TOWN OF MINTURN AND BE SUBJECT TO OBSERVATION BY THE TOWN AND THE PROJECT ENGINEER. IN THE EVENT OF CONFLICT PUD GUIDELINES SUPERCEDE TOWN.
- THIS DESIGN WAS PREPARED WITHOUT THE BENEFIT OF A SUBSURFACE UTILITY ENGINEERING (SUE) STUDY OR MAP. THIS DESIGN HAS BEEN PREPARED FOR A PRIVATE DEVELOPMENT USING EXISTING UTILITY INFORMATION PROVIDED BY OTHERS. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST, BUT MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. BOUNDARIES UNLIMITED INC. DID NOT CONFIRM ANY DATA PROVIDED OR PERFORM ANY ADDITIONAL RESEARCH OR NOTIFICATION TO ELEVATE THESE PLANS TO SENATE BILL 18-167 STANDARDS. AS SUCH, BOUNDARIES UNLIMITED INC. MAKES NO GUARANTEE OR IMPLIED FOR THE LOCATION OF SUBSURFACE UTILITIES CONTAINED WITHIN THIS PLAN SET. IF THE CLIENT AND/OR CONTRACTOR REQUIRES A SUBSURFACE UTILITY ENGINEERING STUDY OR MAP FOR FULL COMPLIANCE WITH SENATE BILL 18-167, THEN A MORE EXHAUSTIVE INVESTIGATION SHALL BE OBTAINED BY THE CLIENT AND/OR CONTRACTOR PRIOR TO COMMENCING WITH ANY CONSTRUCTION. OTHERWISE, PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO UTILITY CONSTRUCTION SO THAT LINE OR GRADE CHANGES CAN BE MADE TO AVOID A CONFLICT WITH ANY EXISTING UTILITY. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION AND, AT NO EXPENSE TO THE CLIENT OR PROJECT ENGINEER, REPAIR ANY DAMAGED UTILITIES.
- ALL EXCAVATIONS FOR UTILITY LINES, ROADWAYS, BUILDING STRUCTURES, DRAINAGE FACILITIES AND TRENCHES, SHALL MEET THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), COLORADO INDUSTRIAL COMMISSION, OR THE COLORADO DIVISION OF MINES, WHICH EVER APPLIES. SAFETY IS THE CONTRACTOR'S RESPONSIBILITY. NO OTHER PARTIES ARE RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING HERETO.
- COMPACTION MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE TOWN AND THE PROJECT ENGINEER PRIOR TO ACCEPTANCE. COMPACTION SHALL MEET OR EXCEED TOWN REGULATIONS. 95% STANDARD PROCTOR DENSITY IS REQUIRED FOR ALL ROADWAY AND DRIVEWAY SURGRADE CONSTRUCTION UNDER THE SAME, & 90% STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS, UNLESS NOTED OTHERWISE OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. SEE SOILS REPORT FOR STRUCTURAL FOUNDATION RECOMMENDATIONS.
- THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION ACTIVITIES TO THE AREA WITHIN THE STREET RIGHT OF WAY AND PROPERTY OWNED, OR EASEMENTS PROVIDED TO OWNER. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER INVOLVED. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL ENSURE DRAINAGE AWAY FROM ALL STRUCTURES IN ALL DIRECTIONS. DO NOT ALLOW WATER TO POND ON-SITE. PROVIDE SWALES TO DRAINAGE STRUCTURES AND RUNOUT. SHALLOW DRAINAGE SWALES HAVE A TENDENCY OVER TIME TO FILL IN & BECOME LESS EFFECTIVE. PERIODIC MAINTENANCE, AT LEAST TWICE A YEAR, IS NECESSARY TO CHECK THE INTEGRITY OF THE SWALE & MAINTAIN DRAINAGE CHARACTERISTICS. BUILDING FOUNDATION WALL HEIGHT TO BE A MINIMUM OF 6" ABOVE FINISH GROUND AT EXTERIOR WALL.
- THE CONTRACTOR SHALL AT ALL TIMES KEEP TWO FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER UPON COMPLETION OF THE WORK. WHERE PRACTICAL, THE CONTRACTOR IS TO PROVIDE AT LEAST TWO TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES, MANHOLES, AND THE END OF ALL SERVICE LINES.
- ON-SITE OBSERVATIONS AND REVIEW CONDUCTED BY THE TOWN OR THE PROJECT ENGINEER OF CONSTRUCTION WORK IN PROGRESS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY BY THE TOWN OR THE PROJECT ENGINEER OF THE COMPLETED WORK AND THE CONTRACTOR'S RESPONSIBILITIES.
- THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE ANY POTENTIAL POLLUTION CAUSED BY HIS ACTIVITIES, INCLUDING VEHICLE FUELING, STORAGE OF FERTILIZERS OR CHEMICALS, ETC. THE CONTRACTOR SHALL HAVE IDENTIFIED PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND IDENTIFIED SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES AT THE PROJECT SITE.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY MISSING DIMENSIONS OR DISCREPANCIES IN PLANS, FIELD STAKING, OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE ENGINEER, HE DOES SO AT HIS OWN RISK.
- DISPOSAL OF TRASH, ASPHALT, CONCRETE AND CONSTRUCTION DEBRIS IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE CONSIDERED PART OF THE WORK.
- HORIZONTAL & VERTICAL INFORMATION FOR EXISTING PROPERTY LINES, TOPOGRAPHY, ROADWAY UTILITIES & DRAINAGE STRUCTURES WERE TAKEN FROM THE DESIGN DRAWINGS FOR THE MINTURN NORTH PUD. ALSO SEE LANDSCAPE, ARCHITECTURAL AND STRUCTURAL ENGINEERING PLANS FOR ADDITIONAL BUILDING AND LANDSCAPE INFORMATION.
- IN NON HARDSCAPE AREAS, GRADE AT A MINIMUM OF 12" IN THE FIRST 5 FEET AWAY FROM THE STRUCTURE. OR AS DIRECTED BY THE GEOTECHNICAL STUDY. EXTERIOR BACKFILL SHOULD BE ADJUSTED TO NEAR OPTIMUM MOISTURE AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY IN PAVEMENT AREAS AND TO AT LEAST 90% OF THE MAXIMUM STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS. SEE & FOLLOW RECOMMENDATIONS OF THE GEOTECHNICAL SUBSOIL STUDY BY KUMAR & ASSOCIATES, INC. DATED _____ JOB NO. _____.
- ALL PRODUCT INFORMATION SHOWN IS AS PROVIDED BY THE MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR THE INSTALLATION OF ALL MATERIALS WITH SPECIAL ATTENTION TO PROPER SEALING OF MATING SURFACES. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE DELIVERED PRODUCTS AND THOSE SHOWN ON THIS PLAN.
- FOUNDATION AND RETAINING WALL DESIGNS TO BE OBTAINED FROM, OR VERIFIED BY THE PROJECT STRUCTURAL OR GEOTECHNICAL ENGINEER.
- THE FOUNDATION DRAIN SYSTEM SHALL BE INSTALLED PER THE RECOMMENDATION OF THE STRUCTURAL AND GEOTECHNICAL ENGINEERS.
- THE SURVEYOR RESPONSIBLE FOR STAKING THE FOUNDATION OF THE HOUSE IS RESPONSIBLE TO MAKE SURE HE HAS THE LATEST SITE, FOUNDATION & ARCHITECTURAL PLANS AVAILABLE, ALONG WITH ANY UPDATED LOTLINE, SETBACK & EASEMENT INFORMATION.
- INSTALL ROOF GUTTERS AND DOWNSPOUTS THAT DISCHARGE WELL BEYOND THE LIMITS OF ALL BACKFILL. CONFIRM DOWNSPOUT DRAINAGE HAS GOOD POSITIVE GRADE RUNNING AWAY FROM THE HOUSE. STORM DRAIN PIPES TO BE INSTALLED WITH 1% MINIMUM SLOPE TO THE OUTFALL POINTS. HEAT TAPE SHALL BE INSTALLED IN ALL EXTERIOR ROOF GUTTERS, DRAIN PIPES, DOWNSPOUTS, AREA DRAINS, TRENCH DRAINS, STORM DRAIN PIPES AND GRATED STRUCTURES.
- LANDSCAPING WHICH REQUIRES REGULAR HEAVY IRRIGATION SUCH AS SOD, AND LAWN SPRINKLER HEADS SHOULD BE LOCATED AT LEAST 10 FEET FROM FOUNDATION WALLS.
- ACCUMULATED SNOWFALL SHALL BE REMOVED TO GRASS AREA TO ENSURE THAT PROPER DRAINAGE AWAY FROM THE BUILDING IS MAINTAINED.
- FINISH GRADE & SPOT ELEVATIONS AT THE EXTERIOR OF THE STRUCTURE ASSUME THAT THE FOUNDATION WALLS EXTEND ABOVE THE BUILDING FINISH FLOOR & HANGER FLOOR JOISTS ARE USED. EXTERIOR GRADE TO BE A MINIMUM OF 6" BELOW TOP OF FOUNDATION WALL. THE FOUNDATION WALL HEIGHT MAY NEED TO BE EXTENDED IN ORDER TO ACHIEVE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
- INSTALL DEEP & SHALLOW UTILITY SERVICES ACCORDING TO RESPECTIVE UTILITY COMPANY OR METRO DISTRICT SPECIFICATIONS AND REGULATIONS. HORIZONTAL LOCATIONS OF SERVICE LINES ARE SUGGESTIONS ONLY. PROPOSED UTILITY SERVICES TO THE RESIDENCE MAY BE VARIED FROM THE LOCATIONS SHOWN. ALL WATER AND SEWER SERVICES SHALL BE INSTALLED PER METRO DISTRICT REGULATIONS.
- DRAINAGE PIPES CALLED OUT AS ADS SHALL BE ADVANCED DRAINAGE SYSTEMS N-12 WATER RESISTANT PIPE (ADS N-12-WT) OR ENGINEER APPROVED EQUAL. ALL PIPES SHALL BE INSTALLED WITH WATER TIGHT CONNECTIONS.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITTING FOR CONSTRUCTION FROM THE APPROPRIATE GOVERNMENTAL ENTITIES.
- ALL UTILITIES, BOTH UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.

GENERAL NOTES

N.T.S.

EROSION CONTROL NOTES:

- IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL MEASURES SHALL PRECEDE STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES.
- ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. STRAW BALE DIKES OR SILT FENCING MAY REQUIRE PERIODIC REPLACEMENT. SEDIMENT TRAPS WILL REQUIRE PERIODIC SEDIMENT REMOVAL.
- INSTALL PERMANENT EROSION FABRIC IN THE FLOW LINES OF DRAINAGE SWALES.

SEDIMENT CONTROL FENCE DETAIL

N.T.S.

	IRRIGATED SOD, REFER TO L2 FOR DETAILS
	NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS
	PROPOSED BOULDER RETAINING WALL, REFER TO CIVIL ENGINEERING FOR DETAILS
	PROPOSED DECIDUOUS TREE
	PROPOSED EVERGREEN TREE
	PROPOSED DECIDUOUS SHRUBS
	PROPOSED ORNAMENTAL GRASSES
	PROPOSED FLOWERING PERENNIALS
	SNOW STORAGE AREA



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Townsend@ResortConceptsCO.com

MINITURN NORTH P.U.D.:

LOT 3 - LANDSCAPE PLAN
TOWN OF MINTURN, COIL

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: June 14, 2024
REVISIONS:

REVISED DRB SUBMITTAL: 7.10.24
(NO CHANGES TO LANDSCAPE)

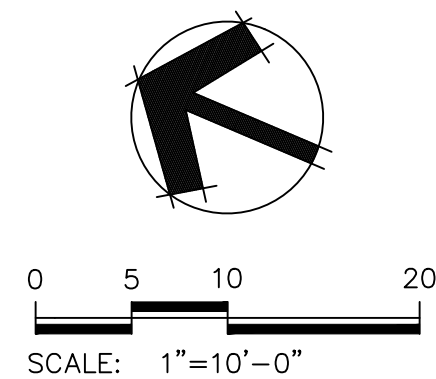
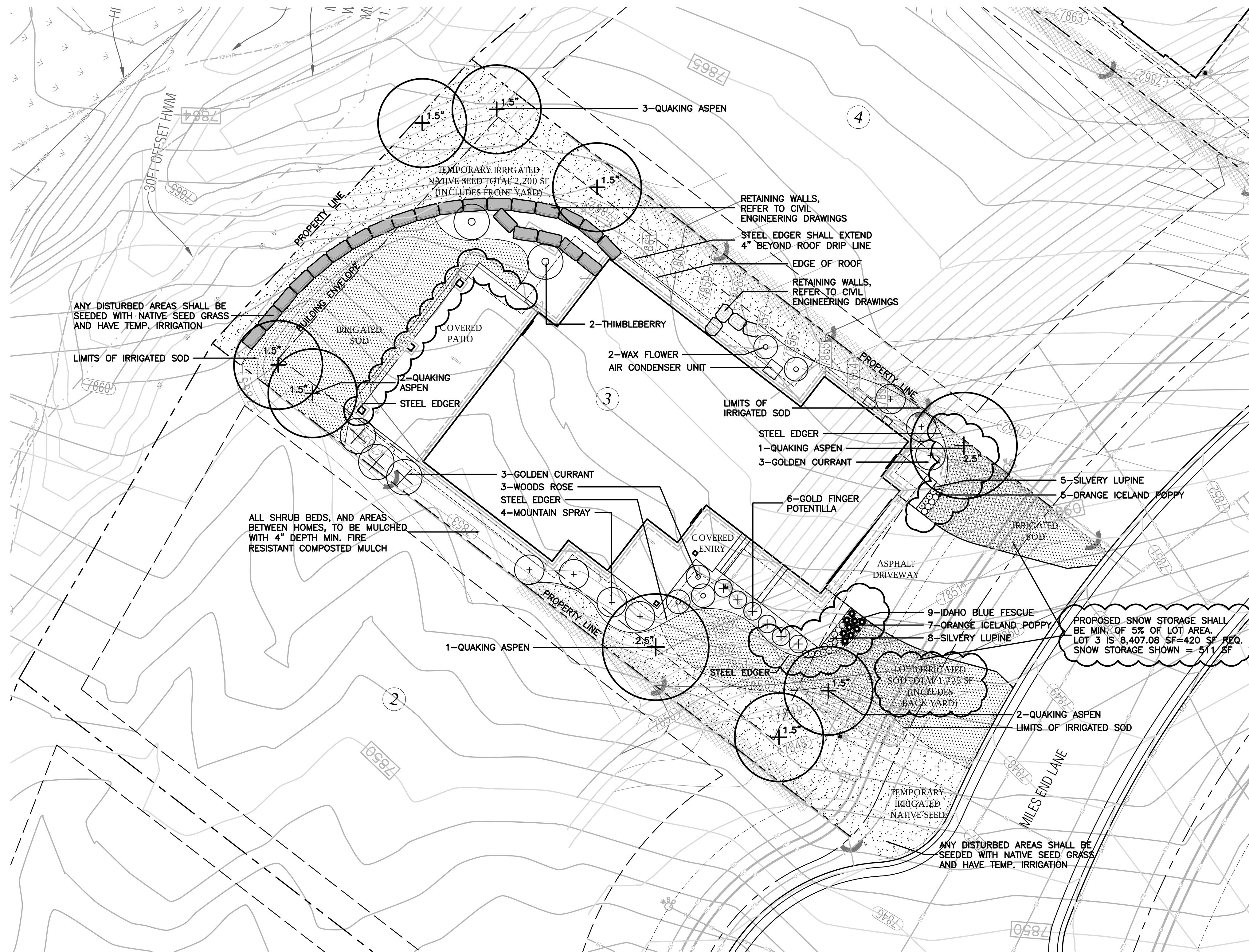
REVISED DRB SUBMITTAL: 11.25.24
TREE LOCATIONS SHIFTED SLIGHTLY DUE TO
CONFLICTS WITH UPDATED UTILITY LOCATIONS
AND MODIFIED LANDSCAPE FOR REVISED WALK
LAYOUT AND FRONT PATIO LAYOUT)

PERMIT SET: 6.13.25
SLIGHT SHIFT OF LANDSCAPE BED EDGE
(RATIO AND SNOW STORAGE AREA)

PERMIT SET

SHEET TITLE:
PROPOSED
LANDSCAPE PLAN
SCALE: 1"=10'-0"
SHEET NUMBER:

L1



General Notes and Specifications:

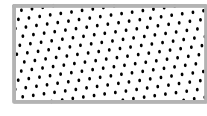
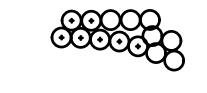
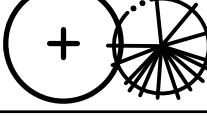
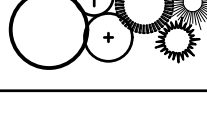
- 1. All areas disturbed by construction and not designated a shrub bed or sod, shall be planted with the specified native grass seed.
- 2. The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
- 3. The Landscape Plan shall be reviewed on site prior to installation to ensure planting meets the intent of the design guidelines and Town of Minturn standards.
- 4. See Civil Engineering sheets for final grading and drainage.
- 5. Snow Storage area shall be a min. of 25% of all driveway and parking areas.

Revegetation Notes:

- 1. Seed shall be broadcast and raked to ¼" depth.
- 2. Apply Biodegradable Green Dyed-Wood Cellulose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
- 3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

Fire Mitigation Recommendations:

- 1. Zone 1 (15' from building and integral planting): no highly flammable plants, such as evergreen trees and shrubs should be planted within 15' of the structure or attachments.
- 2. Zone 2 (70' from building and Integral planting): a 10' crown separation must be maintained for all evergreen trees and shrubs over 4' height. A 4' crown separation must be maintained for evergreen shrubs under 4' height.
- 3. Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
- 4. Existing junipers within Zone 1 and Zone 2 must be limbed ½ of their total height, but no more than 10' height.
- 5. Dead limbs shall be removed from all existing Serviceberry within Zone 1 or Zone 2.
- 6. If necessary, final existing vegetation to be limbed or removed for fire mitigation purposes will be subject to the constraints of the final unit site plans and reviewed on site with a representative from the Town of Minturn on a unit by unit basis prior to construction.

LEGEND & IRRIGATION CALCULATIONS:		
Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop-Up Spray Irrigation For Bluegrass Sod	1,725 SF
	Permanent micro-spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	9 TREES x 4.5 SF = 40.5 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,887 SF
	Temporary Spray Irrigation For Native Seed	2,200 SF

IRRIGATION NOTES:

- 1. DESIGN CRITERIA: DESIGN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO UNIFORMLY IRRIGATE ALL PLANTING AREAS. ZONE IRRIGATED SOD, NATIVE SEED GRASS, AND SHRUB PLANTING AREAS SEPARATELY. PROVIDE DRIP IRRIGATION FOR SHRUB BEDS. PROVIDE MICRO-SPRAY HEADS OR DRIP IRRIGATION, DEPENDING ON PLANT MATERIAL, IN PERENNIAL AND GROUNDCOVER BEDS. DESIGN ROTORS FOR TURF GRASS AREAS MORE THAN 40' WIDE, AND POP-UP SPRAY HEADS FOR AREAS LESS THAN 40' WIDE.
- 2. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.

ALL DISTURBED AREAS SHALL BE SEEDED WITH: 'DRY NATIVE MOUNTAIN' SEED MIX

THIS SEED MIX HAS BEEN CHOSEN FOR THE SPECIFIC PROJECT LOCATION AND ELEVATION. LANDSCAPE INSTALLER SHALL NOT DEVIATE FROM THIS REVEGETATION SEED MIX WITHOUT WRITTEN APPROVAL FROM THE RESORT CONCEPTS SITE MANAGER.

COMMON NAME	SEEDING RATE % MIX	BULK LBS PER ACRE
SANDBERG BLUE	10%	5.00
MOUNTAIN BROME	20%	10.00
SLENDER WHEATGRASS	15%	7.50
BLUEBUNCH WHEATGRASS	10%	5.00
ROCKY MOUNTAIN FESCUE	10%	5.00
THICKSPIKE WHEATGRASS	15%	7.50
BOTTLEBRUSH SQUIRRELTAIL	2.5%	1.25
STREAMBANK WHEATGRASS	15%	7.50
PRAIRIE JUNGRASS	2.5%	1.25
TOTAL LBS./ACRE	100%	50

NOTES:

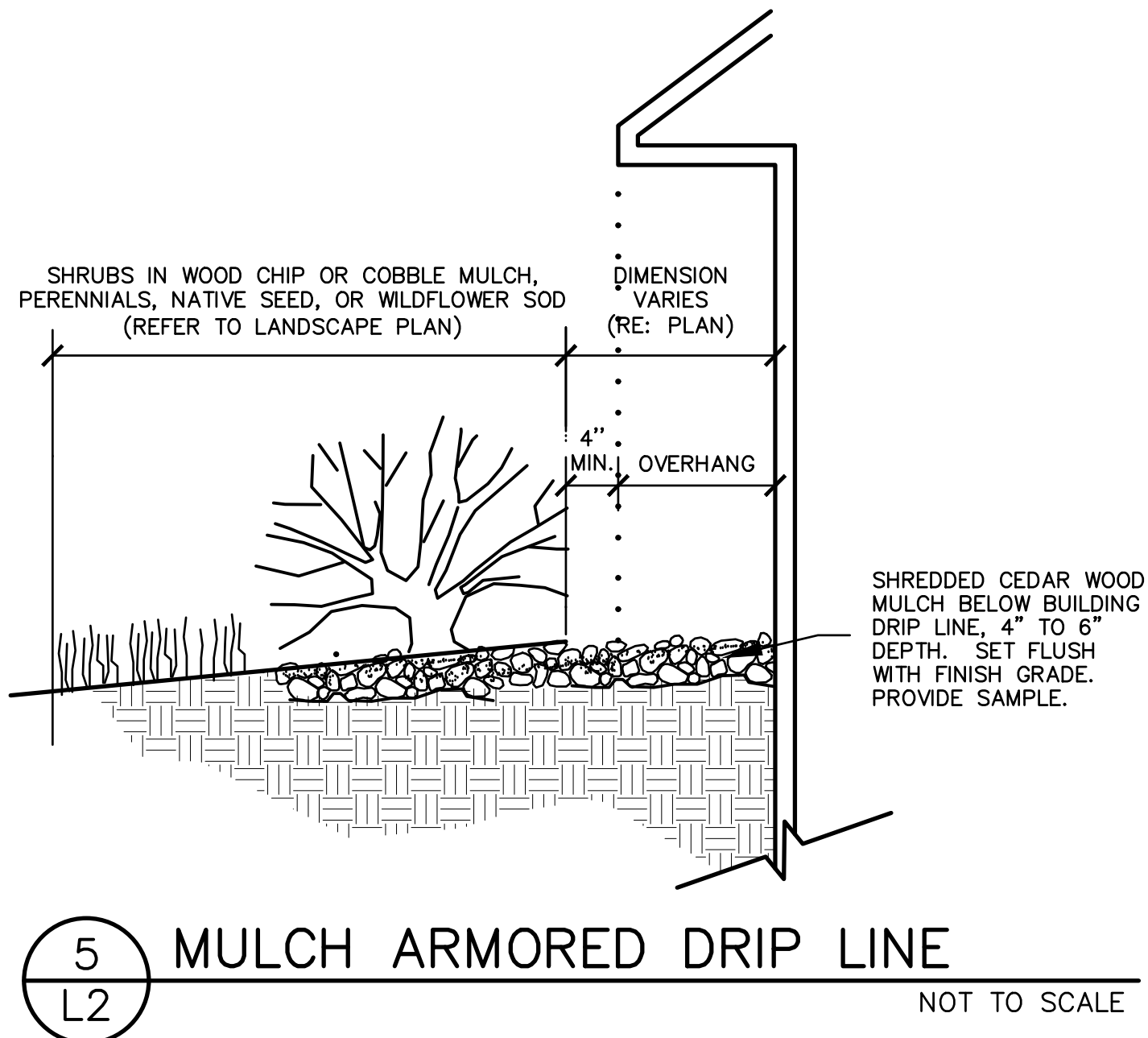
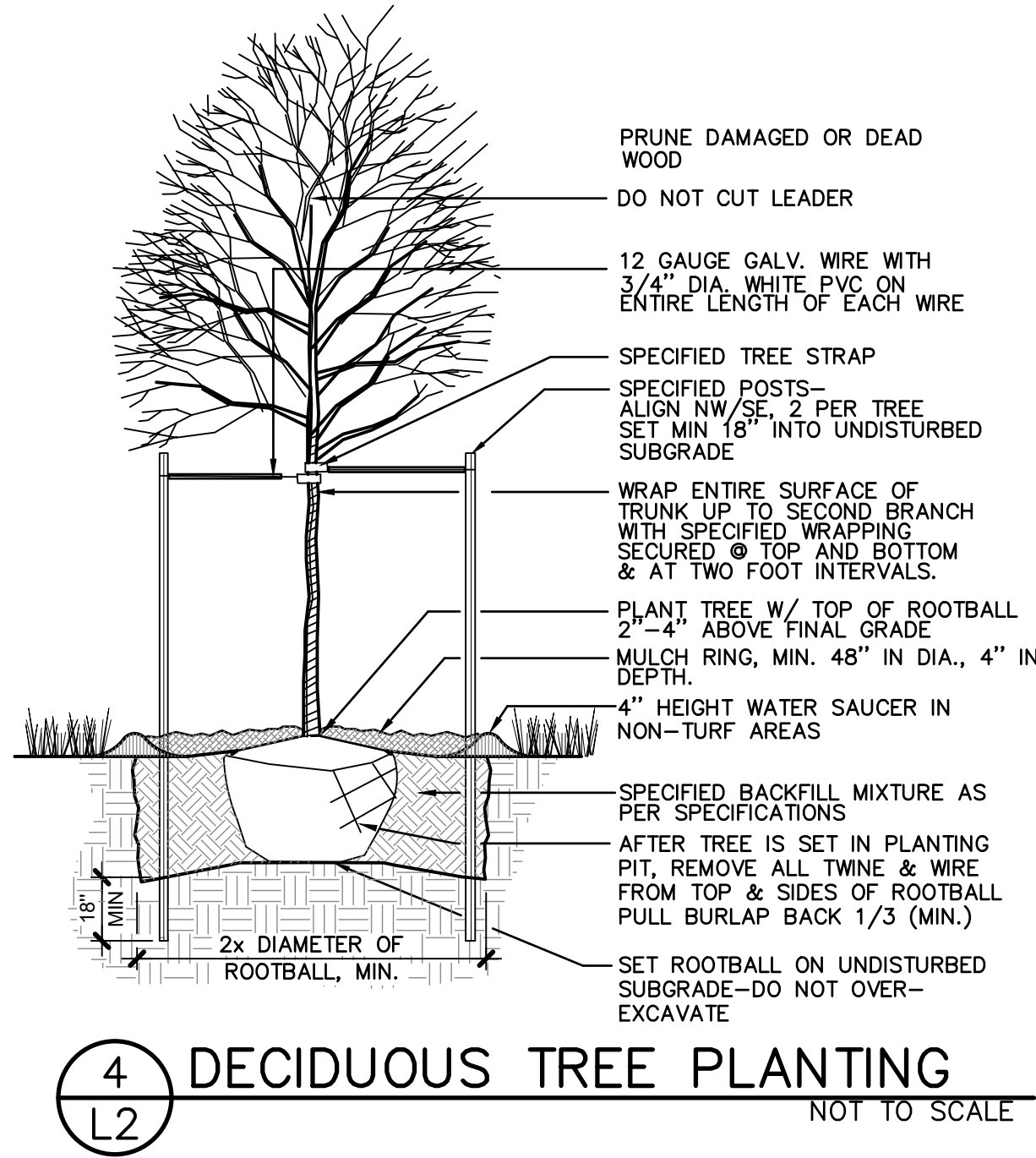
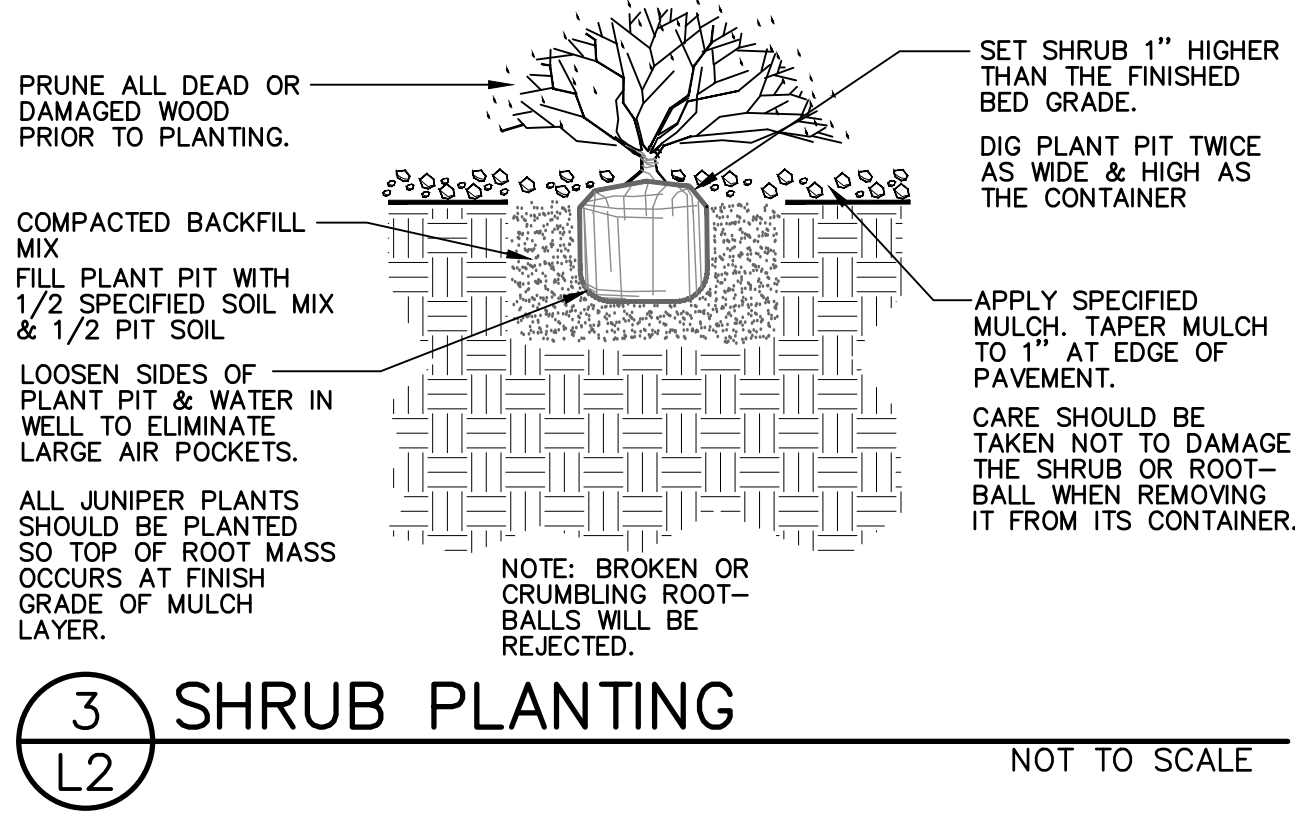
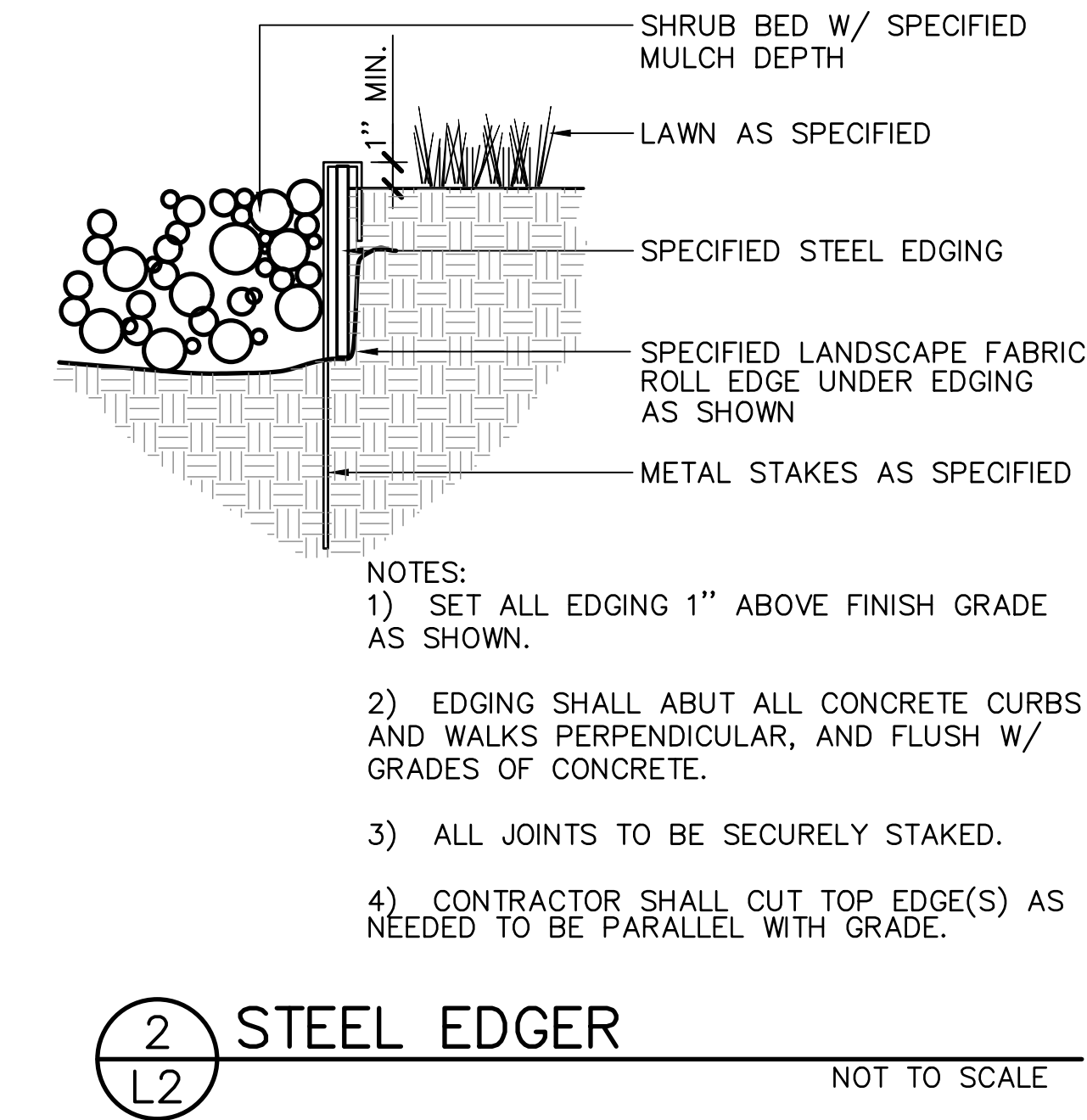
PERCENTAGES OF MIXES VARY YEAR-TO-YEAR DEPENDING ON HARVEST OF SEEDS, HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¾" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, CO 80632. PHONE: 1-800-782-5947 WEBSITE: PAWNEEBUTTESSEED.COM

PROPOSED PLANT MATERIALS LIST

Note: All plant material has been chosen from the CSU Extension Office recommended plant lists. These lists have been cross referenced to find suitable plants for the elevation of Minturn (10,000 ft and above), and also to maximize use of plants native to the area, low-water use plants, and plants that enhance habitat and food sources for insects, butterflies, birds and other animals. The cross referenced lists are the following:

- CSU Extension, Fire Wise Plant Materials - 6.305
- CSU Extension, Trees and Shrubs for Mountain Areas - Fact Sheet No. 7.423
- CSU Extension, Low-Water Native Plants for Colorado Gardens, Mountains 7,500' and Above - CO Native Plant Society
- CSU Extension, Native Trees for Colorado Landscapes - Fact Sheet No. 7.421
- CSU Extension, Native Shrubs for Colorado Landscapes - Fact Sheet No. 7.422

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
DECIDUOUS TREES				
5	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
4	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
ORNAMENTAL GRASSES (planted @ 12" O.C. spacing)				
9	Idaho Fescue Grass, Festuca idahoensis 'Siskiyou Blue'	1 & 2	1 gal.	Container Full
PERENNIAL FLOWERS (planted @ 12" O.C. spacing)				
12	Orange Iceland Poppy Papaver nudicaule	1 & 2	Flats of 15 or 32	
13	Silvery Lupine Lupinus argenteus	1 & 2	Flats of 15	
DECIDUOUS SHRUBS				
6	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
6	Goldfinger Potentilla Potentilla fruticosa 'Goldfinger' or 'Gold Drop'	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.
4	Mountain Spray Holodiscus dumosus	1 & 2	5 gal.	Container, 5 canes minimum 18"-24" ht.
2	Thimbleberry Rubus parviflorus	1 & 2	5 gal.	Container, 5 canes minimum 18"-24" ht.
2	Waxflower Jamesia americana	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
3	Wood's Rose Rosa woodsii	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.





Know what's below.
Call before you dig.

LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
PO BOX 3000, PMB 301
EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

MINTURN NORTH P.U.D.

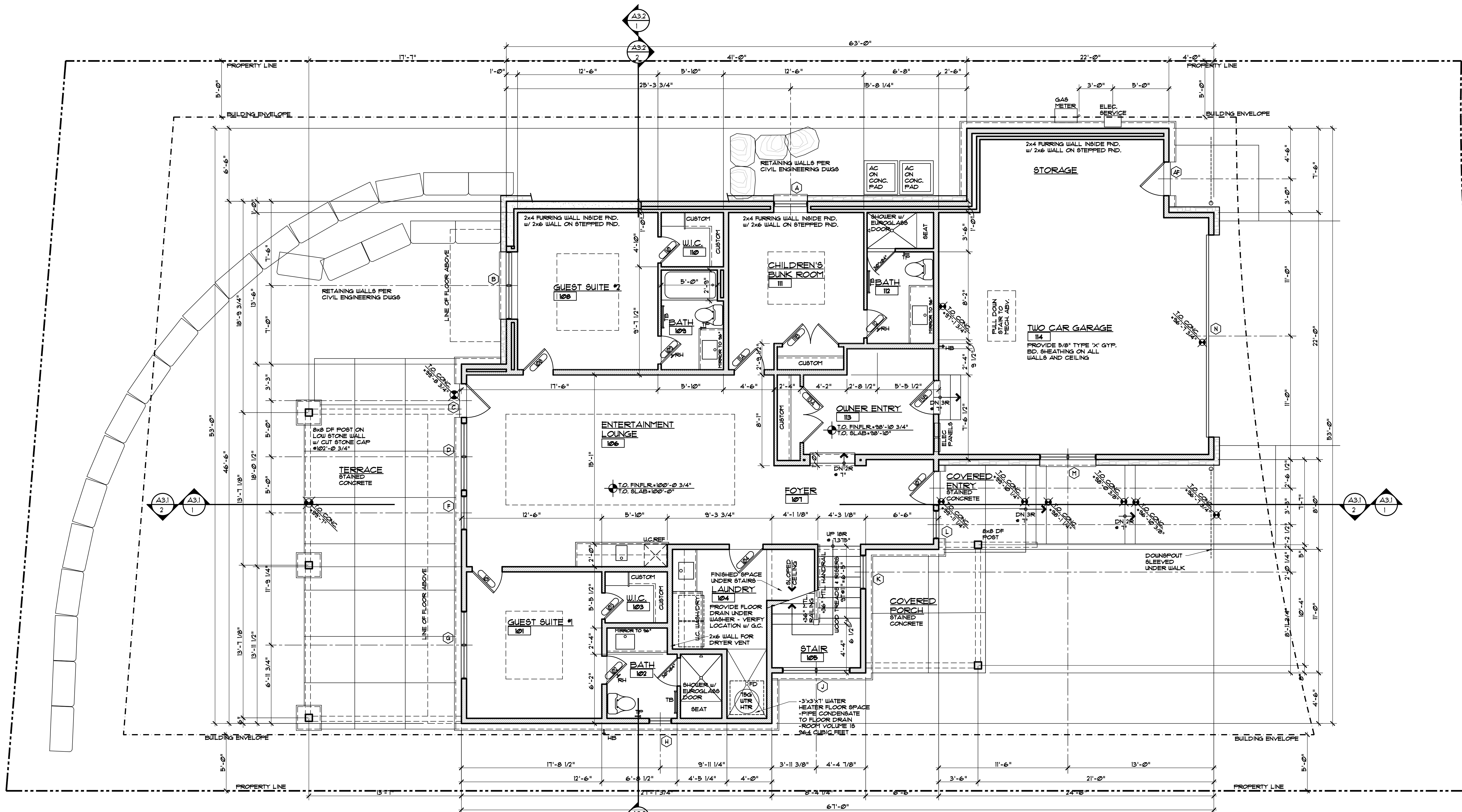
LOT 3-LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: June 14, 2024
REVISIONS:
REVISED DRB SUBMITTAL: 7.10.24
(NO CHANGES TO LANDSCAPE)
REVISED DRB SUBMITTAL: 11.25.24
(2 TREE LOCATIONS SHIFTED SLIGHTLY DUE TO CONFLICTS WITH UPDATED UTILITY LOCATIONS AND MODIFIED LANDSCAPE FOR REVERSED WALL LAYOUT AND FRONT PATIO LAYOUT)
PERMIT SET: 6.13.25
(SLIGHT SHIFT OF LANDSCAPE BED EDGE, PATIO AND SNOW STORAGE AREA)

PERMIT SET

SHEET TITLE:
LANDSCAPE
NOTES & DETAILS
SCALE: NOT TO SCALE
SHEET NUMBER:
L2



- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
 2. TOP OF WALL HEIGHTS EQUAL TOP OF FLAT PLATE OR LOWER POINT ON BEVELED WALL PLATES.
 3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY UPON FINDING ANY DISCREPANCIES IN DOCUMENTS.
 4. ALL WORK SHALL COMPLY WITH STATE & LOCAL CODES AND ORDINANCES, BE BUILT TO INDUSTRY STANDARDS AND BE PERFORMED TO THE HIGHEST LEVEL OF CRAFTSMANSHIP.
 5. VERIFY ALL FINISHED FLOOR THICKNESS FOR DETERMINING MOUNTING HEIGHTS, STAIR CONSTRUCTION, ETC.
 6. CABINET LAYOUT, APPLIANCE SPECIFICATIONS, AND ELECTRICAL LOW VOLTAGE REQUIREMENTS & LOCATIONS NEED TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.
 7. FRAMING CONTRACTOR TO PROVIDE BLOCKING FOR ALL SURFACE MOUNTED ACCESSORIES AND SHALL COORDINATE PLACEMENT WITH ON-SITE SUPERVISOR PRIOR TO INSTALLATION.
 8. VERIFY ALL VENTING, DUCTWORK, SUPPLY AND RETURN AIR LOCATIONS w/ HVAC CONTRACTOR PRIOR TO COMPLETION OF FRAMING & ELECTRICAL ROUGH-IN. GENERAL CONTRACTOR TO APPROVE ALL LOCATIONS.
 9. DROPPED CEILING AND SOFFIT LOCATIONS SHALL BE APPROVED BY ON-SITE SUPERVISOR AND COORDINATED w/ MECP. SUB-CONTRACTORS PRIOR TO INSTALLATION.
 10. REFER TO WINDOW MANUFACTURER SHOP DRAWINGS FOR EXACT ROUGH OPENINGS FOR ALL DOORS & WINDOWS. NOTIFY ARCHITECT IMMEDIATELY WITH ANY ISSUES REGARDING HEADERS AND/OR POSTING.
 11. ALL INTERIOR DRYWALL IS 5/8" GYPSUM BOARD UNO.
 12. 5/8" FIBER-REINFORCED GYPSUM PANELS OR FIBER-CEMENT BACKER BOARD SHALL BE INSTALLED IN ALL WET LOCATIONS BEHIND TILE.
 13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.

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CELL: (970) 409-9790
don.eggars@eggarsarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720



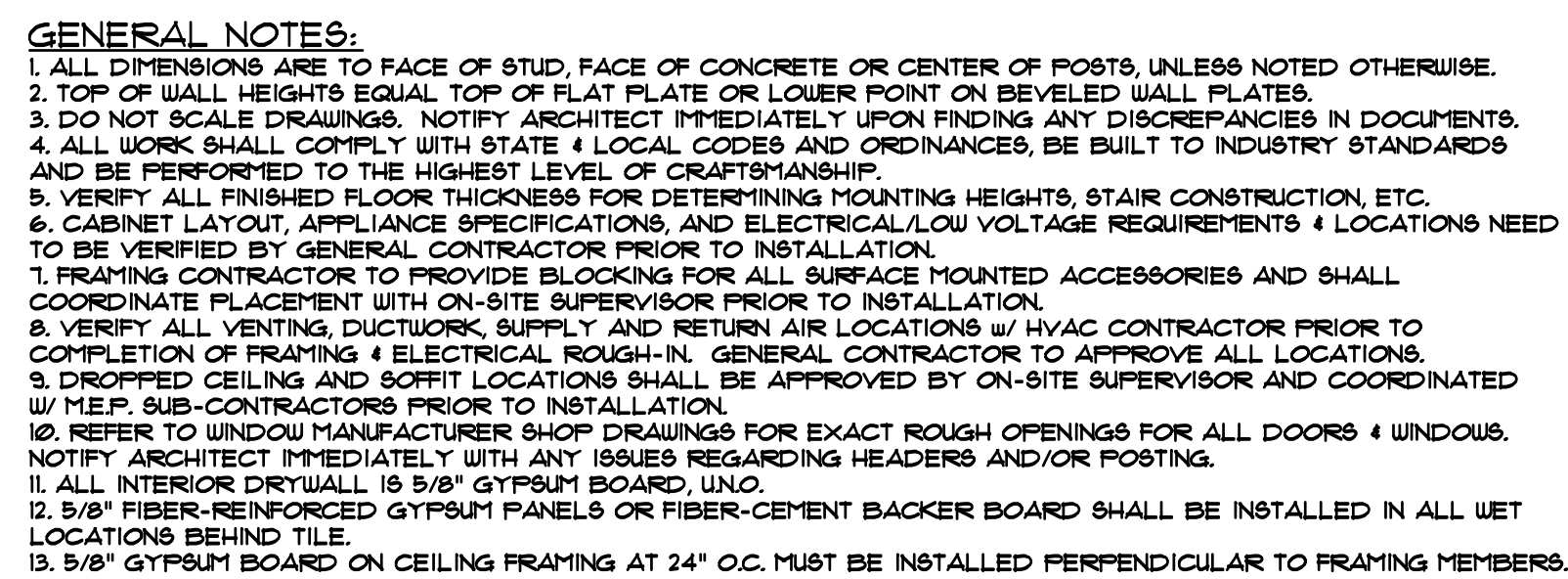
GOICOECHEA
226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

ISSUED		COMMENTS	
#	DATE	BY	
8	6-19-25	DUE	BUILDING PERMIT SET
6	5-30-25	DUE	BUILDING PERMIT SET (NOT SUBMITTED)
3	11-25-24	DUE	DREB SUBMITTAL #2 SET
2	1-10-24	DUE	REVISED DREB SUBMITTAL

A1.1

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.



1/4" ————— 1'-0"
1,806 SF LIVING

ISSUED			
#	DATE	BY	COMMENTS
8	6-13-25	DUE	BUILDING PERMIT SET
6	5-30-25	DUE	BUILDING PERMIT SET (NOT SUBMITTED)
3	11-25-24	DUE	DRE SUBMITTAL #2 SET
2	1-10-24	DUE	REVISED DRE SUBMITTAL

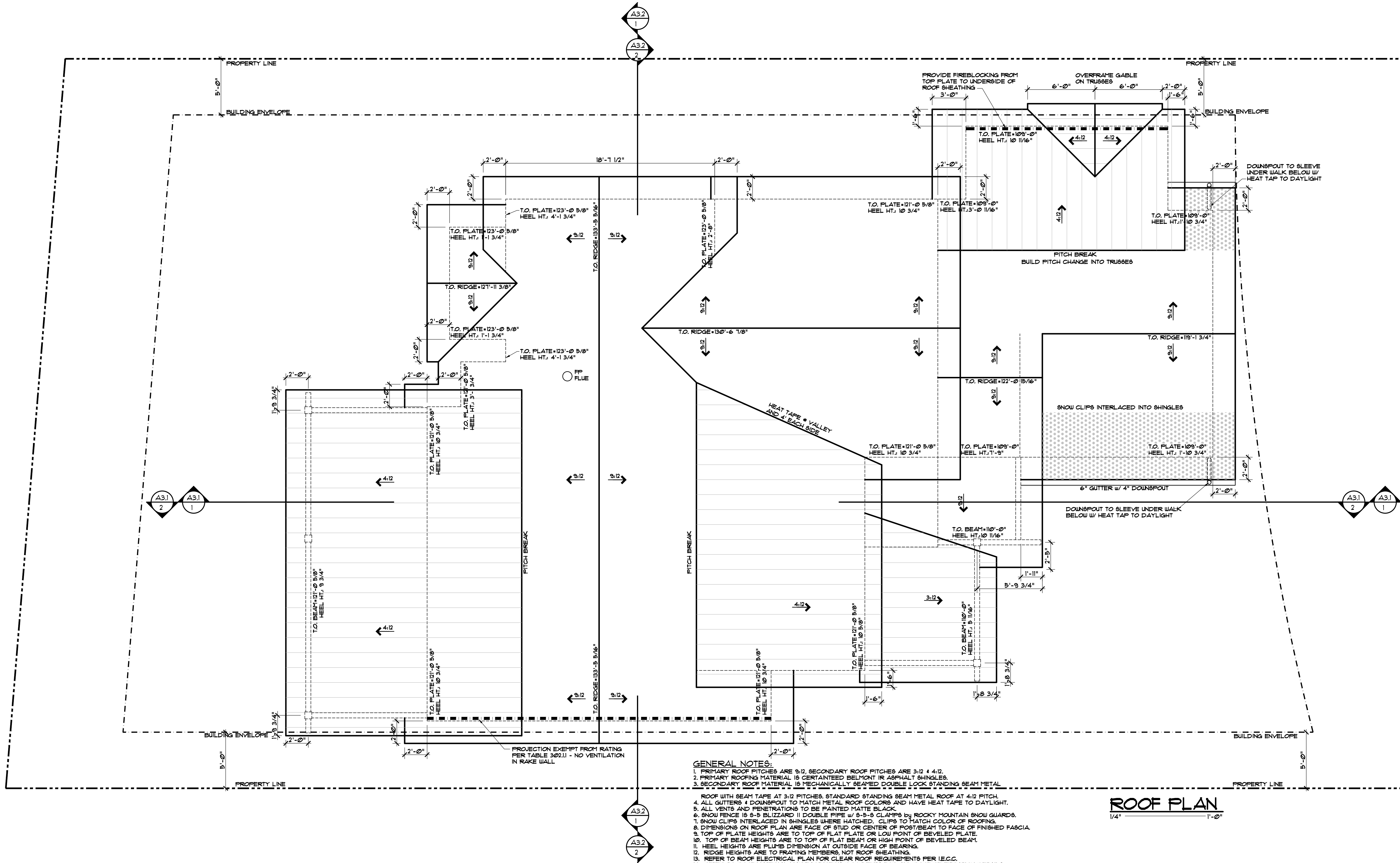
A1.2

A circular professional seal for Donald W. Eggers, a Licensed Professional Engineer in the State of Colorado. The seal features the text "STATE OF COLORADO" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom. In the center, the name "DONALD W. EGGER" is written, with the license number "93388" below it. The seal is stamped over the bottom portion of the document.

GOICOECHEA
226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

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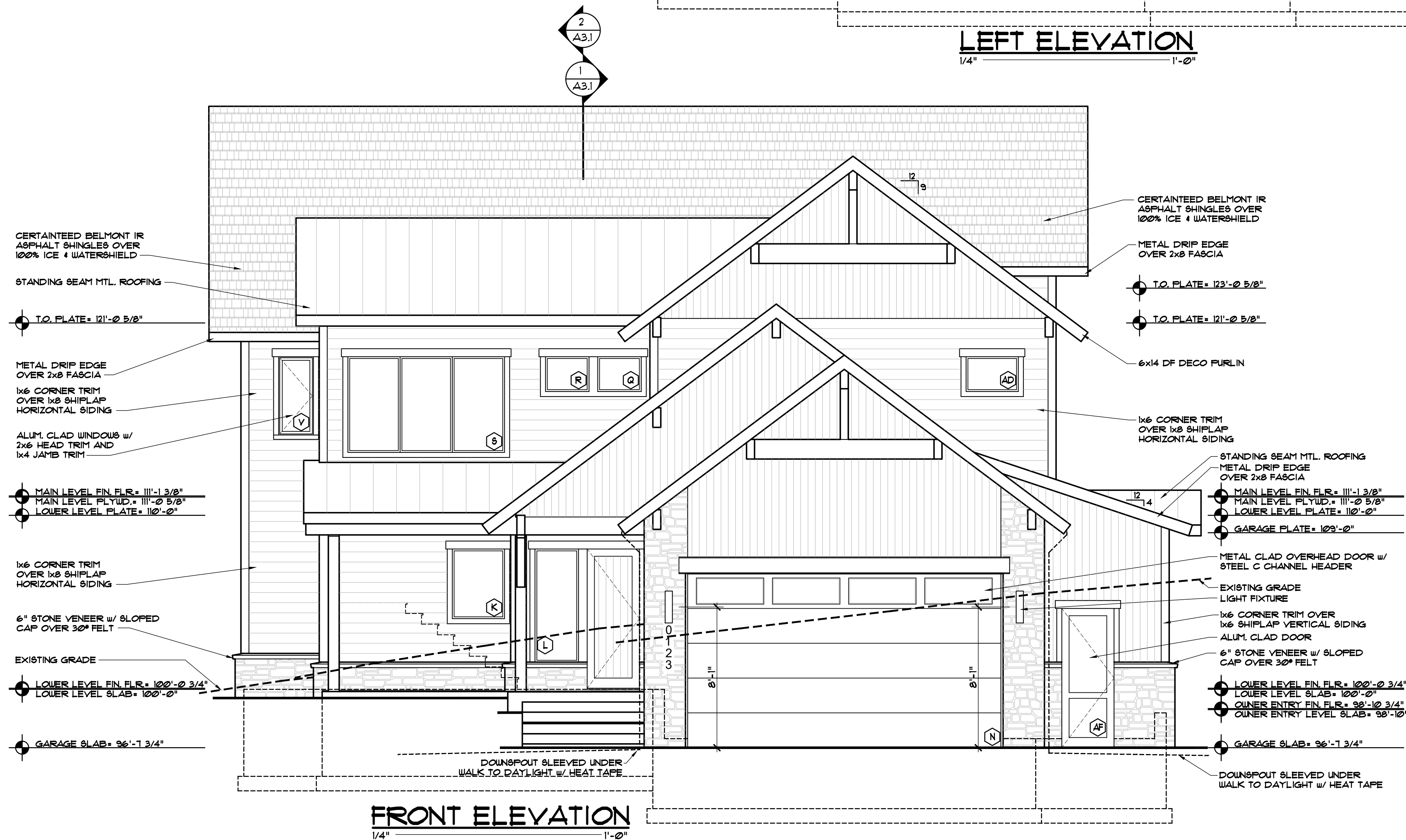
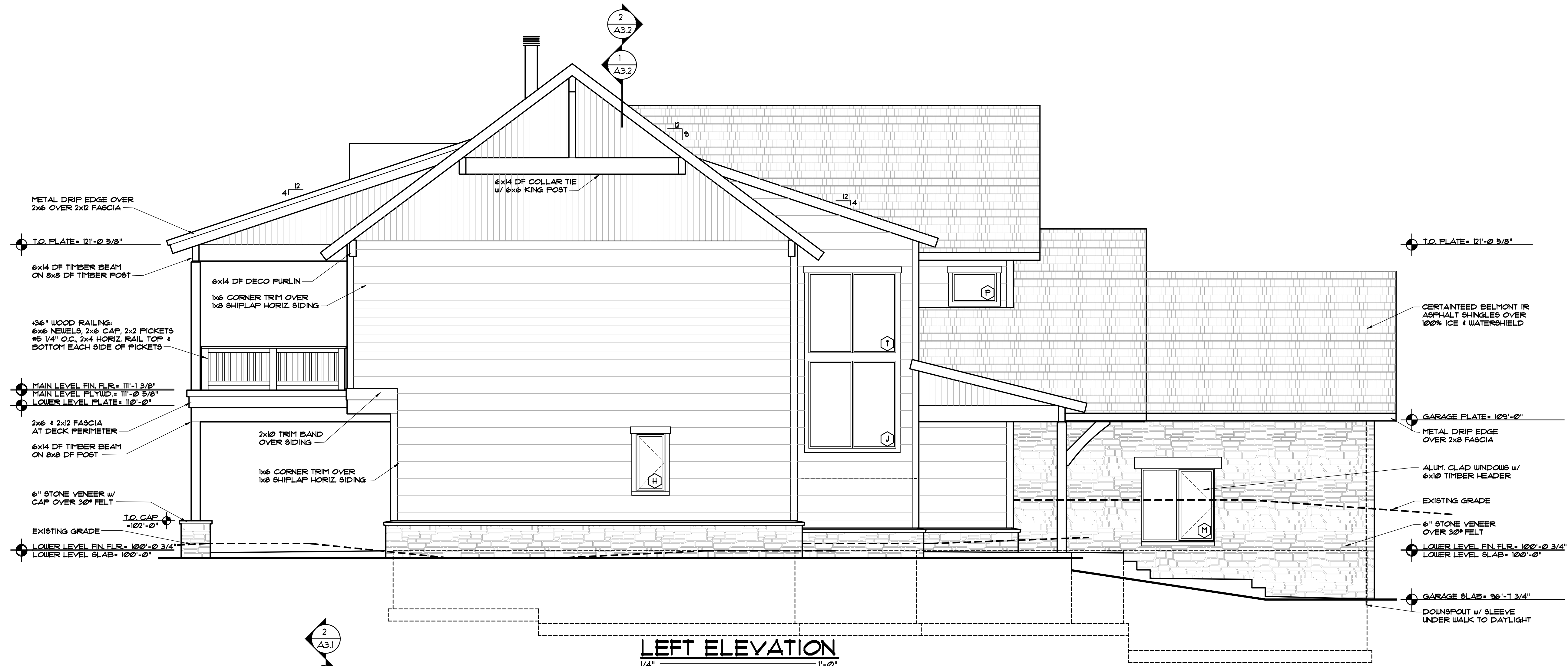


GOICOECHEA
226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

ISSUED		COMMENTS	
#	DATE	BY	
5	6-19-25	DUE	BUILDING PERMIT SET
6	5-30-25	DUE	BUILDING PERMIT SET (NOT SUBMITTED)
3	11-25-24	DUE	DRB SUBMITTAL #2 SET
2	1-10-24	DUE	REVISED DRB SUBMITTAL

A1.3



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EDWARDS, COLORADO
(970) 926-1720

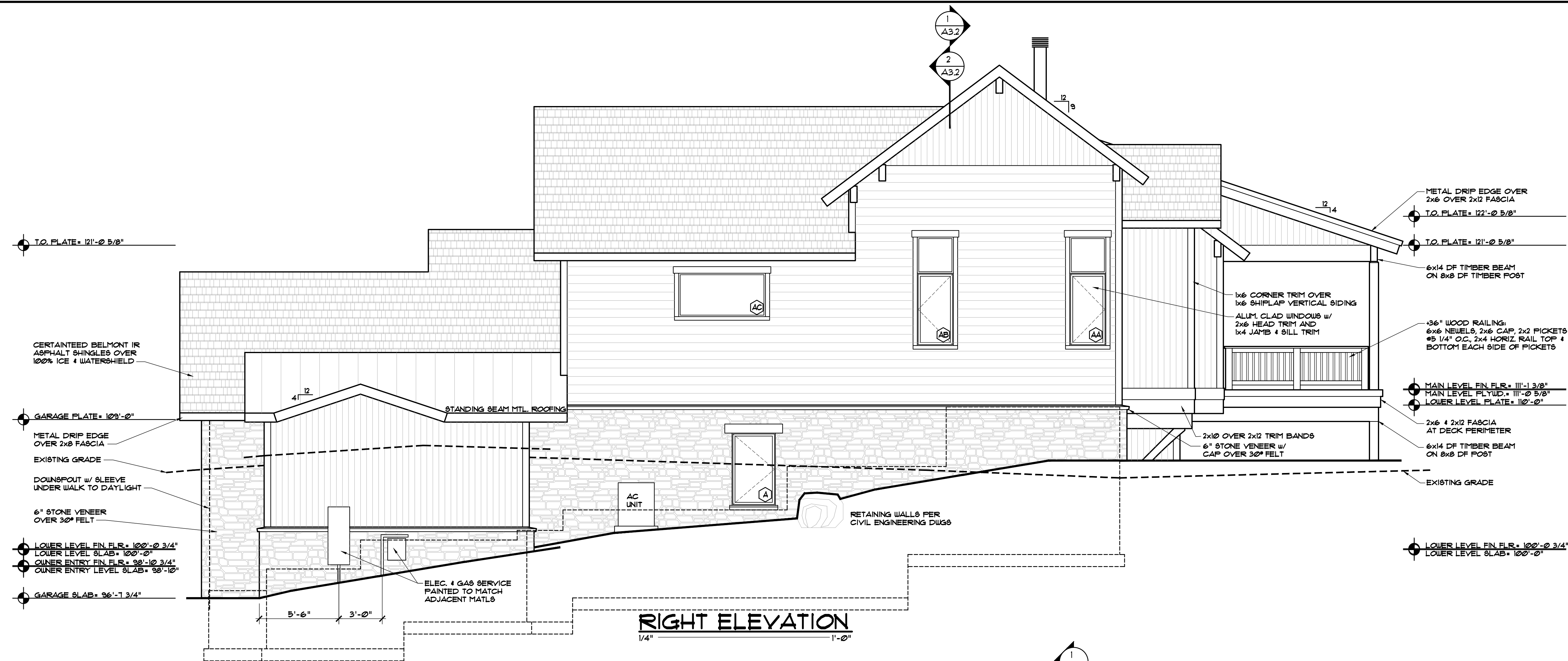


GOICOECHEA
226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

#	DATE	BY	COMMENTS	ISSUED
5	6-13-25		BUILDING PERMIT SET	
6	5-30-25		BUILDING PERMIT SET (NOT SUBMITTED)	
3	11-25-24		DRB SUBMITTAL #2 SET	
2	1-10-24		REVISED DRB SUBMITTAL	

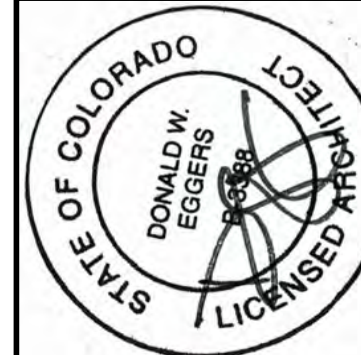
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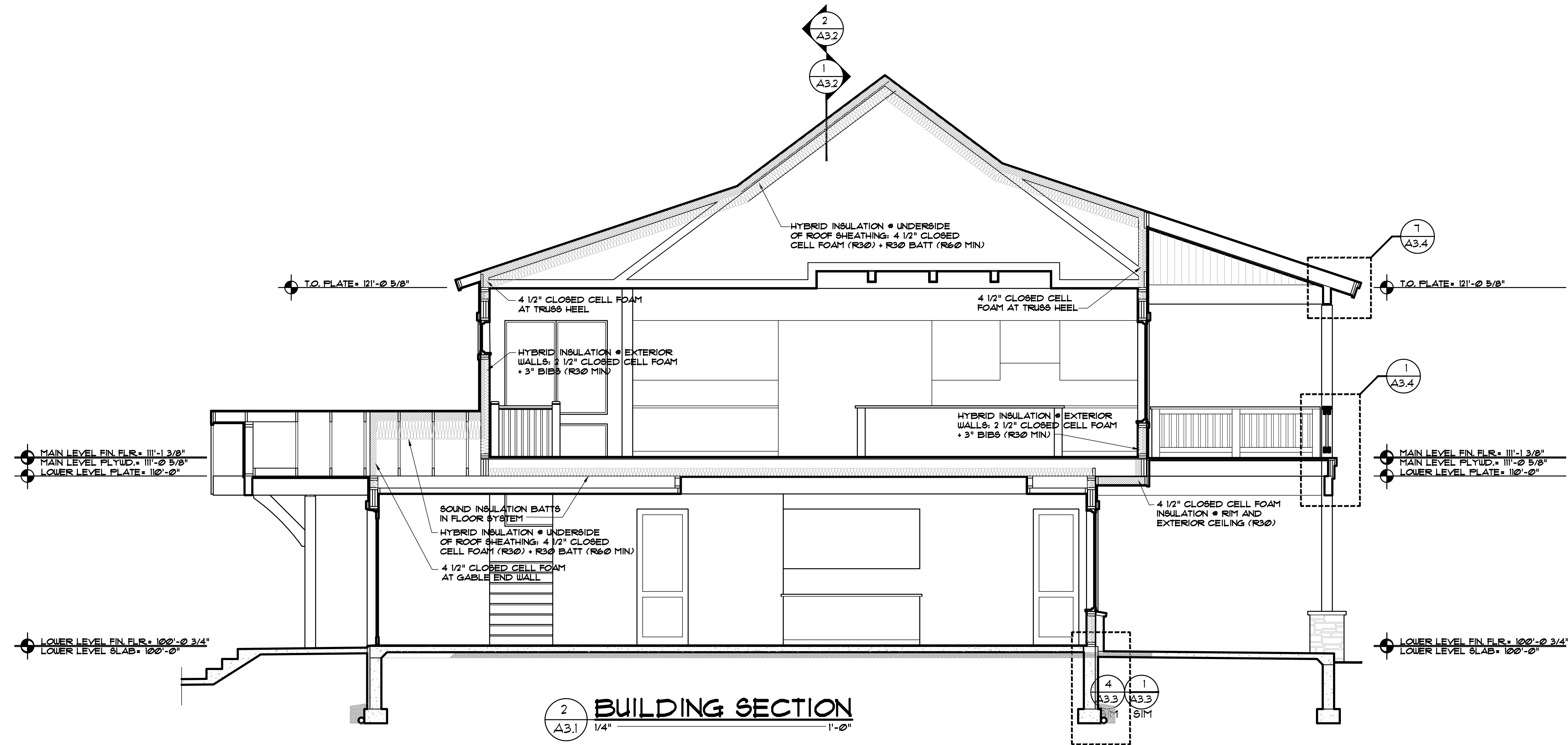


GOICOECHEA
226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

ISSUED			
#	DATE	BY	COMMENTS
2	6-13-25	DUE	BUILDING PERMIT SET
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3	11-25-24	DUE	DRB SUBMITTAL #2 SET
2	7-10-24	DUE	REVISED DRB SUBMITTAL

A2.2



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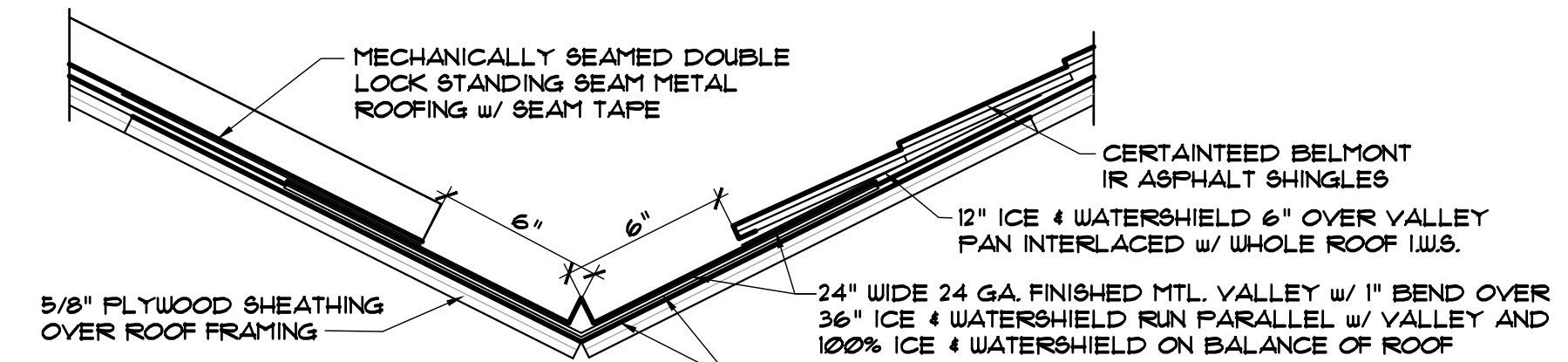
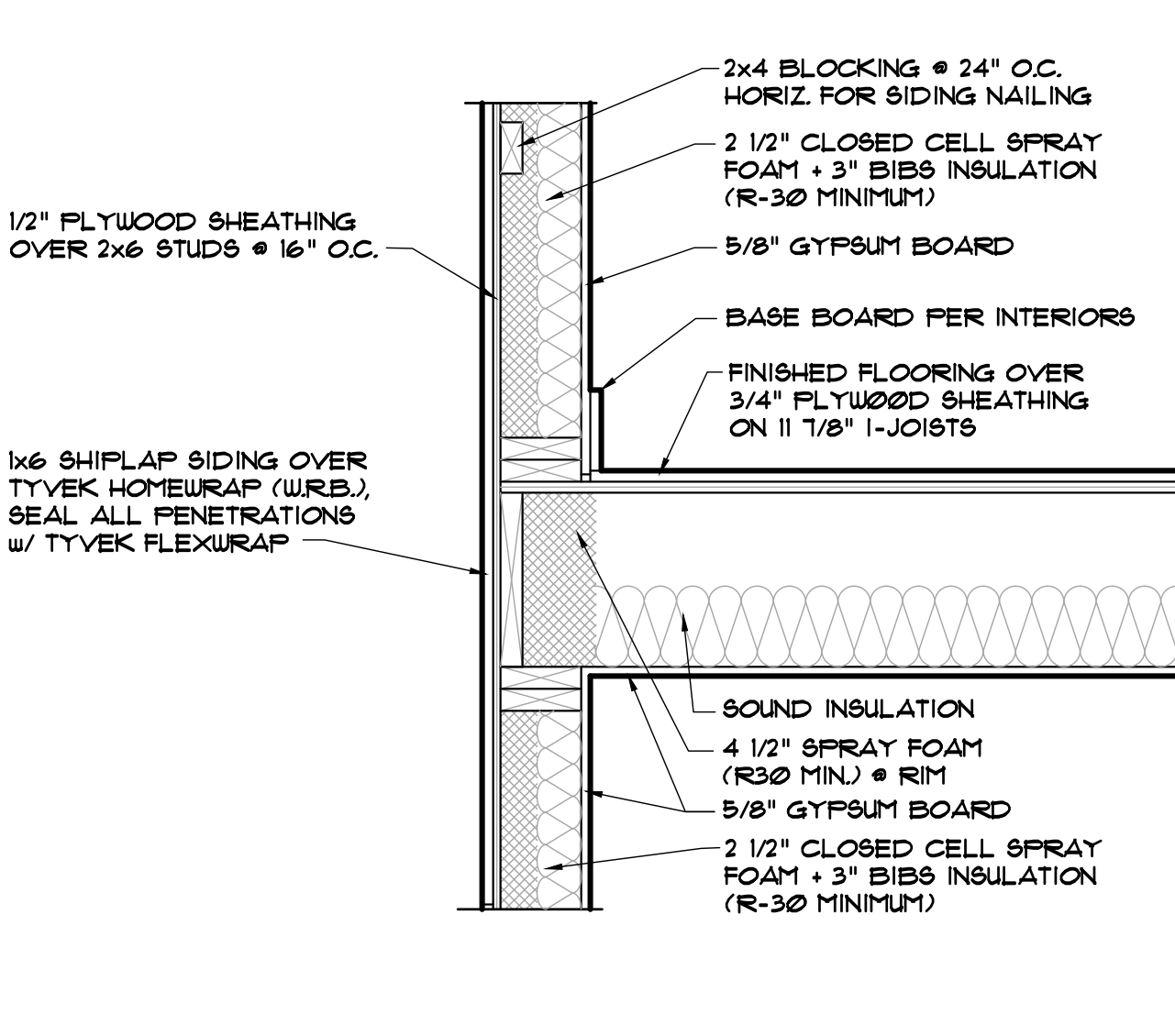
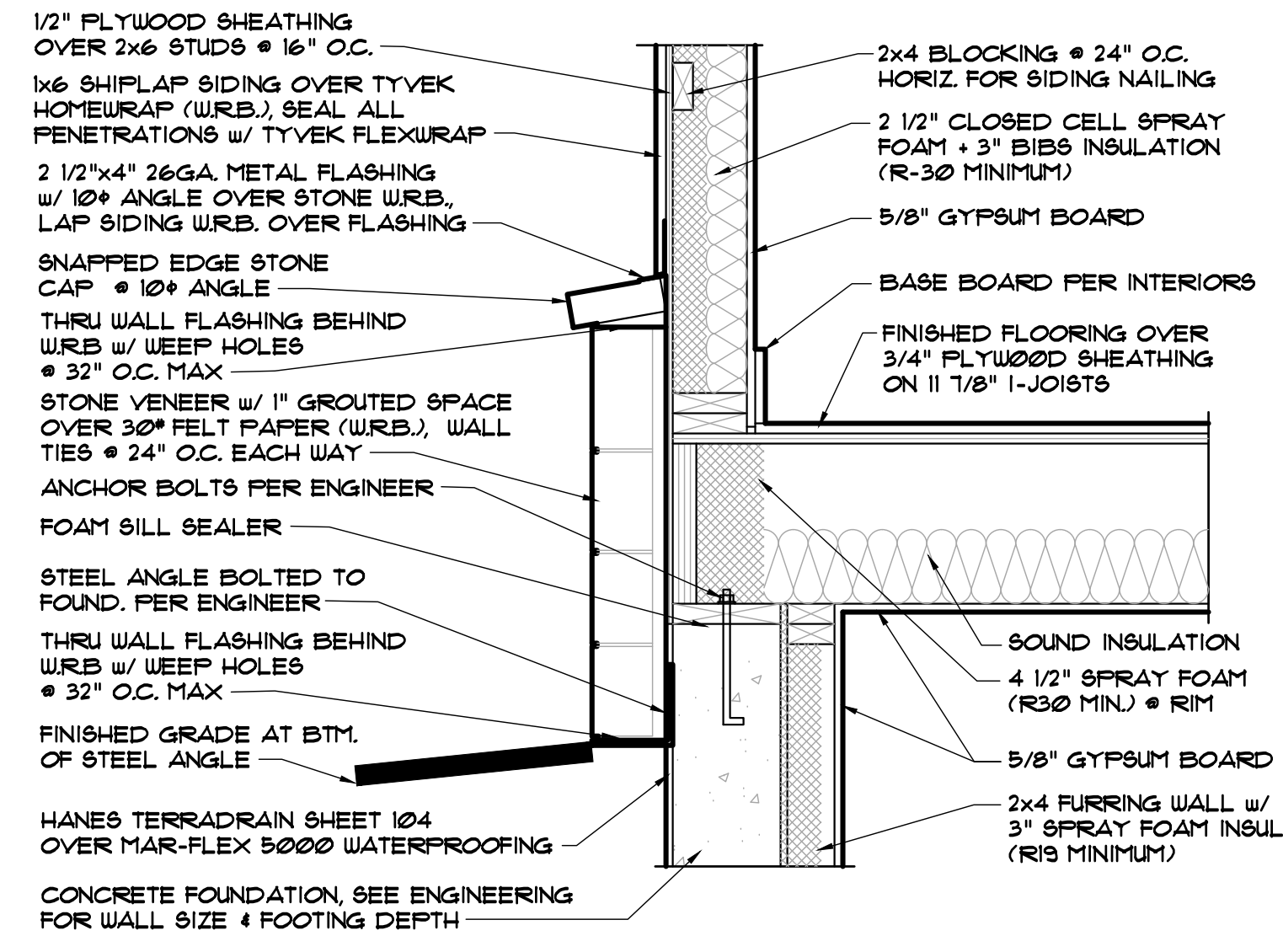
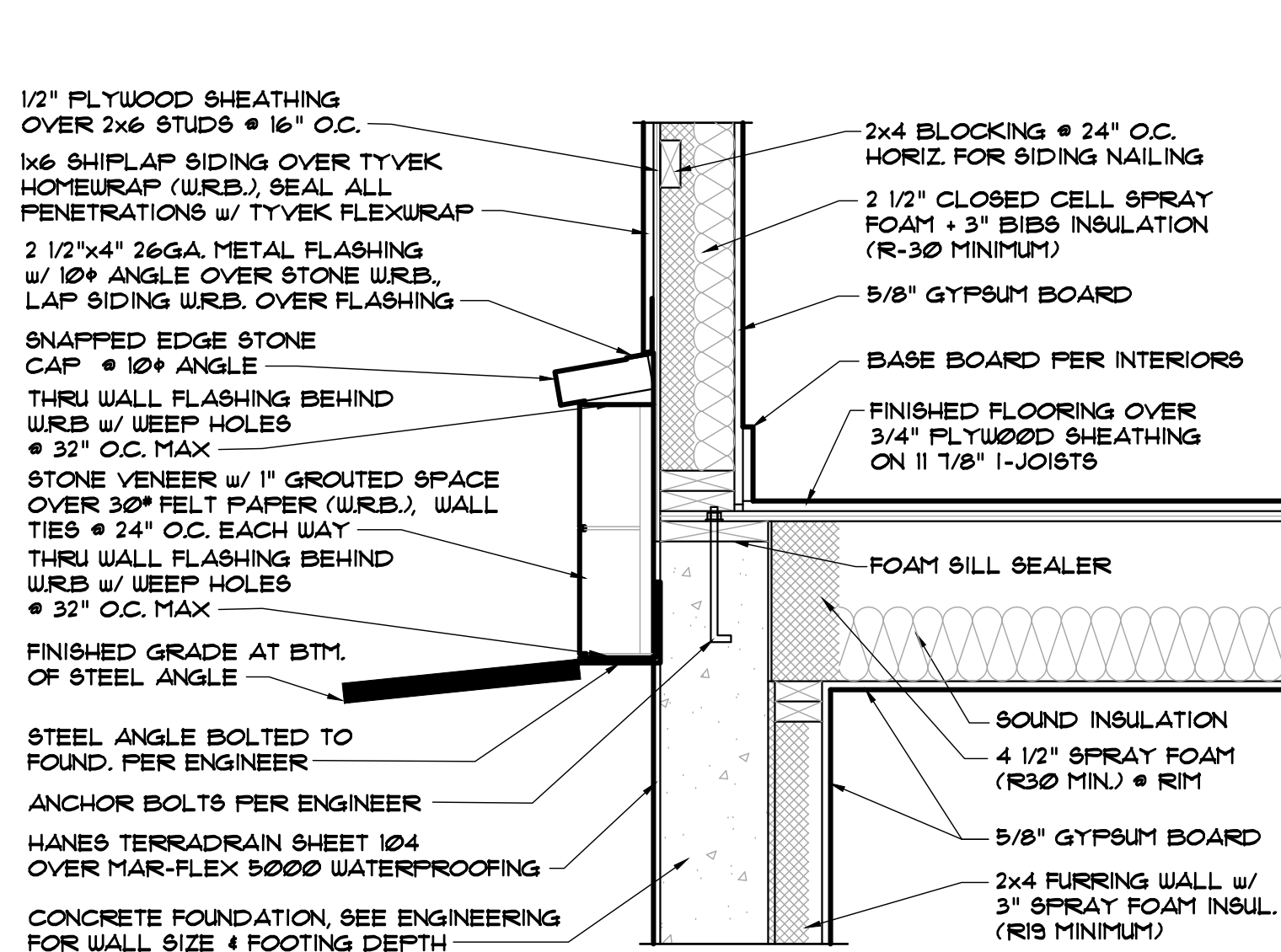


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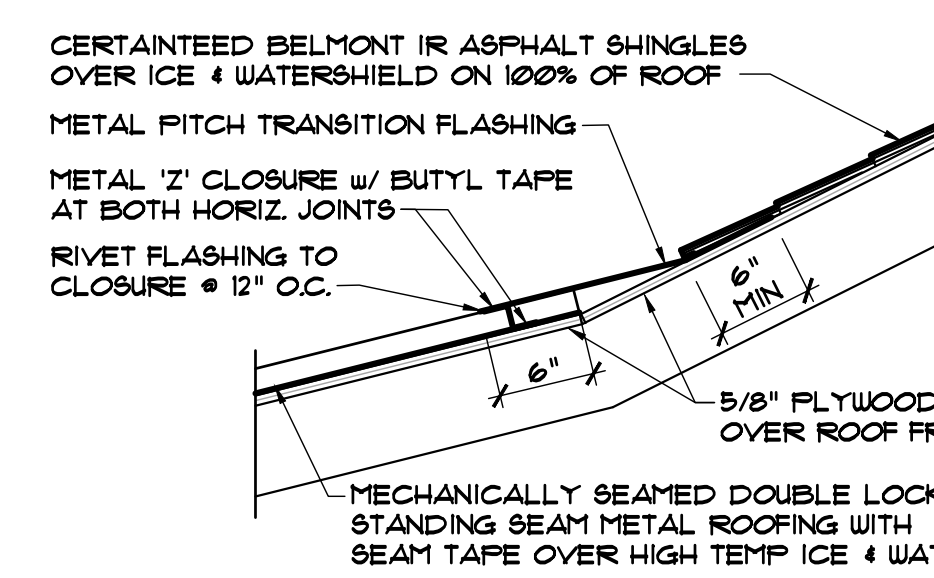
PROJECT NO: 2412-22 L03

ISSUED	#	DATE	BY	COMMENTS
	8	6-19-25	DUE	BUILDING PERMIT SET
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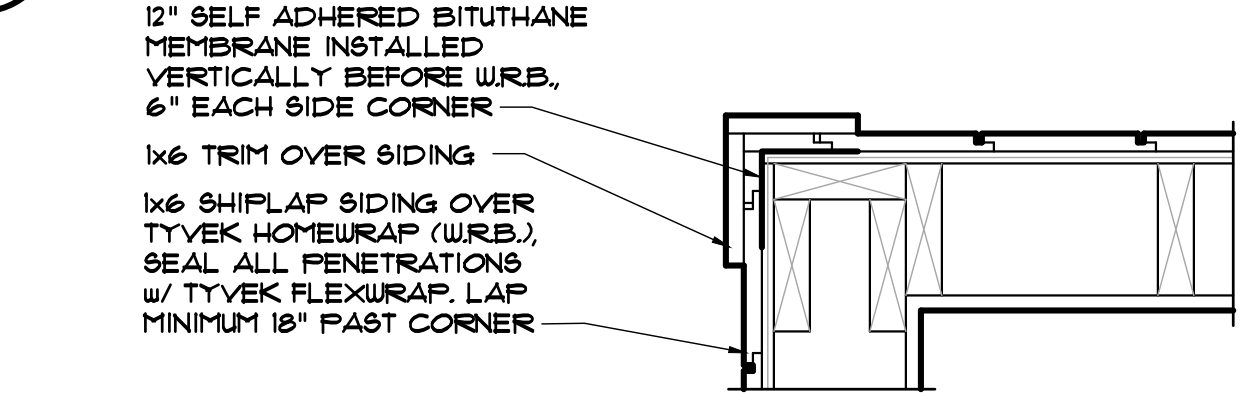
A3.1



13 VALLEY FLASHING
A3.3 NT9



12 PITCH CHANGE FLASHING
A3.3



VERTICAL SIDING

11 EXTERIOR CORNER DETAIL
A3.3

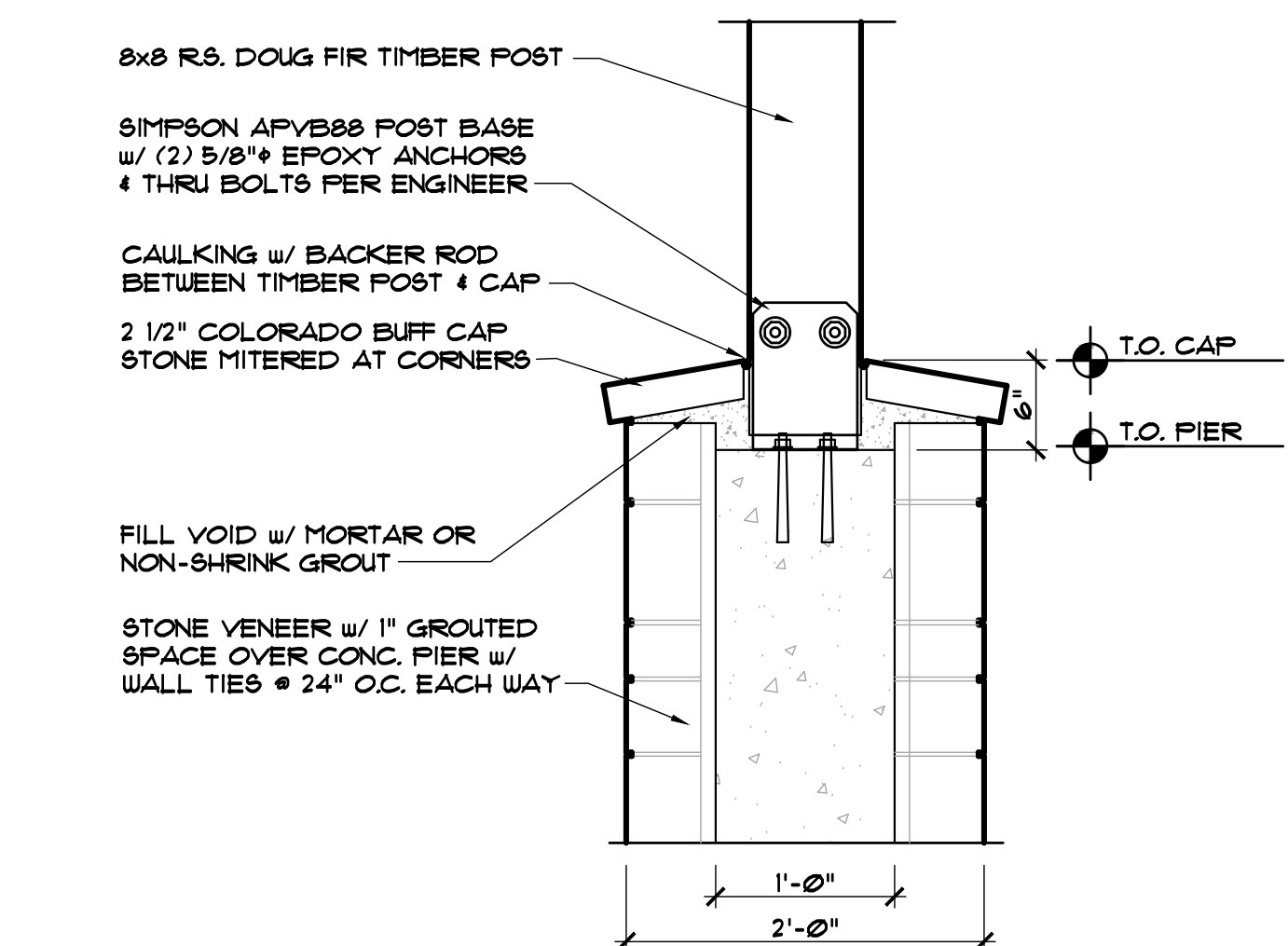
- SUBSLAB DEPRESSURIZATION RADON SYSTEM (PASSIVE):**
1. 4" GAS PERMEABLE GRAVEL OVER SUB-GRADE.
 2. SOIL-GAS-RETARDER FABRIC OVER GRAVEL & SEALED TO ALL PENETRATIONS.
 3. 1" FITTING VENT PIPE INSTALLED INTO THE GRAVEL AND EXTENDING TO 12" ABOVE ROOF.
 4. A VENT PIPE SHALL BE INSTALLED IN EACH ZONE BROKEN BY INTERNAL SPREAD FOOTINGS.
 5. RADON VENTS MUST RUN THROUGH INTERIOR FRAME WALLS.
 6. ROUTING TO BE DETERMINED BY GENERAL CONTRACTOR.

- FOUNDATION INSULATION & WATERPROOFING:**
1. ALL FOUNDATION WALLS TO RECEIVE MARFLEX 5000 SPRAY ON WATERPROOFING.
 2. WHERE CONCRETE SLAB IS LESS THAN 12" BELOW GRADE (WALK-OUT CONDITIONS & GARAGE SLABS) 2" RIGID FOAM INSULATION BOARD (R-10 MIN) IS TO BE INSTALLED TO 4'-0" MINIMUM DEPTH BELOW GRADE.
 3. HANES TERRADRAIN SHEET 104 DRAINAGE MATT TO BE INSTALLED AT ALL WALLS PER SOILS REPORT.

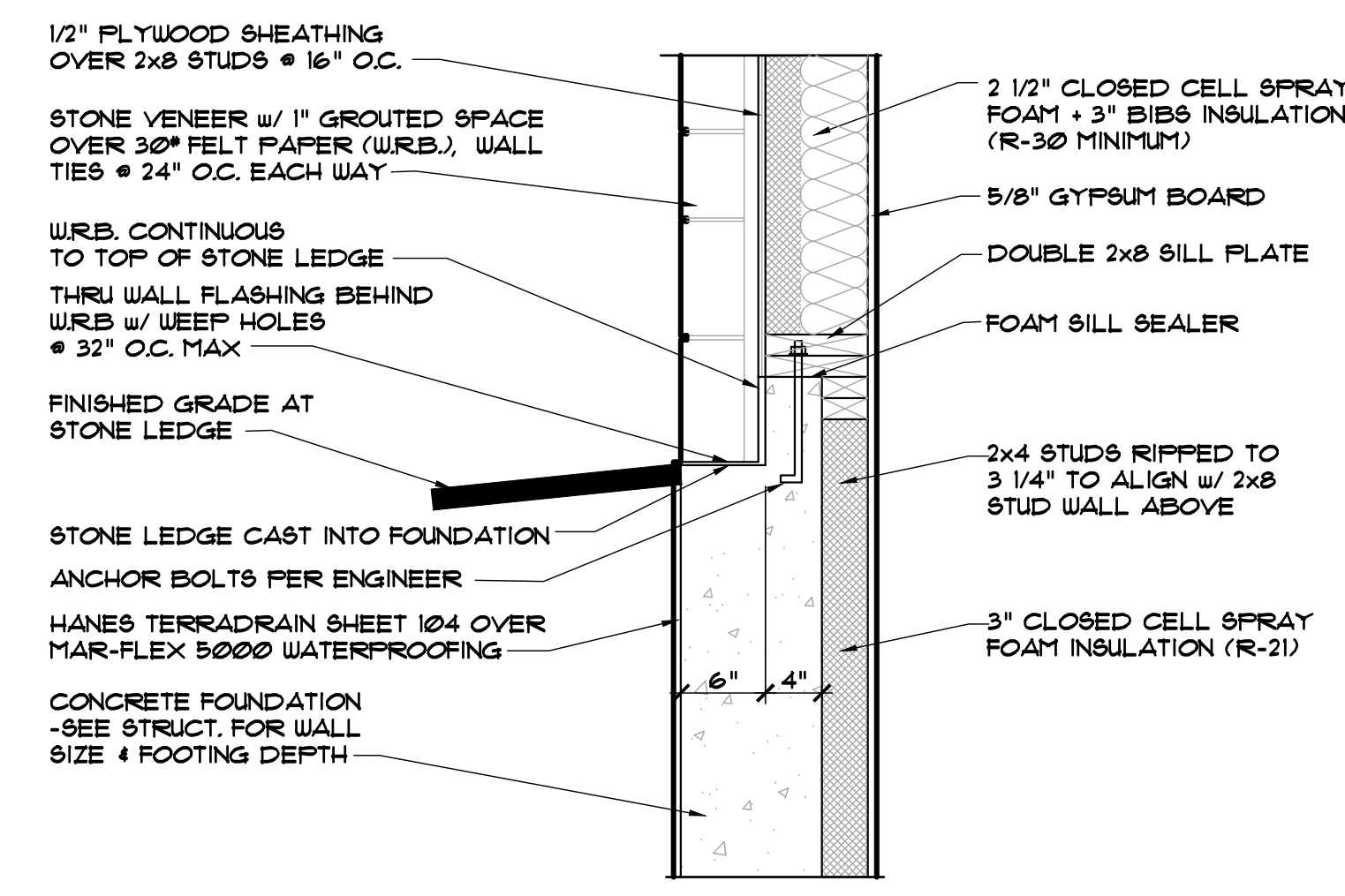
8 FLOOR ASSEMBLY HANGING INSIDE FOUNDATION WALL
A3.3 1" 1'-0"

9 FLOOR ASSEMBLY BEARING ON FOUNDATION WALL
A3.3 1" 1'-0"

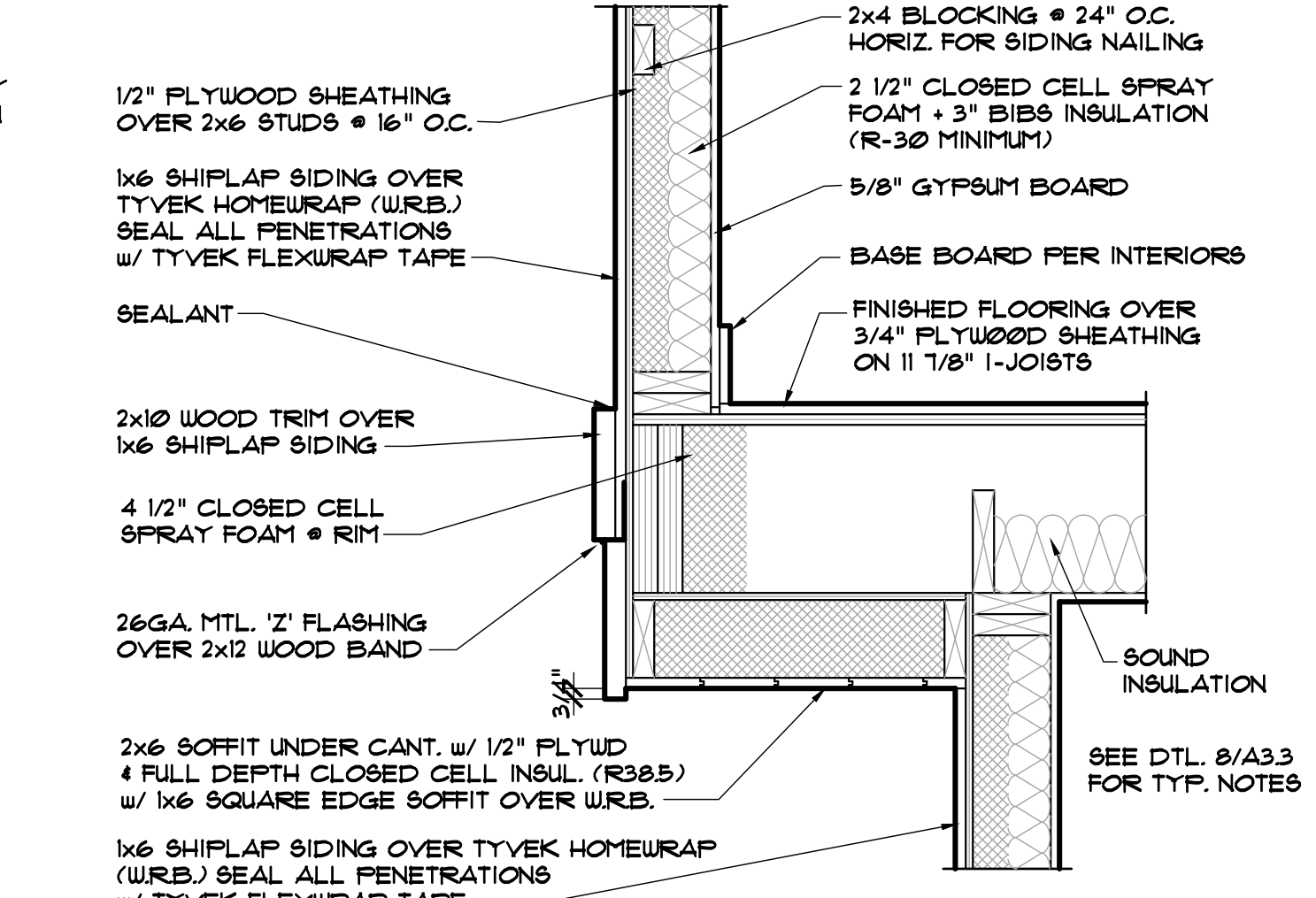
10 FLOOR ASSEMBLY ON FRAMING WALL BEARING
A3.3 1" 1'-0"



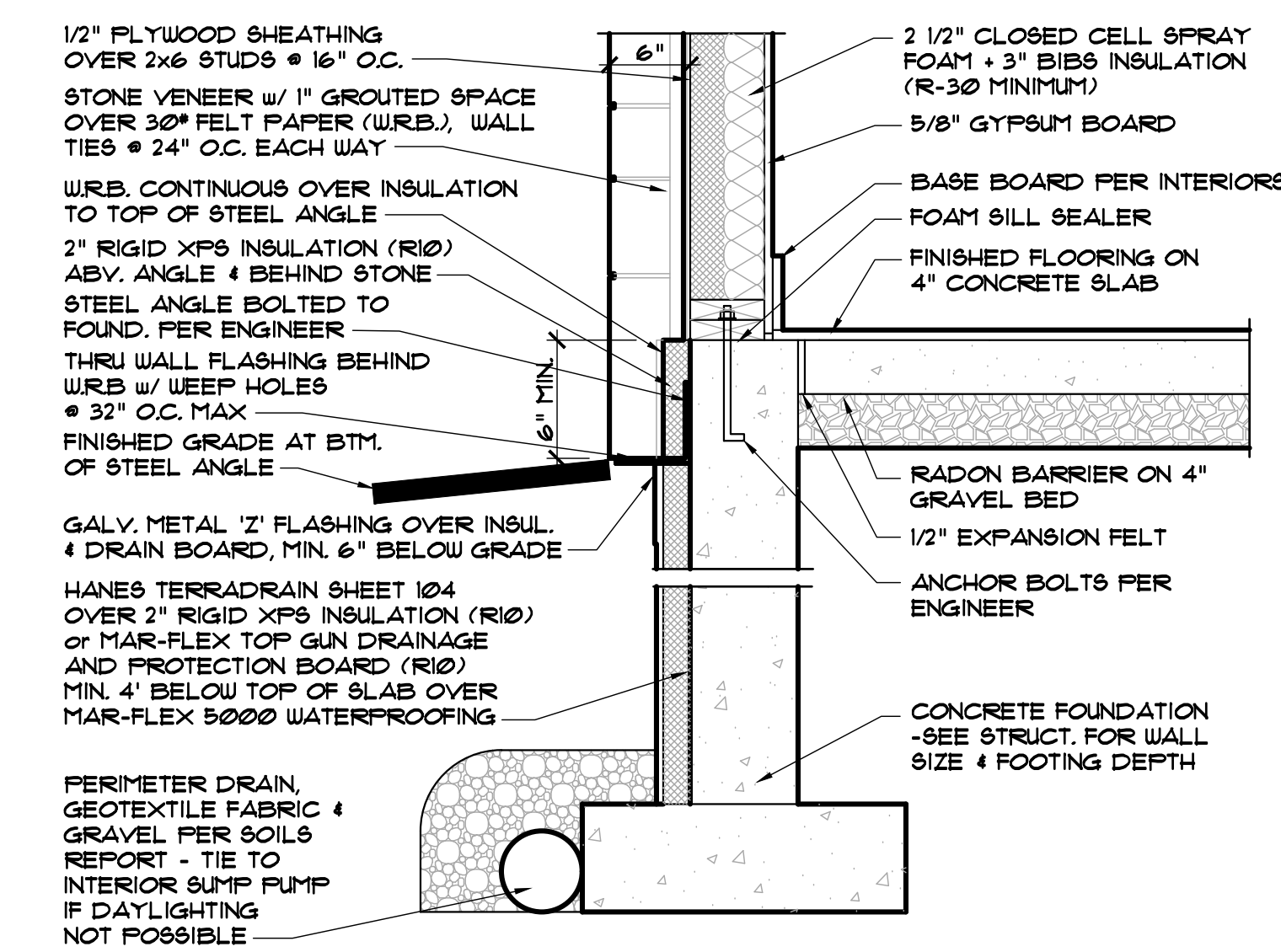
5 STANDARD TIMBER POST ON STONE BASE
A3.3 1" 1'-0"



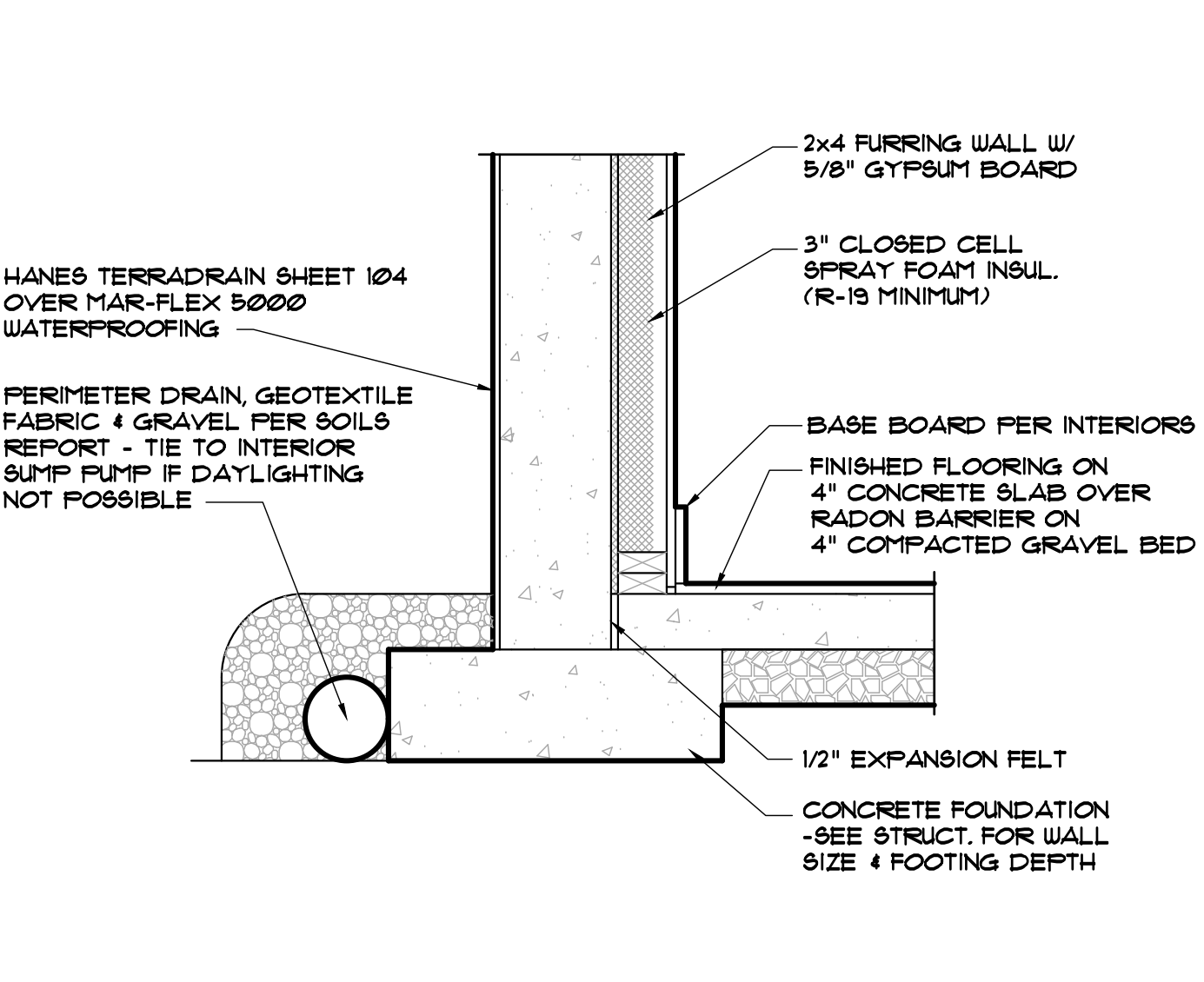
6 FOUNDATION @ CORNER STAIR WITH STONE LEDGE SUPPORT
A3.3 1" 1'-0"



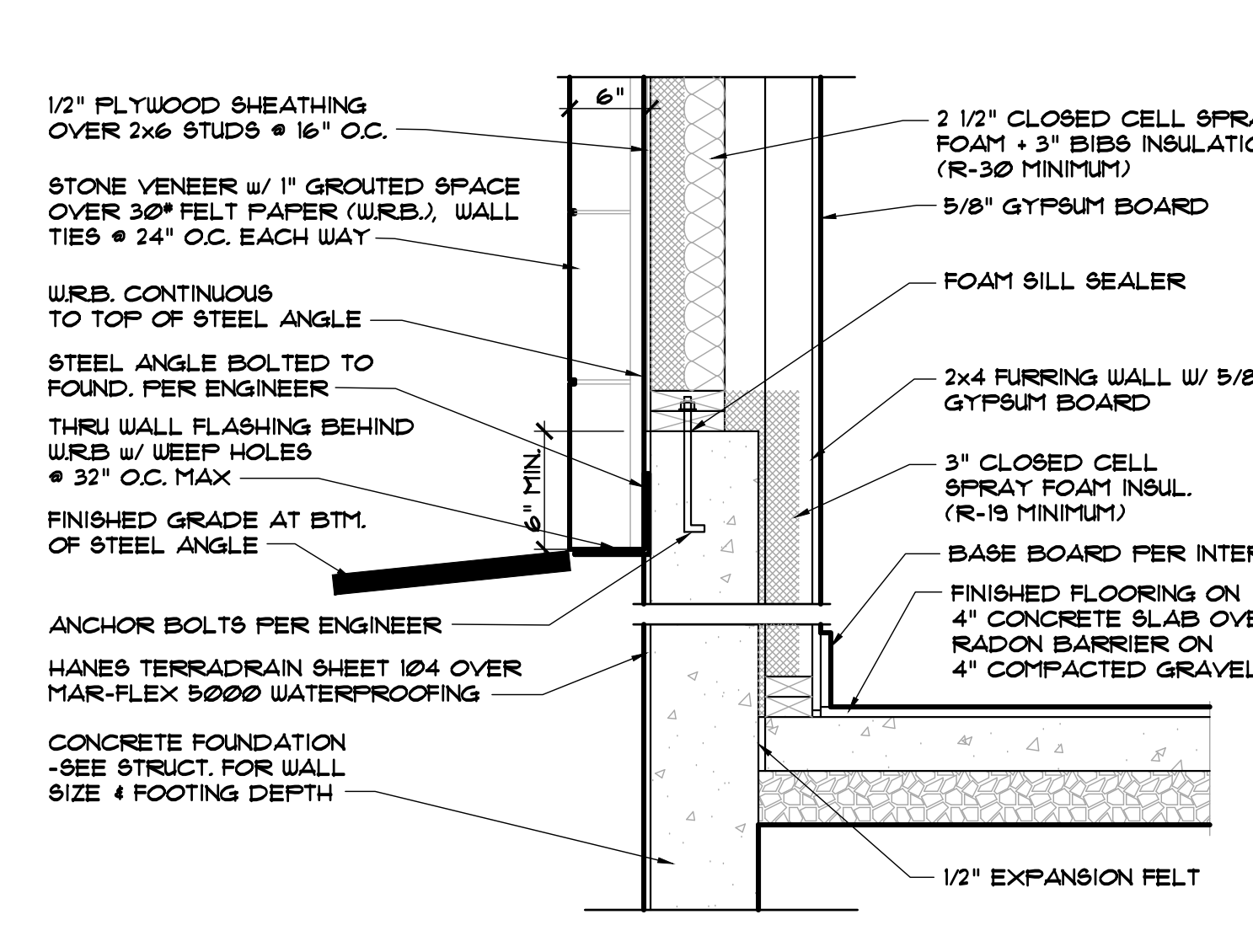
7 CANTILEVERED FLOOR OVER FRAME WALL
A3.3 1" 1'-0"



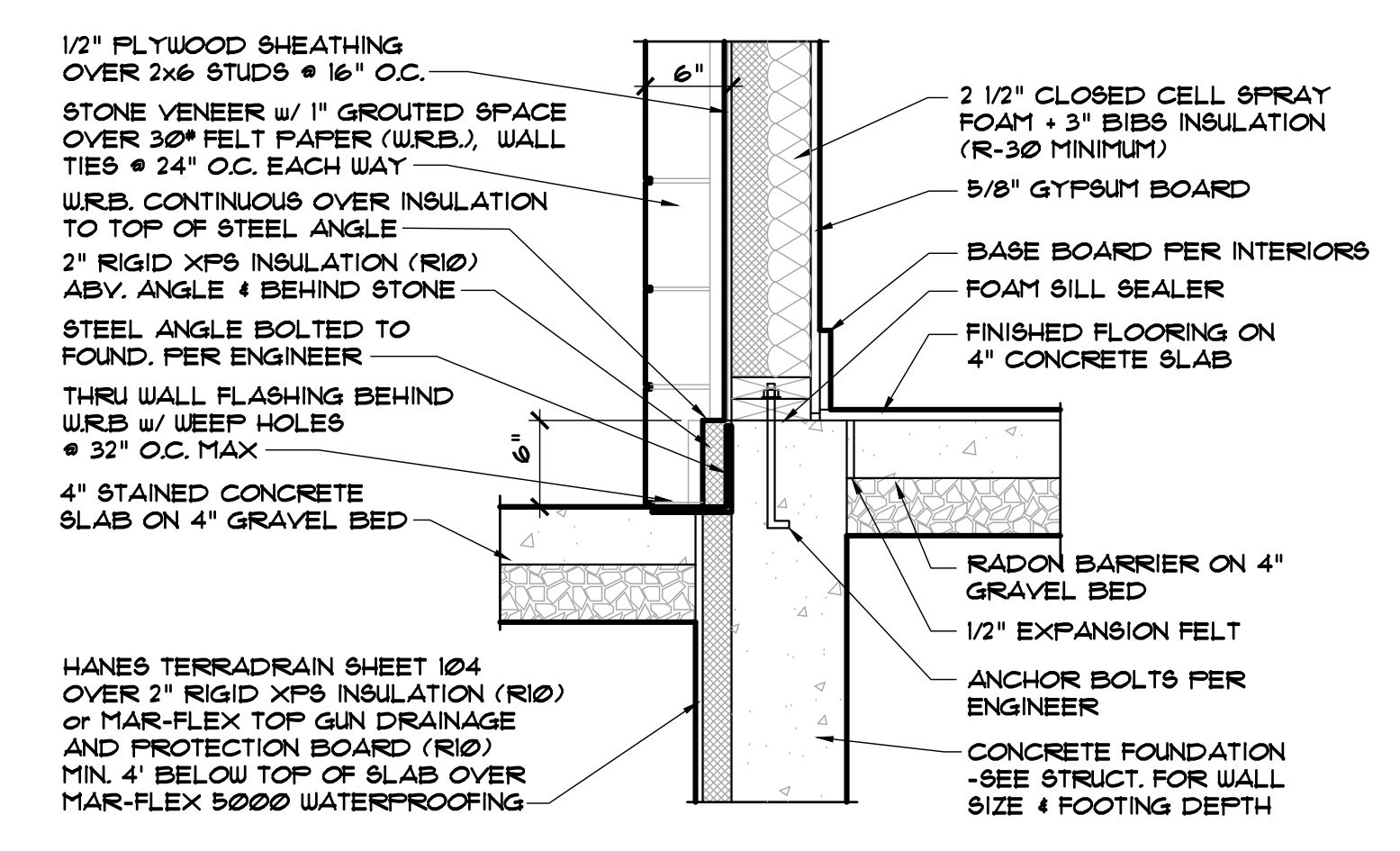
1 FOUNDATION @ SLAB ELEVATION WITH STEEL STONE SUPPORT
A3.3 1" 1'-0"



2 FULL FOUNDATION WALL WITH SLAB
A3.3 1" 1'-0"



3 FOUNDATION ABOVE SLAB HEIGHT WITH STEEL STONE SUPPORT
A3.3 1" 1'-0"



4 STAINED CONCRETE PATIO W/ STEEL STONE SUPPORT
A3.3 1" 1'-0"

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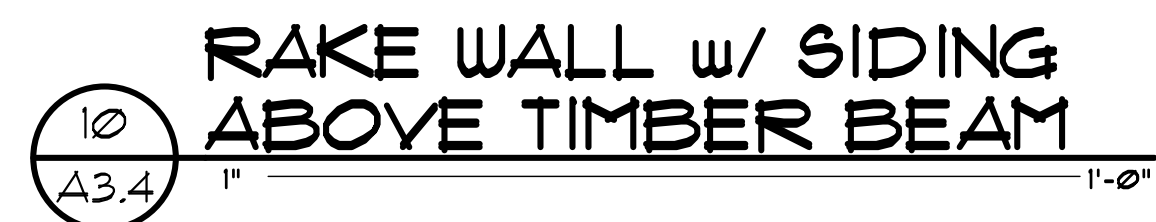


GOICOECHEA
226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

ISSUED	#	DATE	BY	COMMENTS
	5	6-15-25		BUILDING PERMIT SET
	6	5-30-25		NOT (NOT SUBMITTED)
	3	11-25-24		DRB SUBMITTAL #2 SET
	2	1-10-24		REVISED DRB SUBMITTAL

A3.3



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6	5-30-25	DUE	BUILDING PERMIT SET (NOT SUBMITTED)
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2	7-10-24	DUE	REVISED DRB SUBMITTAL

A3.4

WINDOW LETTER	WINDOW SIZE	HEAD HEIGHTS	COMMENTS
A	3'-0"x5'-0" CSMT	8'-0"	
B	(2) 3'-0"x6'-0" CSMT MULLED	8'-0"	
C	3'-0"x8'-0" FULL LITE PATIO DOOR (T)	8'-0"	
D	(2) 3'-0"x6'-0" FIXED MULLED (T)	8'-0"	
F	3'-0"x6'-0" CSMT	8'-0"	
G	(2) 3'-0"x6'-0" CSMT MULLED	8'-0"	
H	2'-0"x4'-0" CSMT	8'-0"	
J	(2) 3'-0"x6'-0" FIXED MULLED (T)	8'-0"	
K	3'-0"x4'-0" FIXED (T)	8'-0"	
L	2'-6"x6'-6" FIXED (T)	8'-0"	
M	2'-6"x5'-0" FIXED + 2'-6"x5'-0" CSMT MULLED (T)	8'-0"	
N	10'-0"x10'-0" METAL CLAD OVERHEAD DOOR	10'-0"	
P	3'-0"x2'-0" FIXED	8'-0"	
Q	2'-6"x2'-0" FIXED	8'-0"	
R	2'-6"x2'-0" FIXED	8'-0"	
S	(3) 3'-0"x5'-6" FIXED MULLED	8'-0"	
T	(2) 3'-0"x5'-6" FIXED MULLED	8'-0"	
V	2'-0"x4'-6" CSMT	8'-0"	
W	2'-0"x4'-6" CSMT	8'-0"	
X	9'-0"x8'-0" 3 PANEL STACKING FULL LITE MULTISLIDE DOOR (T)	8'-0"	
Y	(3) 3'-0"x6'-0" FIXED MULLED (T)	8'-0"	
Z	(2) 3'-0"x2'-6" FIXED OVER (2) 3'-0"x6'-0" CSMT MULLED	10'-6"	
AA	2'-6"x2'-6" FIXED OVER 2'-6"x5'-0" CSMT MULLED	10'-6"	
AB	2'-6"x2'-6" FIXED OVER 2'-6"x5'-0" CSMT MULLED	10'-6"	
AC	6'-0"x3'-0" FIXED (T)	8'-0"	
AD	3'-0"x2'-0" FIXED	8'-0"	
AF	3'-0"x8'-0" CLAD PATIO DOOR	8'-0"	

1. ALL WINDOWS ARE TO BE ALUMINUM CLAD WOOD WINDOWS BY SIERRA PACIFIC IN BLACK COLOR.
2. WINDOW MANUFACTURER TO PROVIDE TEMPERED GLAZING IN ALL LOCATIONS AS REQUIRED BY THE 2021 I.R.C. INDICATED BY (7) IN SCHEDULE 1.
3. ALL WINDOWS TO MEET ENERGY CODE RATING PER THE 2021 I.R.C. U VALUE = 0.30 MAXIMUM, SHGC VALUE NOT REQUIRED IN ZONE 6.
4. PROVIDE SCREEN AT ALL OPERATING WINDOWS AND DOORS.
5. DOOR HARDWARE AND HINGES TO MATCH INTERIOR HARDWARE COLORS.
6. WINDOW HEAD HEIGHTS ARE TO MATCH HEAD HEIGHT OF EXTERIOR DOORS.
7. HEAD HEIGHTS ARE ABOVE FINISHED FLOOR LEVELS.

DOOR #	DOOR TYPE	SIZE	DOOR MATERIAL	FRAME MATERIAL	FINISH	HARDWARE SET	COMMENTS
101	SWING	2'-8" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
102	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
103	SWING	2'-4" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
104	SWING	3'-0" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
107	SWING	3'-0" x 8'-0" x 2 1/4"	WOOD	WOOD	STAIN	PRIVACY	STANDARD ENTRY DOOR
108	SWING	2'-8" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
109	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
110	SWING	2'-4" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
111A	SWING	2'-8" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
111B	SWING	PR 2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	DUMY	9SPRING LATCHES @ HEAD
112	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
113A	SWING	PR 2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	DUMY	9SPRING LATCHES @ HEAD 20 MIN-SELF-CLOSING/WEATHER STRIP
113B	SWING	3'-0" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
206	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
207	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
208	SWING	2'-8" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
209	SWING	2'-4" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
210A	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
210B	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
211	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
212	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	

1. SEE INTERIOR SPECS FOR DOOR SPECIES AND PROFILE.
2. PROVIDE DOOR STOPS, EITHER HINGE OR BASEBOARD, AT ALL DOORS.
3. HINGES ARE TO MATCH INTERIOR HARDWARE FINISH
4. PROVIDE DEADBOLTS AT DOORS INTO GARAGES.
5. SHOWER DOORS ARE 7'-0" EUROGLASS WITH AN 8'-0" FRAMED OPENING.



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MINTURN, COLORADO

PROJECT NO: 2412-22 L03

ISSUED			
#	DATE	BY	COMMENTS
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6	5-30-25	DUE	BUILDING PERMIT SET (NOT SUBMITTED)
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A3.5



ISSUED

ISSUED			
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A4.1

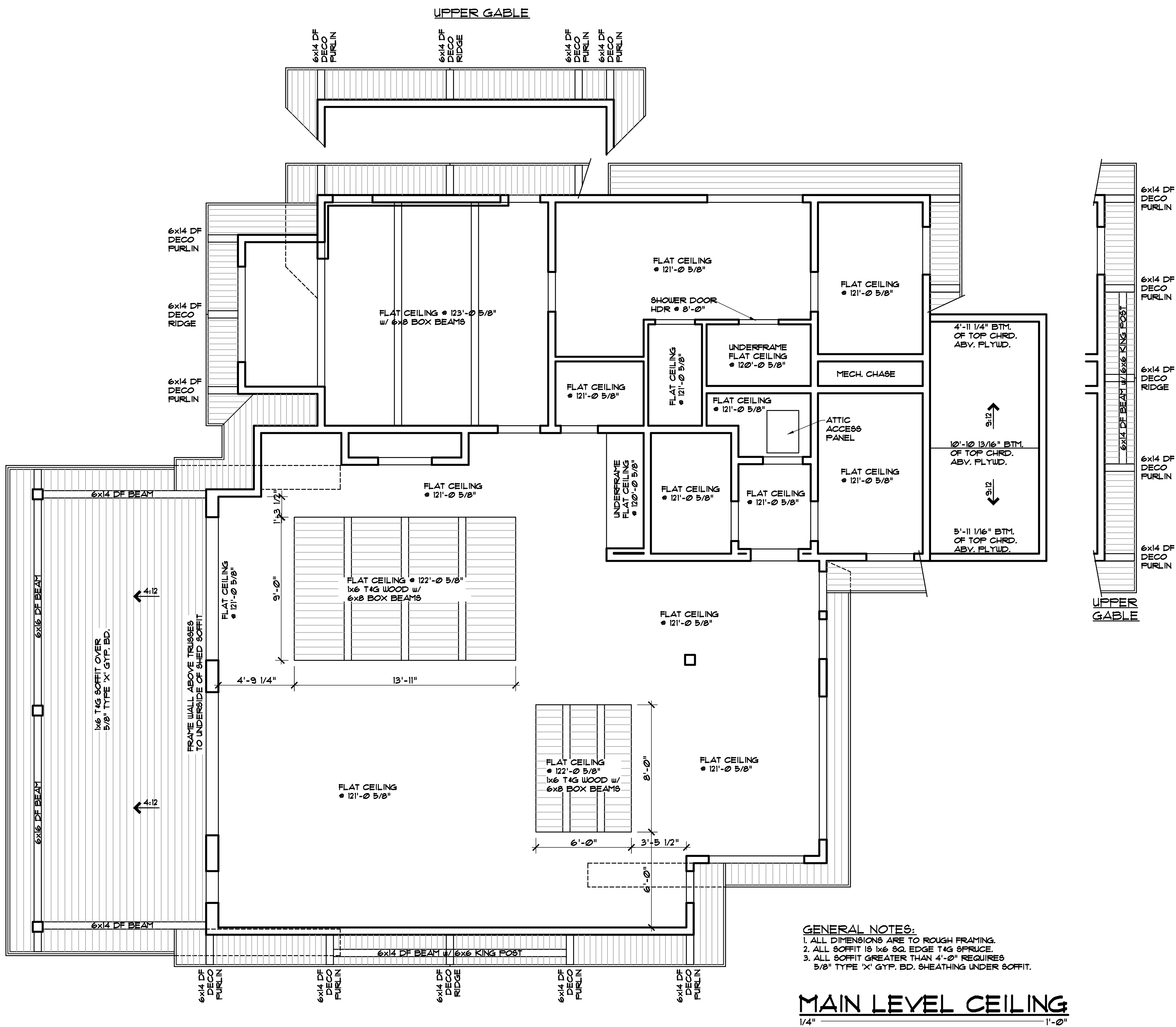
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GENERAL NOTES:
1. ALL DIMENSIONS ARE TO ROUGH FRAMING.
2. ALL SOFFIT IS 1x6 SQ. EDGE T&G SPRUCE.
3. ALL SOFFIT GREATER THAN 4'-0" REQUIRES
5/8" TYPE 'X' GYP. BD. SHEATHING UNDER SOFFIT.

MAIN LEVEL CEILING
1/4" = 1'-0"

ISSUED

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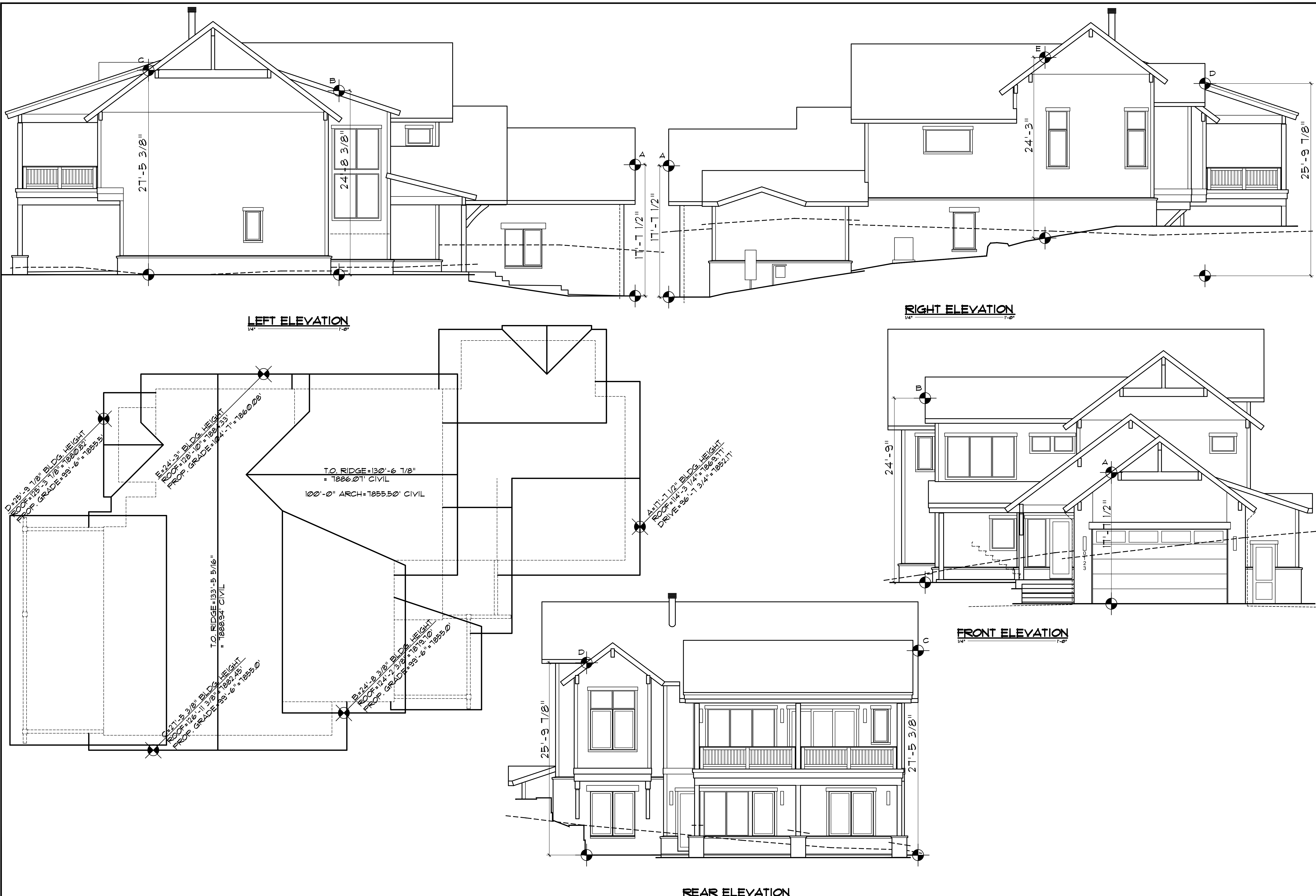
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STATE OF COLORADO
DONALD W. EGGERS
1858
LICENSED ARCHITECT

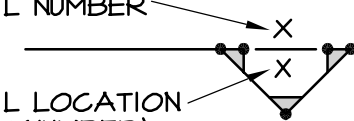
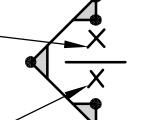
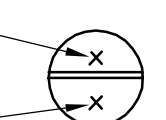
GOICOECHEA
226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

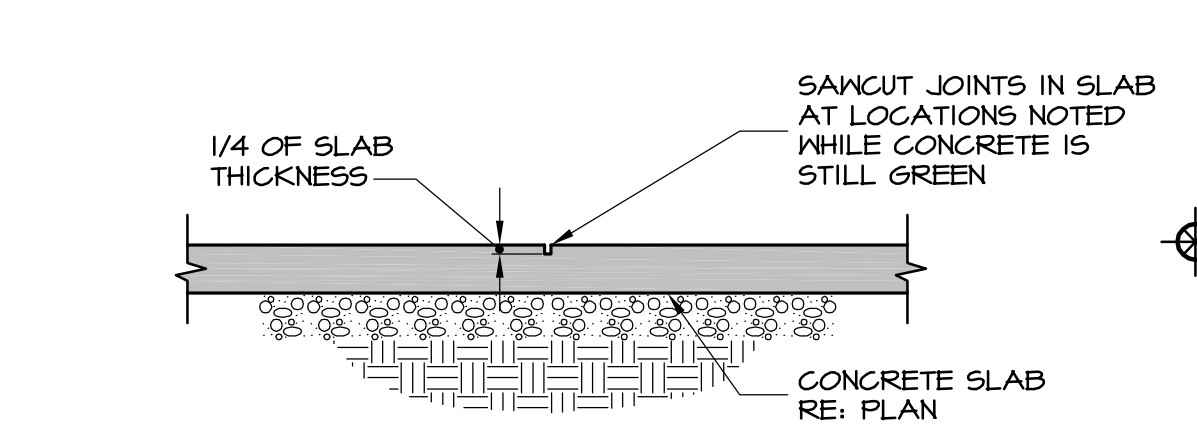
ISSUED		COMMENTS	
#	DATE	BY	
8	6-19-25	DUE	BUILDING PERMIT SET
6	5-30-25	DUE	BUILDING PERMIT SET (NOT SUBMITTED)
3	11-25-24	DUE	DREB SUBMITTAL #2 SET
2	1-10-24	DUE	REVISED DREB SUBMITTAL

BH1

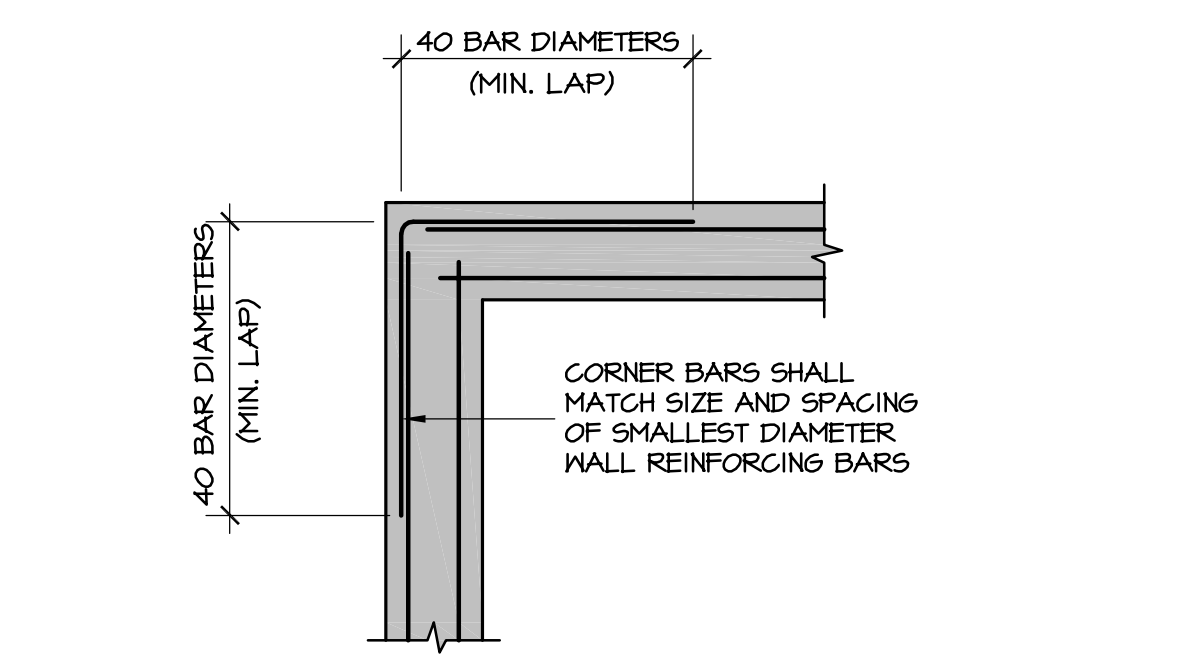
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DRAWING SYMBOLS AND ABBREVIATIONS					
DETAIL NUMBER  DETAIL, SECTION, OR ELEVATION REFERENCE DETAIL LOCATION (SHEET NUMBER)  DETAIL, SECTION, OR ELEVATION REFERENCE DETAIL NUMBER  PLAN DETAIL REFERENCE DETAIL LOCATION (SHEET NUMBER)  PLAN DETAIL REFERENCE T.O.W. XX'-XX" TOP OF WALL ELEVATION T.O.F. XX'-XX" TOP OF FOOTING ELEVATION T.O.C. XX'-XX" TOP OF CONCRETE ELEVATION T.O.L. XX'-XX" TOP OF BRICK / STONE LEDGE ELEVATION (XX'-XX") TOP OF STEEL ELEVATION (XX'-XX") TOP OF PAD FOOTING ELEVATION		 XX'-XX" T.O. SLAB TOP OF SLAB ELEVATION  XX'-XX" T.O. SHEATHING TOP OF PLYWOOD SHEATHING ELEVATION  XX'-XX" T.O. DECKING TOP OF DECKING ELEVATION  PAD FOOTING MARK  BASE PLATE MARK  REVISION NUMBER MARK  STEP T.O.W. LOCATION OF STEP IN TOP OF WALL  STEP T.O.F. LOCATION OF STEP IN TOP OF FOOTING		A. BOLT ANCHOR BOLT L ANGLE (AISC) ARCH. ARCHITECTURAL LBS. POUNDS B.O. BOTTOM OF LL DOUBLE ANGLE (AISC) BCI I-JOIST (BOISE CASCADE) LVL LAMINATED VENEER LUMBER BRG. BEARING MAX. MAXIMUM C CHANNEL (AISC) MC MISC. CHANNEL (AISC) C.J. CONTROL JOINT MIN. MINIMUM CMU CONCRETE MASONRY UNIT N.S. NEAR SIDE CONC. CONCRETE o.c. ON-CENTER SPACING CONT. CONTINUOUS plf POUNDS PER LINEAL FOOT CTR. CENTER psf POUNDS PER SQUARE FOOT DIA. DIAMETER psi POUNDS PER SQUARE INCH DL DEAD LOAD PRE-ENG. PRE-ENGINEERED MEMBER EXP. EXPANSION PROJ. PROJECTED EXT. EXTERIOR RE: REFERENCE; REFER TO F.O. FACE OF REINF. REINFORCE (MENT) F.S. FAR SIDE REV. REVISION FDN. FOUNDATION SL SNOW LOAD FT. FEET STD. STANDARD GL GLU-LAMINATED MEMBER T&G TONGUE AND GROOVE H.A.S. HEADED ANCHOR STUD T.O. TOP OF HORIZ.; H. HORIZONTAL TS TUBE STEEL (AISC) HSS HOLLOW STEEL SECTION TYP. TYPICAL IN. INCHES VERT.; V. VERTICAL INT. INTERIOR W WIDE FLANGE (AISC) JT. JOINT W.W.F. WELDED WIRE FABRIC KIP 1,000 POUNDS WL WIND LOAD klf KIPS PER LINEAL FOOT WT TEE SECTION (AISC) ksf KIPS PER SQUARE FOOT ksi KIPS PER SQUARE INCH	

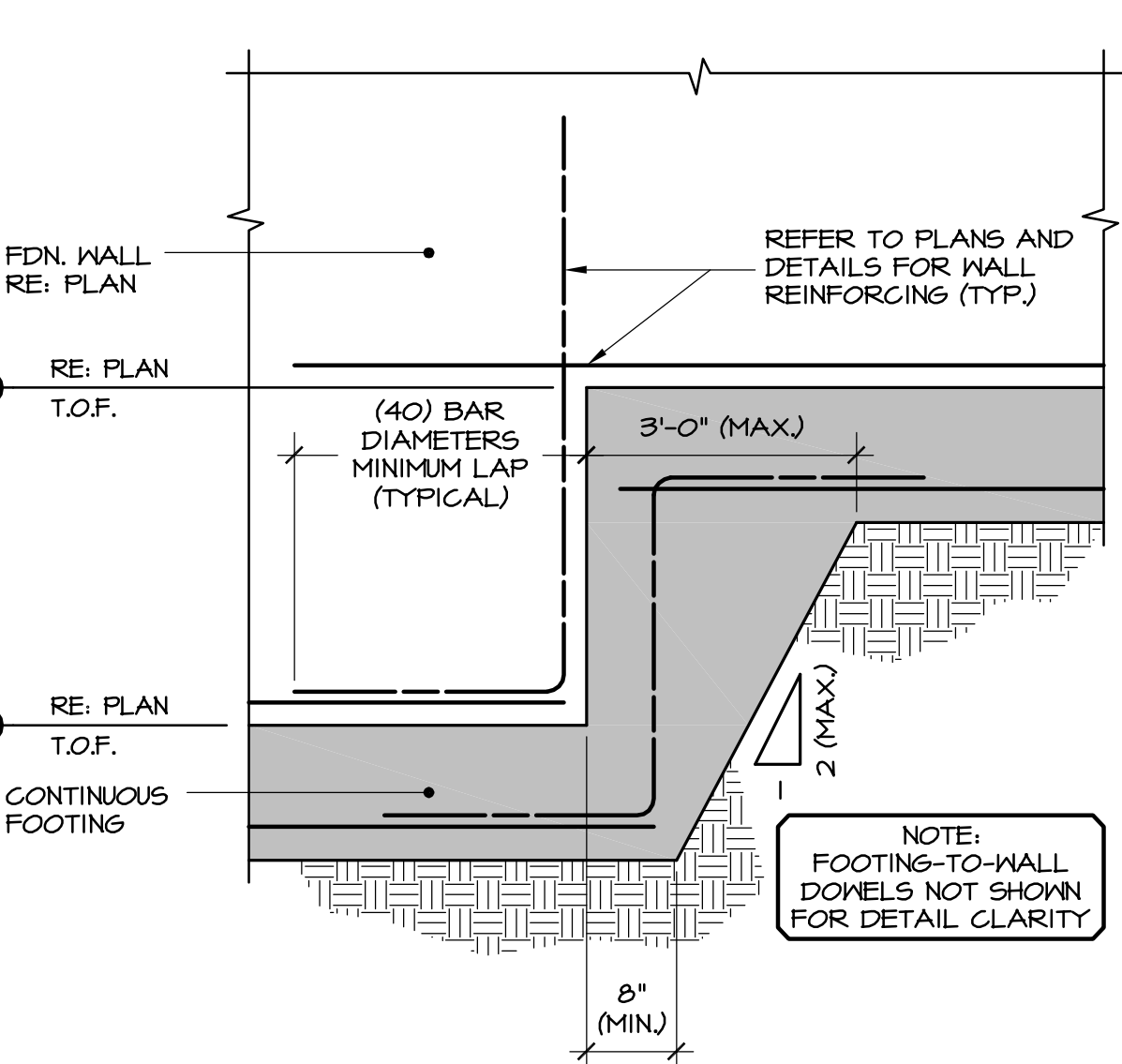
GENERAL STRUCTURAL NOTES			
STRUCTURAL DESIGN CRITERIA: 1. These General Structural Notes apply to these Structural Drawings and supplement the project Specifications. Refer to the Project Manual for additional requirements. 2. This project is located in Minturn, Colorado and has been designed in accordance with the 2021 Edition of the International Residential Code (including applicable amendments and supplements). 3. Design Loads: A. Roof Live Load: Uniform Snow 100 psf B. Floor Live Loads: Residential 40 psf Light Storage 125 psf Mechanical Room Areas 50 psf Stairs & Corridors 100 psf Balconies & Decks 100 psf C. Wind Analysis: Basic Wind Speed 105 mph (3-second gust) Exposure C D. Seismic Analysis: Seismic Design Category 'B' E. Frost / Fdn. Depth: 48" minimum below exterior ground surface to bottom of footing elevation 4. Structural Design References: American Concrete Institute (ACI); ACI 301, ACI 318, ACI 530 American Institute of Steel Construction (AISC); ASD 9th Edition American Institute of Timber Construction (AITC); 4th Edition American Iron and Steel Institute (AISI) American Plywood Association (APA) American Society of Civil Engineers (ASCE); ASCE 7 American Society for Testing and Materials (ASTM) American Welding Society (AWS) National Design Specification for Wood Construction (NDS) International Residential Code (IRC)	STRUCTURAL CONCRETE: 1. Concrete has been designed and shall be constructed in accordance with the American Concrete Institute (ACI). Refer to the "Field Observations" paragraph of these General Structural Notes for observation requirements. All concrete shall be of stone aggregate, unless noted otherwise. Refer to the Project Manual and Specifications for additional requirements (durability, color, finish, etc.). The use of any concrete additive containing chlorides is prohibited. 2. Minimum 28-day compressive strength shall be as follows: A. Foundation Walls 3,000 psi B. Footings 3,000 psi C. Slabs on Grade 4,000 psi 3. Reinforcing is to be new billet steel ASTM A615 Grade 60 (field bent or welded bars shall be ASTM A706, Grade 60). No welding of reinforcement is permitted unless detailed. No splices of reinforcement are permitted except as detailed or authorized by Structural Engineer. Provide corner and bars to match all horizontal reinforcing. Provide minimum (2)#5 bars around all sides of all openings in concrete and extend 2'-0" minimum past edges of openings. Where permitted, use contact lap splices (40 bar diameters minimum lap). Welded wire fabric (W.W.F.) shall be in accordance with ASTM A185. Provide a minimum (1) full mesh lap at splice locations. 4. Placing of Reinforcement: Form ties are to be used for bar supports only when the clear dimensions shown on the details can be maintained. Provide wire chairs, bolsters, additional reinforcement, and accessories necessary to support reinforcement at position shown in the Structural Drawings. Support of reinforcement on wood, brick, or other unacceptable material will not be permitted. 5. The following minimum concrete cover over reinforcing shall be provided unless noted otherwise: A. Concrete cast against and permanently exposed to earth 3 inches B. Concrete exposed to earth or weather (#5 bars and smaller) 1-1/2 inches C. Piers, Beams and Columns 1-1/2 inches STRUCTURAL STEEL: 1. Structural steel, including embedded angles, plates or other sections has been designed and shall be detailed and erected in accordance with the American Institute of Steel Construction (AISC), ASD Specifications and Code of Standard Practice. Steel detailing and erection shall accommodate provisions of AISC and OSHA standards (including OSHA Steel Erection Standard Part 1926, Subpart "R"). 2. Minimum yield strengths (Fy) are 35 ksi for pipes (ASTM A53, Grade B), 46 ksi for tubes (ASTM A500, Grade B), 50 ksi for wide flange members (ASTM A572, Grade 50), and 36 ksi for all others (ASTM A36). 3. Connections: Use standard framed beam connections meeting requirements of the AISC Manual of Steel Construction (ASD). Use 3/4" diameter minimum A325N bolts or welded equivalent. Minimum welds are per AISC, and not less than 3/16" continuous fillet using E70XX electrodes (unless noted otherwise). Welding of rebar anchors to angles or plates shall be completed to develop a minimum 150% of the yield strength of the reinforcing bar. Headed stud anchors shall conform to AWS D1.1 and shall be automatically end welded in the shop (unless noted otherwise). See specifications for testing requirements. STRUCTURAL TIMBER: 1. Structural Timber has been designed and shall be constructed in conformance with provisions of the NDS Specification for Stress Grade Lumber and its Fastenings. The Contractor shall not cut, notch, or otherwise modify timber members without the written consent of the Structural engineer. Provide cross-bridging at 8'-0" o.c. maximum, and provide solid blocking between joists at all bearing supports. 2. Framing Lumber (minimum requirements) shall be as follows: A. Wall Studs Hem-Fir (HF) Construction Grade B. Floor Joists (2x members) Hem-Fir (HF) #2 Grade or Better C. Floor Beams Douglas-Fir (DF) #1 Grade Beam & Stringer D. Roof Rafters (2x members) Hem-Fir (HF) #2 Grade or Better E. Roof Beams Douglas-Fir (DF) #1 Grade Beam & Stringer F. Posts / Columns Douglas-Fir (DF) #1 Grade Post & Timber G. T&G Wood Decking Douglas-Fir (DF) Commercial Grade 3. Wall, roof, and floor sheathing shall meet the minimum requirements of the APA and AITC. Provide thicknesses and fasten to framing members as noted in the Structural Drawings. Panels are to be oriented to span along their strong axis, and all panel joints are to be staggered. 4. Pre-fabricated structural connectors shall be as manufactured by Simpson Strong-Tie Company or approved equivalent. 5. I-joists (BCI) shall be as manufactured by Boise Cascade Corporation or approved equivalent. Provide member size and series as noted in the Structural Drawings. The Supplier shall furnish shop drawings showing all joist members, bridging, blocking, and miscellaneous accessories for review by the Structural Engineer prior to installation. Refer to the Manufacturer Installation Guide for further construction requirements. 6. Laminated Veneer Lumber (LVL) shall be as manufactured by Boise Cascade Corporation or approved equivalent. Provide member size as noted in the Structural Drawings (Fb = 2,800 psi minimum). Refer to the Manufacturer Installation Guide for further construction requirements.	STRUCTURAL TIMBER (CONT.): 7. Glue-Laminated (GL) members shall Visually Graded Western Species, conforming to combination 24F-V4 (multiple span beams shall be 24F-V8) strength and stiffness requirements, unless otherwise noted. Ship members to the jobsite stored in manufacturer's protective wrapping. Refer to Architectural drawings for appearance grade requirements. 8. Pre-Engineered wood roof trusses shall be designed by a registered Professional Engineer licensed in the State of Colorado. Calculated live load deflections of all trusses shall not exceed 1/240 of the span length. Shop drawings and calculations bearing the seal and signature of the design engineer shall be submitted for the review of the Structural Engineer. These submittals shall indicate the design loads, locations of all trusses, connection plate sizes and capacities, and the size and grade of lumber to be used. Shop drawing review by the Structural Engineer must be completed prior to truss fabrication. The truss manufacturer shall indicate and provide blocking at bearing locations and lateral bridging as required for truss stability. 9. Tongue and Groove (T&G) Wood Decking shall be installed with tongues oriented upslope on sloped roofs. It shall be laid with patterned faces down and exposed on the underside. Controlled random lay-up shall be provided with a minimum distance of two feet between end joints in adjacent rows. Each row shall be toe-nailed through the tongue and face nailed with one nail to each support. Provide 16d nails for 2" nominal decking and 40d toe-nails and 60d face-nails for 3" and 4" nominal decking. Spike rows together with 8" spikes at 30" o.c. through pre-drilled holes in 3" and 4" nominal decking. FOUNDATIONS: 1. The structure shall be founded upon spread footings placed upon APPROVED undisturbed native soils OR compacted structural fill with a maximum allowable bearing pressure of 2,500 psf. 2. Retaining walls have been designed in accordance with the following design values: A. Coefficient of Friction 0.40 B. Lateral Earth Pressure 55 pcF C. Passive Pressure 325 pcF 3. Refer to Geotechnical Report #SU01922.000-120-R1, dated 08-26-2020, prepared by CTL Thompson, Inc., Breckenridge, Colorado for other pertinent soils information. The Contractor shall be fully familiar with all aspects of the report before beginning construction and shall refer to the report for specifications and details for placement of structural fill, vapor barriers, gravel layers, perimeter drains, and any other soils related items. 4. Foundation walls are designed to be supported top and bottom by floor construction. Walls are not to be backfilled until such floors are in place or adequate shoring is provided. 5. Provide 1-1/2" void below all non-bearing partitions constructed upon concrete slabs-on-grade, IF in-place subgrade soils show potential for expansion/swell conditions. The Soils Engineer is to review subgrade conditions as part of an "open-hole" investigation, and should provide further direction if expansive soils are present. The Soils Engineer shall review all foundation excavations prior to the placement of formwork or reinforcement. All structural fill shall be observed and tested by the Soils Engineer during the grading and fill placement process. SPECIAL INSPECTIONS: 1. It is the responsibility of the Contractor to coordinate all structural inspections as required by governing building codes and the Construction Documents. A qualified independent testing company is to provide Special Inspections for portions of the Work, as indicated in the Construction Documents and as required by local jurisdictions. 2. The Special Inspector shall be responsible for completing, maintaining, and resubmitting all special inspection logs and forms required by Local Building Officials.	



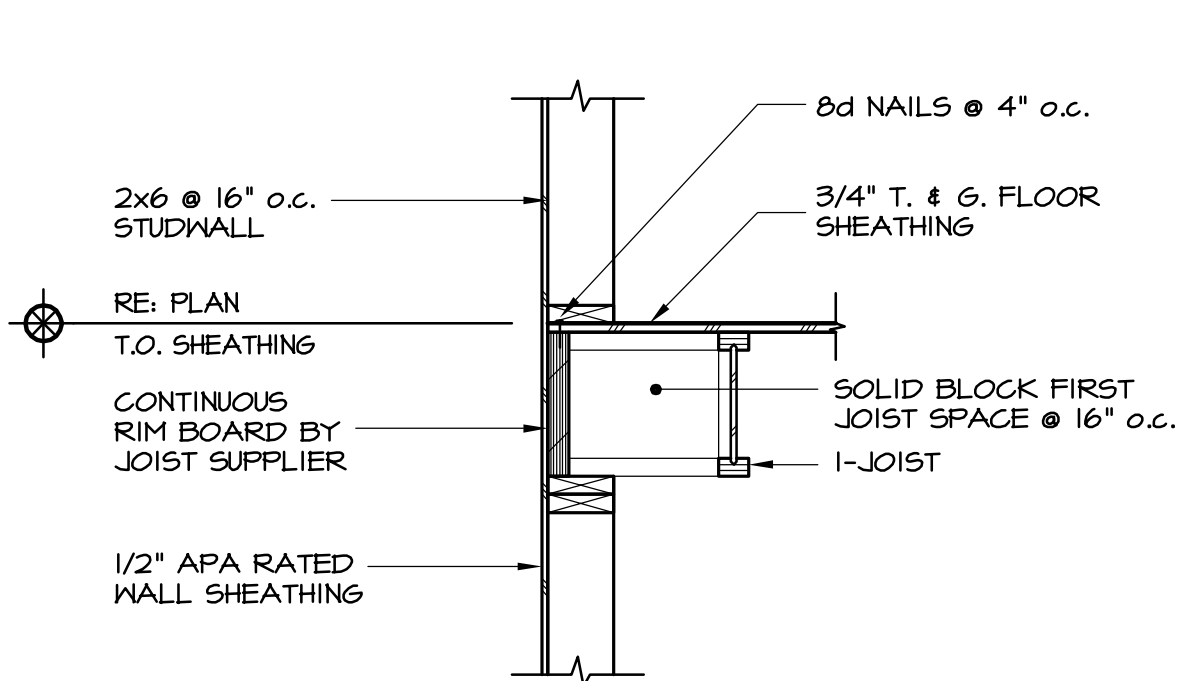
1 Typical Control Joint (C.J.)
S.I. 3/4"=1'-0"



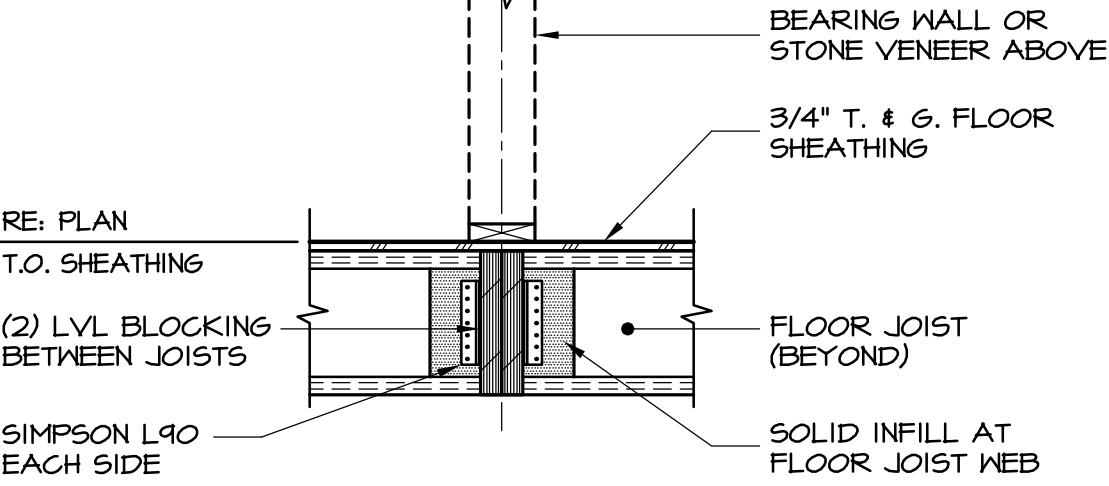
3 Typical Corner Reinforcing
S.I. 3/4"=1'-0"



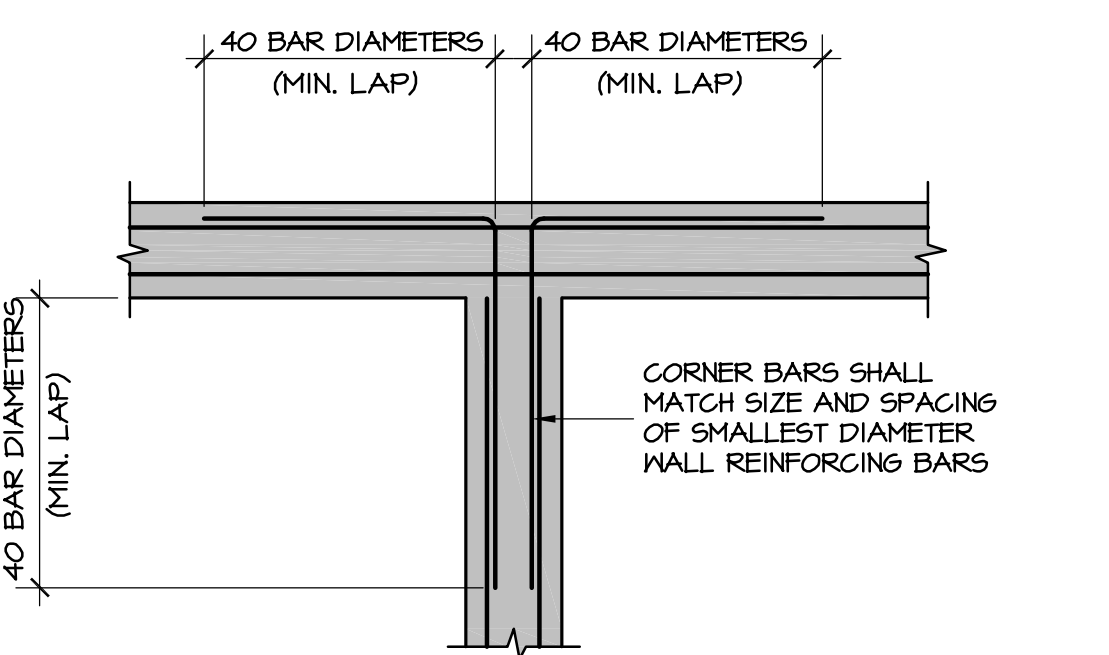
5 Typical Footing Step Detail
S.I. 3/4"=1'-0"



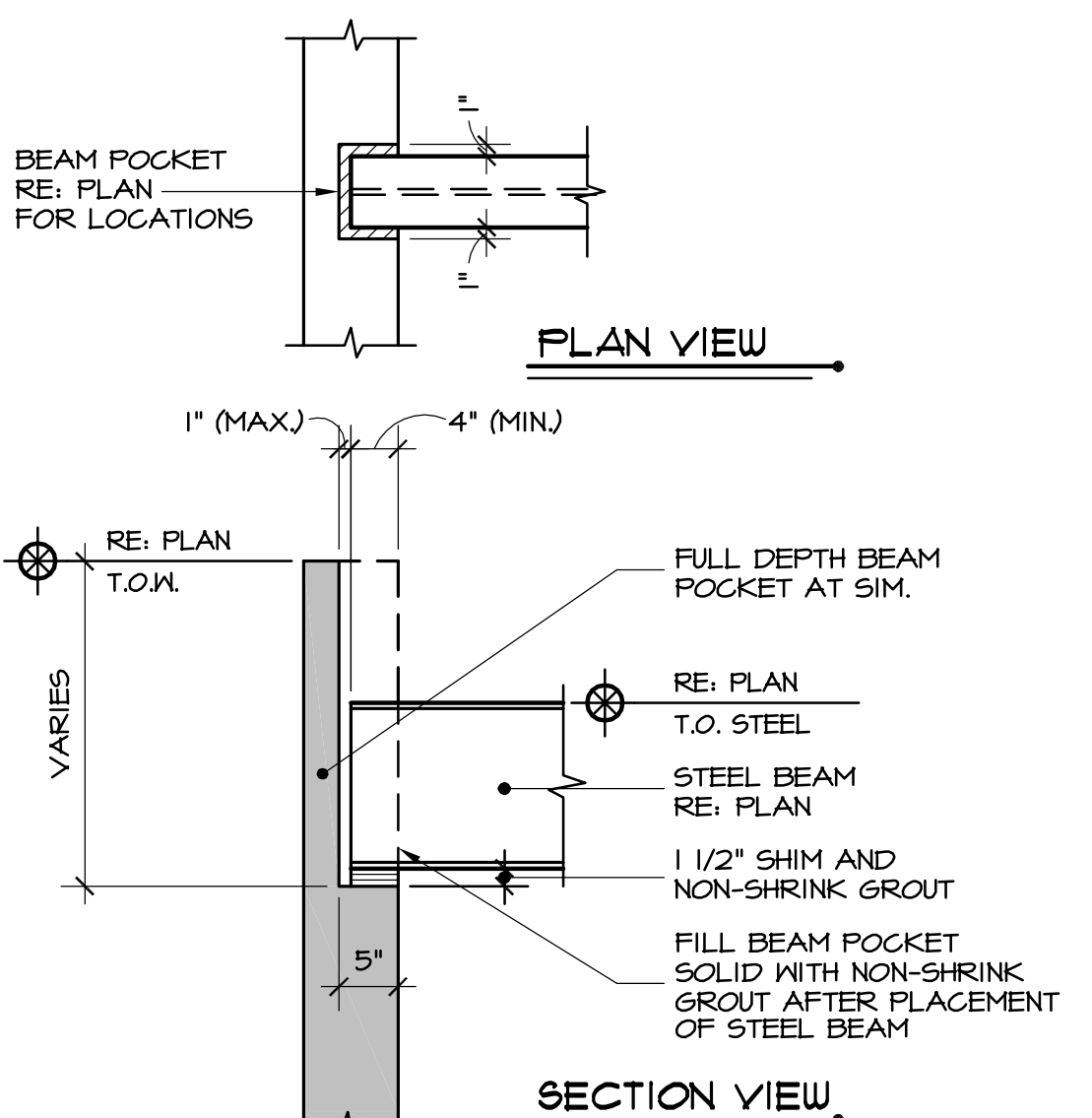
7 Typical Floor Framing Detail
S.I. 3/4"=1'-0"



2 Typical Floor Blocking Detail
S.I. 3/4"=1'-0"



4 Typical Intersection Reinforcing
S.I. 3/4"=1'-0"



6 Typical Beam Pocket Detail
S.I. 3/4"=1'-0"

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COLORADO LICENSED PROFESSIONAL ENGINEER
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Lot 03 | Minturn North

226 Miles End Lane
Minturn, Colorado

Date

• 06/13/2025

SDG Project No.

• 24-125

Drawn By

• SDG

Checked By

• JDS

Date

• Issue

08/22/24

• Review Set

11/25/24

• Pricing Set

05/27/25

• Review Set

06/13/25

• Building Permit

•

•

•

Title

• General Notes and Standard Details



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Lot 03 | Minturn North

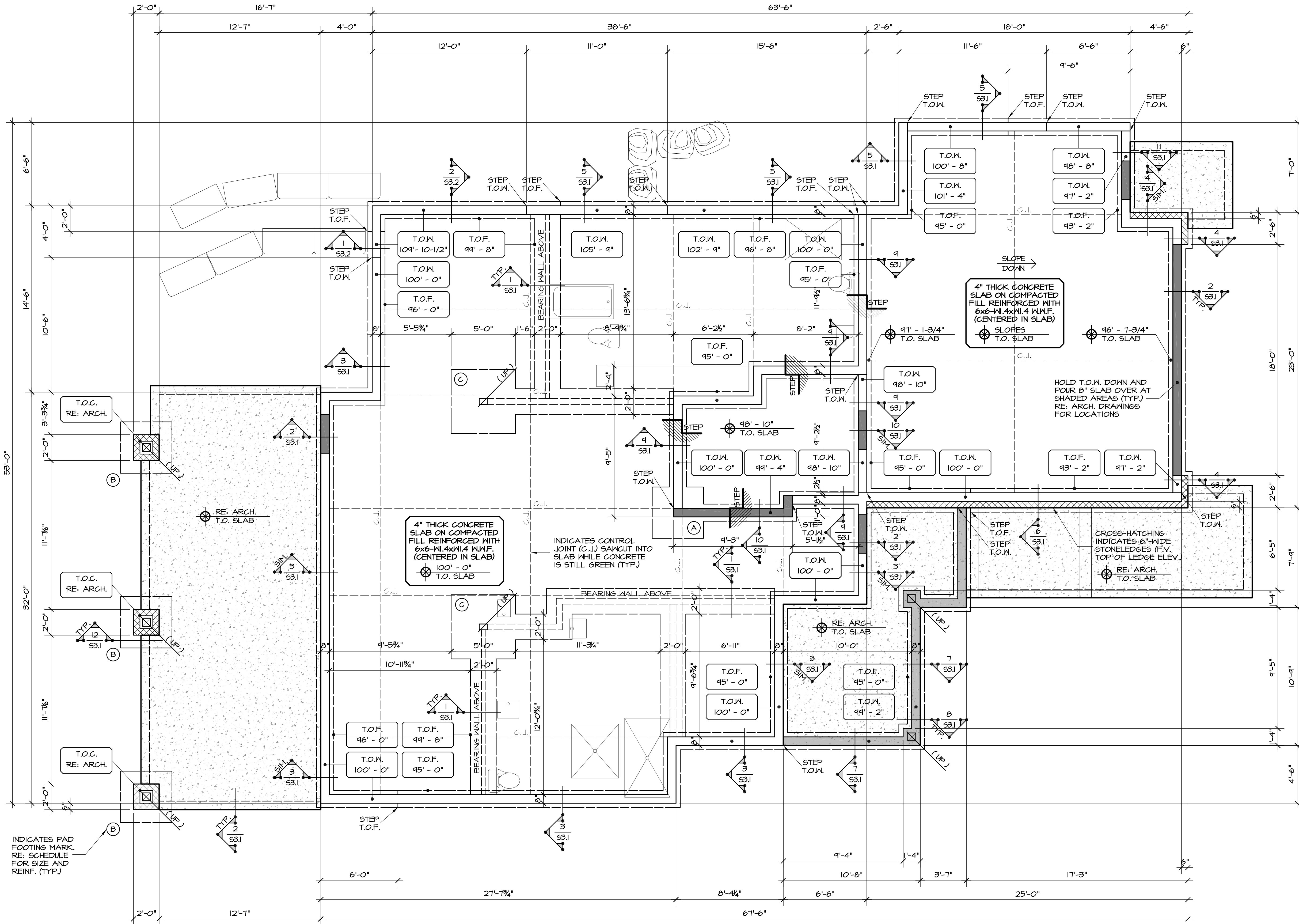
226 Miles End Lane
Minturn, Colorado

Date • 06/13/2025
SDG Project No. • 24-125
Drawn By • SDG
Checked By • JDS

Date • Issue
08/22/24 • Review Set
11/25/24 • Pricing Set
05/27/25 • Review Set
06/13/25 • Building Permit
•
•

Title • Foundation Plan

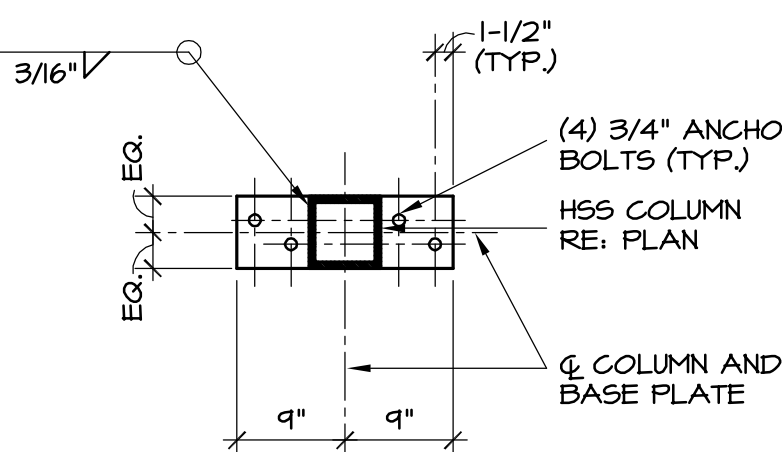
S2.1



2 Exterior Slab Edge Detail

52.1 3/4"=1'-0"

BASE PLATE SCHEDULE



A BASE PLATE THICKNESS = 3/4"

PAD FOOTING SCHEDULE

MARK	FOOTING DIMENSIONS Plan Size	Depth	REINFORCING
A	4'-0" x 4'-0"	0'-10"	(5) # 5 Bars Each Way
B	4'-0" x 4'-0"	1'-0"	(5) # 5 Bars Each Way
C	5'-0" x 5'-0"	0'-10"	(6) # 5 Bars Each Way

NOTES: 1. PAD FOOTINGS ARE TO BE CENTERED BELOW COLUMN CENTERLINES (U.N.O.).
2. PROVIDE 3" CLEAR DISTANCE FROM BOTTOM OF FOOTING TO REINFORCING.
3. REFER TO PLAN FOR TOP OF FOOTING ELEVATIONS.

1 Foundation Plan

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

- NOTES:
1. REFER TO SHEET S1.1 FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
 2. REFER TO SOILS REPORT FOR ALL EXCAVATION, FILL, COMPACTION, AND OTHER SUBGRADE CONSIDERATIONS. COORDINATE ALL DRAINAGE, WATERPROOFING, VAPOR BARRIERS AND OTHER PREPARATIONS WITH ARCHITECTURAL DRAWINGS AND SOILS REPORT.
 3. REFER TO ARCHITECTURAL DRAWINGS FOR MISC. FOUNDATION PENETRATIONS.
 4. REFER TO ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE LOCATIONS.
 5. REFER TO DETAIL 6/S1.1 FOR TYPICAL BEAM POCKET REQUIREMENTS.
 6. G.C. IS TO VERIFY THAT A MINIMUM FROST DEPTH OF 48" HAS BEEN ACHIEVED FOR THE FOUNDATION WALLS AND EXTERIOR PIERS.
 7. G.C. TO COORDINATE UFER GROUND LOCATION (CEE).



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ALL DOOR, WINDOW AND OTHER BEARING WALL PENETRATIONS ARE TO BE
HEADERED WITH INSULATED (2) 1-3/4" x 9-1/2" LVL's (MINIMUM) OR (3) 2x10
WITH A SINGLE 2x6 TRIMMER AND A SINGLE 2x6 KING STUD AT EACH END
(UNLESS NOTED OTHERWISE).

MINIMUM STRUCTURAL DESIGN CRITERIA:

THE PRE-ENGINEERED TRUSS SUPPLIER IS TO DESIGN ALL TRUSS MEMBERS
IN ACCORDANCE WITH THE MINIMUM DESIGN CRITERIA NOTED BELOW
(ALL TRUSS CONNECTIONS AND BRIDGING BY TRUSS DESIGNER / SUPPLIER).

ALL TRUSS CALCULATIONS SUBMITTED TO THE ARCHITECT AND
TO THE ENGINEER OF RECORD MUST INCLUDE REFERENCE
TO THESE DESIGN STANDARDS.

1. ROOF LIVE LOAD (SNOW) = 100 psf - NOT REDUCED.
2. ROOF DEAD LOAD (TOP CHORD) = 20 psf.
3. ROOF DEAD LOAD (BOTTOM CHORD) = 5 psf.

PLAN NOTATIONS: GL: GLU-LAMINATED BEAM
BCI: I-JOIST

PLAN NOTATIONS: GL: GLU-LAMINATED BEAM
BCI: I-JOIST
LV: LAMINATED VENEER BEAM

BEAM BEARING CONDITION:

(3)
(TYPICAL
U.N.O.)

INDICATES TOTAL NUMBER OF GANG STUDS TO BE LOCATED AT BEAM BEARING LOCATIONS. ALL GANG STUDS ARE TO TRACK DOWN TO FOUNDATION WALLS (U.N.O.)

HEADER BEARING CONDITION:

INDICATES NUMBER OF MULTIPLE TRIMMER AND KING STUDS TO BE LOCATED AT HEADER BEARING LOCATIONS. MULTIPLE TRIMMER AND KING STUDS ARE TO TRACK DOWN TO FOUNDATION WALLS (U.N.O.)

T = TRIMMER STUDS
K = KING STUDS

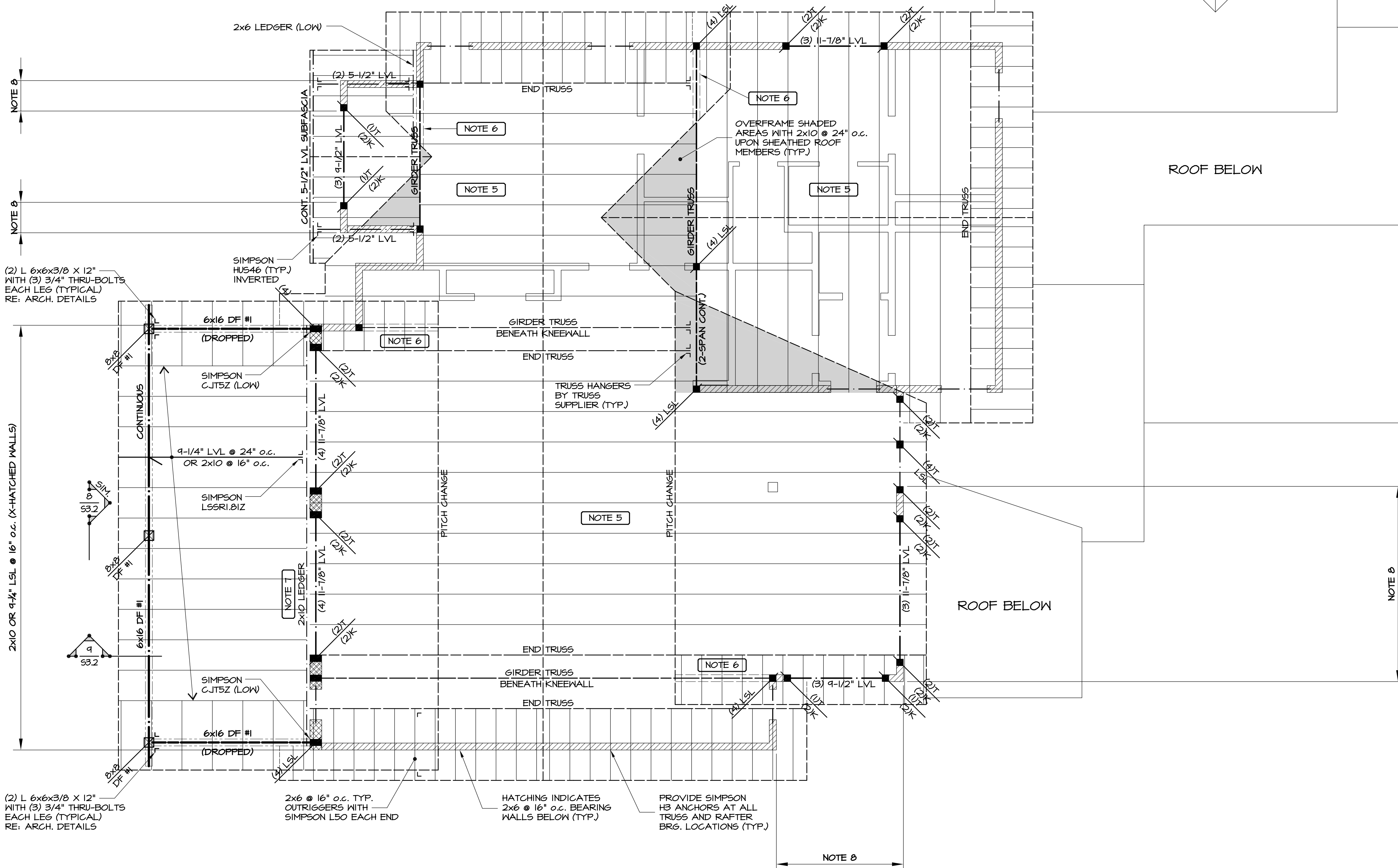
MISCELLANEOUS CONDITIONS:

	INDICATES COLUMN / STUDS FROM A LEVEL ABOVE, POSTING DOWN TO THE CURRENT FRAMING LEVEL
	INDICATES COLUMN / STUDS POSTING DOWN TO FRAMING MEMBER NOTED ON THE CURRENT FRAMING LEVEL

APPLICATION	SHEATHING	PANEL EDGE NAILING	INTERMEDIATE (FIELD) NAILING	ATTACHMENTS
FLOORS	3/4" T. & G. APA RATED STURD-I-FLOOR	6"o.c.	10"o.c.	8d RING SHANK NAILS (ALT. 10d COMMON) GLUED WITH CONST. ADHESIVE
WALLS	1/2" APA RATED C-C, C-D	6"o.c.	12"o.c.	8d COMMON NAILS
ROOFS	5/8" APA RATED EXPOSURE 1 RATED 40/20	6"o.c.	12"o.c.	10d COMMON NAILS

APPLICATION	SHEATHING	PANEL EDGE NAILING	INTERMEDIATE (FIELD) NAILING	ATTACHMENTS
FLOORS	3/4" T. & G. APA RATED STURD-I-FLOOR	6"o.c.	10"o.c.	8d RING SHANK NAILS (ALT. 10d COMMON) GLUED WITH CONST. ADHESIVE
WALLS	1/2" APA RATED C-C, C-D	6"o.c.	12"o.c.	8d COMMON NAILS
ROOFS	5/8" APA RATED EXPOSURE 1 RATED 40/20	6"o.c.	12"o.c.	10d COMMON NAILS

NOTES: 1. USE REQUIREMENTS SHOWN ABOVE UNLESS NOTED OTHERWISE.
2. REFER TO THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR ADDITIONAL SHEATHING REQUIREMENTS.
3. EDGE NAILING PERPENDICULAR TO FRAMING MEMBERS REQUIRED AT WALL PANELS ONLY.



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

- NOTES: 1. REFER TO SHEET S.I.1 FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR MISC. ROOF PENETRATIONS.
3. ALL 2x AND LVL BEAMS ARE FLUSH-FRAMED (UNLESS NOTED OTHERWISE).
4. ALL HEAVY TIMBER AND GLU-LAM ROOF BEAMS ARE DROPPED (U.N.O.)
5. **ALL ROOF MEMBERS ARE PRE-ENGINEERED TRUSSES @ 24' o.c. (U.N.O.)**
6. INDICATES 2x6 @ 16" o.c. KNEEWALL DOWN TO LOWER ROOF PLANE.
7. ATTACH LEDGER TO WALL/RIM WITH (3) ROWS OF 5'-LONG LEDGER-LOCK SCREWS SPACED @ 16" o.c. (MAX).
8. THIS WALL IS TO BE FRAMED WITH 1-3/4" x 5-1/2" LSL STUDS @ 16" o.c.
9. ALL WALL STUDS THAT EXCEED 15 FT. IN HEIGHT ARE TO BE FRAMED USING LSL/LVL MATERIAL.



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Lot 03 | Minturn North

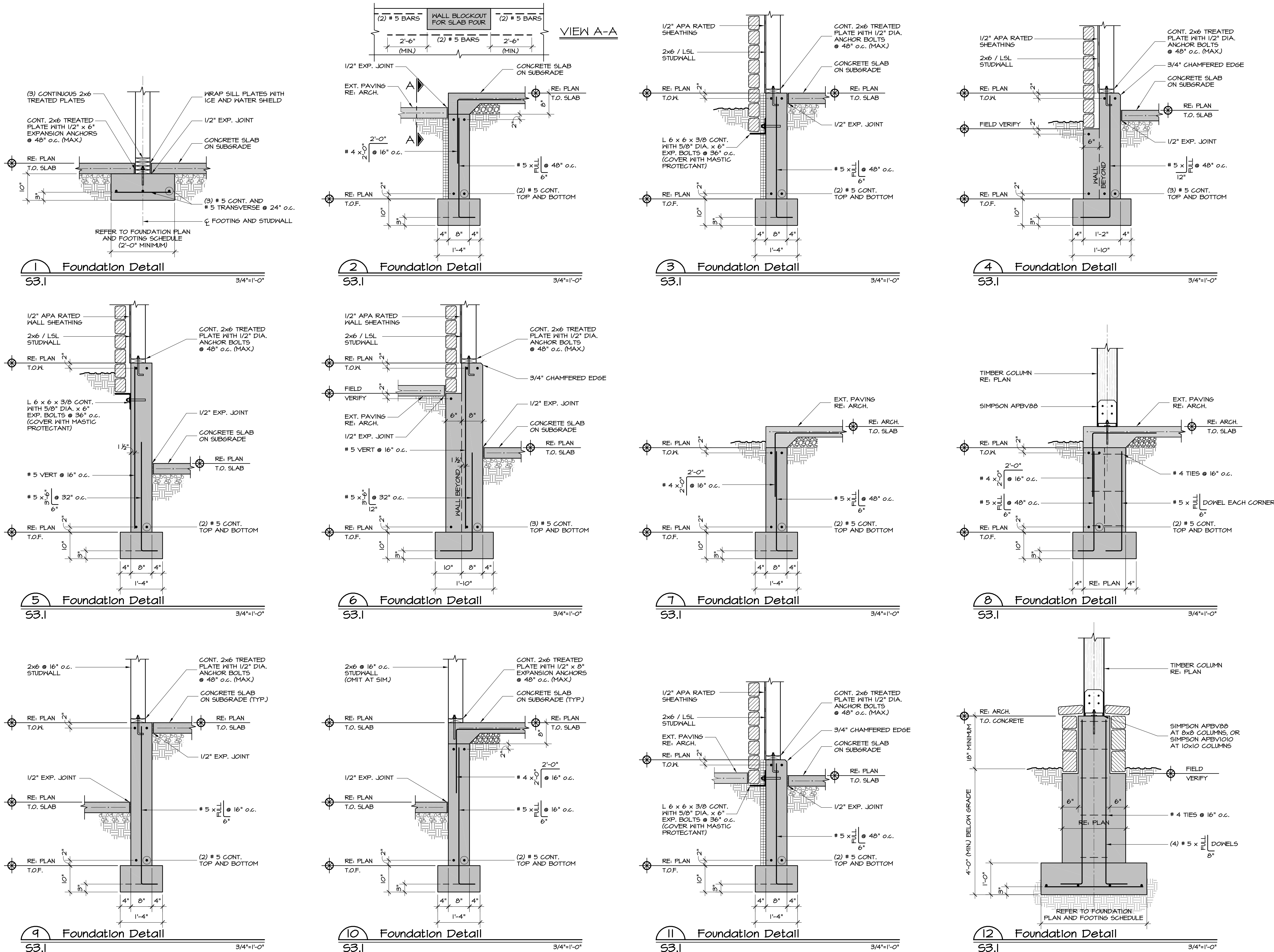
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•	•
•	•

Title • Foundation Details

S3.1



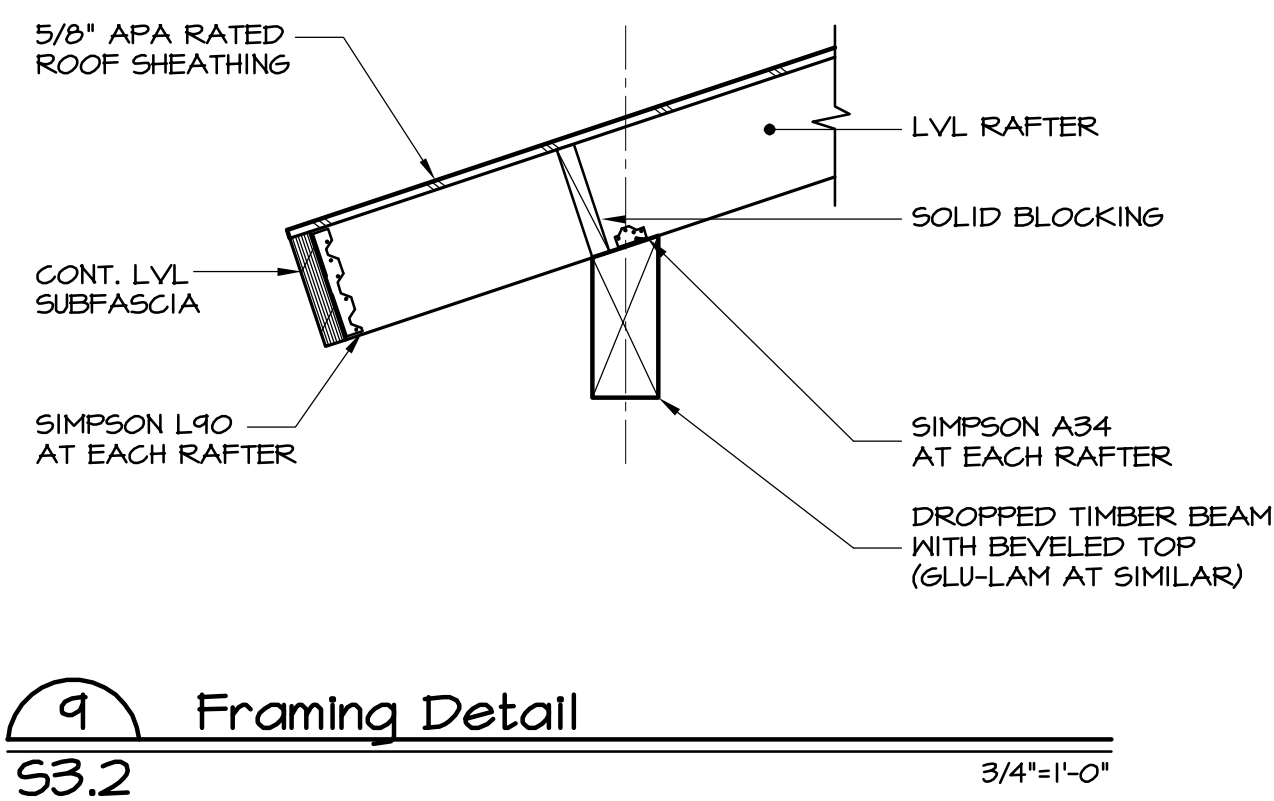
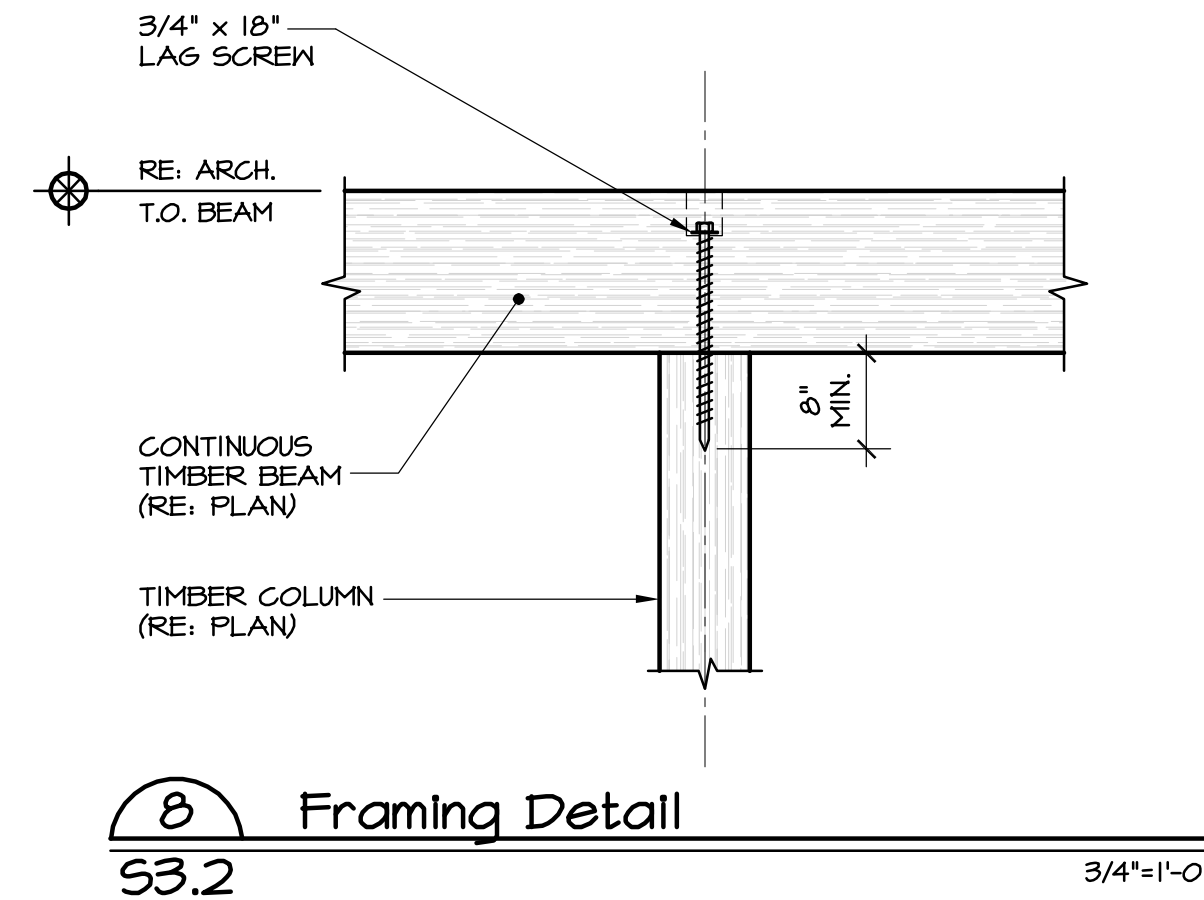
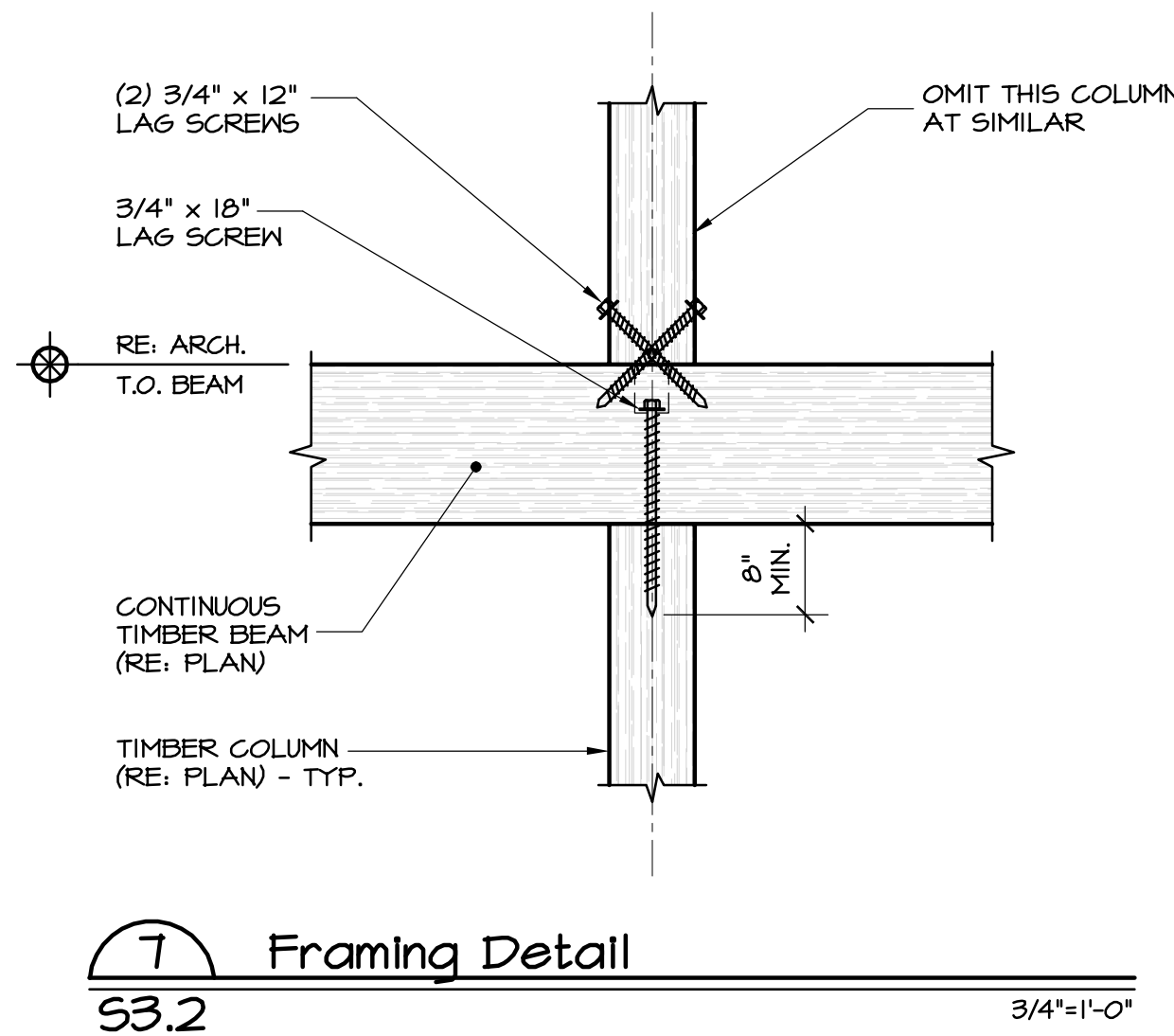
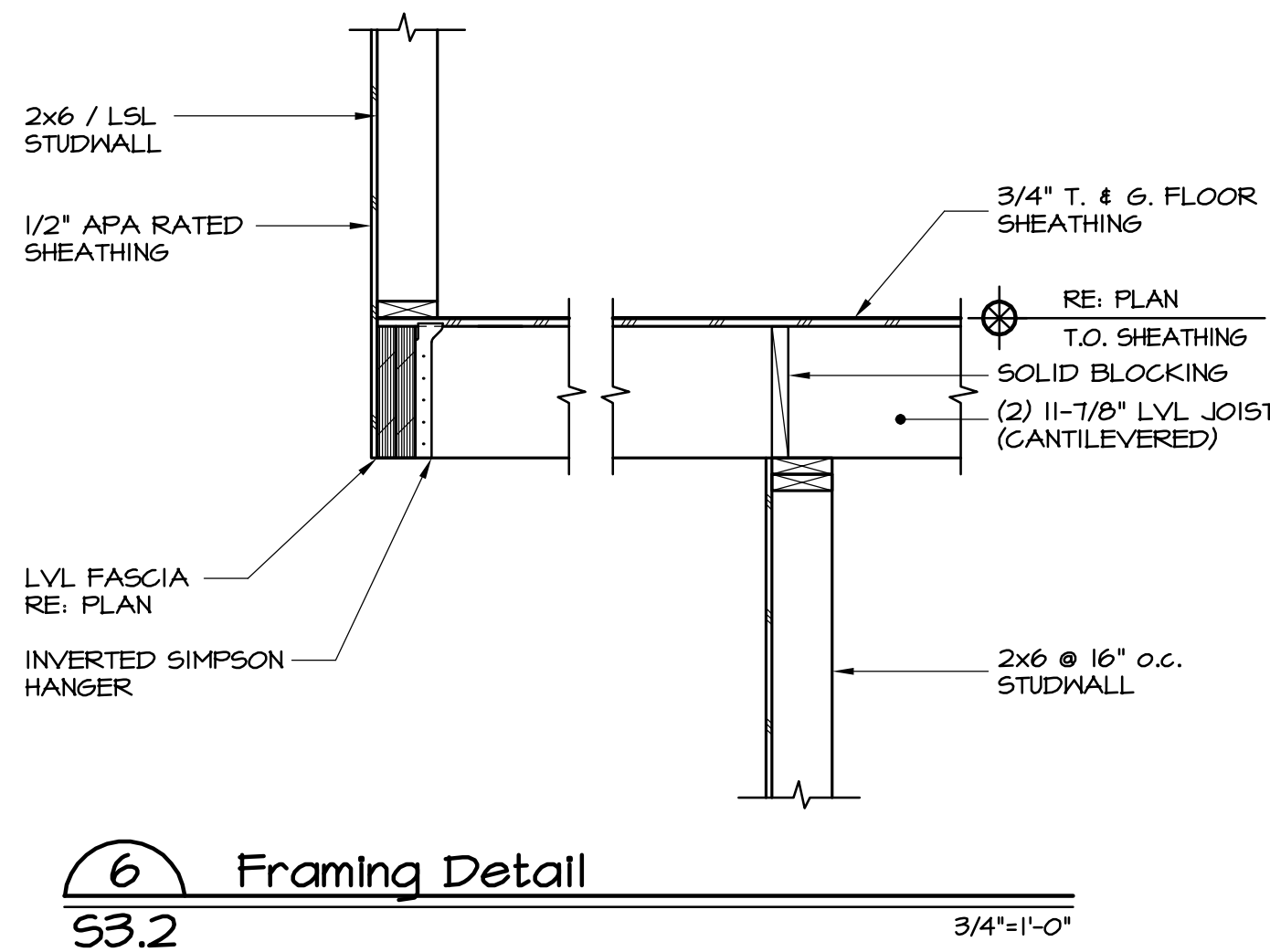
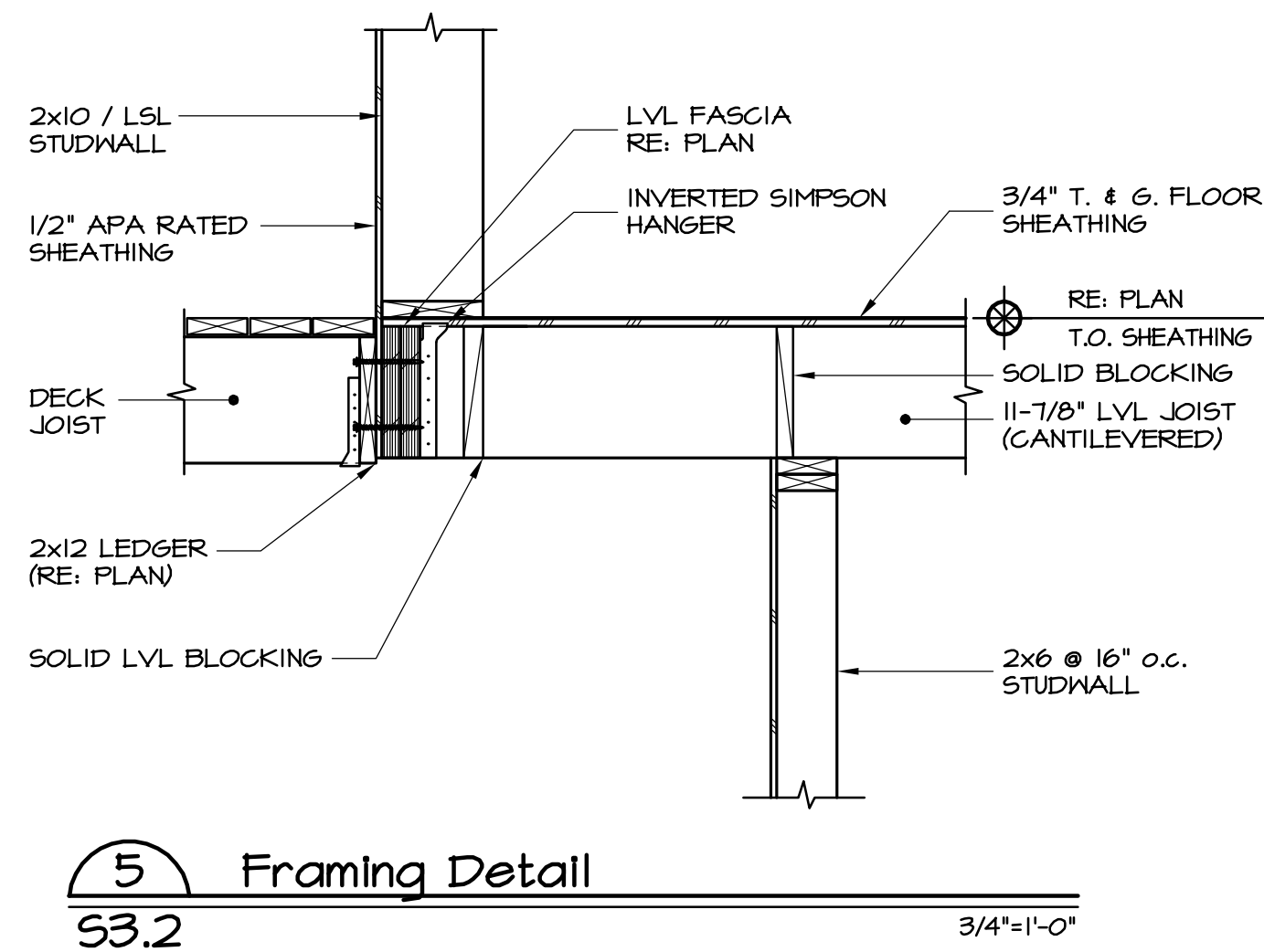
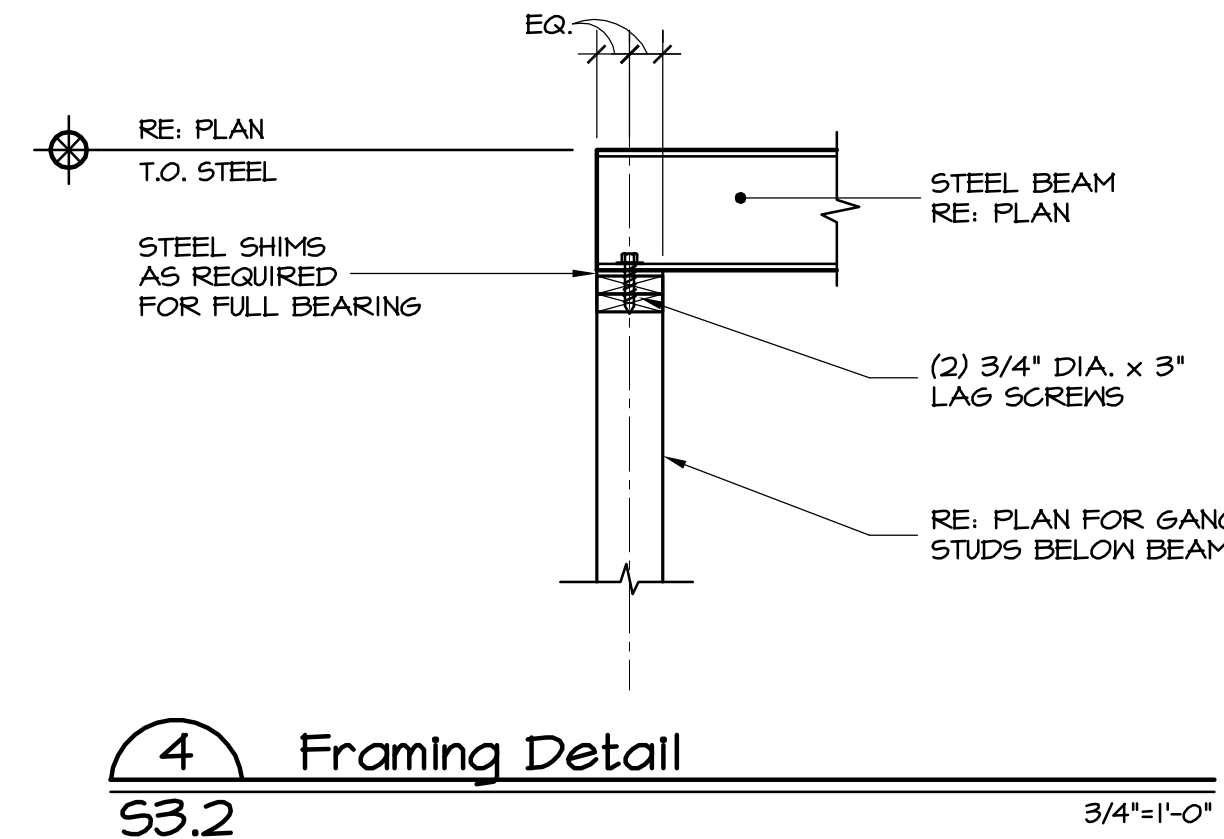
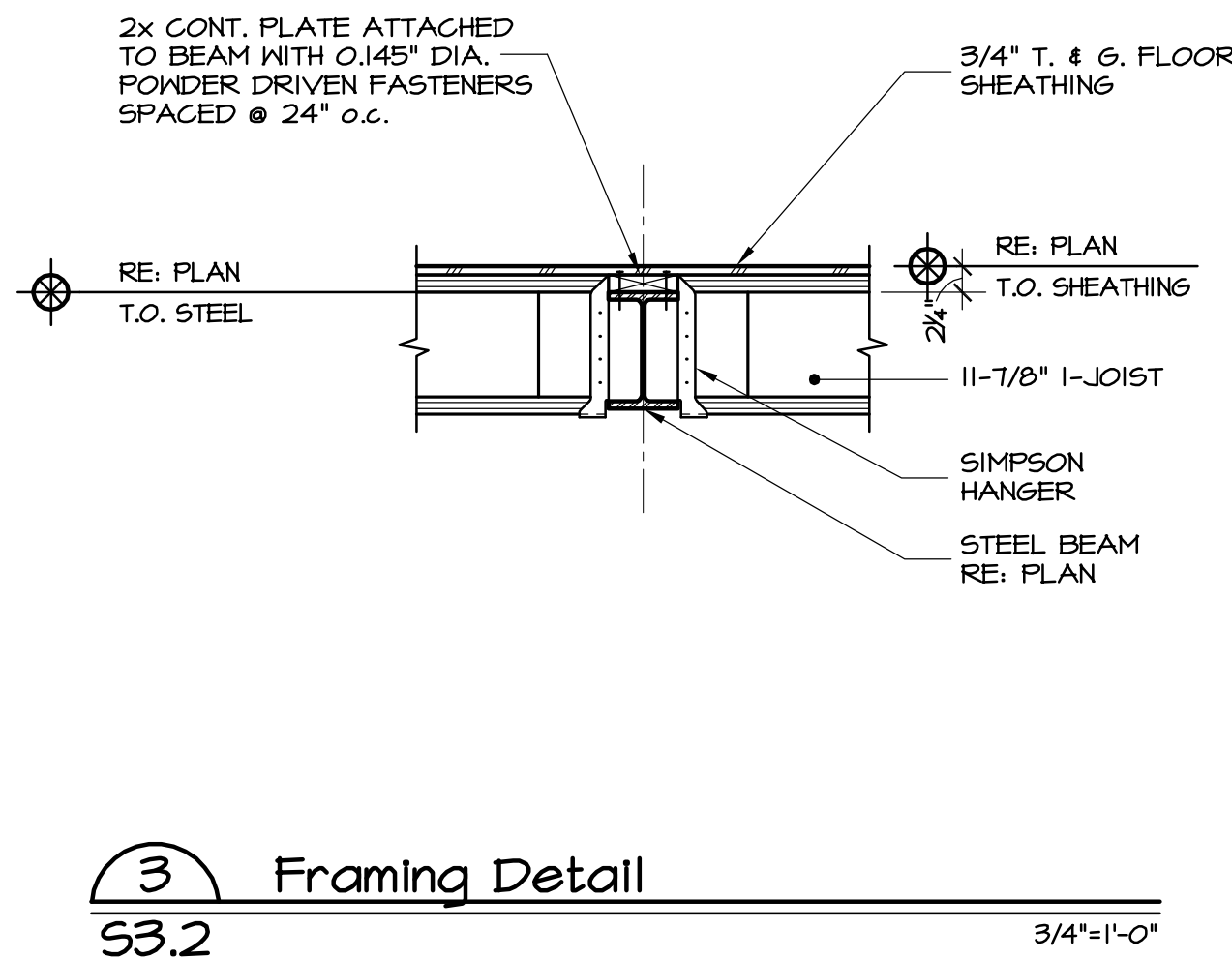
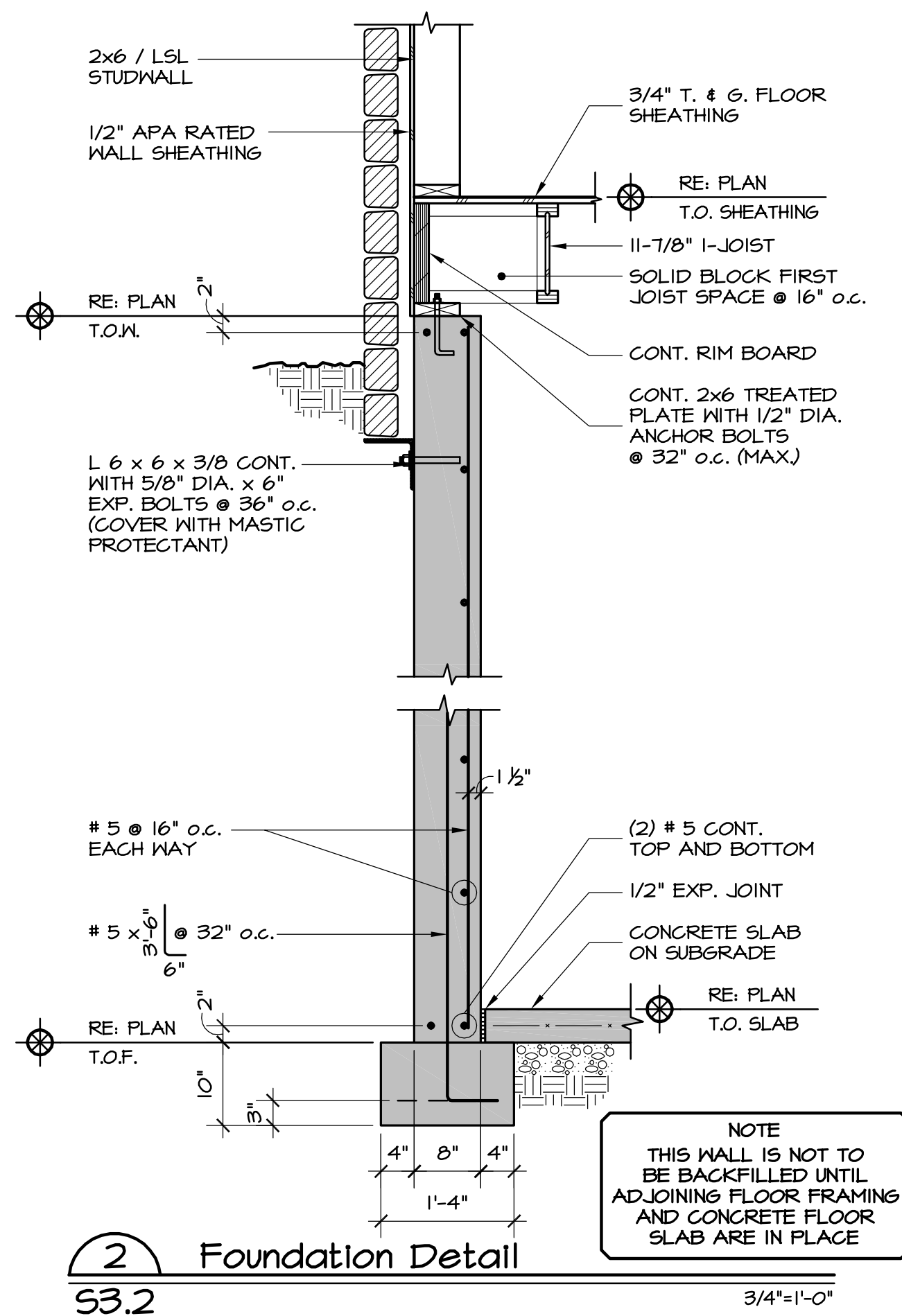
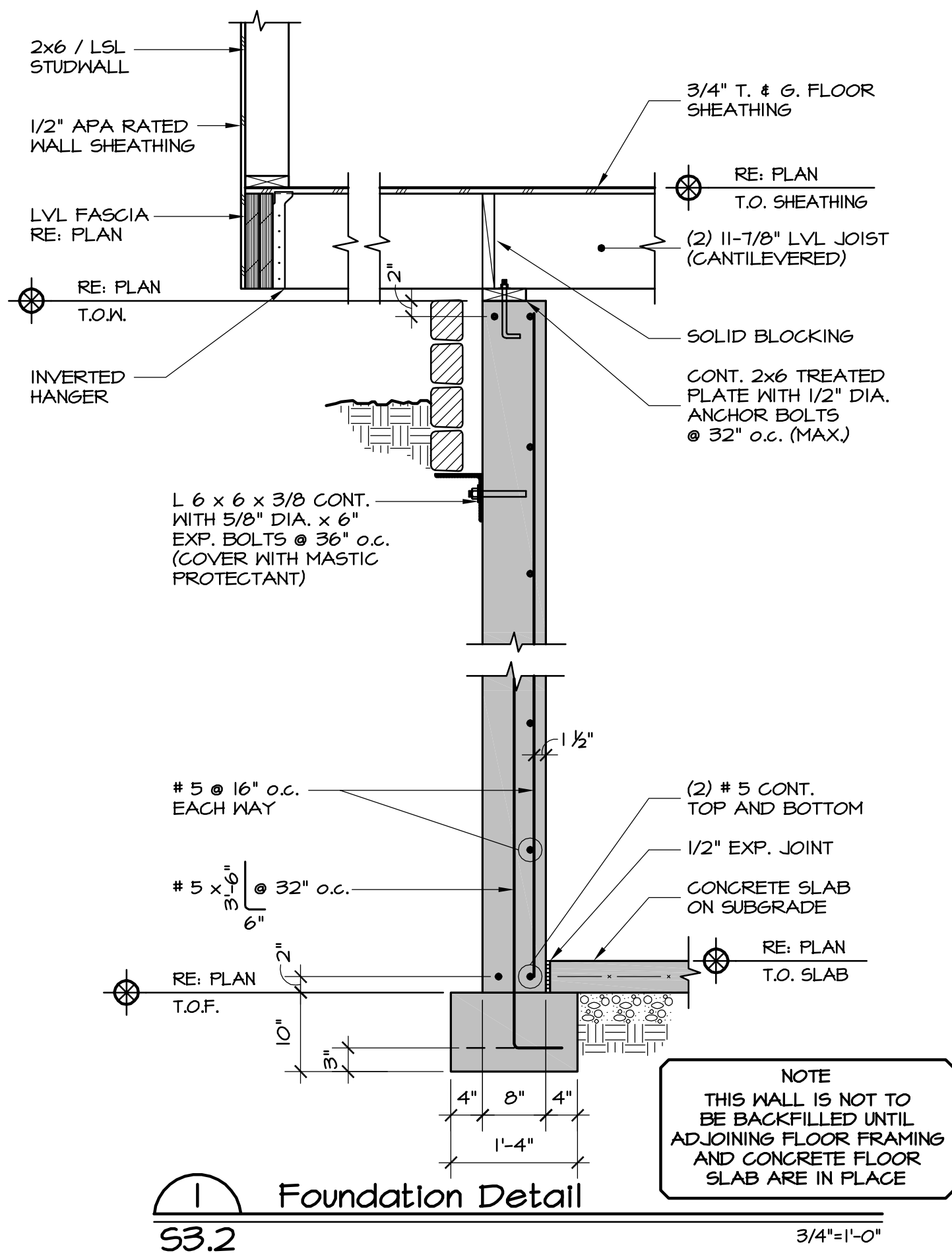


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GOICOECHEA
Lot 03 | Minturn North

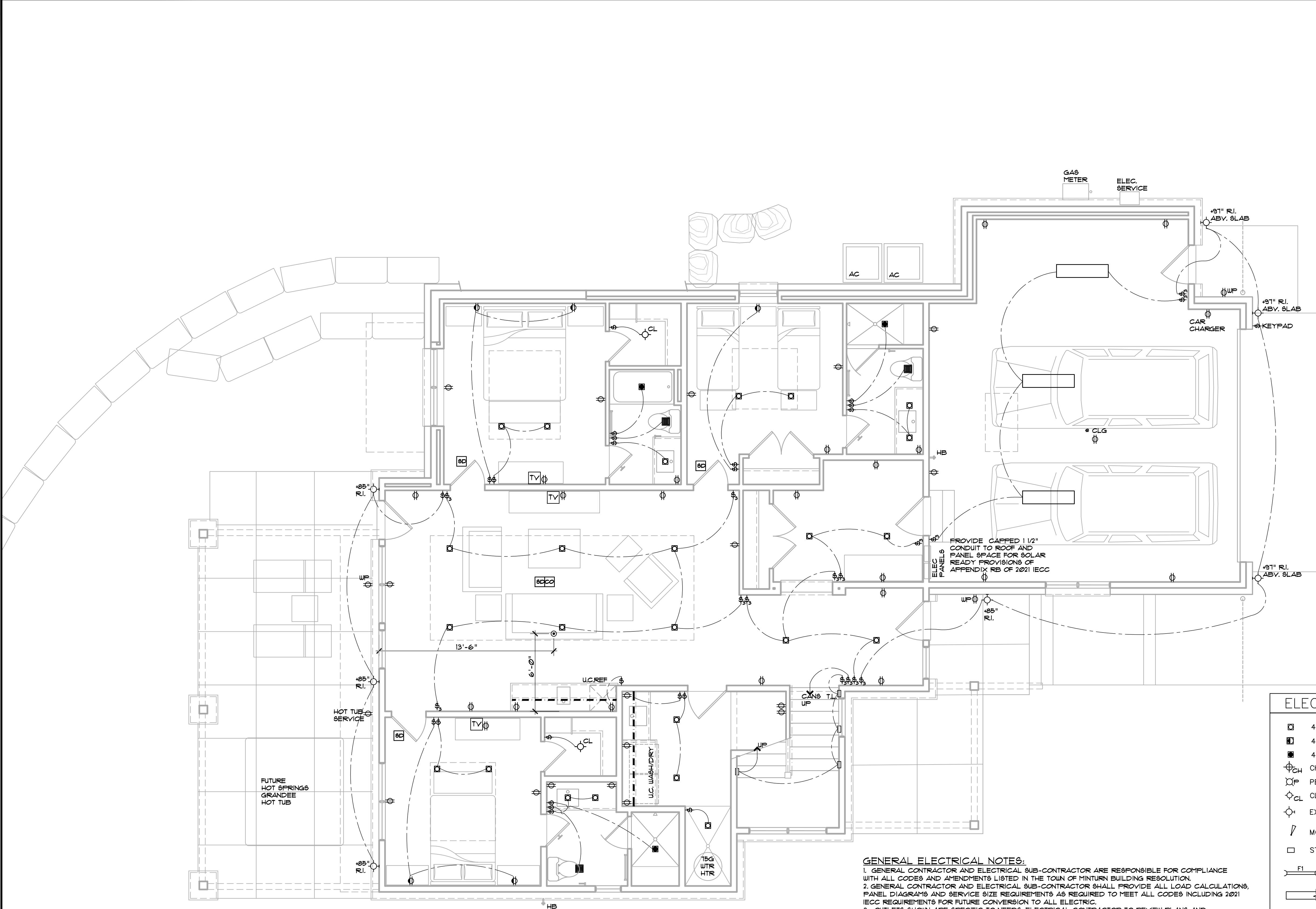
226 Miles End Lane
Minturn, Colorado



Date	• 06/13/2025
SDG Project No.	• 24-125
Drawn By	• SDG
Checked By	• JDS

Date	• Issue
08/22/24	• Review Set
11/25/24	• Pricing Set
05/27/25	• Review Set
06/13/25	• Building Permit
•	
•	

Title	• Foundation Details and Framing Details
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R404.4 Additional electric infrastructure. All combustion equipment shall be installed in accordance with Section R403.5.4 and shall be provided with a junction box that is connected to an electrical panel by continuous raceways and conductors that meet the following requirements:

1. The junction box, raceway, and bus bar in the electric panel and conductors serving the electric panel shall be sized to accommodate electric equipment that is sized to serve the same load as the combustion equipment.
2. The panel shall have reserved physical space for a dual-pole circuit breaker.
3. The junction box and electrical panel directory entry for the dedicated circuit breaker space shall have labels stating "For future electric equipment."
4. The junction box shall allow for the electric equipment to be installed within the same place of the combustion equipment that it replaces.

Exceptions:

1. Fossil fuel space heating equipment where a 200/240-volt electrical circuit with a minimum capacity of 40 amps exists for space cooling equipment.

RD04 One- and two- family dwellings and townhouses. One EV ready space shall be provided for each dwelling unit. The branch circuit shall be identified as EV ready in the service panel or subpanel directory, and the termination location shall be marked as EV ready.

ELECTRIC VEHICLE READY SPACE (EV READY SPACE). An automobile parking space that is provided with a branch circuit and receptacle that will support an installed EVSE. Labeled as "CAR CHARGER" on electrical plan.

ELECTRICAL LEGEND	
	4" LED DOWNLIGHT CAN
	4" LED DIRECTIONAL CAN
	4" LED SHOWER CAN
	CHANDELIER BY OWNER
	PENDANT BY OWNER
	CLOSET DOME LIGHT
	EXTERIOR WALL SCONCE
	MONOPOINT SPOT LIGHT
	STEP LIGHT
	DOOR HEADER LED LIGHT
	1'x4' LED LIGHT
	CEILING FAN BY OWNER
	SMOKE ALARM
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN
	FLOOR OUTLET
	1/2 HOT SWITCHED OUTLET
	TELEVISION
	LED STRIP LIGHTING UNDER CABINET

- GENERAL ELECTRICAL NOTES:
1. GENERAL CONTRACTOR AND ELECTRICAL SUB-CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE WITH ALL CODES AND AMENDMENTS LISTED IN THE TOWN OF MINTURN BUILDING RESOLUTION.
 2. GENERAL CONTRACTOR AND ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE ALL LOAD CALCULATIONS, PANEL DIAGRAMS AND SERVICE SIZE REQUIREMENTS AS REQUIRED TO MEET ALL CODES INCLUDING 2021 IECC REQUIREMENTS FOR FUTURE CONVERSION TO ALL ELECTRIC.
 3. OUTLETS SHOWN ARE SPECIFIC TO NEEDS. ELECTRICAL CONTRACTOR TO REVIEW PLANS AND COMMUNICATE TO GENERAL CONTRACTOR ANY ADDITIONAL OUTLETS NEEDED TO MEET CODE.
 4. CONTRACTOR TO PROVIDE LIFE SAFETY DETECTORS AND SENSORS PER CODE MINIMUM. LOCATIONS TO BE APPROVED BY GENERAL CONTRACTOR PRIOR TO INSTALL.
 5. REFER TO FINAL CABINET SHOPS FOR FINAL APPLIANCE, PLUMBING AND ELECTRICAL LOCATIONS.
 6. REFER TO LANDSCAPE PLANS FOR IRRIGATION AND SITE LIGHTING POWER REQUIREMENTS.
 7. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ON HIGH-EFFICACY LIGHTING SOURCES. (R404.1, 2021 IECC).
 8. ALL INTERIOR LIGHTING CIRCUITS SHALL BE PROVIDED WITH DIMMERS, EXCEPT BATHROOMS AND HALLWAYS. (R404.2, 2021 IECC).
 9. ALL EXTERIOR LIGHTING CIRCUITS SHALL BE INSTALLED WITH A MANUAL ON/OFF SWITCH WHICH PERMITS AUTOMATIC SHUT-OFF ACTIONS AND SHALL AUTOMATICALLY SHUT OFF WHEN DAYLIGHT. (R404.3, 2021 IECC).

LOWER LEVEL
SCHEMATIC ELECTRICAL PLAN
1/4" = 1'-0"

EGGERS
ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggars@eggarsarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

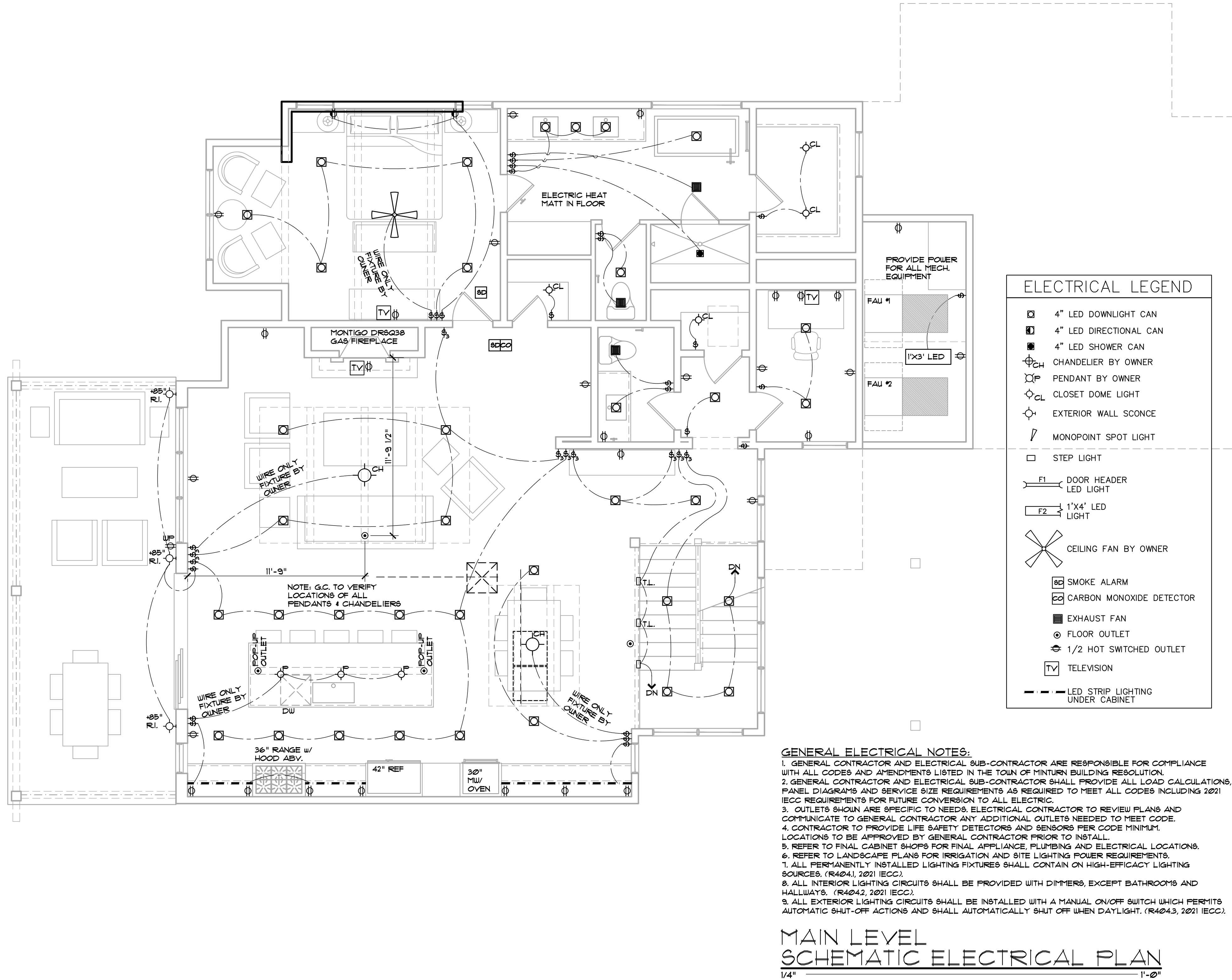
GOICOECHEA
226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

ISSUED		COMMENTS	
#	DATE	BY	
5	6-19-25	DUE	BUILDING PERMIT SET
6	5-30-25	DUE	BUILDING PERMIT SET (NOT SUBMITTED)
3	11-25-24	DUE	DRB SUBMITTAL #2 SET
2	1-10-24	DUE	REVISED DRB SUBMITTAL

E1.1

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.



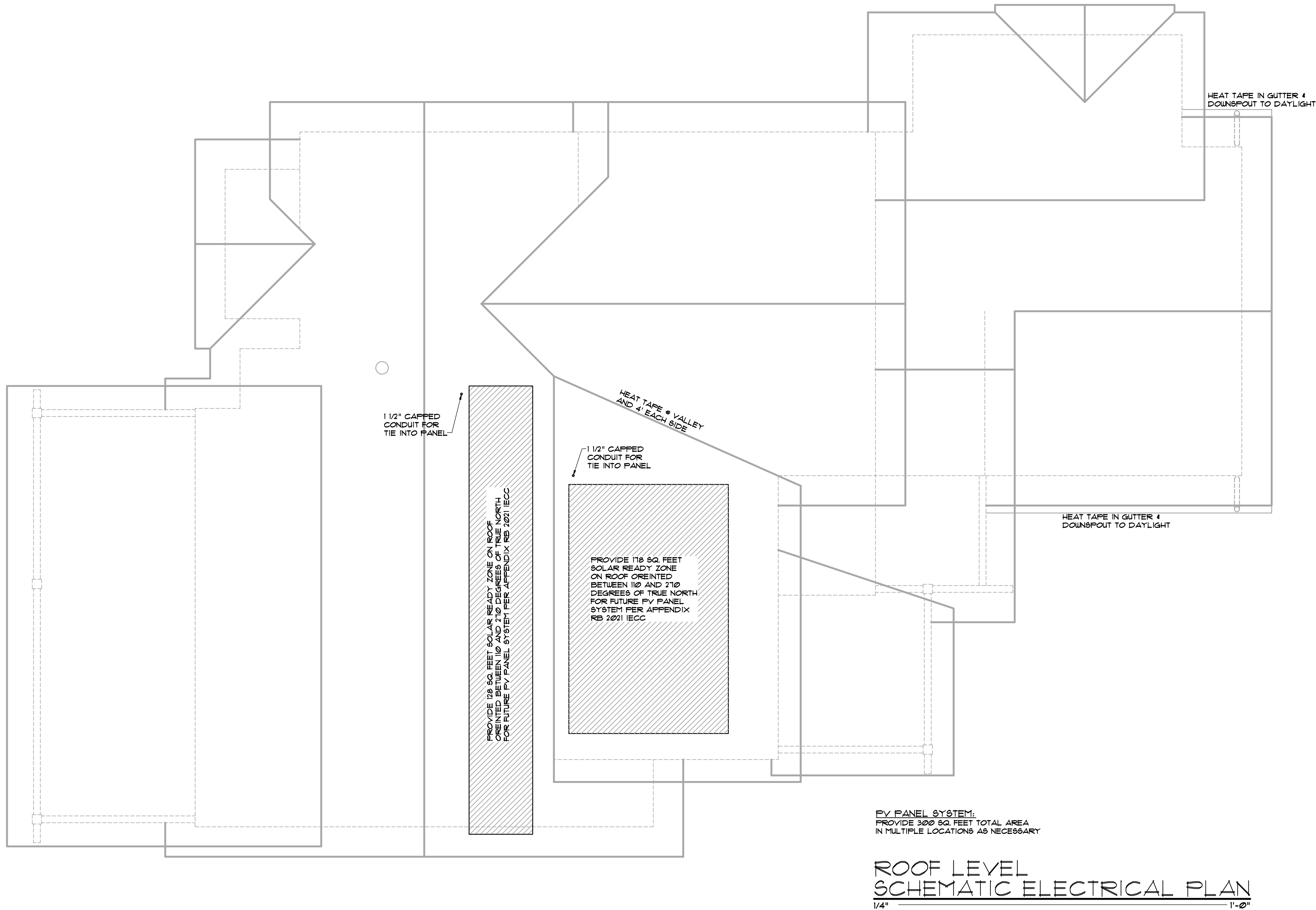
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6	5-30-25		BUILDING PERMIT SET (NOT SUBMITTED)
3	11-25-24		DRB SUBMITTAL #2 SET
2	1-10-24		REVISED DRB SUBMITTAL



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ISSUED				
#	DATE	BY	COMMENTS	
8	6-13-25	DUE	BUILDING PERMIT SET	
6	5-30-25	DUE	BUILDING PERMIT SET (NOT SUBMITTED)	
3	11-25-24	DUE	DRB SUBMITTAL #2 SET	
2	1-10-24	DUE	REVISED DRB SUBMITTAL	

GOICOECHEA
226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

R RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

EGGERS
ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggars@eggarsarchitecture.com

E1.3



Design Review Board Hearing

Variance Request 886 Main Street and 892 Main Street

Hearing Date:	July 23, 2025
File Name and Process:	Chavez Subdivision Variance Request
Owner/Applicant:	Tom Sullivan
Representative:	Michael Pukas, MPP Design Shop, Inc.
Legal Description:	South Minturn Addition, Lots 40 & 41
Address:	886 Main Street and 892 Main Street
Zoning:	South Town Character Area – Residential Zone District
Staff Member:	Madison Harris, Planner I Scot Hunn, Planning Director
Recommendation:	Approval

Staff Report

I. Summary of Request:

The Applicant, Tom Sullivan, requests review of a request for relief from the fifty foot (50') minimum lot dimension to allow for a subdivision of 886 and 892 Main Street into three lots in the South Town Residential Zone District. The Applicant's Representative Michael Pukas has been proactive in meeting with Town staff prior to submitting the variance request.

Background

All zone districts have dimensional limitations associated with them. The most commonly referenced are setbacks and building height limitations. A less commonly referenced one though is the minimum lot width dimension. The definition provided by Sec. 16-2-20 states that *Lot width* means the average distance between the medians of the two (2) side lot lines, measured perpendicularly from one (1) of the sides.

Since, for the most part, zoning and the associated dimensional limitations was applied after lots in Town had already been developed, that has left staff with many instances all over Town where the minimum lot dimension is not adhered to. Staff has put together a few graphics below to

showcase places within the South Town Residential Zone where the minimum lot width of 50 feet is not adhered to.



Figure 1: Dimensions shown for lots at the 800-900 Block.

Rest of page left intentionally blank.



Figure 2: Dimensions shown for lots at the 900-1000 Block.



Figure 3: Dimensions shown for lots at the 1000 Block.

To complicate matters further, the Municipal Code has Sec.16-17-40. – Frontage which states:

Each lot in separate ownership, unless otherwise provided for in this Chapter, shall have at least twenty-five (25) lineal feet of frontage on a street right-of-way, either dedicated to the public or to a private association or on a private road described by metes and bounds and reserved in perpetuity, through private agreement, to provide access to the lot. Each building devoted wholly or in part to residential use shall front on a street or road as described above, except when two (2) or more such buildings are located on one (1) lot and the required frontage for each building cannot be provided due to the shape of the lot; these buildings lacking street or road frontage shall front on a dedicated driveway easement at least twenty-five (25) feet in width and maintained in an unobstructed condition.

As demonstrated in the code section above, there appears to be conflicting direction given in two different places, one on minimum lot width and one on minimum lot frontage.

Proposed Plans

Staff has been working with the Applicant and their architect for several months on the potential subdivision. As summarized above, the only issue of note keeping this from being administratively approved is the requirement for a 50 foot minimum lot width, while later in the Code require 25 foot frontage.

The proposal shows two lots having the interior lot line eliminated and then split into three: Lot 1 at a width of 33.34', Lot 2 at a width of 33.34', and Lot 3 at a width of 33.31'. This is an overall request for relief of about 33% reduction in minimum lot width. A conceptual site plan is provided with the application to help staff, the Planning Commission, and Town Council make an informed decision regarding the request.

Staff is **recommending approval** of the variance request from the strict interpretation and application of the Town's Setback requirements.

II. Zoning Analysis:

Zoning

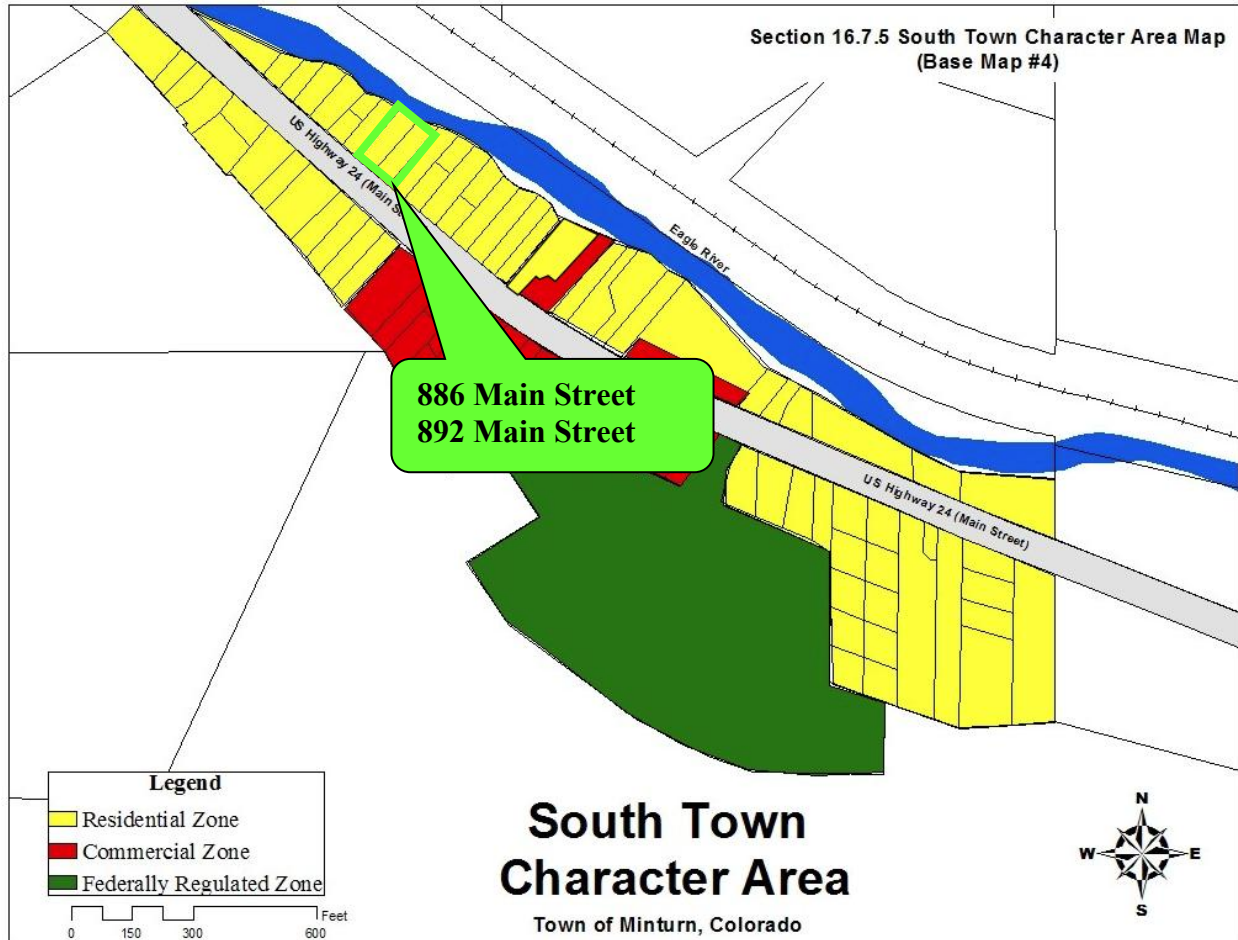
The subject property is located within the "South Town Character Area" Residential Zone District, described as follows:

- (a) The neighborhood is bisected by Highway 24 and is characterized by single-family residences and accessory buildings. The residences are typically one (1) and two (2) stories, with outbuildings on larger lots than found in Old Town. Low-density residential and public recreational and open space use along the Eagle River is encouraged. Higher density residential development can be accommodated on the south side of Main Street if it remains in character and all impacts are adequately addressed.*
- (b) The purpose of this area is to provide for continued residential use that benefits from proximity along the Eagle River. New development and redevelopment should preserve the unique character and scale of the neighborhood. An objective*

is to retain the residential areas as quiet and safe neighborhoods while allowing for compatible and appropriate nearby commercial. This area can accommodate reasonable growth where land and services are available.

- Town of Minturn Town Code Section 16-7-20

Figure 4: South Town Zoning Map



III. Applicable Standards and Design Guideline Criteria:

Variance

The Minturn Municipal Code provides the following purpose, intent and criteria for the approval of a variance:

Sec. 16-21-690. - Variances.

(a) Purpose of provisions; limitations.

- (1) In order to prevent or to lessen such practical difficulties and unnecessary physical hardships inconsistent with the objectives of this Chapter as would result from strict or literal interpretation and enforcement, variances from certain regulations may be granted. Cost or inconvenience to the applicant of strict or literal compliance with a regulation shall not be a reason for granting a variance.*

- (2) *Variances may be granted only with respect to the development standards prescribed for each zone, including lot area and site dimensions, setbacks, distances between buildings, height, density, site coverage, usable open space, landscaping, site development and parking and loading requirements.*
- (3) *The power to extend variances does not extend to the use regulations prescribed for each district because the flexibility necessary to avoid results inconsistent with the objectives of this Chapter is provided by Sections 16-21-620, Conditional Use Permits, and Division 3 of this Article, Amendments to text of Land Use Regulations or Character Area and Zone District Map.”*

(c) Approval criteria. *Before acting on a variance application, the Planning Commission and the Zoning Board of Appeals shall consider the following factors with respect to the requested variance:*

- (1) *The relationship of the requested variance to other existing or potential uses and structures in the vicinity;*
- (2) *The degree to which relief from the strict or literal interpretation and enforcement of a specified regulation is necessary to achieve compatibility and uniformity of treatment among sites in the vicinity, or to attain the objectives of this Chapter without grant of special privilege;*
- (3) *The effect of the requested variance on light and air, distribution of population, transportation and traffic facilities, public facilities and utilities and public safety; and*
- (4) *Such other factors and criteria as the Planning Commission and Zoning Board of Appeals deem applicable to the proposed variance.*

(d) Findings required. *The Planning Commission and Zoning Board of Appeals shall make the following findings before granting a variance:*

- (1) *There are exceptional or extraordinary circumstances or conditions applicable to the site of the variance that do not apply generally to other properties in the same zone;*

Staff Response:

As shown in the figures at the beginning of this staff report, there are several instances where the minimum lot width is not met, not just from a historical platting standpoint, but also from more recent plats approved such as the one for the Lucero’s Subdivision at 996 Main Street. See also the application’s Letter of Intent which lists many properties not covered by the figures that have substandard lot width.

- (2) *The exceptional or extraordinary circumstances of the site create a situation in which the strict, literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this Chapter;*

Staff Response:

Similar to the response above, due to both historical platting not matching up with current zoning regulations as well as the enforcement of 25’ frontage code section rather than 50’ lot width minimums in recent years, there are many examples in the surrounding area that one could point to which has allowed for substandard lot width. The historic lot configuration minimum lot frontage has been enforced at 25’ which presents exceptional conditions for the property owners.

- (3) *That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity and will not result in substantial impairment to the purposes of this Chapter.*

Staff Response:

Except in the case of the minimum lot width, the proposed subdivision adheres to all other dimensional limitations, and staff believes that the proposed subdivision meets all of the applicable criteria as well as the definition of a Minor Subdivision.

- (1) *General. Establish reasonable and equitable procedures and standards for the subdivision of land.*
- (2) *Safe and convenient traffic circulation. Require the provision of safe and convenient vehicular and pedestrian traffic circulation.*
- (3) *Adequacy of public facilities. Ensure that public facilities are available to serve development.*
- (4) *Conserve and manage natural resources. Conserve and manage natural resources.*
- (5) *Minimize air and water pollution. Minimize the impacts of air and water pollution and the degradation of land.*
- (6) *Open space. Provide for open space and recreational land through efficient and appropriate subdivision design.*
- (7) *Consistency with Master Plan and Land Use Regulations. Guide future growth and development consistent with the Master Plan and the Land Use Regulations.*
- (8) *Safety from fire, flood and other disasters. Maintain or improve safety from fire, flood and other potential disasters.*
- (9) *Adequate light, air and privacy. Provide adequate light, air and privacy for land uses.*
- (10) *Recordation. Ensure that the subdivision of lands is recorded with proper legal descriptions and monuments.*

From Sec. 17-2-10. – Definitions. *Subdivision, minor means a proposed subdivision of a parcel of land creating a total of six (6) lots or less, including both platted and remaining unplatted parcels, which is properly zoned for the proposed use. All lots on the proposed subdivision must abut a Town street or road which has been accepted for maintenance or, in the judgment of the Town, be physically accessible, or capable of being physically accessible, from the public street by conventional vehicles.*

- (4) *There is no substantial impairment to the public that would result from the granting of the variance.”*

Staff Response:

The proposed subdivision still complies with the minimum lot frontage and demonstrates the required safe public access to the lots on the conceptual site plan.

As noted above, the Planning Commission must make positive findings for all four variance criteria. Although no one criterion should be weighted differently or considered more important, the first two criteria are typically the most difficult to establish.

In this instance, the Applicant will be required to demonstrate an ‘extraordinary circumstance,’ ‘physical hardship,’ and/or ‘practical difficulty’ when the regulations are applied strictly and literally to their property.

Staff suggests that the intention of the minimum lot width is to ensure proper access to a public street or Right-of-Way. As stated above, this is met with the adherence to the 25’ frontage requirement.

The Minturn Municipal Code South Town Residential Zone purpose and intent and the 2023 Imagine Minturn Community Plan, along with the proposed conceptual site plan and proposed subdivision, which otherwise complies with Chapter 17 - Subdivisions, there may be a case for physical hardship and/or practical difficulty to allow for the requested relief from the rear setback.

For reference the following statements from the referenced above documents are relevant to this review:

Article 7 – South Town Character Area

Sec. 16-7-20. – South Town Residential Zone.

- (a) The neighborhood is bisected by Highway 24 and is characterized by single-family residences and accessory buildings. The residences are typically one (1) and two (2) stories, with outbuildings on larger lots than found in Old Town. Low-density residential and public recreational and open space use along the Eagle River is encouraged. Higher density residential development can be accommodated on the south side of Main Street if it remains in character and all impacts are adequately addressed.*
- (b) The purpose of this area is to provide for continued residential use that benefits from proximity along the Eagle River. New development and redevelopment should preserve the unique character and scale of the neighborhood. An objective is to retain the residential areas as quiet and safe neighborhoods while allowing for compatible and appropriate nearby commercial. This area can accommodate reasonable growth where land and services are available.*

2023 Imagine Minturn Community Plan

Chapter 1: Smart Land Use & Practical Zoning

The Recommended Town Zoning Detail Map has this area of town labeled as R2. Per the description given on pg 21 “*This district is recommended in other residential areas of town with small to medium size lots. The intent of this district is to support the eclectic mix of housing types found in Minturn...*”

Page 19 states “*Minturn, as a community with historic structures, invariably has many non-conforming uses and structures. At this time, under the current provisions, these non-conforming uses (important sources of community housing) could not be preserved should redevelopment or major property improvements occur, and many residents with non-conforming structures cannot make enhancements to their property. Further, some of these dimensional non-conformities support the character and sense of funkiness around Minturn*”

For these reasons, granting of the variance should not result in any detrimental effects on the welfare of the Town or the substantial impairment to the purposes of the Design Guidelines and Chapter 16 of the MMC, overall.

IV. Staff Recommendation and Suggested Conditions:

Staff recommends that the Applicant's request for a variance for relief from the strict application of the Town's minimum lot width for a subdivision at 886 Main Street and 892 Main Street may be granted as the request generally meets all variance criteria.

Staff is **recommending approval** of the variance request.



VARIANCE 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:

Chavez Subdivision

Project Location

Street Address: 886 & 892 Main Street, Minturn, CO 81645

Zoning: **South Town**

Parcel Number(s): 2103-351-02-008; 2103-351-02-010

Application Request:

see attached Letter of Intent

Applicant:

Name: Michael Pukas
mpp design shop, inc.

Mailing Address: PO Box 288
Gypsum, CO 81637

Phone: (970) 390-4931

Email: michael@mppdeisgnshop.com

Property Owner:

Name: 886 & 892 Main Street LLC

Mailing Address: PO Box 820
Minturn, CO 81645

Phone: (970) 376-2167

Email: minturnrentals@gmail.com

Required Information:

Lot Size: 886: 0.1168 acres, 5,088.9 sf 892: 0.1218 acres, 5,305.7 sf 896: 0.1320 acres, 5,750.5 sf	Type of Residence (Single Family, ADU, Duplex) n/a	# of Bedrooms n/a	# On-site Parking Spaces n/a
# of Stories: n/a	Snow storage sq ft: n/a	Building Footprint sq ft: n/a	Total sq ft Impervious Surface: n/a

Signature:

Fee Paid: _____ Date Received: _____ Planner: _____

VARIANCE APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS (TO BE INCLUDED WITH APPLICATION)

Applicant **Staff**



Application Fee (Non-Refundable application fee shall be collected)

- Planning Commission Review - \$575 + Costs attributable to the review by consultant time are billed at actual hourly rates. Cost assessed after first hour.

RESPOND TO THE FOLLOWING QUESTIONS:

1. **Please describe the nature of the requested variance:** To sub-divide two existing lots that are each

50' wide into three lots that are each 33.3' wide. If the variance is approved,

all existing structures on the properties will be demolished prior to final the Final Amended Plat with Eagle County.

The intent is to have the ability for three residential structures to be built.

2. **Are there exceptional or extraordinary circumstances or conditions applicable to the site of the variance that does not apply generally to other properties in the same zone? (If yes, please elaborate):** Within the past several years, there have been other properties in Minturn, including the South Town zoning district,

that have been created or reconfigured through the sub-division process that are less than the 50' wide.

There are also many lots throughout Minturn that have existed since the Town's founding that are less than 50' wide.

Many of Minturn's original 25' wide lots have been re-subdivided into new lots of varying sizes.

3. **Do the exceptional or extraordinary circumstances of the site create a situation in which the strict, literal interpretation and enforcement of the specified regulation result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the zone code! (if yes, please elaborate):** The Code's minimum lot width of 50' is an arbitrary requirement.

It has not been enforced for other subdivisions within the Town.



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

The Planning Commission and Town Council are required to make the following findings before granting a variance:

1. There are exceptional or extraordinary circumstances or conditions applicable to the site of the variance that do not apply generally to other properties in the same zone;
2. The exceptional or extraordinary circumstances of the site create a situation in which the strict, literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the zoning code;
3. That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity and will not result in substantial impairment to the purposes of the zoning code;
4. There is no substantial impairment to the public that would result from the granting of the variance.

Letter of Intent

mpp design shop, inc.

PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

December 20, 2024

Town of Minturn

Attention: Planning Department

302 Pine Street

P.O. Box 309

Minturn, CO 81645

Tel: (970) 827-5645

Fax: (970) 827-5545

e-mail: planner@minturn.org

Regarding: Chavez Subdivision

Location: 886 & 892 Main Street

Minturn, CO 81645

Parcel Number: 2103-351-02-008 & 2103-351-02-010

South Minturn Addition, Lots 40 & 41

The Minor Subdivision Application and Variance Application are being submitted congruently. The intention is to sub-divide 2 existing lots into 3 new lots.

- The Minor Subdivision Application is in regards to Chapter 17 – Subdivisions, Article 8 – Minor Subdivisions, will be a Type B Subdivision, as there are less than six lots being created.
- The Variance Application is in regards to Section 16-2-40, General lot requirements and dimensional standards, Table 16-A, Column B, Min. Lot/Max. Lot Dimension (feet): 50, as each lot would have a Minimum Lot Dimension to be less than the indicated 50'.

The new lots will be identified as Lots 1, 2 & 3, and re-numbered to be 882, 892, & 896 MainStreet. Each of the two existing lots is 50' wide. The proposed three lots would each be 33.34', 33.34' and 33.31' wide. All other aspects of the lots would comply with the Code requirements, including the minimum lot area of 5,000 sf and minimum street frontage of 25'. The zoning would not change and remain Residential.

There are two existing structures on Lot 40. The existing structure addressed as 886 is a stick-built single family residence on a permanent foundation. The existing structure addressed as 892 is a mobile trailer home. If the variance request is approved, the existing structures will be demolished prior to the Final Amended Plat being filed with the Eagle County Assessor.

The current owner had a meeting with Minturn Planning Staff just prior to the purchase of in March 2019 to discuss the possibility of subdividing Lots 40 & 41 into 3 lots. He was told the 2 lots could be divided into 3 lots without any special conditions or variance applications. Based on this meeting, 3 investors where brought into partnership to purchase the 2 lots with the intention that each investor would own 1 lot.

In a subsequent meeting that the owner had with Minturn Planning Staff in August 2024, the owner was told he would have to apply for a variance as each of the lots had a dimension of less than 50'. Planning staff acknowledged that the owner was previously told there would be no variances required.

There are several properties throughout Minturn, including South Town, that have lot dimensions less than 50'. A minimum lot width requirement has never been enforced historically or recently. This is the first subdivision application in which the Town has required a variance for lot dimensions to be less than 50'.

The Code *Chapter 16 – Zoning, Article 2, Section 16-2-40 General lot requirements and dimensional standards, Table 16-A Dimensional Standards, Lot Requirements, Columns A & B* has confusing and conflicting language.

- Column A: Min. Lot Area/Max. Lot Area (sq. ft)
- Column B: Min. Lot/Max. Lot Dimension (feet)

South Town, Residential, the requirements are:

- Column A: 5,000
- Column B: 50

What do these requirements of area and dimension refer to? Is it a minimum or maximum lot area? Is it a minimum or maximum lot dimension? In the case of this application to subdivide these lots, Column B is being applied as the minimum lot dimension, whereas previous subdivisions throughout Town this standard has not been applied. Most recently 998 Main St where the rear portion of the lot which is 46ft wide was subdivided from the front old gas station portion of the lot in early 2024. The other columns in this table for Maximum Building Lot Coverage, Maximum Impervious Surface Coverage, and Minimum Setbacks are very clear and not ambiguous or conflicting. Another discrepancy is the code requires 25ft of street frontage but if the town is now interpreting the minimum dimension as 50ft the minimum street frontage should be 50ft.

The following are properties within the 700 to 1100 blocks in the Town of Minturn that have lot dimensions of less than 50' that have existed for many years (their exact creation dates would require further deed research):

- 681 Boulder Street
- 702 Main Street
- 719 Main Street
- 789 Main Street
- 791 Main Street
- 793 Main Street
- 801 Main Street
- 811 Main Street
- 961 Main Street
- 976 Main Street
- 987 Main Street
- 992 Main Street
- 997 Main Street
- 1021 Main Street
- 1061 Main Street
- 1081 Main Street
- 1106 Main Street
- 1108 Main Street
- 1131 Main Street
- 1133 Main Street
- 1141 Main Street
- 1143 Main Street
- 1191 Main Street

The following are properties within the 700 to 1100 blocks in the Town of Minturn that have lot dimensions of less than 50' that have been created through the subdivision process within the last several years (their exact creation dates would require further deed research):

PO Box 288
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(970) 390-4931
michael@mppdesignshop.com

-
- 701 Boulder Street
 - 711 Main Street
 - 721 Main Street
 - 841 Main Street
 - 851 Main Street
 - 994 Main Street
 - 996 Main Street
 - 998 Main Street
 - 1010 Main Street
 - 1012 Main Street
 - Belden Place Subdivision
 - Minturn North Subdivision

To address the requirements of Chapter 17 – Subdivisions, Article 8 – Minor Subdivisions, Section 17-8-30. – Procedure, the following is provided:

1) Final Plat.

A draft of the final plat is provided with the applications, prepared by Kipp Land Surveying. The Final Plat will describe all property boundaries and Utility Easements, Access Easements, and Snow Storage Easements.

2) Zoning.

The proposed 3 lots are intended to be developed as single family residences. With the exception of the Minimum Lot dimension being less than 50', all other lot and zoning requirements will conform with the Municipal Code, including Minimum Lot Area and Minimum Street Frontage. There is no proposed change to the zoning, and will remain Residential.

3) Access.

There is an existing curb cut along Highway 82 that will remain intact and be reused. An Access Easement will be created at the West boundary to allow use of a shared driveway by all owners. Parking requirements for each lot are to be contained on each lot, and not shared between lots.

A Snow Storage Easement will be created at the West boundary to allow for snow storage of the shared driveway by all owners. Snow storage requirements have been calculated based on the combined area of the three lots, rather than individual lots. The Easement would allow for snow storage on each of the lots as needed as plowing operations would dictate.

CDOT would not allow for individual curb cuts for each lot due the close proximity this would present. The following is an email correspondence received from Brian Killian, Colorado Department of Transportation, Region 3 Access Management, Grand Junction:

From: Killian - CDOT, Brian <brian.killian@state.co.us>

Sent: Monday, November 25, 2024 10:46 AM

To: Michael Pukas <michael@mppdesignshop.com>

Cc: Kandis Aggen - CDOT <kandis.aggen@state.co.us>

Subject: Re: Region 3 Access Permits - 886 & 892 Main Street, Lots 40 & 41, Minturn, CO

Michael,

Per our conversation, CDOT will not permit additional curb cuts due to safety reasons of adding additional conflict points for vehicles and pedestrians and also since any new access points for the

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lots you're looking at will not meet spacing requirements per the State Highway Access Code and may create safety and operational issues.

Please let me know if you have any questions.

Thanks,

Brian Killian
Region 3 Access Program Manager
Traffic & Safety



P 970-683-6284 | C 970-210-1101 | F 970-683-6290
222 S. 6th St, Room 100 Grand Junction, CO 81501
brian.killian@state.co.us | www.codot.gov | www.cotrip.org

4) Water Supply.

According to the Town of Minturn Ordinance No. 02 – Series 2023, Sections 3 and 4:

SECTION 3. A moratorium is hereby continued on the acceptance of applications for connection to the Town's water system or allocation of SFEs as provided in Section 13-2-10 et. seq. and is limited to no more than the historic number of SFEs used plus one additional SFE for new water use for an entire property or collection of adjoining properties as legally configured on the date Ordinance No. 05 Series 2020 was passed that are owned by the same or related owners.

SECTION 4. A moratorium is hereby continued on the acceptance and processing by the Town of land use development applications submitted pursuant to Minturn Municipal Code Chapters 16 and 17 that will result in water use exceeding the historic number of SFEs plus one additional SFE for a property or collection of adjoining properties as legally configured on the date Ordinance No. 05 Series 2020 was passed that are owned by the same or related owners.

The is common ownership of Lot 42 along with the subject Lots 40 & 41 of this proposal, therefore, there are three water taps to connect to the Town's water system available to be equally distributed between the three lots.

5) Wastewater disposal.

Utility Easements of 10' parallel to the western boundary, adjacent to Highway 24, and 5' parallel to each North and South property lines would be created. The Town's sanitary sewer main line and corresponding easement crosses onto the southwest portion of Lot 41. New sanitary sewer lines and connections would be on the property to avoid road and curb cuts along Highway 24. Other utility services, including cable and internet, electrical, gas, telephone, and water would be underground lines located under the driveway and connecting the main utility services in the street. It would be the responsibility of the owner and developer of each lot to locate and coordinate their individual utility services at the time of development planning.

6) Fire Protection.

The Eagle River Fire Protection District has reviewed the proposed subdivision, and has provided the following response via email:

From: Michael Woodworth <MWoodworth@eagleriverfire.org>

Sent: Friday, December 6, 2024 12:19 PM

PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

To: Michael Pukas <michael@mppdesignshop.com>
Subject: Re: 886 & 892 Main Street, Minturn - subdivision

Hello Mr. Pukas,

I have reviewed your submittal from 12/5/2024. The subdivision will not affect fire response. There will be other requirements as the project moves forward. Please keep us in the loop as this is developed.

Mick Woodworth
Fire Marshal
Division Chief of Community Risk Reduction
Colorado State Inspector #186707686
970-736-5064
970-471-6346 Cell
mwoodworth@eagleriverfire.org



Eagle River Fire Protection District
Ready to Serve



Eagle River Fire Protection District is a professional fire service agency and proudly serves Camp Hale, Tennessee Pass, Redcliff, Minturn, EagleVail, Avon, Mountain Star, Wildridge, Beaver Creek (Contractual agreement), Bachelor Gulch, Arrowhead, Homestead, Edwards, Lake Creek, Singletree, Pilgrim Downs, Cordillera, Bellyache Ridge, Red Sky Ranch and portions of I-70, Hwy 6 & 24.

- 7) Hazards.
Lots 40 & 41 have been previously improved with dwelling structures and ground surfaces paving materials, and no geological hazards have been encountered. The FEMA Zone AE, Base Flood elevation, and Ordinary Highwater Mark have been indicated on the proposed Final Plat. The Proposed Site Plan indicates the 30' Live Stream Setback. A soils report prepared by a Colorado licensed geo-technical engineer would be provided by the owner and developer of each lot at the time of development planning.
- 8) Site Plan.
The conceptual SITE PLAN shows that each lot has the following minimum development potential for a single family residence:
- A single family residence with 2 levels above grade
 - 4 bedrooms – based on the parking requirements
 - 1-car garage
 - 3 parking spaces: 1 covered and 2 surface
 - Building Lot Coverage of 1,470 sf, which is less than the allowable amount of 45% of the Effective Lot Size for each lot

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-
- Impervious Surface Coverage less than the allowable amount of 55% of the Effective Lot Size for each lot
 - The potential for a basement would have to be evaluated during the design process for each lot as that would take into account the building design and relationship to the Ordinary Highwater Mark.
 - Roof Overhangs that encroach less than 18" into setbacks
 - No encroachments into the 30' Live Stream Setback from the Ordinary Highwater Mark

9) Agreements.

Not applicable at the time of these applications

10) Restrictions.

There will be no HOA, Covenants, or Declarations created for the proposed lots.

11) Schools.

Not applicable at the time of these applications

The attached exhibits demonstrate possible development potential for each of the three proposed lots.

- AS1 – DEMO SITE PLAN shows the existing structures to be removed to avoid conflicts with property boundaries and setbacks.
- AS2 – ANALYSIS shows the area of each proposed lot, effective area of each lot with the Ordinary High Watermark taken into account, Allowable Building Lot Coverage and Impervious Surface Coverage, and Snow Storage requirements.
- AS3 – SITE PLAN (1) shows the proposed lots with restrictions such as front, side and rear yard setbacks, Live Stream Setback, and any easements. (2) shows potential building footprints, ground level hardscape improvements, and extents of the shared driveway and snow storage.

In summary, this request to create three lots with dimensions less than the Code requirement of 50' is in keeping with the spirit and intent of the subdivision regulations and will not adversely affect public health, safety and welfare. Desirable development potential is possible with no adverse effects on any neighboring properties.

Thank you for your consideration.

SIGNED:

Michael Pukas, Authorized Agent

ABBREVIATIONS

6

AND

AB

ANCHOR BOLT

AC

AIR CONDITIONING

ACC

ACCESSIBLE

ACoust

ACOUSTICAL

ACT

ACOUSTIC CEILING TILE

AD

AREA DRAIN

ADJ

ADJACENT

AFF

ABOVE FINISHED FLOOR

AFG

ABOVE FINISHED GRADE

AGGR

AGGREGATE

ALT

ALTERNATE

ALUM

ALUMINUM

ANCD

ANODIZED

APC

ACOUSTICAL PANEL CEILING

APPROX

APPROXIMATE

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ARCHITECTURAL

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ATTENTION

AUTO

AUTOMATIC

AV

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BOARD

BIT

BITUMINOUS

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BASEMENT

C

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CAB

CABINET

CAT

CATEGORY

CB

CATCH BASIN

CB

CEMENT BOARD

CBU

CEMENTITIOUS BACKER UNIT

CC

CENTER TO CENTER

CCTV

CLOSED CIRCUIT TELEVISION

CEM

CEMENT

CER

CERAMIC

CG

CORNER GUARD

CH

CHILLER

CD

CAST IRON

CIP

CAST-IN-PLACE

CJP

CONTROL JOINT

CL

CENTERLINE

CLG

CEILING

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CLEAR

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CONCRETE

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CONNECTION

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CONSTRUCTION

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CONTRACTOR

COORD

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CORRIDOR

CPT

CARPET

CT

CERAMIC TILE

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COUNTERSUNK

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COLD WATER

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DEMOLISH OR DEMOLITION

D

DEEP, DEPTH

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DOUBLE

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DEGREE

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DEMOLISH OR DEMOLITION

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DEPARTMENT

DF

DRINKING FOUNTAIN

DIA

DIAMETER

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DIVISION

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CONCRETE MASONRY UNIT

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EXT

EXTERIOR

FA

FIRE ALARM

FB

FACE BRICK

FD

FLOOR DRAIN

FD

FLOOR DRAIN OR FIRE DEPARTMENT

FDC

FIRE DEPARTMENT CONNECTION

FE

FIRE EXTINGUISHER

FEG

FIRE EXTINGUISHER CABINET

FFE

FURNITURE, FIXTURES AND EQUIPMENT

FFB

FLUSH FLOOR BOX

FFEL

FINISH FLOOR ELEVATION

FH

FLAT HEAD

FHC

FIRE HOSE CABINET

FIN

FINISH

FIXT

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FIRE RESISTANT

FRG

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FIRE RETARDANT TREATED

FT

FEET/FOOT

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FOOTING

FURN

FURNITURE

FURN

FURNISHING

FVAC

FABRIC WALL COVERING

FVP

FABRIC WRAPPED PANEL

GA

GAUGE

GALV

GALVANIZED

GB

GRAB BAR

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GENERAL CONTRACT(OR)

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GLASS FIBER REINFORCED CONCRETE

GL

GLASS

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GLAZING

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GRANULAR

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GSM

GALVANIZED SHEET METAL

GV

GAS VALVE

GWB

GYPSUM WALL BOARD

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HB

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HANDICAPPED

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HARDWOOD

HDWR

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HOLLOW METAL

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HO

HOLD OPEN

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HOUR

HRC

HOSE REEL CABINET

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HEATING

HVAC

HEATING VENTILATION AND AIR CONDITIONING

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HOT WATER

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OWNER FURNISHED, CONTRACTOR INSTALLED

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OWNER FURNISHED, OWNER INSTALLED

OH

OVERHEAD

OPNS

OPENING

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OPPOSITE

ORD

OVERFLOW ROOF DRAIN

P

PAINT

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PBD

PARTICLE BOARD

PC

PRECAST

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POWER DRIVEN FASTENER

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PL

PLATE

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PLASTIC LAMINATE

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PLUMBING

PLF

POUNDS PER LINEAR FOOT

PLYMD

PLYWOOD

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PANEL

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POL

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PREFABRICATED

PROJ

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POUNDS PER SQUARE FOOT

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PT

PRESSURE TREATED

PTD

PAINTED

PTN

PARTITION

PVC

POLYVINYL CHLORIDE

QT

QUARRY TILE

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R

RADIUS/RISER

RA

RETURN AIR

RAD

RADIUS

RB

RESILIENT BASE

RBR

RUBBER

RCP

REFLECTED CEILING PLAN

RD

ROOF DRAIN

REC

RECESSED

RECEPT

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ROUGH OPENING

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RATING

RNL

RAIN WATER LEADER

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SOUTH

SA

SUPPLY AIR

SAF

SELF ADHERED FLASHING

SC

SOLID CORE

SCHED

SCHEDULE

SD

STORM DRAIN

SECT

SECTION

SF

SQUARE FEET/FOOT

SH

SPRINKLER HEAD

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SHOWER

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SURFACE MOUNTED

SP

STANDPIPE

SPEC

SPECIFIED OR SPECIFICATION

SPK

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TEL

TELEPHONE/TELECOM

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TEMPERATURE

TEMP

TEMPORARY

THK

THICKNESS

THRU

THROUGH

TKBD

TACK BOARD

TLT

TOILET

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VINYL TILE

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VINYL WALL COVERING

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WIDE/NEST

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WITH

W/O

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WC

WATER CLOSET

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WOOD

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WIRE MESH

WP

WATERPROOF/WATERPROO

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FINISH

WPM

WATERPROOF MEMBRANE

WS

WEATHER-STRIPPING

WASCOT

WAINSCOT

WT

WEIGHT

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WATER VALVE

WVF

WELDED WIRE FABRIC

WVM

WELDED WIRE MESH

ABBREVIATIONS

FLUOR

FLUORESCENT

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FACE OF

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FIRE PROTECTION

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FURNITURE

FURN

FURNISHING

FVAC

FABRIC WALL COVERING

FVP

FABRIC WRAPPED PANEL

GA

GAUGE

GALV

GALVANIZED

GB

GRAB BAR

GC

GENERAL CONTRACT(OR)

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GENERAL

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GLASS FIBER REINFORCED CONCRETE

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GROUND

GFRG

GLASS FIBER REINFORCED GYPSUM

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GALVANIZED SHEET METAL

GV

GAS VALVE

GWB

GYPSUM WALL BOARD

GYP

GYPSUM

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HIGH/HEIGHT

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HOSE BIBB

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HANDICAPPED

HDWD

HARDWOOD

HDWR

HARDWARE

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HANDRAIL

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HORIZONTAL

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HRC

HOSE REEL CABINET

HTG

HEATING

HVAC

HEATING VENTILATION AND AIR CONDITIONING

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HOT WATER

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INFORMATION

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INSULATION

INSUL

INSULATED OR INSULATION

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INTERMEDIATE

INV

INVERT

JAN

JANITOR

JC

JANITOR'S CLOSET

JST

JOIST

JT

JOINT

KIT

KITCHEN

KO

KNOCK OUT

LAM

LAMINATE

LAV

LAVATORY

LB

POUNDS

LLH

LONG LEG HORIZONTAL

LLV

LONG LEG VERTICAL

LT

LIGHT

MAS

MASONRY

MAX

MAXIMUM

MECH

MECHANICAL

MED

MEDIUM

MEMBR

MEMBRANE

MFR

MANUFACTURER

MH

MAN HOLE

MIN

MINIMUM

MISC

MISCELLANEOUS

MO

MASONRY OPENING

MR

MOISTURE RESISTANT

MTD

MOUNTED

MTG

MOUNTING

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METAL

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NA

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OWNER FURNISHED, CONTRACTOR INSTALLED

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OH

OVERHEAD

OPNS

OPENING

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OPPOSITE

ORD

OVERFLOW ROOF DRAIN

P

PAINT

PAV

PAVING

PBD

PARTICLE BOARD

PC

PRECAST

PDF

POWER DRIVEN FASTENER

PERF

PERFORATED

PERIM

PERIMETER

PERP

PERPENDICULAR

PL

PLATE

PLAM

PLASTIC LAMINATE

PLAS

PLASTER

PLBG

PLUMBING

PLF

POUNDS PER LINEAR FOOT

PLYMD

PLYWOOD

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PANEL

PNT

PAINT OR PAINTED

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POLISHED

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PAIR

PREFAB

PREFABRICATED

PROJ

PROJECT

PSF

POUNDS PER SQUARE FOOT

PT

POINT

PT

PRESSURE TREATED

PTD

PAINTED

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PARTITION

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SOLID CORE

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SCHEDULE

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STORM DRAIN

SECT

SECTION

SF

SQUARE FEET/FOOT

SH

SPRINKLER HEAD

SHR

SHOWER

SHT

SHEET

SHMLR

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SM

SHEET METAL

SM

SURFACE MOUNTED

SP

STANDPIPE

SPEC

SPECIFIED OR SPECIFICATION

SPK

SPRINKLER OR SPEAKER

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TELEPHONE

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TEMPERATURE

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VARIABLES

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VINYL COMPOSITION TILE

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VERTICAL

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VESTIBULE

VIF

VERIFY IN FIELD

VP

VISION PANEL

VR

VAPOR RETARDER

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VINYL TILE

VVC

VINYL WALL COVERING

W

WIDE/NEST

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WITH

W/O

WITHOUT

WC

WATER CLOSET

WD

WOOD

WINDO

WINDOW

WM

WIRE MESH

WP

WATERPROOF/WATERPROO

FING

FINISH

WPM

WATERPROOF MEMBRANE

WS

WEATHER-STRIPPING

WASCOT

WAINSCOT

WT

WEIGHT

WV

WATER VALVE

WVF

WELDED WIRE FABRIC

WVM

WELDED WIRE MESH

ABBREVIATIONS

FLUOR

FLUORESCENT

FND

FOUNDATION

FO

FACE OF

FP

FIRE PROTECTION

FFG

FIREPROOFING

FR

FIRE RESISTANT

FRG

FIBER REINFORCED CONCRETE

FRT

FIRE RETARDANT TREATED

FT

FEET/FOOT

FTG

FOOTING

FURN

FURNITURE

FURN

FURNISHING

FVAC

FABRIC WALL COVERING

FVP

FABRIC WRAPPED PANEL

GA

GAUGE

GALV

GALVANIZED

GB

GRAB BAR

GC

GENERAL CONTRACT(OR)

GEN

GENERAL

GFRG

GLASS FIBER REINFORCED CONCRETE

GL

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GLAZ

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GROUND

GFRG

GLASS FIBER REINFORCED GYPSUM

GSM

GALVANIZED SHEET METAL

GV

GAS VALVE

GWB

GYPSUM WALL BOARD

GYP

GYPSUM

H

HIGH/HEIGHT

HB

HOSE BIBB

HC

HANDICAPPED

HDWD

HARDWOOD

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HARDWARE

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HOLD OPEN

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HOUR

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HOSE REEL CABINET

HTG

HEATING

HVAC

HEATING VENTILATION AND AIR CONDITIONING

HX

HOT WATER

ID

INSIDE DIAMETER

IN

INCH/INCHES

INCAND

INCANDESCENT

INCL

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
Lot 40 and 41, Annexation Plat, South Minturn
Addition To The Town of Minturn
LOCATED IN THE NE1/4 OF SECTION 35, T5S, R81W, 6TH P.M.
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

PROPERTY DESCRIPTION:

LOT 40, ANNEXATION PLAT SOUTH MINTURN ADDITION TO THE TOWN OF MINTURN, BOOK 267 PAGE 397, RECORDED MARCH 1, 1978, IN BOOK 267 PAGE 397 AT THE EAGLE COUNTY CLERK AND RECORDERS OFFICE, COUNTY OF EAGLE, STATE OF COLORADO

AND

LOT 41, ANNEXATION PLAT, SOUTH MINTURN ADDITION TO THE TOWN OF MINTURN, BOOK 267 PAGE 397, RECORDED MARCH 1, 1978, IN BOOK 267 PAGE 397 AT THE EAGLE COUNTY CLERK AND RECORDERS OFFICE, COUNTY OF EAGLE, STATE OF COLORADO.

SAID PARCELS COMBINED BEING 0.3706 ACRES MORE OR LESS.

NOTES:

- DATE OF SURVEY: 7-06-21 AND 5-29-24
- STREET ADDRESS: 0886 AND 0892 MAIN STREET (U.S. HIGHWAY 24) POSTED.
- U.S. SURVEY FEET USED FOR THIS SURVEY.
- BASIS OF BEARINGS: AN ASSUMED BEARING OF N 39°31'00" E BETWEEN THE SOUTHWESTERLY CORNER OF LOT 40, SOUTH MINTURN ADDITION AND THE NORTHWESTERLY CORNER OF LOT 40, SOUTH MINTURN ADDITION, RECORDED IN BOOK 267, PAGE 397.
- BOUNDARY BEARINGS AND DISTANCES ARE BOTH FIELD MEASURED AND PLATTED.
- C.D.O.T. PROJECT NO. C M875-002 HAS NOT BEEN RECORDED. A DRAFT COPY WAS PROVIDED BY FARNSWORTH. NO LAND SURVEY PLAT WAS RECORDED AT THE EAGLE COUNTY ENGINEERING OFFICE. THE MONUMENTS FOUND FROM C.D.O.T. CREATE A GAP FROM THE PLATTED BOUNDARY EVIDENCE FOUND. THE PLATTED BOUNDARY EVIDENCE WAS ACCEPTED AND HELD FOR THE BASIS OF THIS SURVEY.
- BENCHMARK: USGS MONUMENT S280 HAVING A PUBLISHED NAVD88 ELEVATION OF 7894.52'. SITE BENCHMARK IS A SANITARY MANHOLE WITH A RIM ELEVATION = 7889.7'.
- 1' CONTOURS SHOWN HEREON.
- LOCATION OF IMPROVEMENTS, LOT LINES, SETBACK LINES, AND EASEMENTS ARE BASED UPON THE ANNEXATION PLAT OF SOUTH MINTURN ADDITION TO THE TOWN OF MINTURN AND SURVEY MONUMENTS FOUND AT THE TIME OF THE SURVEY AS SHOWN HEREON. TITLE COMMITMENTS PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. V50071749-2, EFFECTIVE DATE OF 5-06-2024 AND ORDER NO. V 50071750-2, EFFECTIVE DATE OF 5-06-2024.
- 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 IMPROVEMENT SURVEY PLAT WAS PREPARED FOR 886&892 MAIN ST LLC, 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 38-51-102 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:

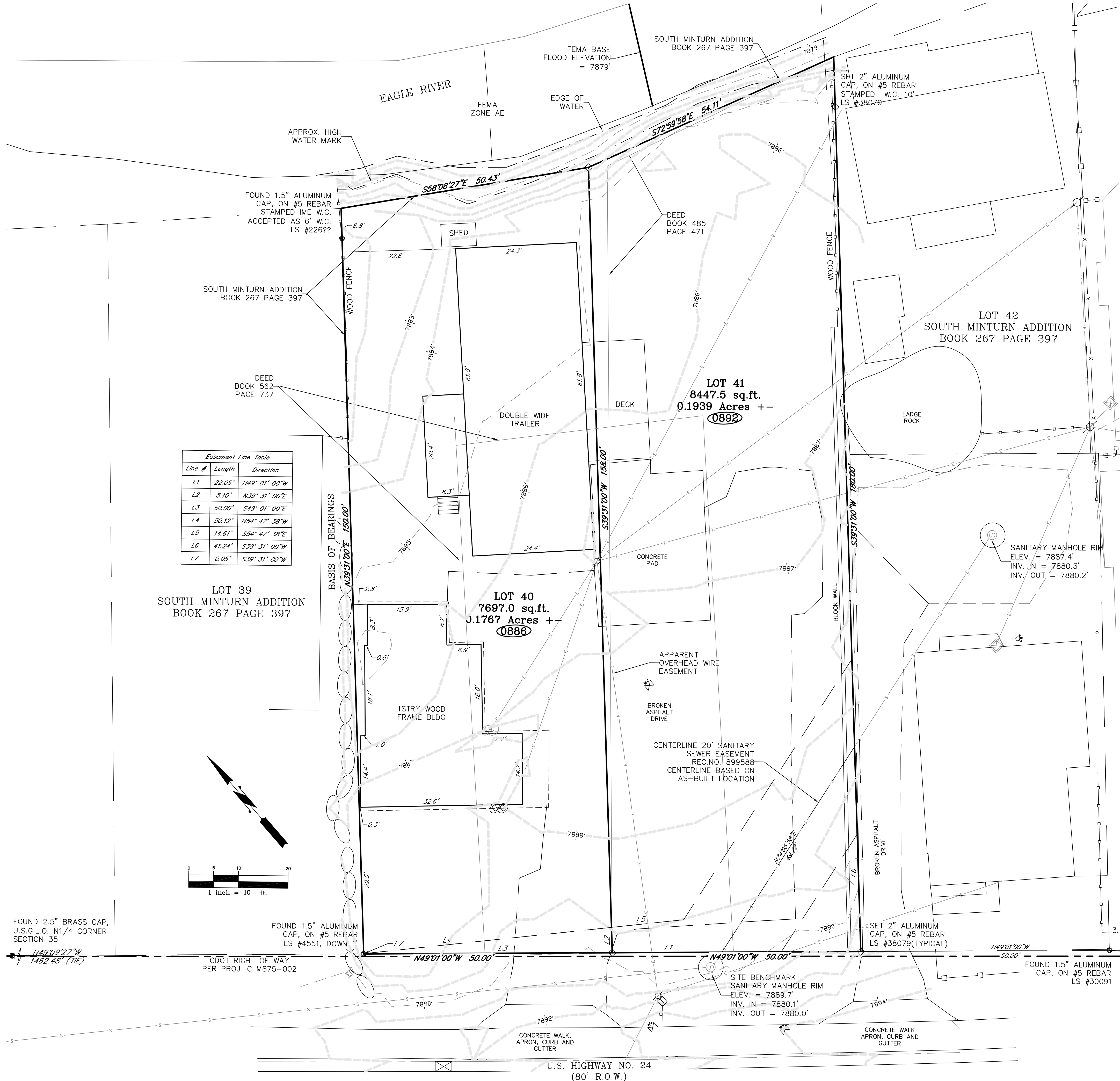
DEPOSITED THIS _____ DAY OF _____, 2024 AT _____ IN BOOK 1 OF THE EAGLE COUNTY SURVEYOR'S LAND SURVEY PLATS/ RIGHTS-OF-WAY SURVEYS AT PAGE ____ THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-102, OF THE COLORADO REVISED STATUTES.

Lot 40 and 41, Annexation Plat, South Minturn
Addition, To the Town of Minturn
Located in the NE 1/4 of Section 35, T.5 S., R.81 W., 6th P.M.
Town of Minturn, County of Eagle, Colorado

JOB NO.: 211004
SHEET 1 OF 1
DATE: 06-25-24
DWG NAME:
211004-Lot40-41 SMA ISP

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



Easement Line Table		
Line #	Length	Direction
L1	22.05'	N49° 01' 00" W
L2	5.10'	N39° 31' 00" E
L3	50.00'	S49° 01' 00" E
L4	50.12'	N54° 47' 38" W
L5	14.61'	S54° 47' 38" E
L6	41.24'	S39° 31' 00" W
L7	0.09'	S39° 31' 00" W

LOT 39
SOUTH MINTURN ADDITION
BOOK 267 PAGE 397

LOT 40
7697.0 sq.ft.
0.1767 Acres +-
0886

LOT 41
8447.5 sq.ft.
0.1939 Acres +-
0892

LOT 42
SOUTH MINTURN ADDITION
BOOK 267 PAGE 397

CERTIFICATION OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT 886&892 MAIN ST, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING SOLE OWNER IN FEE SIMPLE, MORTGAGEE OR LIENHOLDER OF ALL THAT REAL PROPERTY SITUATED IN THE TOWN OF MINTURN, EAGLE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE NE1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHENCE THE NE CORNER OF THE NW1/4 OF SAID SECTION 35 BEARS NORTH 49°00' WEST 981 FEET; THENCE SOUTH 49°00' EAST 506 FEET; THENCE NORTH 38°00' EAST 110 FEET; THENCE NORTH 55°37' WEST 50 FEET; THENCE SOUTH 38°00' WEST 110 FEET; THENCE SOUTH 49°00' EAST 50 FEET, COUNTY OF EAGLE, STATE OF COLORADO.

ALSO KNOWN AS:

LOT 40, ANNEXATION PLAT, SOUTH MINTURN ADDITION TO THE TOWN OF MINTURN, RECORDED MARCH 1, 1978, IN BOOK 267 AT PAGE 397, COUNTY OF EAGLE, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED FROM FIELD SURVEY:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A FOUND 2.5" BRASS CAP ON 1" PIPE; THENCE, S 49° 09' 27" E, 1462.45 FEET TO THE POINT OF BEGINNING ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LOT 40, AND THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY 24. THENCE THE FOLLOWING FOUR COURSES:

N 39° 31' 00" E, 150.00 FEET;
S 58° 08' 27" E, 50.43 FEET;
S 39° 31' 00" W, 158.00 FEET;
N 41° 01' 00" W, 50.00 FEET TO THE POINT OF BEGINNING.
SAID LOT CONTAINS 0.1767 ACRES +/-.

AND

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 35, SAID POINT BEING A BRASS CAP IN PLACE; THENCE S. 49° 18'44" E. 1512.70 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S HIGHWAY NO. 24 AND THE TRUE POINT OF BEGINNING; THENCE N. 40° 38'53" E. 158.00 FEET; THENCE S. 74° 42'51" E. 50.56 FEET; THENCE S. 39° 16'28" W. 180.00 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE N. 49° 01'00" W. 50.00 FEET TO THE POINT OF BEGINNING;

THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 35 IS CONSIDERED TO BEAR N. 89° 33'37" E.

COUNTY OF EAGLE, STATE OF COLORADO.

ALSO KNOWN AS:

LOT 41, ANNEXATION PLAT, SOUTH MINTURN ADDITION TO THE TOWN OF MINTURN, RECORDED MARCH 1, 1978, IN BOOK 267 AT PAGE 397, COUNTY OF EAGLE, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED FROM FIELD SURVEY:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A FOUND 2.5" BRASS CAP ON 1" PIPE; THENCE, S 49° 09' 27" E, 1462.45 FEET TO THE SOUTHWESTERLY CORNER OF LOT 40, AND THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY 24. THENCE S 41° 01' 00 E 50.00 FEET TO THE POINT OF BEGINNING AND THE SOUTHWESTERLY CORNER OF LOT 41. THENCE THE FOLLOWING FOUR COURSES:

N 39° 31' 00" E, 158.00 FEET;
S 72° 59' 58" E, 54.11 FEET;
S 39° 31' 00" W, 180.00 FEET;
N 41° 01' 00" W, 50.00 FEET TO THE POINT OF BEGINNING.
SAID LOT CONTAINS 0.1939 ACRES +/-.

SAID PARCELS COMBINED BEING 0.3706 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS FINAL PLAT, UNDER THE NAME AND STYLE OF FINAL PLAT, CHAVEZ MINOR SUBDIVISION, A REPLAT OF LOT 40 AND 41, SOUTH MINTURN ADDITION, EAGLE COUNTY, COLORADO; AND DOES HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF REQUIRED IMPROVEMENTS; AND DOES HEREBY DEDICATE AND SET APART ALL OF THE PRIVATE STREETS AND OTHER PUBLIC IMPROVEMENTS AND PLACES AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER; AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE CREATED AS EASEMENTS ON THE ACCOMPANYING PLAT TO THE PUBLIC FOREVER AS EASEMENTS FOR THE PURPOSES SHOWN HEREIN, UNLESS OTHERWISE EXPRESSLY PROVIDED THEREON; AND DOES HEREBY GRANT THE RIGHT TO INSTALL AND MAINTAIN NECESSARY STRUCTURES TO THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

EXECUTED THIS ____ DAY OF _____, A.D. 20__.

MANAGER: _____
THOMAS S. SULLIVAN
886&892 MAIN ST. LLC
A COLORADO LIMITED LIABILITY COMPANY

ADDRESS: P.O. BOX 820
MINTURN, CO 81645

STATE OF COLORADO)
) SS
COUNTY OF EAGLE)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF

_____, A.D. 20__ BY _____.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND SEAL. _____

NOTARY PUBLIC

TITLE CERTIFICATE:

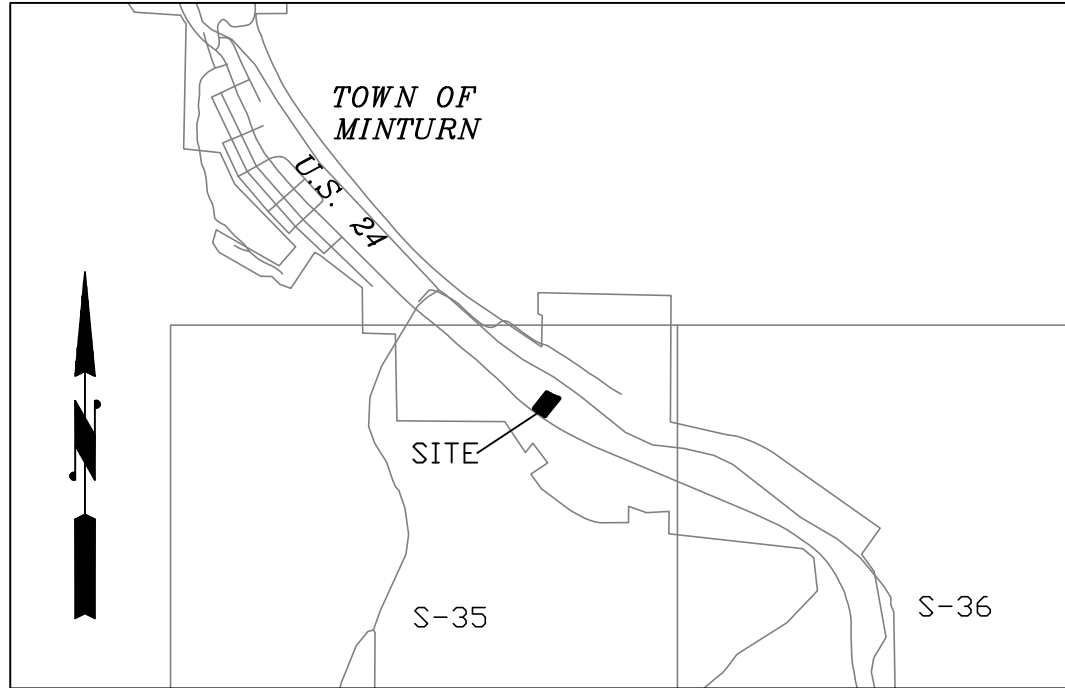
LAND TITLE GUARANTEE COMPANY, DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN _____
ARE FREE AND CLEAR OF ALL LIENS, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS ____ DAY OF _____, A.D. 20__.

AGENT: _____

CASE NO.: xxxxxxxxxxxx

FINAL PLAT
CHAVEZ MINOR SUBDIVISION
A Replat of Lots 40 and 41, South Minturn Addition
NE 1/4 SECTION 35, TOWNSHIP 5, SOUTH RANGE 81 WEST, 6TH P.M.
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO



VICINITY MAP
SCALE 1"=2000'

NOTES:

- DATE OF SURVEY: MAY 29, 2024
- STREET ADDRESS: 0886 AND 0892 MAIN STREET (U.S. HIGHWAY 24) POSTED.
- U.S. SURVEY FEET USED FOR THIS SURVEY.
- BASIS OF BEARINGS: AN ASSUMED BEARING OF N 39°31'00" E BETWEEN THE SOUTHWESTERLY CORNER OF LOT 40, SOUTH MINTURN ADDITION AND THE NORTHWESTERLY CORNER OF LOT 40, SOUTH MINTURN ADDITION, RECORDED IN BOOK 267, PAGE 397.
- BOUNDARY BEARINGS AND DISTANCES ARE BOTH FIELD MEASURED AND PLATTED.
- C.D.O.T. PROJECT NO. C M875-002 HAS NOT BEEN RECORDED. A DRAFT COPY WAS PROVIDED BY FARNSWORTH. NO LAND SURVEY PLAT WAS RECORDED AT THE EAGLE COUNTY ENGINEERING OFFICE. THE MONUMENTS FOUND FROM C.D.O.T. CREATE A GAP FROM THE PLATTED BOUNDARY EVIDENCE FOUND. THE PLATTED BOUNDARY EVIDENCE WAS ACCEPTED AND HELD FOR THE BASIS OF THIS SURVEY.
- THE ACCESS EASEMENT CREATED HEREON IS FOR THE BENEFIT OF LOT 1, LOT 2, LOT 3 AND ITS SUCCESSORS FOR THE PURPOSE OF ACCESS, INGRESS, EGRESS AND MAINTENANCE. MAINTENANCE AND REPAIR WILL BE AT THE OWNERS EXPENSE FOR ALL THREE LOTS SHARED EQUALLY. NO PARKING WILL BE ALLOWED WITHIN THE ACCESS EASEMENT ON LOT 2. PARKING WILL BE ALLOWED WITHIN THE ACCESS EASEMENT FOR THE OWNER OF LOT 1 WITHIN LOT 1. PARKING WILL BE ALLOWED WITHIN THE ACCESS EASEMENT FOR THE OWNER OF LOT 3 WITHIN LOT 3.
- THE LOT UTILITY EASEMENT CREATED HEREON IS FOR THE PURPOSE OF UTILITIES, INSTALLATION, MAINTENANCE AND GRADING.
- THE SNOW STORAGE EASEMENT CREATED HEREON IS FOR SNOW STORAGE ONLY AND ALL THREE LOTS HAVE THE RIGHT TO STORE SNOW ON THE OTHER LOTS WITHIN THE EASEMENT, WHEN NEEDED.
- NO ACCESSORY DWELLING UNITS ARE ALLOWED ON LOTS 1-3 UNLESS THE TOWN DETERMINES THERE IS AN ADEQUATE LEGAL AND PHYSICAL WATER SUPPLY FOR ACCESSORY DWELLING UNITS AS PROVIDED UNDER TOWN CODE.
- LOCATION OF IMPROVEMENTS, LOT LINES, SETBACK LINES, AND EASEMENTS ARE BASED UPON THE ANNEXATION PLAT OF SOUTH MINTURN ADDITION TO THE TOWN OF MINTURN AND SURVEY MONUMENTS FOUND AT THE TIME OF THE SURVEY AS SHOWN HEREON. TITLE COMMITMENTS PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. V50071749-6, EFFECTIVE DATE OF 5-29-2025 AND ORDER NO. V 50071750-5, EFFECTIVE DATE OF 5-29-2025.
- THIS PROPERTY IS CONSIDERED ZONE X - AREA OF MINIMAL FLOOD HAZARD PER FEMA MAP NO. 08037C0658D, WITH AN EFFECTIVE DATE OF 12/04/2007.
- THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 18, 1929 IN BOOK 106 AT PAGE 517.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE ANNEXATION PLAT OF SOUTH MINTURN ADDITION TO THE TOWN OF MINTURN RECORDED MARCH 01, 1978 UNDER RECEPTION NO. 163774.

20' SANITARY SEWER EASEMENT, RECORDED ON DECEMBER 3, 2004 UNDER RECEPTION NO. 899588.
- 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.

LIENHOLDERS CERTIFICATE:

THE UNDERSIGNED, ALPINE BANK, A COLORADO BANKING CORPORATION, HOLDER OF A DEED OF TRUST UPON THE REAL PROPERTY SHOWN ON THIS FINAL PLAT, DEED OF TRUST RECORDED ON 4/01/2021 AT RECEPTION NO. 202107455/2021077451 AND DEED OF TRUST RECORDED 4-01-2021 AT RECEPTION NO. 202107454/202107105, HEREBY CONSENTS TO THIS FINAL PLAT AND SUBORDINATES ITS INTEREST UNDER SUCH DEED OF TRUST IN SUCH REAL PROPERTY TO THE RIGHTS AND OBLIGATIONS CREATED BY THE DECLARATION.

EXECUTED THIS ____ DAY OF _____, 20__.

LIENHOLDER: _____
MANAGER, ALPINE BANK, A COLORADO BANKING CORPORATION

ADDRESS: ALPINE BANK AVON
400 7TH STREET SOUTH
RIFLE, CO 81650

STATE OF COLORADO)
) SS
COUNTY OF EAGLE)

THE FOREGOING LIENHOLDER CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF

_____, A.D. 20__ BY _____.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND SEAL. _____

NOTARY PUBLIC

CERTIFICATE OF TAXES PAID:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF ____ UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS MAP ARE PAID IN FULL.

DATED THIS ____ DAY OF _____, A.D., 20__.

TREASURER OF EAGLE COUNTY

PLANNING DIRECTOR CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED BY THE MINTURN PLANNING DIRECTOR, MINTURN, COLORADO, THIS ____ DAY OF _____ A.D. 20__ FOR FILING WITH THE CLERK AND RECORDER OF EAGLE COUNTY.

MINTURN PLANNING DIRECTOR

TOWN OF MINTURN CERTIFICATE:

THIS FINAL PLAT APPROVED BY THE MINTURN TOWN COUNCIL, MINTURN, COLORADO, ON THE ____ DAY OF _____ A.D. 20__ FOR FILING WITH THE CLERK AND RECORDER OF EAGLE COUNTY AND THE CONVEYANCE TO THE TOWN OF MINTURN OF THE PUBLIC DEDICATIONS SHOWN HEREON: SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF MINTURN FOR MAINTENANCE OF ROADS DEDICATED TO THE PUBLIC UNTIL CONSTRUCTION OF IMPROVEMENTS THEREON SHALL HAVE BEEN COMPLETED IN ACCORDANCE WITH TOWN OF MINTURN'S SPECIFICATIONS AND THE MINTURN TOWN COUNCIL HAS BY A SUBSEQUENT RESOLUTION AGREED TO UNDERTAKE MAINTENANCE OF THE SAME. THIS APPROVAL DOES NOT GUARANTEE THAT SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT OR ANY OTHER REQUIRED PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING ALL IMPROVEMENTS REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF MINTURN.

(MAYOR)

WITNESS MY HAND AND SEAL OF THE TOWN OF MINTURN.

ATTEST: _____
(CLERK)

SURVEYOR'S CERTIFICATE:

I, RANDALL P. KIPP DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS SUBDIVISION PLAT IS TRUE, CORRECT AND COMPLETE FINAL PLAT, CHAVEZ MINOR SUBDIVISION, A REPLAT OF LOT 40 AND 41, SOUTH MINTURN ADDITION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND/OR UNDER MY SUPERVISION AND ACCURATELY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND RIGHTS OF WAY OF SAID PLAT AS THE SAME ARE MONUMENTED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATION GOVERNING THE SUBDIVISION OF LAND, THAT SUCH PLAT IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, THAT SUCH PLAT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THAT SUCH PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



RANDALL P. KIPP
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38079

CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER AT ____ O'CLOCK __ M., ON THIS DAY OF _____, 20__, AND IS DULY RECORDED AT RECEPTION NO. _____.

EAGLE COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

LAND USE SUMMARY:

LOT	ACREAGE	STREET ADDRESS	USE
LOT 1	0.1168 ACRES	0886 Main Street	SINGLE FAMILY RESIDENTIAL
LOT 2	0.1218 ACRES	0892 Main Street	SINGLE FAMILY RESIDENTIAL
LOT 3	0.1320 ACRES	0896 Main Street	SINGLE FAMILY RESIDENTIAL

TOTAL = 0.3706 ACRES

FINAL PLAT CHAVEZ MINOR SUBDIVISION A Replat of Lots 40 and 41, South Minturn Addition NE 1/4 Section 35, Twp. 5.S., R.81W., 6TH P.M. Town of Minturn, County of Eagle, Colorado		<i>KIPP LAND SURVEYING</i> RANDY KIPP P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540 email: randy@kipplandsurveying.com web: kipplandsurveying.com
JOB NO.:	211004	
DATE:	05-30-25	
SHEET 1 OF 2	DWG NAME: 211004-CHAVEZ SUBDIVISION	

[illegible]

Line #	Length	Direction
L1	0.05'	S39° 31' 00"W
L2	33.42'	S54° 47' 38"E
L3	31.31'	S54° 47' 38"E
L4	3.72'	N74° 05' 58"E
L5	9.69'	S39° 31' 00"W
L6	3.42'	S39° 31' 00"W

LOT 39
SOUTH MINTURN ADDITION
BOOK 267 PAGE 397

BASIS OF BEARINGS
N 39° 31' 00" E 150.00'

LOT 1
5088.3 sq.ft.
0.1168 Acres+-
0886

LOT 2
5305.8 sq.ft.
0.1218 Acres +-
0892

LOT 3
5751.8 sq.ft.
0.1320 Acres +-
0896

LOT 42
SOUTH MINTURN ADDITION
BOOK 267 PAGE 397

LEGEND:

— DENOTES BOUNDARY LINE

— DENOTES UTILITY AND DRAINAGE EASEMENT LINE

— DENOTES UTILITY EASEMENT LINE

— DENOTES ADJOINER PROPERTY LINES

— DENOTES C.D.O.T. RIGHT OF WAY


 DENOTES FOUND SURVEY MONUMENT-
 AS NOTED

□ DENOTES FOUND SURVEY MONUMENT-
2" ALUMINUM CAP ON #5 REBAR
LS #38079

△ DENOTES SET SURVEY MONUMENT-
2" ALUMINUM CAP ON #5 REBAR
LS #38079

FOUND 2.5" BRASS CAP,
U.S.G.L.O. N1/4 CORNER
SECTION 35

FOUND 1.5" ALUMINUM
CAP, ON #5 REBAR
LS #4551, DOWN 1'

SNOW STORAGE
EASEMENT
CREATED BY THIS PLAT

10' FRONT LOT
UTILITY EASEMENT
CREATED BY THIS PLAT

CENTERLINE 20'
SANITARY SEWER
EASEMENT
REC.NO. 899588—
CENTERLINE BASED
ON AS-BUILT
LOCATION

ACCESS EASEMENT
CREATED BY THIS PLAT
(SOLID HATCH)

FOUND 1.5" ALUMINUM
CAP, ON #5 REBAR
LS #30091

FOUND SURVEY
MONUMENT
25" ALUMINUM CAP
CDOT PT NO. 564

16.70 (TIE)



CASE NO.: xxxxxxxxxxxx

U.S. HIGHWAY NO. 24
(80' R.O.W.)

FINAL PLAT
CHAVEZ MINOR SUBDIVISION
A Replat of Lots 40 and 41, South Minturn Addition
NE 1/4 Section 35, Twp. 5.S., R.81W., 6TH P.M.
Town of Minturn, County of Eagle, Colorado

JOB NO.: 211004

DATE: 05-30-25

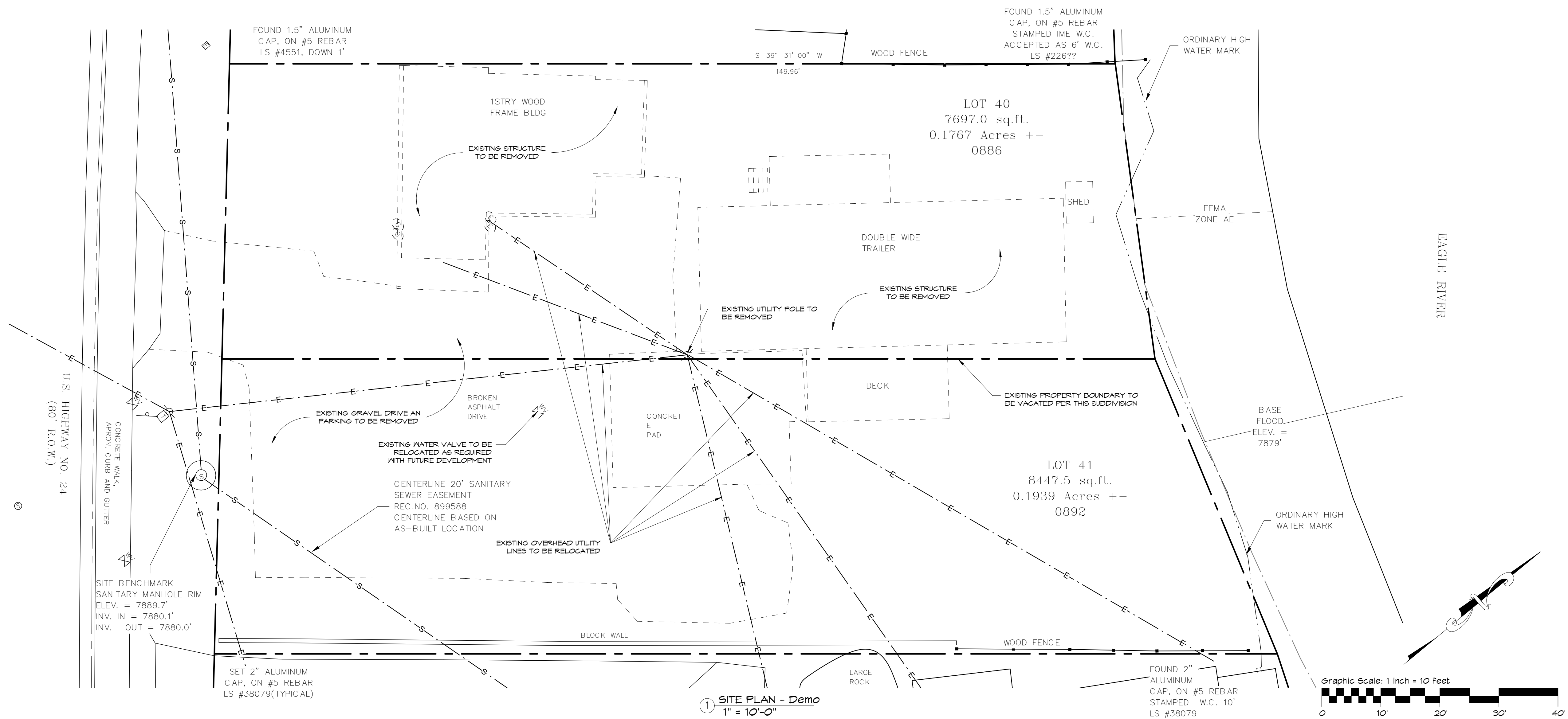
SHEET 2 OF 2

DWG NAME:
211004-CHAVEZ SUBDIVISION

KIPP LAND SURVEYING

RANDY KIPP P.L.S.
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design shop, inc.
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

Chavez Subdivision

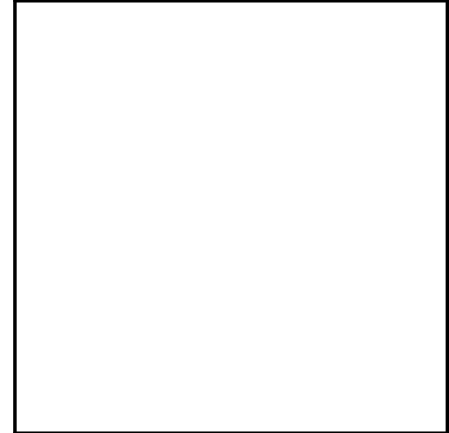
886 & 892 Main Street
Minturn, CO 81645
Parcel Numbers: 2103-351-02-008 &
2103-351-02-010
South Minturn Addition, Lots 40 & 41

[illegible]

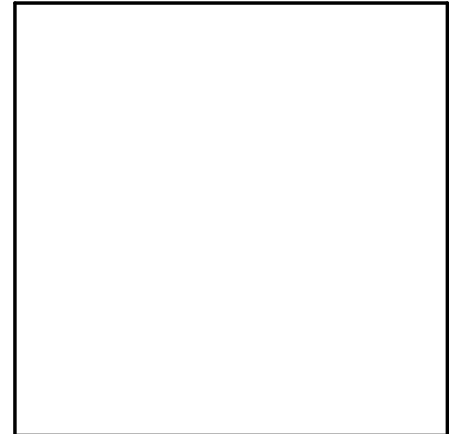
Project Number:	2409
Designed by:	mpp
Drawn by:	mpp
Checked by:	mpp

DEMO SITE PLAN

AS1



PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com



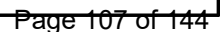
886 & 892 Main Street
Minturn, CO 81645
Parcel Numbers: 2103-351-02-008 &
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South Minturn Addition, Lots 40 & 41

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AND IS A VIOLATION OF FEDERAL AND STATE

#	Description	Date
1	APPLICATION	12/20/24

Project Number:	2409
Designed by:	mpp
Drawn by:	mpp
Checked by:	mpp

AS3





Minturn Forward Memo

TO: Minturn Planning Commission

FROM: Matt Farrar, Western Slope Consulting

DATE: July 18, 2025

ATTACHMENTS: Existing & Example Land Use Definitions; New Zone District Summaries

1. Overview

This memo is intended to guide the Planning Commission's review and discussion of the following new zone districts at the July 23 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.

- R1
- R2
- R3
- Makerspace
- Mixed-Use 1 (MU-1)
- Mixed-Use 2 (MU-2)
- Mixed-Use 3 (MU-3)

The review and discussion of these new zone districts may be continued to the August 13 meeting (if necessary).

2. Planning Commission Recommendations for Proposed Zoning Changes

During the Planning Commission's review of the proposed changes to Minturn's zoning regulations, staff will be noting and compiling a list of the Planning Commission's recommendations. The list of recommendations will be presented to the Planning Commission at the conclusion of the review process to ensure that all recommendations have been noted.

On a related note, staff is working to analyze the dimensional standards for the new Civic zone district to provide the Planning Commission with recommendations for potential changes to those standards to ensure they are compatible with existing development (e.g., Minturn Town Hall) on properties proposed to be included in this zone district.

3. Existing and Example Land Use Definitions

To support the Planning Commission's review of the proposed changes to Minturn's zoning regulations, staff has compiled a list of all uses (i.e., Permitted Uses, Limited Review Uses, and Conditional Uses) identified for the new zone districts and definitions for those uses. Staff has included the relevant definitions set forth in Chapter 16: Zoning of the Municipal Code. For uses that

are not defined in Chapter 16, staff has provided example definitions. The example definitions are solely provided to assist with the review of the proposed zoning changes and aren't necessarily the definitions that will be included in the updated Land Use Code.

The review and discussion of terms and definitions to be included in the updated Land Use Code is planned for the final phase (i.e., Module 4) of the Minturn Forward process. **Staff is requesting that any discussion regarding changes to existing and/or example definitions be avoided at this time.**

4. 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. This table was provided in the memo for the Planning Commission's July 9 meeting and is being provided again for convenience.

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
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)

As a reminder, 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.

5. Relevant Planning Commission Recommendations & Community Input

The following tables list:

- 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 (hosted in June 2025) and the Town’s 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 23 meeting. These comments are current as of July 16.

R1	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 16)
▪ 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	▪ 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

R1	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 16)
▪ 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	▪ Make new single family a conditional use

R2	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 16)
▪ 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 “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	▪ 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 ▪ 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 ▪ NEW COMMENT: I live in the Old Town Residential part of R2 at 632 Main St. There are seven buildings in our complex with 28 individual living units. Most of these units on the ground floor have decks on the river side that are within the 30 ft. setback for Live Rivers. Will these structures be grandfathered in with the approval of the new zoning regulations. Also, if they require repair or replacement, will owners of these units be permitted to do so replicating their same size and dimensions. My neighbor and I are requesting that this be allowed under the new regulations. (NOTE: This comment was submitted via the Town’s online input form after the July 9 Planning Commission meeting)

R3	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 16)
- 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 unbuildable 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

Makerspace	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 16)
- Remove "Accessory Apartments" as a Use - Change "Accessory Dwellings" as Not Permitted to "Accessory Dwelling Units" as a Limited Review Use (NOTE: Staff modified "Accessory Dwelling Units" to "Dwelling, Accessory to a Business" in the new Makerspace zone district) - Add "Alternative Energy Production" as a Limited Review Use - Add "Automobile Body Shop" as a Permitted Use - Add "Automobile Dealership" as a Conditional Use - Change "Cocktail Lounges, Taverns" to "Bar or Tavern" - Remove "Drive-Thru/Up Establishments" as a Use - Change "Dry Cleaners" to "Dry Cleaners, Storefront" - Remove "Festival Marketplace" as a Use - Remove "Flea Market" as a Use - Remove "Mobile/Manufactured Homes Sales, Service and Rental" as a Use - Remove "Roadside Stand" as a Use - Change "Small Appliance Repair Shops, excluding Furniture Repair" to "Small Appliance Repair Shops" - Change Maximum Impervious Coverage to 80% from N/A	- No 1st Floor residential allowed in Makerspace. No residential parking. - No responses received via online input form

Mixed-Use 1 (MU-1)	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 16)
- Remove "Accessory Apartments" as a Use - Change "Accessory Dwellings" to "Accessory Dwelling Units" - Add "Alternative Energy Production" as a Limited Review Use	Making the 400 block of Pine Street Mixed Use does not in any way fit with the residential, family friendly feel of Pine St. It is one of the few streets up valley that have kids, dogs, bikes, etc. Turning it into a potential commercial zone to appease one homeowner to maximize his cash out injures the rest of the families on Pine St. There are also

Mixed-Use 1 (MU-1)	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 16)
▪ Add “Art Gallery” as a Permitted Use ▪ Change “Bed and Breakfast” to a Conditional Use from a Limited Review Use ▪ Change “Car Washes” to a Conditional Use from Not Permitted ▪ Remove “Club” as a Use ▪ Change “Cocktail Lounges, Taverns” to “Bar or Tavern” ▪ Change “Commercial Accommodations” to a Permitted Use from a Conditional Use in the Old Town Mixed Use zone district ▪ Add “Contractor Storage” as a Conditional Use ▪ Change “Convenience Stores” to a Permitted Use from a Conditional Use in the Old Town Commercial zone district ▪ Change “Day Care Center” to a Conditional Use from a Limited Review Use <i>(NOTE: This recommendation was provided for the Old Town Mixed Use zone district. In the Old Town Commercial zone district, the Planning Commission recommended that the use be removed. Staff recommends making “Day Care Center” a Conditional Use in the new Mixed-Use 1 (MU-1) zone district)</i> ▪ Remove “Drive-Thru/Up Establishments” as a Use ▪ Remove “Dry Cleaners” as a Use ▪ Remove “Flea Market” as a Use ▪ Change “Gas Stations” to a Conditional Use from Not Permitted ▪ Change “Grocery Stores” to a Permitted Use from a Conditional Use in the Old Town Mixed Use zone district ▪ Change “Health/Medical offices (Street Level)” as a Conditional Use to “Health/Medical Offices (Street Level, 2nd Floor, or Above)” as a Permitted 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 ▪ Add “Laundries” as a Conditional Use ▪ Change “Manufacturing, Light” to a Limited Review Use from a Conditional Use ▪ Add “Motor/Recreational Vehicle Sales, Service, and Rental” as a Conditional Use ▪ Add “Office Uses (Street Level, 2nd Floor, or Above)” as a Permitted Use <i>(NOTE: This recommendation was provided for the Old Town Commercial zone district. In the Old Town Mixed Use zone district, the Planning Commission recommended that the use be a Conditional Use. Staff recommends making “Office Uses (Street Level, 2nd Floor, or Above)” a Permitted Use in the new Mixed-Use 1 (MU-1) zone district)</i>	many answers relative to infrastructure, parking, water, etc. that have yet to be considered by this potential 'upzoning.' There are plenty of under developed lots on Main Street and some vacant stores that cannot make commercial lots work. Adding more speculative zoning to a residential neighborhood does nothing to address that more important issue on Main St. I disagree that the portion of Pine St is a 'logical extension of Main St.' My neighbors across the street also are not considered, their houses are across the street from houses, and do not want to be across the street from commercial business. Just because I live close to the Shop n Hop does not in any way invite that same land use to Pine St. <i>(NOTE: Staff believes that this comment may have been intended for the Mixed-Use 3 (MU-3) zone district)</i> ▪ Why open this up for development as well? We have a beautiful stretch of river that is enjoyed by locals and this says that it will be now opened for potential permanent development? ▪ On the lots being converted from Commercial, A 10' front setback is inconsistent with the existing buildings in the 200 & 400 block some of which have a 0' setback. 5' front setback should be the maximum along Main Street. ▪ Add “Accessory Building” as a Permitted Use or Limited Review Use ▪ MU-1 should have a 5' front setback like 100 Block as many buildings there are already a 0'-5' front setback ▪ Add “Senior Housing” as a Permitted Use ▪ No 35 height No to 400 Block ▪ Include “Warehouse/Wholesale Establishment” ▪ Absolutely no way Taylor St. receives any kind of new zoning overlay that isn't also received by Miles End Ln

Mixed-Use 1 (MU-1)	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 16)
- Change “Professional Activities” to a Permitted Use from a Conditional Use in the Old Town Mixed Use zone district - Combine “Professional Offices, Business Offices and Studios (Street Level)” and “Professional Offices, Business Offices and Studios (2nd Floor or Above)” into “Professional Offices, Business Offices and Studios” - Change “Small Appliance Repair Shops, excluding Furniture Repair” to “Small Appliance Repair Shops” - Change “Theaters, Meeting Rooms, and Convention Centers” to a Permitted Use from a Conditional Use in the Old Town Commercial zone district (NOTE: This recommendation was provided for the Old Town Commercial zone district. In the Old Town Mixed-Use zone district, the Planning Commission recommended that the use be removed. Staff recommends making “Theaters, Meeting Rooms, and Convention Centers” a Permitted Use in the new Mixed-Use 1 (MU-1) zone district) - Increase Minimum Front Yard Setback to 10 feet from 0 feet in the Old Town Commercial zone district	

Mixed-Use 2 (MU-2)	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 16)
- Remove “Accessory Apartments” as a Use - Change “Accessory Dwellings” to “Accessory Dwelling Units” - Add “Alternative Energy Production” as a Limited Review Use - Add “Art Gallery” as a Permitted Use - Remove “Club” as a Use - Change “Cocktail Lounges, Taverns” to “Bar or Tavern” - Change “Commercial Accommodations” to a Permitted Use from a Conditional Use in the Old Town Mixed Use zone district - Change “Day Care Center” to a Conditional Use from a Limited Review Use (NOTE: This recommendation was provided for the South Town Residential zone district. In the South Town Commercial zone district, the Planning Commission recommended that the use be removed. Staff recommends making “Day Care Center” in the new Mixed-Use 2 (MU-2) zone district) - Remove “Dry Cleaners” as a Use - Remove “Flea Market” as a Use - Change “Gas Stations” to a Conditional Use from Not Permitted in the Cross Creek Mixed Use zone district - Change “Grocery Stores” to a Permitted Use from a Conditional Use in the Old Town Mixed Use zone district	- MU2 should permit Single Family - MU 1, 2, 3 are too nuanced and essentially just ‘sanctioning in place’ current status quo. Eliminate MU3/3 and consolidate all uses. Or eliminate MU3 and keep MU3. - No responses received via online input form

Mixed-Use 2 (MU-2)	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 16)
▪ Add “Health/Medical Offices (2nd Floor or Above)” as a Permitted 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 ▪ Add “Laundries” as a Conditional Use ▪ Change “Manufacturing, Light” to a Limited Review Use from a Conditional Use ▪ Add “Office Uses (Street Level, 2nd Floor or Above)” as a Permitted Use <i>(NOTE: This recommendation was provided for the South Town Commercial zone district. In the Cross Creek Mixed Use zone district, the Planning Commission recommended that the “Office Uses (Street Level, 2nd Floor or Above)” be a Conditional Use. Staff recommends making “Office Uses (Street Level, 2nd Floor or Above)” a Permitted Use in the new Mixed-Use 2 (MU-2) zone district)</i> ▪ Combine “Professional Offices, Business Offices and Studios (Street Level)” and “Professional Offices, Business Offices and Studios (2nd Floor or Above)” into “Professional Offices, Business Offices and Studios” ▪ Remove “Roadside Stand” as a Use ▪ Add “Senior Housing” as a Conditional Use ▪ Remove “Single-Family Dwellings” as a Use ▪ Change “Small Appliance Repair Shops, excluding Furniture Repair” to “Small Appliance Repair Shops” ▪ Decrease Minimum Lot Area to 2,500 square feet from 7,500 square feet in the South Town Commercial zone district ▪ Increase Maximum Lot Coverage to 80% from 70% in the South Town Commercial zone district ▪ Change Maximum Impervious Coverage to 90% from N/A ▪ Decrease Minimum Front Yard Setback to 10 feet from 20 feet in the South Town Commercial zone district ▪ Decrease Minimum Side Yard Setback to 5 feet from 10 feet in the Cross Creek Mixed Use zone district	

Mixed-Use 3 (MU-3)	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 16)
▪ Remove “Accessory Apartments” as a Use ▪ Change “Accessory Dwellings” to “Accessory Dwelling Units” ▪ Add “Alternative Energy Production” as a Limited Review Use ▪ Change “Club” as a Limited Review Use to “Membership Organization” as a Conditional Use	▪ Keep this area residential ▪ Pine st should stay residential. Ridiculous to think we could have a bar or restaurant on the street. Can’t keep businesses alive on Main Street why add more to pine? ▪ This zoning designation is inappropriate for Pine st. Bars, restaurants, and businesses are inconsistent with the character of this neighborhood street. Lots of young new

Mixed-Use 3 (MU-3)	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 16)
▪ Change “Cocktail Lounges, Taverns” to “Bar or Tavern” ▪ Change “Day Care Center” to a Conditional Use from a Limited Review Use ▪ Change “Duplexes” to a Permitted Use from Not Permitted ▪ Change “Home Business” to a Conditional Use from a Limited Review Use ▪ Change “Home Occupation” to a Permitted Use from a Limited Review Use ▪ Combine “Professional Offices, Business Offices and Studios (Street Level)” and “Professional Offices, Business Offices and Studios (2nd Floor or Above)” into “Professional Offices, Business Offices and Studios” ▪ Add “Senior Housing” as a Conditional Use ▪ Change “Small Appliance Repair Shops, excluding Furniture Repair” to “Small Appliance Repair Shops” ▪ Change “Theaters, Meeting Rooms and Convention Centers” to Not Permitted from a Conditional Use	families have moved in and the street should remain pedestrian friendly and safe for young children. Many full time engaged community members reside on this street and are committed to maintaining the character that makes Minturn so special. Please do not dilute and commodify the quality that makes Pine Street so charming. ▪ It does not make any sense to designate any part of Pine St as mixed use. It is a residential neighborhood and should stay residential. My understanding is that 406 Pine St is advocating for this as an attempt to increase their property valuation for when they sell. Please do not put someone's desire for personal gain over what is best for a residential neighborhood. When we went to the previous meeting around this issue, I feel like it was overwhelmingly met with disapproval- I am confused on why this is even still on the table. Allowing mixed use, for just a few houses, in a residential neighborhood is something I adamantly disagree with. What is the approval process? (I wish we could have made the meeting tonight!) ▪ All the lots in the 400 block of Pine St, except #423 (a current daycare) should be R-1 which is consistent with current uses. This is a very vibrant residential street with a lot of small children, which would not be compatible with some of the MU-3 uses such as bars, restaurants, liquor stores or group homes. ▪ Current residential zone area (especially river front) changed to allow Bars, Veh. Repair, Car wash, - Noisy late night use without opportunity for current residents to way in is a radical change to a very quiet neighborhood. Consider Conditional Use for noisy, late night multiple people business. ▪ No zone districts with characteristics that are intentionally “More Auto-Oriented” ▪ Out of all of the zoning areas you have, why are you messing w/ a residential street?! ▪ Why is limited review use approved by Town’s Planning Director only?! ▪ Why would we add more m/u when Main St. is not full of businesses?! ▪ I encourage the committee to look at this holistically – How will this impact one of the best residential areas in the valley?! ▪ Senior Housing listed as a Permitted Use and a Conditional Use ▪ No more MIX USE! ▪ Keep Pine St. Residential! ▪ No how, no way changing 512-562 Main to Mixed Use! Parking? River? Access? Hello?

Mixed-Use 3 (MU-3)	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 16)
	▪ This should not be located in 400 Block of Pine St. MU3 is inconsistent with residential character of this street full of small children ▪ Keep Pine St Residential Only Single Family & ADU's ▪ Turning the 500 Block from Residential to Mixed Use is a PROBLEM! No parking already? Simply CRAZY NO! ▪ Just because one homeowner wants to change zoning for higher sales price isn't the best for the rest of the town. ▪ There is no need for commerce/business on Pine St. when there is under-developed/empty commercial on Main St. ▪ Mixed use will ruin Pine St. ▪ Don't let one person make this decision based on his own financial gain. He's leaving. We are staying. ▪ Please no M/U on 400 Pine St. Moved off of Main St not to be surrounded by businesses. Residential & ADU. ▪ Where will people park if M/U?! ▪ Is water/infrastructure considered in this up-zoning? I doubt it. ▪ Tim bought a house that is surround by 3 streets. His choice. Don't change zoning b/c of his want. ▪ 400 Block of Pine St. be restricted to 406 + daycare being mixed use + others staying residential (if they wanted) not all houses ▪ Tim – The highest return for your lot is R-1 you can't really do anything with MU3 because of parking ▪ Please do not put new MU-3 on Pine St!! Pine St is arguably the most "residential" street in all of Minturn – keep it that way!! ▪ Keep Pine St Residential No mixed use ▪ 400 Block Pine St. needs speed bumps already with fast traffic, the proposed use will make this speed issue much worse ▪ Don't let the squeaky wheel get the oil. Make Pine St a pedestrian st. <u>COMMENTS EMAILED TO TOWN STAFF:</u> ▪ Scot, I understand and support the Town's effort to update and refresh its zoning. I do however believe that certain areas should remain residential. One of those areas is 512-564. I am at 532. The area of 512-564 includes a significant "acceleration lane" for Enclave condo drivers to pull out onto highway 24 heading towards Town. The acceleration lane runs along most of these lots and I have seen drivers use even more than the acceleration lane at times to ease onto hwy 24. Also, parking in this area is particularly challenging due to the lack of side streets and the number of driveway entrances. The limited parking in this area

Mixed-Use 3 (MU-3)	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 16)
	exacerbates the acceleration lane risks, especially when larger trucks or camper vans park in this area block clear views of traffic. These lots are also some of the biggest river lots in town and ideal for residential redevelopment, which is a more consistent and appropriate use given the constraints of this area. Mixed uses in this area would not work well here given the constraints and would increase safety risks. I must also say that I am personally close to final approval to construct a new home at 532. I started this project relying on the residential zoning for these lots. To change the status just as I am about to go forward with a large residential investment doesn't feel right and creates unknown risks. I believe that it makes sense for the Town to designate a few areas as residential because that's the obvious best use. I respectfully request that the Town continue the residential zoning for the 512-564 river lots as the best obvious use of these lots given the mentioned constraints and risks. I realized that I need to add something to my earlier comments. When I am advocating for "residential" zoning for 512-564, I wanted to add that I believe that the new residential zoning R1/R2 fit these lots fine. The way I read the proposed changes, either R1 or R2 would allow diverse residential use but some of the non-residential or commercial-type uses (that could be inconsistent with the current residential use and character of these lots or involve the issues I mentioned below) would require a review and/or approval process. This would allow these relevant issues to be raised and addressed before a non-residential or commercial-type use would be permitted, thereby allowing the flexibility I believe the Town is trying to achieve. ▪ Good day, Great seeing you @ the open house. I wanted to take a few minutes as a follow up to the new zoning discussions surrounding the 500 block. I understand that the residential lots 512-562 are being tabled as to change to commercial. Given the current parking situation (a nightmare) plus the number of renters/leases in numerous adjoining homes and lack of street parking given the acceleration lane access it would prove impossible to adjust to commercial. Literally over 100 ticket citations alone to the contractors working on my project over the last 22 months- no room to load/unload or even park a visitor. It is simply the worst parking allocation I have ever seen. At the same time, given the current build and investment into the current 542, 532 Main project it would be a disaster for my future neighbor to be a nightclub or business with even a parking garage? Detrimental to our

Mixed-Use 3 (MU-3)	
Planning Commission Recommendations	Input from Open Houses & Online Input Form (as of July 16)
	current residential investment. As fyi, 562 is under contract as well for residential usage. I hope this helps with the current discussions. Feel free to reach out direct if I can provide more information to assist the zoning discussions. Hi Madison! I spoke to you at the Minturn Forward Rezoning Open Houses, but I would like to reiterate how much we are against any part of Pine St being rezoned as mixed use. It seems as though the community is mostly very against this rezoning. I am wondering if this is still something that is being considered moving forward? If so, please let me know what else we can do to ensure our voices are heard. Thank you, I know this is not an easy process for you all!

Existing & Example Use Definitions

(July 18, 2025)

LEGEND:

Existing Definition = Black Text

Example Definition = [Blue Text](#)

TERM	DEFINITION
A	
Accessory Building or Structure	A building or structure detached from a principal building located on the same lot and customarily incidental and subordinate to the principal building or use. An accessory building or structure is functionally dependent upon the principal use. (See Illustration No. 16-1 at Section 16-2-30)
Accessory Dwelling Unit	An individual dwelling unit subordinate to, and contained within or on the same lot as, a single-family dwelling. <i>(NOTE: This is the Town's existing definition for "Accessory Dwelling")</i>
Accessory Use/Accessory Associated with an Allowable Use(s)	A use of land, or of a building or portion thereof, customarily incidental to and subordinate to the principal use of the land or building and located on the same lot with the principal use.
Adult Bookstore	An establishment having as a substantial or significant portion of its stock-in-trade books, magazines, publications, tapes or films that are distinguished or characterized by their emphasis on matter depicting, describing or relating to sexual activities or anatomical genital areas.
Adult Cabaret	1. An establishment devoted to adult entertainment, either with or without a liquor license, presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to sexual activities or anatomical genital areas. 2. A cabaret that features topless dancers, go-go dancers, strippers, male or female impersonators or similar entertainers for observation by patrons.
Adult Massage Parlor	A similar establishment or portion of an establishment presenting material distinguished by emphasis on matter depicting, describing or relating to sexual conduct or sexual excitement and customarily not open to the general public through the exclusion of minors.
Adult Motion Picture Theater	An enclosed building used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to sexual activities or anatomical genital areas.
Adult Use/Business	An establishment consisting of, including or having the characteristics of any or all of the following: • Adult Bookstore • Adult Cabaret • Adult Massage Parlor • Adult Motion Picture Theater • Nude Entertainment Establishment

TERM	DEFINITION
<u>Alternative Energy Production</u>	<u>An energy system and/or device that includes, but is not limited to, the following:</u> • <u>Power Plant, Biomass</u> • <u>Power Plant, Geothermal</u> • <u>Solar Energy System, Community-Scale</u> • <u>Geothermal Loop or Direct Use, Accessory</u> • <u>Solar Energy System, Roof-Mounted, Accessory</u> • <u>Solar Energy System, Ground-Mounted, Accessory</u> • <u>Wind Energy Facility, Accessory</u>
<u>Animal Boarding, Indoor or Outdoor</u>	<u>Any building, structure, land, or combination thereof used, designed, and/or arranged for the shelter (including overnight stays), care, feeding, training, grooming, and/or provision of similar service(s) of domestic animals for profit. This may include ancillary services such as the sale of products for domestic animals, training classes, and/or similar services.</u>
<u>Art Gallery</u>	<u>A facility or area that is open to the public and is intended for the display, appraisal, purchase, sale, loan, of art, books, paintings, sculpture, and/or other works of original art that have architectural, artistic, cultural, literary, historical, or scientific value.</u>
<u>Art Center</u>	<u>A structure or complex of structures dedicated to the visual and/or performing arts. This may include spaces for exhibitions, performances, and/or the encouragement of artistic endeavors.</u>
Athletic Field	Grass used for sports or physical education that is one thousand five hundred (1,500) contiguous square feet or greater; not less than thirty (30) feet in any dimension; and located at a school, daycare, religious institution, recreation center, senior center, park or water park. Athletic field turf may be located less than ten (10) feet from a street or interior-facing parking lot. <i>(NOTE: This is the Town's existing definition for "Athletic Field Turf")</i>
<u>Automobile Body Shop</u>	<u>A business primarily involved with the repair and/or painting of motor vehicles. Activities associated with such business include, but are not limited to, welding, frame straightening, and/or body panel repairs.</u>
<u>Automobile Dealership</u>	<u>A business that sells new and/or used motor vehicles. Ancillary activities associated with such business may include the maintenance of, sale of parts for, and/or financing of motor vehicles.</u>
Automobile Detail Shop	A building, or portion thereof, containing facilities for complete or partial hand-washing of automobiles as a service to a customer.
Automobile Service Station	Any building, land area or other premises or portion thereof used for the retail dispensing or sales of vehicular fuels; serving and repair of automobiles; and including as an accessory use the sale and installation of lubricants, tires, batteries and similar vehicle accessories. Motor vehicle service is listed as an industrial use.
B	
Bakery, Confectionery	The baking of bread, cake, cookies and other similar items for delivery to wholesale customers or for door-to-door sale or delivery to retail customers.
Bakery or Delicatessen with Food Service	Stores engaged in the sale at retail of bread, cake, cookies and other similar items, including the baking of such items on the premises, but excluding the baking of such items for delivery to wholesale customers or for door-to-door sale or delivery to retail customers.

TERM	DEFINITION
Bank or Financial Institution	Commercial banks, savings and loan associations, brokerage offices and other similar financial institutions, but not including pawnshops.
<u>Bar or Tavern</u>	<u>An establishment primarily devoted to the serving of alcoholic beverages by the drink and in which the service of food is only incidental to the consumption of such beverages. This use also includes hookah bars in which patrons consume flavored tobacco from a stemmed instrument designed for vaporizing tobacco.</u>
Bed and Breakfast, Tourist Home	A dwelling unit in which overnight accommodations and a morning meal are provided only to guests of the facility for compensation. There are no cooking or dining facilities provided in individual rooms, and the length of stay is less than thirty (30) days. See also <i>Commercial accommodations</i> .
<u>Building Material and Supply Sales</u>	<u>A business involved in the sale, storage, and distribution of structure-related supplies and services including lumber, brick, tile, cement, insulation, floor covering, lighting, plumbing supplies, electrical supplies, cabinetry, and roofing materials.</u>
C	
Car Wash	A building, or portion thereof, containing facilities for washing automobiles, using production line methods with a chain conveyor, blower, steam cleaning device or other mechanical devices; or providing space, water, equipment or soap for the complete or partial hand-washing of such automobiles, whether by an operator or by a customer.
Cemetery	The use of property for the interment of human remains, whether above or below ground, along with all accessory structures and uses which are commonly and reasonably associated with such use. Accessory uses shall include, but are not limited to, funeral homes, columbarias, cenotaph walls, and ossuaries.
<u>Cemetery, Office Use</u>	<u>Any office use(s) associated with a cemetery. Refer to the terms "Cemetery" and "Office Use."</u>
Commercial Accommodations	A building or group of buildings containing guest units designed to be rented for less than thirty (30) days to the general public for compensation and which may or may not have eating or drinking facilities as an accessory use. Commercial accommodations include inns, hostels, motels, hotels, boarding houses, lodging houses and dormitory housing.
<u>Commercial Indoor Storage</u>	<u>A structure or building containing individual, private storage spaces (e.g., rooms, lockers, containers, etc.) leased for storage purposes on a short-term and/or long-term basis.</u>
<u>Commercial Parking Garage</u>	<u>A building or structure consisting of more than one (1) level and used for the temporary storage of motor vehicles for a fee.</u>
<u>Commercial Parking Lot</u>	<u>An off-street, ground level area that is surfaced and improved and used for the temporary storage of motor vehicles for a fee.</u>
<u>Contractor Storage</u>	<u>A lot or portion of a lot or parcel used to store and maintain construction equipment and other materials and facilities customarily required in the building trade by a construction contractor including plumbing, heating, and electrical. This use also includes a contractor's office.</u>
Commercial Use	An activity involving the sale of goods or services carried out for profit.
D	
Day Care Center	A licensed facility which provides regular care and supervision, for an entire day or a portion of a day, for five (5) or more children who are not related to the owner, operator or manager thereof, whether such facility is operated with or without compensation for such care.

TERM	DEFINITION
Delicatessen, Specialty Food Store	Establishments selling specialty foods at retail and less than two thousand five hundred (2,500) square feet in size.
Drive-In Use	An establishment that, by design, physical facilities, service or packaging procedures, encourages or permits customers to receive services, obtain goods or be entertained while remaining in their motor vehicles.
Drive-Thru/Up Establishment	A place of business operated for the retail sale and purchase of food and other goods, services or entertainment, which is laid out and equipped so as to allow its patrons to be served or accommodated while remaining in their automobiles, or which allows the consumption of food or beverages in automobiles on the premises or elsewhere on the premises, but outside any completely enclosed structures.
Drugstore or Pharmacy	A retail store which sells prescription drugs and which may also sell other items at the retail level. A pharmacy may have a maximum gross floor area of five thousand (5,000) square feet. Prescription drugs may also be sold in department stores, variety stores and food stores, but such a store shall not be deemed to be a pharmacy.
Dry Cleaner	An establishment engaged in providing laundry, dyeing and dry-cleaning services to individual customers.
<u>Dry Cleaner, Storefront</u>	<u>An establishment solely for receiving and distributing items for dry cleaning and/or customer pick up of items that have been dry cleaned elsewhere (i.e., an off premise location).</u>
<u>Dwelling, Accessory to a Business</u>	<u>A permanent, subordinate dwelling unit that is accessory to a business on the same property and that is occupied by an employee(s) of said business.</u>
Dwelling, Duplex	A structure that is used exclusively by two (2) families, each living as an independent house keeping unit. Joining Requirements: a shared roof line, buildings connected by a common roof, including covered walkways; or a minimum ten percent (10%) of a party wall; or a structure divided into two (2) living spaces by one (1) wall or floor.
Dwelling, Multi-Family	A building containing three (3) or more dwelling units, including apartments, condominium units or townhouses, designed for and used by three (3) or more families each living as an independent housekeeping unit.
Dwelling, Single-Family	A building containing a single dwelling unit.
Dwelling Unit	Any room or group of rooms with not more than one (1) indoor kitchen facility designed for or used as a dwelling for one (1) family as an independent housekeeping unit. Dwelling unit shall include mobile and manufactured homes, but shall not include hotels, motels, clubs, boarding houses, dormitories or other institutions such as hospitals or jails.
E	
<u>Employee Housing</u>	<u>A dwelling unit(s) provided to an employee(s) by an employer. This may include a variety of dwelling types including, but not limited to, single-family dwellings, duplex dwellings, and/or multi-family dwellings.</u>
F	
Family Child Care Home	A facility for child care in a place of residence of a family or person for the purpose of providing less than twenty-four-hour care for up to twelve (12) children who are not related to the person or persons providing the care, as defined and regulated by the Colorado Department of Human Services Child Care Facility Licensing regulations, whether such facility is operated with or without compensation for such care.
Fowl	Any fowl, including any chicken, duck, goose, turkey, pigeon or other fowl.

TERM	DEFINITION
G	
Gas Station	Any place where motor vehicle fuel is sold and dispensed as either a principal or incidental activity. Where the sale and dispensing of vehicle fuel is the principal activity, accessory activities may include the retail sale of lubricants, tires, batteries, motor vehicle accessories and supplies, including minor installation services or repairs customarily incidental thereto.
<u>Geothermal Loop or Direct Use, Accessory</u>	<u>A system that uses geothermal energy and/or temperatures for water heating or space heating or cooling in a building(s) through a pipeline network and is accessory to the principal use(s) on the same lot.</u>
Group Residential Facility	A residential building that is owned and operated by a nonprofit organization, or is owned and operated by an individual or group of individuals who actually reside at and maintain their primary place of residence in the group home, that is: - Occupied by elderly persons. Is occupied by not more than eight (8) persons who are sixty (60) years of age or older who do not require skilled or intermediate care facilities. - Occupied by developmentally disabled persons. Contains a state-licensed facility for the exclusive use of not more than eight (8) persons who are developmentally disabled due to their having cerebral palsy, multiple sclerosis, mental retardation, autism or epilepsy. - Occupied by mentally ill persons. Contains a state-licensed facility for the exclusive use of not more than eight (8) persons who have been screened by a mental health professional and have been determined to be mentally ill. No person who has been determined to be not guilty of a violent offense by reason of insanity or who has been convicted of a felony shall be placed in a group home.
H	
Health or Medical Office	A building, the principal use of which is for offices of health professionals, which contains facilities for the examination and treatment of patients but not for their lodging. This includes physicians, dentists, chiropractors or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis.
Home Business	The conduct of a business, occupation or trade as an accessory use entirely within a residential building or accessory structure for gain or support by residents of the dwelling and employees residing off the premises, which may serve patrons on the premises.
Home Office	An occupation conducted within a building or a portion thereof by a resident of the premises. Such occupations include: - An endeavor involving the production and sale of goods or services, which does not change the residential character of the area; and - Contracting for services where such services are not provided on the premises, except on an appointment basis.

TERM	DEFINITION
<u>Hydroelectric Energy Device, Accessory</u>	<u>A device with a generating capacity of less than five hundred (500 kilowatts) that relies on natural surface water flows, does not use a dam, water storage, or other man-made impoundment that impedes minimum stream flows for the purpose of electric energy generation and is accessory to the principal use(s) on the same lot.</u>
I	
Institutional Use	A religious or public use, such as a church, library, public or private school, hospital or government-owned or -operated building, structure or land used for public purposes.
J	
[Reserved]	[Reserved]
K	
<u>Keeping of Fowl</u>	<u>The raising and caring of fowl for noncommercial purposes.</u>
Kennel	Any building, structure or open space devoted wholly or partly to the raising, boarding or harboring of four (4) or more animals that are over six (6) months old.
Kennel, Commercial	A commercial establishment in which dogs or domesticated animals are housed, groomed, bred, boarded, trained or sold, all for a fee or compensation.
L	
Laundromat	A business that provides home-type washing and drying machines for hire to be used by customers on the premises.
Laundry	An industrial establishment where washing and drying machines are used on a large scale for private facilities not open to the public.
Liquor Store	A facility principally for the retail sale of alcoholic beverages for off-premises consumption.
M	
<u>Maintenance Facility</u>	<u>A facility used for storing, maintaining, servicing, and/or repairing vehicles used in conjunction with a public transportation system.</u>
Manufacturing, Light	An establishment engaged in manufacturing, assembly, compounding, processing, packaging, treatment or distribution of projects, including primary product production from raw materials or production of services, but excluding establishments which produce or emit toxic or noxious gases, odors or fumes, excessive noise, vibration or electrical interference or similar substances or conditions onto adjacent or other properties; or dangerous to the comfort, peace, enjoyment, health and safety of the community.
<u>Mass Gathering</u>	<u>A group of <insert number> or more persons assembled together for a meeting, festival, social gathering, entertainment, scheduled event, or other similar purpose.</u>
Membership Organization	Any nonprofit organization exclusively serving members and their guests whose facilities are limited to meeting, eating and recreational uses; and further, whose activities are not conducted principally for monetary gain. <i>(NOTE: This is the Town's existing definition for "Club")</i>
Mobile Vendor	A vendor who sells food or drink from a food cart, food truck, or food trailer. <i>(NOTE: Definition from Chapter 6, Article 8 of Minturn's Municipal Code)</i>

TERM	DEFINITION
<u>Mobile Vendor Park</u>	<u>An area of land on which more than one (1) outdoor food vendor sells food and/or beverages to the public, and on which the public may consume food and/or beverages.</u>
Motor/Recreational Vehicle Sales, Service and Rental	The sale, lease or rental of new and used automobiles, trucks, motor homes, recreational vehicles and trailers. <i>(NOTE: This is the Town's existing definition for "Motor Vehicle Sales")</i>
<u>Multi-Modal Transportation</u>	<u>An approach to the movement of people and/or goods that incorporates multiple modes of transportation including, but not limited to, the following:</u> • <u>Automobiles</u> • <u>Commuter railways</u> • <u>Buses</u> • <u>Bicycles (including E-bikes)</u> • <u>Walking</u>
<u>Municipal Parking Garage</u>	<u>A Town-owned building or structure consisting of more than one (1) level, used for the temporary storage of motor vehicles, and open to the public, regardless of whether a fee is charged.</u>
<u>Municipal Parking Lot</u>	<u>An off-street, ground level area that is surfaced and improved, open to the public, and used for the temporary storage of motor vehicles, regardless of whether a fee is charged.</u>
N	
<u>Natural Medicine</u>	<u>Psilocybin, psilocin, and other substances defined as "natural medicine" in the Colorado Natural Medicine Code.</u>
<u>Natural Medicine Cultivation Facility</u>	<u>A location where regulated natural medicine is grown, harvested, and prepared in order to be transferred and distributed to either a natural medicine healing center, a facilitator, a natural medicine products manufacturer, or to another natural medicine cultivation facility.</u>
<u>Natural Medicine Healing Center</u>	<u>A facility where an entity is licensed by the state licensing authority that permits a facilitator to provide and supervise natural medicine services for a participant.</u> <u>This term shall be synonymous with the term "Healing Center" in the Colorado Natural Medicine Code.</u>
<u>Natural Medicine Product Manufacturer</u>	<u>A person who manufactures regulated natural medicine products for transfer to a natural medicine healing center, a facilitator, or to another natural medicine products manufacturer.</u>
<u>Natural Medicine Testing Facility</u>	<u>A public or private laboratory licensed, or approved by the Colorado Department of Revenue Natural Medicine Division, to perform testing and research on regulated natural medicine and regulated natural medicine product.</u>
Nude Entertainment Establishment	An establishment where a person appears in a state of nudity when such person is unclothed or in such attire, costume or clothing as to expose to view any portion of the female breast below the top of the areola or any portion of the pubic hair, anus, cleft of the buttocks, vulva or genitals of either sex.
<u>Nursery and Landscape Supply Sales</u>	<u>An establishment for the growth, display, and/or sale of plants, shrubs, trees, and materials used in indoor or outdoor planting. Activities associated with such an establishment may conducted within and/or outside of an enclosed building.</u>

TERM	DEFINITION
O	
Office Use	Offices or studios of professional or service occupations or agencies which benefit from and contribute to an environment of semi-residential nature characterized by low traffic and pedestrian volumes, lack of distracting, irritating or sustained noise and low density of building developments, including accountant, appraiser, architect, engineer, insurance adjuster, landscape architect, lawyer, consultant, secretarial agency, bonding agency, travel agency, real estate, mortgage or title agency and investment agency.
Open Space	Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants and their guests of land adjoining or neighboring such open space. Ownership of open space may be deeded or reserved to a property owner's association, dedicated to the public or protected in other forms deemed acceptable to the Town Council.
<u>Other Use Determined to be Similar in Nature to other Permitted Use(s)</u>	<u>A use that the Planning Director determines to be sufficiently similar to a use identified as a Permitted Use in the applicable zone district.</u>
<u>Outdoor Storage</u>	<u>Storage of materials, merchandise, stock, supplies, machines, operable vehicles, equipment, manufacturing materials, and/or personal property of any nature that are not kept in a structure having at least four (4) walls and a roof, regardless of how long such materials are kept on the premises.</u> <u>This term shall not apply to the following:</u> a. <u>Items for sale to the public, such as new and used cars, recreational vehicles, boats, and landscape and building materials, where such items are permitted for sale in the zone district in which they are located.</u> b. <u>Outdoor parking of motor vehicles regularly used in connection with the operation of an establishment, or outdoor parking for not more than forty-eight (48) hours of motor vehicles intended for servicing in connection with a Principal Use.</u>
<u>Outdoor Storage, Accessory to a Non-Residential Use</u>	<u>Outdoor storage that is accessory to a principal, non-residential use and that is screened from view when observed from any adjoining public or private right-of-way, public or private park and/or open space, and/or residential zone district with opaque fencing, a wall(s), a berm(s), landscaping, or combination thereof.</u>
<u>Outdoor Storage, Screened</u>	<u>Outdoor storage that is screened from view when observed from any adjoining public or private right-of-way, public or private park and/or open space, and/or residential zone district with opaque fencing, a wall(s), berm(s), landscaping, or combination thereof.</u>
P	
<u>Parks and Playground</u>	<u>Land dedicated to the Town, or dedicated to another governmental or quasi-governmental entity with the consent of the Town, that is designated for recreational use, and that may be improved with playground apparatus, sport courts, picnic areas, shelters, riding, biking or hiking trails, skateboard areas, other game courts or pits, art, memorials and historic structures.</u>

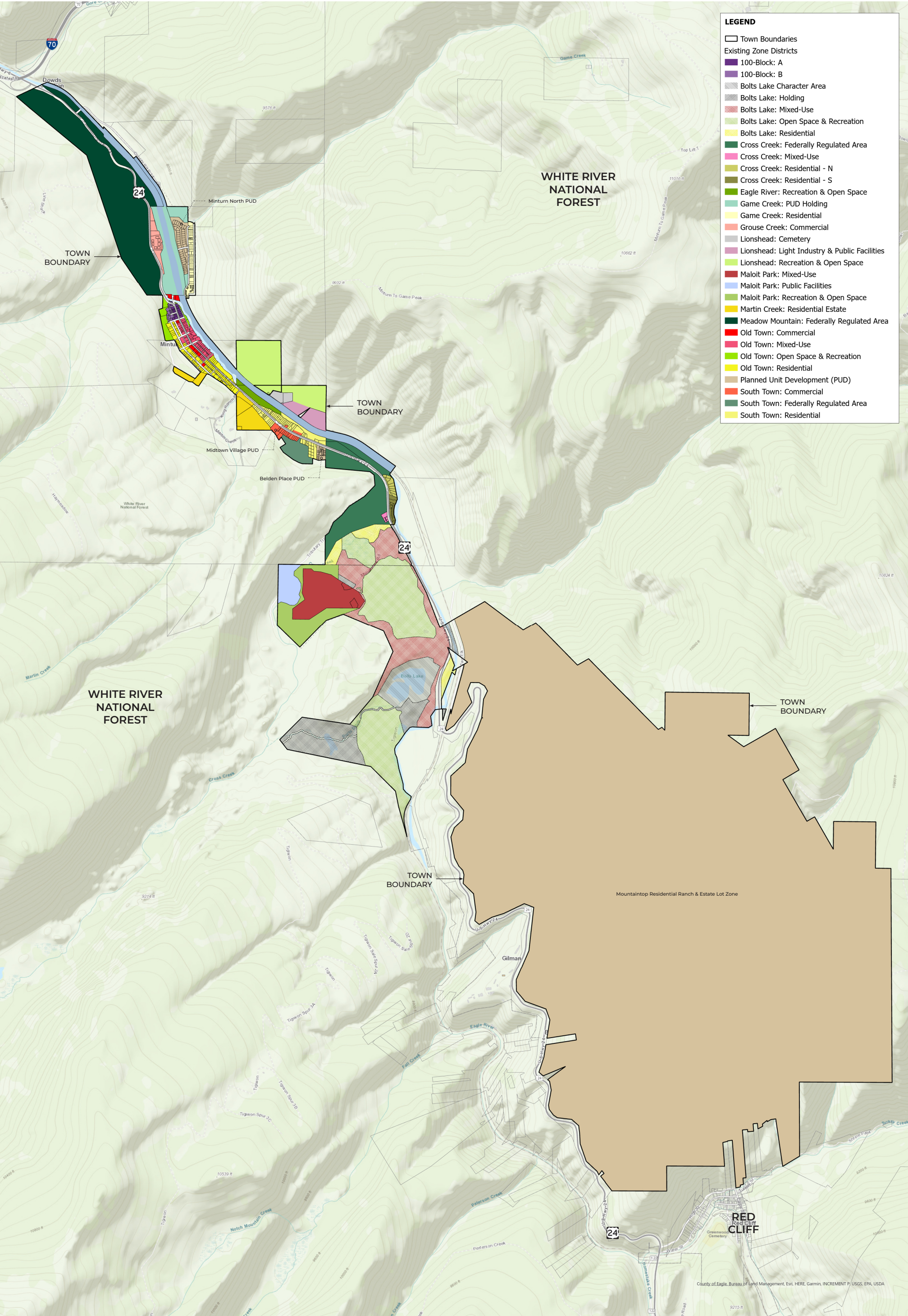
TERM	DEFINITION
Personal Services	Establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel. Personal services include, but are not limited to, the following: laundry, linen supply, diaper service, beauty and barber shops, shoe repair, funeral service, steam baths, reducing salons and health clubs, clothing rental, locker rental, porter service and domestic services.
<u>Power Plant, Biomass</u>	<u>A facility that generates electricity or thermal energy through the combustion, gasification, or biochemical conversion of organic materials derived from biological sources (e.g., agricultural residues, forest debris, wood waste, animal manure, energy crops, or food processing byproducts). The facility may include ancillary buildings, structures, and/or uses such as fuel storage areas, feedstock processing equipment, combustion or conversion systems, turbines, generators, emission control devices, and utility interconnections.</u> <u>This term does not include landfills, municipal solid waste incinerators, or facilities using hazardous or non-biogenic materials as primary fuel sources.</u>
<u>Power Plant, Geothermal</u>	<u>A facility designed, constructed, and operated to generate electric power by geothermal energy. A geothermal power plant may use conventional hydrothermal reservoirs, or enhanced geothermal system reservoirs, to produce geothermal fluids for power generation across differing power plant configurations (e.g., dry, steam, flash, binary cycle).</u>
Principal Use	The primary purpose or function that a lot serves or is intended to serve.
Professional Activities	The conduct of a business, profession, service or government where retail trade is not conducted.
Professional Office, Business Office and/or Studio	A room or suite of rooms maintained for the practice of any generally recognized profession, including medical practitioners, dentists, lawyers, architects, engineers or similar professions.
<u>Public Event</u>	<u>An event that is open to and may be attended by the general public, regardless of whether an admission fee is charged. This includes, but is not limited to, concerts, fairs, festivals, parades, and performances.</u>
Public Facility or Use	Any building open to the general use, participation or enjoyment of the public and owned by the Town, county, district, state or federal government or a public utility corporation.
Q	
[Reserved]	[Reserved]
R	
<u>Rail</u>	<u>A system of tracks and related infrastructure (e.g., railroad yard, bridges, stations, etc.) used for the movement of goods and/or people via trains.</u>
<u>Recreation Facility, Indoor</u>	<u>A facility designed and equipped for the conduct of sports, leisure time activities and/or other customary and usual recreation activities that are conducted within a building.</u>
<u>Recreation Facility, Outdoor</u>	<u>A facility designed and equipped for the conduct of sports, leisure time activities and/or other customary and usual recreation activities that are conducted outside of a building.</u>
<u>Rental Business</u>	<u>A business engaged in the lease and/or rental of new or used goods or products directly to a final user or a consumer, not a reseller.</u>
Restaurant	Any establishment whose principal business is the sale of food for consumption at tables located on the premises.

TERM	DEFINITION
Retail Business	A building or part of a building where goods, merchandise, substances, articles or things are offered or kept for retail sale directly to the general public and includes storage on the store premises of limited quantities of such goods, merchandise, substances, articles or things sufficient only to service such store. Such a use may include outside display and sale.
<u>Retirement Community</u>	<u>A residential development designed and operated primarily for occupancy by older adults, typically age 55 and over, that may include a mix of independent living units, assisted living units, and common facilities. Retirement communities may offer shared amenities such as dining areas, recreational facilities, wellness services, transportation, and limited medical or personal care services. This use may also include accessory services such as housekeeping, security, and on-site management.</u> <u>This terms does not include skilled nursing facilities, hospitals, or assisted living facilities.</u>
S	
<u>School-Related Facility and/or Use</u>	<u>A facility or use associated with a public or private school(s).</u>
Self-Service Storage	A structure containing separate, individual and private storage spaces of varying size, leased or rented, on individual leases for varying periods of time. Self-service storage facilities are often referred to as mini-warehouses and designed to serve both residential and commercial customers.
<u>Service Business</u>	<u>A business that provides a service(s) to another business(es). This includes, but is not limited to the following, consulting services, property and/or equipment maintenance services, financial and/or accounting services, computer and/or information management services, advertising and/or graphic services, and similar operations.</u>
Short-Term Rental	Any residential property dwelling unit or portion thereof rented for a period of less than thirty (30) consecutive days. Rentals of entire dwelling units, individual rooms, or portions of rooms shall each be considered short-term rentals. Short-term rentals are considered lodging accommodations under Chapter 4, Article 4, of this Code.
Small Appliance Repair	A center for the sale, repair, maintenance of or diagnosis upon small appliances, defined herein as a device or instrument designed to perform a specific function, especially an electrical device such as a toaster, for household use.
<u>Solar Energy System, Community-Scale</u>	<u>A solar energy system with a generating capacity of one (1) megawatt, or more, that serves electricity demands off-site.</u>
<u>Solar Energy System, Ground-Mounted, Accessory</u>	<u>A solar photovoltaic system mounted on a rack or pole that is ballasted on, or attached to, the ground and is accessory to the principal use(s) on the same lot.</u>
<u>Solar Energy System, Roof-Mounted, Accessory</u>	<u>A solar energy system mounted on a rack that is ballasted on, or attached to, the roof of a building or structure and is accessory to the principal use(s) on the same lot.</u>

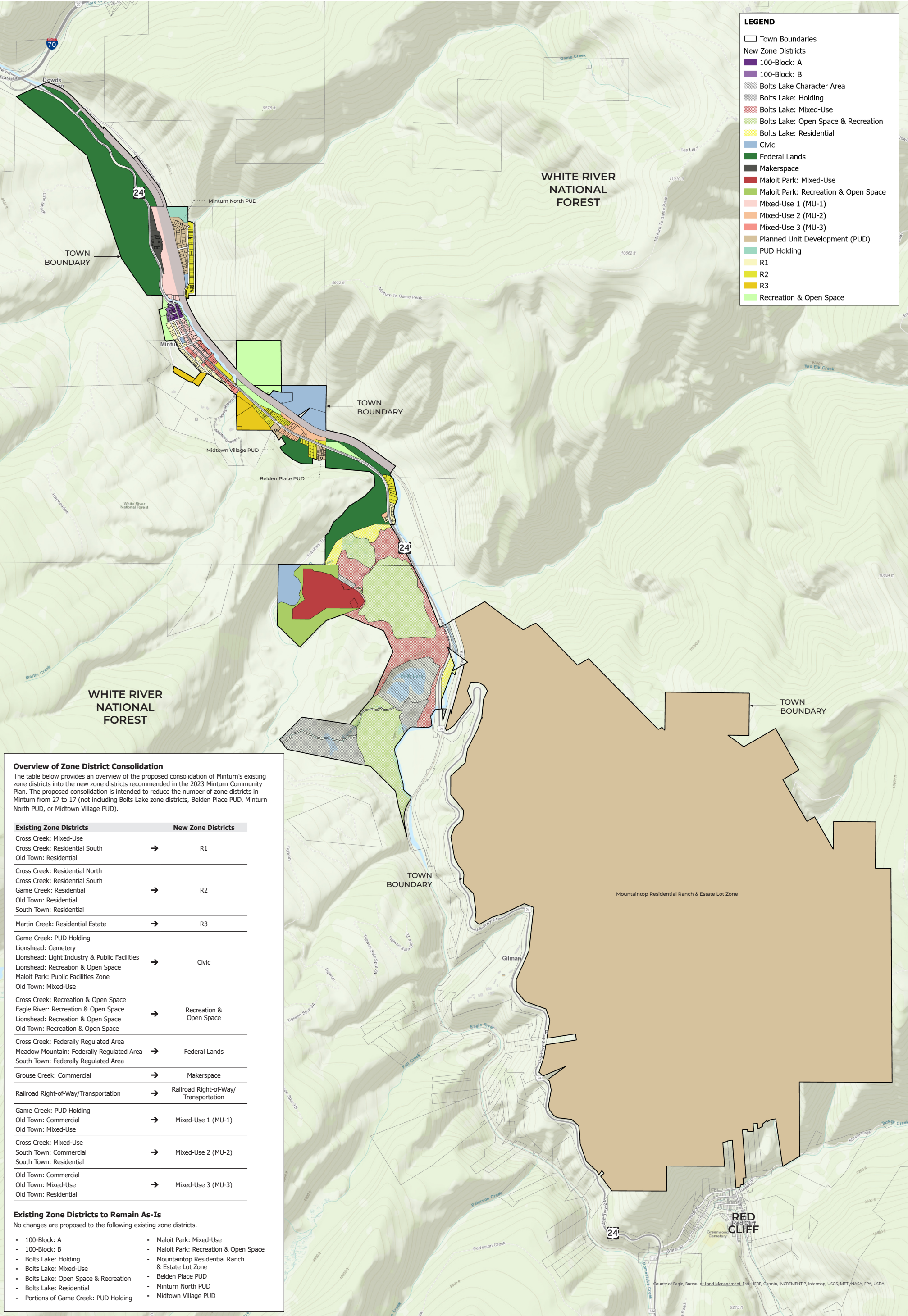
TERM	DEFINITION
<u>Senior Housing</u>	A dwelling unit(s) specifically designed, constructed, and managed to meet the physical and social needs of older adults, typically aged 55 years and older. Senior housing may include a variety of housing types, including independent living units, age-restricted apartments, or congregate housing, and may offer shared amenities or services such as community dining, housekeeping, wellness programs, transportation, or recreational activities. This terms does not include skilled nursing facilities, hospitals, or assisted living facilities.
Studio for Arts, Crafts, and/or Performing Arts	The workshop of an artist, sculptor, photographer, crafts person or organization.
T	
<u>Theater, Meeting Room, and/or Convention Center</u>	A building(s) designed for one or more of the following: • The viewing of movies, live performances, and/or other forms of entertainment, typically featuring a stage and/or screen and seating for an audience. • Group gatherings, presentations, seminars, conferences, and/or other similar activities. • Conferences, conventions, trade shows, and/or other similar large gatherings.
<u>Trail</u>	A public or private path or system of paths designed for walking, biking, and/or similar recreational activity and/or mode of transportation.
<u>Trailhead</u>	A designated access point to a public or private trail(s) that may include supporting amenities such as parking areas, informational signage, maps, restrooms, trash receptacles, bicycle racks, picnic areas, and/or interpretive displays.
U	
<u>Utility Facility and/or Improvement</u>	A facility, infrastructure, and/or other similar improvement associated with the operation of a public or private utility including, but not limited to, potable water, irrigation water sewer, electrical power, and/or telecommunication.
V	
<u>Vehicle Repair, Major</u>	An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers, and similar large mechanical equipment, including but not limited to repairs that require the removal or replacement of major component parts such as motors, axles, transmissions, drive shafts, and radiators. This use includes bodywork or the repair of a vehicle body following damage or for the purpose of restoring the appearance and functioning of the body.
<u>Vehicle Repair, Minor</u>	An establishment that is primarily engaged in the minor repair or minor maintenance of motor vehicles, trailers, and similar mechanical equipment, including but not limited to brake, muffler, tire repair and change, lubrication, oil changes, tune-ups, safety inspections and emissions testing, and detailing.
W	

TERM	DEFINITION
<u>Warehouse/Wholesale Establishment</u>	<u>A facility that is used for storage, wholesaling, and/or distribution of manufactured products, supplies, and equipment, but not involved in manufacturing or production and not primarily engaged in the retail sale of goods to the public.</u>
<u>Water Treatment Facility</u>	<u>A facility, excluding community cisterns, designed to provide and hold a potable water supply, at a capacity of 5,000 gallons per day or more.</u>
<u>Wind Energy Facility, Accessory</u>	<u>A wind energy facility that consists of one or more wind turbines, has a rated capacity of 1,000 kilowatts (1 megawatt) or less, and is designed to supplement other electricity sources as an accessory use to existing facilities, wherein the power generated is used primarily for on-site consumption.</u>
<u>Wireless Communication Facility</u>	<u>A facility used to provide personal wireless services as defined at 47 U.S.C. Section 332 (c)(7)(C); or wireless information services provided to the public or to such classes of users as to be effectively available directly to the public via licensed or unlicensed frequencies. A WCF does not include a facility entirely enclosed within a permitted building where the installation does not require a modification of the exterior of the building; nor does it include a device attached to a building, used for serving that building only and that is otherwise permitted under other provisions of the Code. A WCF includes an antenna or antennas, including without limitation, directional, omni-directional, and parabolic antennas, support equipment, alternative tower structures and towers. It does not include the support structure to which the WCF or its components are attached if the use of such structures for WCFs is not the principal use. The term does not include mobile transmitting devices used by wireless service subscribers, such as vehicle or hand-held radios/telephones and their associated transmitting antennas, nor does it include other facilities specifically excluded from the coverage of this Code.</u>
X	
[Reserved]	[Reserved]
Y	
[Reserved]	[Reserved]
Z	
[Reserved]	[Reserved]

EXISTING ZONING MAP



PROPOSED ZONING MAP



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.

MAKERSPACE

New Non-Residential Zone District

Purpose of New Makerspace Zone District

The purpose of the Makerspace zone district is to accommodate a broad range of commercial and light industrial uses, as well as limited residential uses that are directly associated with businesses in this part of Minturn.

Consolidation of Existing Zone District

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

- 1.Grouse Creek Character Area: Commercial Zone District

Existing Zone District vs. New Makerspace 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 Makerspace zone district.

		Existing Zone District Being Consolidated Into ••••➤	New Zone District
		Grouse Creek Character Area: Commercial Zone District	Makerspace
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."	Automotive Detail Shops Automotive Parts Sales Bakeries and Confectioneries Bakeries and Delicatessens with Food Service Banks and Financial Institutions Barbershops Beauty Shops Business and Office Services Cocktail Lounges, Taverns Commercial Accommodations Convenience Stores Delicatessens and Specialty Food Stores Drugstores and Pharmacies Dry Cleaners Garden Landscaping Supply and Seed Stores Grocery Stores Health/Medical Offices Institutional Uses Laundromats Liquor Stores Office Uses Pawn Shops Photographic Studios Professional Activities Professional Offices, Business Offices and Studios Radio and Television Stores and Repair Shops Restaurant Retail Stores Service Businesses Small Appliance Repair Shops (excluding Furniture Repair) Tailors and Dressmakers Theaters Theaters, Meeting Rooms and Convention Centers Travel and Ticket Agencies	Automobile Body Shop Banks and Financial Institutions Bar or Tavern Commercial Accommodations Drugstores and Pharmacies Dry cleaners, Storefront Health/Medical Offices Indoor Recreational Facilities Institutional Uses Laundromats Liquor Stores Nursery and Landscape Supply Sales Personal Services Professional Activities Professional Offices, Business Offices and Studios Rental Businesses Restaurant Retail Stores Self Service Storage Service Businesses Small Appliance Repair Shops Studios for Arts, Crafts and Performing Arts Theaters, Meeting Rooms and Convention Centers Vehicle Repair, Major Vehicle Repair, Minor Warehouse/Wholesale Establishment
	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 Building Festival Marketplace Flea Market Mobile/Manufactured Home Sales, Service and Rental Motor/Recreational Vehicle Sales, Service and Rental Roadside Stand	Accessory Building Alternative Energy Production Animal Boarding, Indoor Dwelling, Accessory to a Business Manufacturing, Light Mobile Vendor Park Motor/Recreational Vehicle Sales, Service and Rental Natural Medicine Cultivation Facility Natural Medicine Healing Center Natural Medicine Product Manufacturer Natural Medicine Testing Facility Outdoor Storage, Accessory to a Business
	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.	Car Washes Drive-Thru/Up Establishments Gas Stations Laundries Manufacturing, Light Retail Uses (greater than 5,000 square feet)	Adult Business Animal Boarding, Outdoor Automobile Dealership Car Washes Gas Stations Laundries Retail Uses (greater than 5,000 square feet) Outdoor Storage, Screened (Principal Use)
Lot Requirements	Lot Area (Minimum)	5,000 Square Feet	5,000 Square Feet
	Lot Area per Three (3) or More Dwelling Units (Minimum)	N/A	N/A
	Lot Dimensions (Minimum)	50 Feet	N/A
	Frontage on a Public Street or Right-of-Way (Minimum)	N/A	25 Linear Feet
	Building Lot Coverage (Maximum)	70%	70%
	Impervious Surface Area (Maximum)	80%	80%
Setback Requirements	Front Yard Setback (Minimum)	20 Feet	20 Feet
	Side Yard Setback (Minimum)	10 Feet	10 Feet
	Rear Yard Setback (Minimum)	10 Feet	10 Feet
	Live Stream Setback (Minimum)	30 Feet (Eagle River) 30 Feet (Grouse Creek)	50 Feet (Cross Creek) 30 Feet (All Others)
		Building Height (Maximum)	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 Makerspace zone district.

MIXED-USE 1 (MU-1)
New Non-Residential Zone District

Purpose of New MU-1 Zone District

The purpose of the Mixed-Use 1 (MU-1) zone district is to accommodate a mix of complementary residential and commercial uses that support a compact, pedestrian-oriented environment and respect and enhance Minturn’s historic character. Vertical mixed-use development, with ground floor commercial uses and residential uses on upper floors, and horizontal mixed-use development, with commercial uses adjacent to residential uses, are encouraged in this zone district. The types of uses that are appropriate in the MU-1 zone district include restaurants, shops, financial institutions, lodging facilities, professional offices, single-family homes, duplexes, accessory dwelling units, apartments and multi-family dwellings on larger lots.

Consolidation of Existing Zone Districts

Portions of three (3) existing zone districts are proposed to be consolidated into the new MU-1 zone district. Those existing zone districts are:

1. Game Creek Character Area: PUD Holding Zone District
2. Old Town Character Area: Commercial Zone District
3. Old Town Character Area: Mixed-Use Zone District

Existing Zone Districts vs. New MU-1 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 MU-1 zone district.

		Existing Zone Districts Being Consolidated Into			New Zone District
		Game Creek Character Area: PUD Holding Zone District	Old Town Character Area: Commercial Zone District	Old Town Character Area: Mixed-Use Zone District	Mixed-Use 1 (MU-1)
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	Bakeries and Confectioneries Banks and Financial Institutions Barbershops Beauty Shops Business and Office Services Cocktail Lounges, Taverns Commercial Accommodations Delicatessens and Specialty Food Stores Drugstores and Pharmacies Dry Cleaners Garden Landscaping Supply and Seed Stores Grocery Stores Health/Medical Offices (2nd Floor or Above) Laundromats Liquor Stores Pawn Shops Photographic Studios Professional Activities (Street Level, 2nd Floor, and Above) Professional Offices, Business Offices and Studios (2nd Floor or Above) Radio and Television Stores and Repair Shops Restaurant Short-Term Rental Retail Stores Small Appliance Repair Shops (excluding Furniture Repair) Tailors and Dressmakers (Street Level, 2nd Floor, and Above) Theaters Travel and Ticket Agencies	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 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	Accessory Dwelling Units (Street Level, 2nd Floor, and Above) Art Gallery Banks and Financial Institutions Business and Office Services Bar or Tavern Commercial Accommodations Drugstores and Pharmacies Duplexes (Street Level, 2nd Floor, and Above) Health/Medical Offices (Street Level, 2nd Floor, and Above) Home Occupation Indoor Recreational Facilities Laundromats Liquor Stores Municipal Parking/Garage Multi-Family Dwellings (Street Level, 2nd Floor, and Above) Nursery and Landscape Supply Sales Office Uses (Street Level) Office Uses (2nd Floor or Above) Parks and Playgrounds Personal Services Professional Offices, Business Offices and Studios Retail Stores Short-Term Rental Single-Family Residential Dwellings Small Appliance Repair Shops Studios for Arts, Crafts, and Performing Arts Theaters, Meeting Rooms, and Convention Centers
	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	Accessory Building Bed and Breakfast Day Care Center 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 Day Care Center Home Business Home Occupation	Alternative Energy Production Automotive Detail Shop Group Residential Facility Manufacturing, Light Restaurant
	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	Accessory Apartments (Street Level, 2nd Floor, and Above) Accessory Dwellings (Street Level, 2nd Floor, and Above) Automotive Detail Shops Automotive Parts Sales Club (2nd Floor or Above) Convenience Stores Drive-Thru/Up Establishments Duplexes (Street Level, 2nd Floor, and Above) Health/Medical Offices (Street Level) Institutional Uses (Street Level, 2nd Floor, and Above) Laundries Manufacturing, Light Multi-Family Dwellings (Street Level, 2nd Floor, and Above) Professional Offices, Business Offices and Studios (Street Level) Single-Family Residential Dwellings Theaters, Meeting Rooms and Conventions Centers (2nd Floor or Above)	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)	Bed and Breakfast Building Material and Supply Sales Car Wash Commercial Parking Lot/Garage Contractor Storage Day Care Center Gas Stations Home Business Institutional Uses (Street Level, 2nd Floor, and Above) Laundries Motor/Recreational Vehicle Sales, Service, and Rental
Lot Requirements	Lot Area (Minimum)	See Note 1 Below	2,500 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	7,500 Square Feet
	Lot Dimensions (Minimum)	See Note 1 Below	25 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)	See Note 1 Below	80%	45% (Residential Development) 70% (Commercial/Mixed-Use Development)	50% (Residential Development) 80% (Commercial/Mixed-Use Development)
	Impervious Surface Area (Maximum)	See Note 1 Below	90%	55% (Residential Development) 80% (Commercial/Mixed-Use Development)	60% (Residential Development) 90% (Commercial/Mixed-Use Development)
Setback Requirements	Front Yard Setback (Minimum)	See Note 1 Below	0 Feet	10 Feet	10 Feet
	Side Yard Setback (Minimum)	See Note 1 Below	5 Feet	5 Feet	5 Feet
	Rear Yard Setback (Minimum)	See Note 1 Below	10 Feet	10 Feet	10 Feet
	Live Stream Setback (Minimum)	See Note 1 Below	30 Feet	30 Feet	50 Feet (Cross Creek) 30 Feet (All Others)
	Building Height (Maximum)	To Be Determined (See Note 1 Below)	35 Feet	28 Feet	28 Feet (Residential Development) 35 Feet (Commercial/Mixed-Use Development)

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

MIXED-USE 2 (MU-2)

New Non-Residential Zone District

Purpose of New MU-2 Zone District

The purpose of the Mixed-Use 2 (MU-2) zone district is to accommodate a mix of complementary residential, commercial, and low-impact light industrial uses on larger lots. This zone district allows for mixed-use development that is more auto-oriented and less compact than the mixed-use development in the Mixed-Use 1 (MU-1) zone district. The MU-2 zone district is intended to encourage small business development. The types of uses that are appropriate in the MU-2 zone district include light manufacturing, automotive parts shops, appliance repair shops, wholesale businesses, offices, single-family homes, duplexes, and multi-family dwellings.

Consolidation of Existing Zone Districts

Portions of three (3) existing zone districts are proposed to be consolidated into the new MU-2 zone district. Those existing zone districts are:

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

Existing Zone Districts vs. New MU-2 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 MU-2 zone district.

		Existing Zone Districts Being Consolidated Into ••••➡			New Zone District
		Cross Creek Character Area: Mixed-Use Zone District	South Town Character Area: Commercial Zone District	South Town Character Area: Residential Zone District	Mixed-Use 2 (MU-2)
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	Automotive Detail Shops Automotive Parts Sales Bakeries and Confectioneries Bakeries and Delicatessens with Food Service Banks and Financial Institutions Barbershops Beauty Shops Business and Office Services Cocktail Lounges, Taverns Commercial Accommodations Convenience Stores Delicatessens and Specialty Food Stores Drugstores and Pharmacies Dry Cleaners Duplexes Garden Landscaping Supply and Seed Stores Grocery Stores Health/Medical Offices Institutional Uses Laundromats Liquor Stores Office Uses Pawn Shops Photographic Studios Professional Activities Professional Offices, Business Offices and Studios Radio and Television Stores and Repair Shops Restaurant Retail Stores Service Businesses Short-Term Rental Single-Family Residential Dwellings Small Appliance Repair Shops (excluding Furniture Repair) Tailors and Dressmakers Theaters Theaters, Meeting Rooms and Convention Centers Travel and Ticket Agencies	Duplexes (Street Level, 2nd Floor, and Above) Short-Term Rental Single-Family Residential Dwellings	Accessory Dwelling Units (Street Level, 2nd Floor, and Above) Art Gallery Automotive Detail Shops Bakeries and Delicatessens with Food Service Banks and Financial Institutions Bar or Tavern Car Washes Commercial Accommodations Duplexes (Street Level, 2nd Floor, and Above) Family Child Care Home Health/Medical Offices (Street Level, 2nd Floor, and Above) Home Occupation Indoor Recreational Facilities Institutional Uses (Street Level, 2nd Floor, and Above) Laundromats Liquor Stores Multi-Family Dwellings (Street Level, 2nd Floor, and Above) Nursery and Landscaping Supply Sales Parks and Playgrounds Personal Services Professional Offices, Business Offices and Studios Restaurant Retail Stores Short-Term Rental Small Appliance Repair Shops Theaters, Meeting Rooms and Convention Centers Vehicle Repair, Minor
	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 Building Accessory Dwellings (Street Level, 2nd Floor, and Above) Bed and Breakfast Day Care Center 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 Day Care Center Flea Market Home Business Home Occupation	Accessory Building Alternative Energy Production Bed and Breakfast Drive-Thru/Up Establishments Manufacturing, Light
	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	Car Washes Drive-Thru/Up Establishments Gas Stations Laundries Manufacturing, Light Multi-Family Dwellings Retail Uses (greater than 5,000 square feet)	Multi-Family Dwellings (Street Level, 2nd Floor, and Above)	Day Care Center Gas Stations Group Residential Facility Home Business Laundries Vehicle Repair, Major
Lot Requirements	Lot Area (Minimum)	10,000 Square Feet	7,500 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	7,500 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%	80%	45%	50% (Residential Development) 80% (Commercial/Mixed-Use Development)
	Impervious Surface Area (Maximum)	80%	90%	55%	60% (Residential Development) 90% (Commercial/Mixed-Use Development)
Setback Requirements	Front Yard Setback (Minimum)	20 Feet	20 Feet	20 Feet	20 Feet
	Side Yard Setback (Minimum)	10 Feet	5 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)	30 Feet	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 MU-2 zone district.

MIXED-USE 3 (MU-3)

New Non-Residential Zone District

Purpose of New MU-3 Zone District

The purpose of the Mixed-Use 3 (MU-3) zone district is to provide for a mix of primarily residential uses, such as single-family homes, duplexes, and multi-family dwellings, and limited, low-impact commercial uses. More intensive, commercial uses, such as restaurants, may be appropriate on a case-by-case basis. This zone district is intended to maintain a predominantly residential character.

Consolidation of Existing Zone Districts

Portions of three (3) existing zone districts are proposed to be consolidated into the new MU-3 zone district. Those existing zone districts are:

- 1.Old Town Character Area: Commercial Zone District
- 2.Old Town Character Area: Mixed-Use Zone District
- 3.Old Town Character Area: Residential Zone District

Existing Zone Districts vs. New MU-3 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 MU-3 zone district.

		Existing Zone Districts Being Consolidated Into			New Zone District
		Old Town Character Area: Commercial Zone District	Old Town Character Area: Mixed-Use Zone District	Old Town Character Area: Residential Zone District	Mixed-Use 3 (MU-3)
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 Cocktail Lounges, Taverns Commercial Accommodations Delicatessens and Specialty Food Stores Drugstores and Pharmacies Dry Cleaners Garden Landscaping Supply and Seed Stores Grocery Stores Health/Medical Offices (2nd Floor or Above) Laundromats Liquor Stores Pawn Shops Photographic Studios Professional Activities (Street Level, 2nd Floor, and Above) Professional Offices, Business Offices and Studios (2nd Floor or Above) Radio and Television Stores and Repair Shops Restaurant Short-Term Rental Retail Stores Small Appliance Repair Shops (excluding Furniture Repair) Tailors and Dressmakers (Street Level, 2nd Floor, and Above) Theaters Travel and Ticket Agencies	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 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	Single-Family Residential Dwellings	Accessory Dwelling Units (Street Level, 2nd Floor, and Above) Art Gallery Arts/Crafts/Performing Arts Studio or Art Center Duplexes (Street Level, 2nd Floor, and Above) Family Child Care Home Home Occupation Multi-Family Dwellings (Street Level, 2nd Floor, and Above) Parks and Playgrounds Office Uses (Street Level, 2nd Floor, and Above) School-Related Uses and Facilities Senior Housing, Retirement Communities 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 Building Bed and Breakfast Day Care Center 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 Day Care Center 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 Bed and Breakfast Health, Medical Offices (Street Level, 2nd Floor, and Above) Personal Services Professional Offices, Business Offices and Studios Small Appliance Repair Shops Group Residential Facility/Group Home
	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.	Accessory Apartments (Street Level, 2nd Floor, and Above) Accessory Dwellings (Street Level, 2nd Floor, and Above) Automotive Detail Shops Automotive Parts Sales Club (2nd Floor or Above) Convenience Stores Drive-Thru/Up Establishments Duplexes (Street Level, 2nd Floor, and Above) Health/Medical Offices (Street Level) Institutional Uses (Street Level, 2nd Floor, and Above) Laundries Manufacturing, Light Multi-Family Dwellings (Street Level, 2nd Floor, and Above) Professional Offices, Business Offices and Studios (Street Level) Single-Family Residential Dwellings Theaters, Meeting Rooms and Conventions Centers (2nd Floor or Above)	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)	None	Bar or Tavern Day Care Center Home Business Institutional Uses (2nd Floor or Above) Laundromats Liquor Store Membership Organization Restaurant Retail Stores Senior Housing
Lot Requirements	Lot Area (Minimum)	2,500 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	7,500 Square Feet
	Lot Dimensions (Minimum)	25 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)	80%	45% (Residential Development) 70% (Commercial/Mixed-Use Development)	45%	50%
	Impervious Surface Area (Maximum)	90%	55% (Residential Development) 80% (Commercial/Mixed-Use Development)	55%	60%
Setback Requirements	Front Yard Setback (Minimum)	0 Feet	10 Feet	10 Feet	10 Feet
	Side Yard Setback (Minimum)	5 Feet	5 Feet	5 Feet	5 Feet
	Rear Yard Setback (Minimum)	10 Feet	10 Feet	10 Feet	10 Feet
	Live Stream Setback (Minimum)	30 Feet	30 Feet	30 Feet	50 Feet (Cross Creek) 30 Feet (All Others)
	Building Height (Maximum)	35 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 MU-3 zone district.

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



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

July 18, 2025

Minturn North Construction Co.
Attn: Rick Hermes

Via: rickh@resortconceptsco.com

Re: 24 Silver Star Trail – Extension Application – Administrative Approval

Rick,

I have reviewed the request by Minturn North, dated and received July 15, 2025, for a one (1) year extension for the Design Review Board approval at 0024 Silver Star Trail, Lot 36, Minturn North PUD. The original approval date by the Planning Commission was July 24, 2024; ratification by the Town Council on consent was August 7, 2024.

The Applicant has provided a request within the timeframes permitted by the Town of Minturn Municipal Code (MMC), Section 16-21-615.d.4.d and, based on the request, rationale, and the provisions of the MMC, I have determined that this extension meets the intent and purpose of Section 16-21-615.d.4.d.

Please let this letter serve as confirmation that the application for extension has been approved administratively by the Town and we look forward to helping you with the rest of the building process.

Please feel free to contact me at (970) 343-2161 or scot@hunnplanning.com if you have questions or if you require assistance or information.

Please ensure that the Planning Commission receives notice of this extension determination.

Sincerely,

Cc: Madison Harris
Planning Commission

Scot Hunn
Planning Director

REQUEST FOR EXTENSION OF DRB APPROVAL

July 15, 2025

To: Town of Minturn Planning Department
Re: Request for extension of DRB final approval
0024 Silver Star Trail
Lot 36 Minturn North PUD
CC: Madison Harris
Scot Hunn

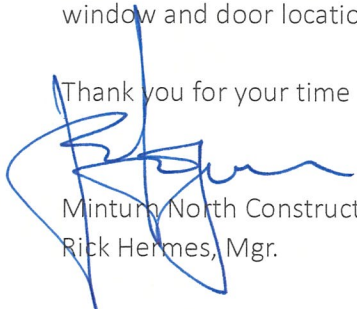
Please accept this request for a (1) one-year extension of the Design Review Board Final Approval for 0024 Silver Trail located in the Minturn North PUD. The home was approved by the Planning Commission on July 24, 2024 and ratified on August 7, 2024. I have attached the approval letter dated August 8, 2024. Below is the Town Code which references DRB approval extensions. This section is also noted within the attached DRB approval letter.

Section 16-21-615-d.4.d of the Town Code states: Approval of this project shall lapse and become void one (1) year following the date of final approval unless a building permit is issued and construction is commenced and is diligently pursued toward completion. A maximum of one (1) one-year extension may be granted at the request of an applicant.

Lot 36 within the Minturn North PUD was sold and closed to new Owners Mendee Morgan and David Medlar on July 9, 2025. The new owners wish to proceed with the existing DRB approved plans with no exterior modifications. It was brought to my attention that the original approval timeline of one year will expire prior to the issuance of a building permit. The new owners wish to proceed immediately with a building permit submittal so that construction can commence this summer.

It is our plan to submit for building permit within 30 days of this extension approval. The building permit plans will be updated with a current date and will also address code comments we have received on prior permitted plans within Minturn North. No revisions or updates will affect the DRB approved exterior residence including; building height, impervious coverage, building coverage, materials, window and door locations, and color.

Thank you for your time and consideration.



Minturn North Construction Co.
Rick Hermes, Mgr.

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



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

August 8, 2024

Taylor Hermes and Rick Hermes
PO Box 2633
Edwards, CO 81632

Via: thermes@resortconceptsco.com
rhermes@resortconceptsco.com

Re: 0024 Silver Star Trail – Design Review Board Application – Final Approval

Dear Taylor and Rick:

Thank you for your recent application for a new Single Family Residence at property located at 0024 Silver Star Trail in Minturn. I am providing this letter of approval in concurrence with Planning Commission's and Town Council's decision.

The Planning Commission voted unanimously to approve the application (plans by Eggers Architecture dated June 14, 2024) as presented at their July 24, 2024 meeting and the Town Council ratified this decision at their August 7, 2024 meeting.

Please note the conditions of approval that apply to all projects approved by the Design Review Board as stated in Sec. 16-21-615(d)(4):

- a. No changes to an approved plan or design may be made without the written consent of the Town staff. Town staff reserves the right to forward any change to the Design Review Board for final approval.
- b. Design Review Board approval does not constitute a permit for building.
- c. Design Review Board approval shall not become valid for twenty (20) days following the date of approval, pursuant to Section 16-21-110(b)(3) and Section 16-21-700.
- d. Approval of this project shall lapse and become void one (1) year following the date of final approval unless a building permit is issued and construction is commenced and is diligently pursued toward completion. A maximum of one (1) one-year extension may be granted at the request of an applicant.

The final approval date is August 7, 2024, thus the approval for this application expires August 7, 2025. unless a building permit is issued within that time frame or an extension is granted pursuant to subsection "d" above.

Staff would like to continue to encourage the owners to consider an eclectic color selection for their homes as expressed in the public hearings for the Minturn North PUD and as laid out as a priority in the 2023-2025 Strategic Plan.

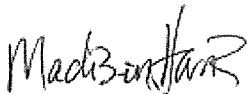
As you move on to construction the process is as follows as laid out in Sec. 16-21-615(e):

- (1) Building permit required. Once an application has been approved by the Design Review Board, the applicant may apply for a building permit. A building permit shall be submitted in substantial compliance with plans approved by the Planning Commission and shall be reviewed by the Building Official for compliance with all applicable codes and laws enforceable by the Town of Minturn.
- (2) Pre-construction meeting and inspection required. Once a building permit has been issued, and prior to any construction activity being authorized on the subject property, a pre-construction meeting is required to be held at the subject property. The purpose of the pre-construction meeting is for the contractor (General Contractor and/or Owner's Representative of record with the Town) to familiarize themselves with the Town's construction regulations, inspection process, and requirements. This is also a time for Town staff to inspect the pre-construction conditions of the subject property and to verify limits of disturbance along with any required erosion control measures.
- (3) Foundation inspection required. After any foundation has been poured and foundation work has been completed, and prior to scheduling a foundation inspection, an Improvement Location Certificate (ILC) verifying the location of the foundation must be submitted to the Building Official. Construction may not proceed until the location of the approved foundation has been verified by the Building Official as part of the foundation inspection.
- (4) Framing inspection required. After the framing of the structure(s) has been completed, and prior to scheduling a framing inspection, an Improvement Location Certificate (ILC) verifying the location of all roof ridge height(s) and locations of all exterior walls of the structure relative to required setbacks and property boundaries must be submitted to the Building Official. Construction may not proceed until the location and the extents of the structure(s) have been verified by the Building Official as part of the framing inspection.
- (5) TCO inspection required. At the completion of the project, a Temporary Certificate of Occupancy (TCO) inspection shall be required. An updated Improvement Location Certificate showing all new improvements on the site, shall be submitted to the Building Official prior to scheduling a TCO inspection.
- (6) CO inspection required. The final step in the construction and inspection process is the final Certificate of Occupancy inspection.

Please let this letter serve as confirmation that the application has been approved as presented by the Town and we look forward to helping you with the rest of the building process.

Please feel free to contact me at (970) 827-5645 Ext. 2 or planner1@minturn.org if you have questions or if you require assistance or information.

Sincerely,



Madison Harris
Planner I