



Agenda

Planning Commission Regular Meeting | 5:30 PM

Wednesday, October 29, 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/84092611174>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 840 9261 1174

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. October 8, 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. 0246 Miles End Lane - New Single Family Residence
- B. 0018 Abby Road - Changes to Approved Plans of a Single Family Residence

9. Discussion / Direction Items

- A. Minturn Forward: Land Use Code Update - Continuation of Draft Article 3 Zoning Regulations, and Updated Zoning Map

10. Staff Reports

- A. Economic Development Update - DDA Plan of Development Next Steps and Timeline
- B. Manager's Report

11. Planning Commission Comments

12. Future Meetings

- A. November 12, 2025
- B. November 26, 2025 - Day Before Thanksgiving (Should meeting be canceled or would Planning Commission like to hold the meeting?)

13. Adjourn



Official Minutes

Planning Commission Regular Meeting | 5:30 PM

Wednesday, October 8, 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/86275816029>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 862 7581 6029

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 5:33 p.m.

2. Roll Call and Pledge of Allegiance

Planning Commission Chair Lynn Teach and Planning Commission Members Jeff Armistead, Michael Boyd, and Darell Wegert. Eric Rippeth and Amanda Mire were excused absent.

Staff Members Present Planning Director Scot Hunn and Deputy Clerk Cindy Krieg (Zoom)

3. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

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

Note: Eric Rippeth and Amanda Mire were excused absent.

4. Approval of Minutes

A. September 24, 2025

Scot H. noted one correction to the minutes. It says under page 2 Amanda M. wants clarity on less compact, within the purpose statement for MU2 and MU3. Thinks that

low impact is “subject.” This should say “subjective.”

Motion by Jeff A., second by Darell W., to approve the minutes of September 24, 2025 as amended. Motion passed 4-0. *Note: Eric Rippeth and Amanda Mire were 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.

Spence Neubauer, 444 Eagle St:

Mr. Neubauer inquired about the recent discussion at the last meeting with regard to Zoning Use Tables. There was a discussion about the maximum number of rooms that a Bed and Breakfast can have, and it was noted as 4 rooms maximum. Mr. Neubauer’s home was initially built as a Bed and Breakfast, as an extension of the Minturn Inn. It is now a single-family home but they may one day want to convert it back to a Bed and Breakfast, so they would like for planning commission to consider allowing 5 rooms for a B&B vs. 4.

Mr. Neubauer also brought up the use regulations around laundromats. It was discussed at the last meeting that laundromats would not be permitted in the 100 block. The intent of that was to keep them non Main St. fronting, but there was not previously a discussion about whether laundromats might be considered on side streets in the 100 block (provided they do not front Main St). He asked for consideration on this item as well, as they are hoping as part their whisky distillery build-out to include a small laundromat.

Planning Commission noted that they would revisit this conversation later in the meeting when they get to the Chapter 16 discussion.

Public Comment Closed.

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.

No Special Presentations

8. Design Review and Land Use Public Hearings

0236 Miles End Lane - New Single Family Residence

The Applicant, Jeremy A. Jacobs Trust, requests Final Plan review of a new, four-bedroom, 4,392 (gross) square foot single-family residence located at 0236 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.

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 1/2 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 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 entry level with the garage, three bedrooms, and entertainment lounge, and the main level has the master suite and primary living area.

According to staff's analysis of development standards and dimensional limitations in Section III, 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.

Motion by Michael B., second by Darell W., to approve the final plan for 0236 Miles End Lane, as presented. Motion passed 4-0. *Note: Eric R. and Amanda M. were excused absent.*

9. Discussion / Direction Items

A. Minturn Forward: Land Use Code Update - Draft Article 3 Zoning Regulations

Matt Farrar (Western Slope Consulting) joined the meeting.

Follow up from public comment:

Jeff A. – Is there precedent for 4 bedrooms vs. 5?

Matt F. noted that he felt the intent was to control neighborhood impact and parking concerns.

Planning Commission asked Mr. Neubauer about his parking, and he recapped his onsite parking which is more than adequate.

Planning Commission stated that they would take this under consideration, to be discussed further at a later date.

Also addressed was the laundromat question which was posed by Mr. Neubauer during public comment.

Stefanie Neubauer (also of 444 Eagle St), addressed the commission to point out that part of the purpose of the laundromat would be to reuse the heat from the stills, providing an energy impact.

Planning Commission stated that they would also take under consideration whether laundromats could be considered in the 100 block on side streets (non Main St. fronting), but that this discussion would be continued at a later date.

Scot H. reminded Planning Commission that Madison shared a memo recapping the comments from the last meeting and directed them to page 53, where they left off last time. The focus of this meeting is to review dimensional standards.

It was asked about the approval process for the code updates. Planning Commission will have an opportunity to review the final document before it's presented to council for approval.

Article 3: Section 163:

Page 53 of the packet :

- Michael B. inquired about a list of acceptable accessory uses.
- Matt Farrar stated that this is noted in the use table.

Page 54:

The Planning Commission reiterated their concerns about:

- The proposed change to the minimum lot size for properties along Pine Street in the R1 zone district.
- The proposed change to minimum setbacks for properties in Two Elk Estates in the R2 zone district.

Page 55: Live Stream Setback:

- Planning Commission provided direction to eliminate the 6-foot minimum setback between detached structures/buildings on the same lot and instead defer to the Building Code and/or Fire Code for minimum distance between structures/buildings.
 - Jeff A. inquired if this is really needed. Seems redundant, and we would not want to contradict fire code or building code, seems this could be used against us in the future. He suggested striking it altogether.
 - Darell agreed, he felt it could be confusing to have this in addition to fire code.
 - Scot H. also pointed out that we would not want to have to update our code every time the fire code is updated.
 - Matt F. noted that it would make sense to rely on fire and building code, as they are better suited to address this.
 - All agreed that striking this section makes the most sense.

Page 56 – 59:

- Planning Commission provided direction to allow the following improvements to encroach into any required setback, except for a live stream setback, as long as they comply with the clear vision area requirements. Michael B. would like to stress that we need to be clear / careful about “clear vision”:
 - Electric vehicle charging stations
 - Raised garden beds
 - Community exchange or charitable boxes (e.g., little library book exchanges or pantry food supply boxes)
- Planning Commission provided direction to not allow uncovered or covered porches to encroach into a required front yard setback.
- Planning Commission discussed potentially allowing awnings and other similar shade structures to encroach into a required setback up to five (5) feet. It was unclear if the Planning Commission provided direction on this matter.
- Planning Commission discussed about potentially allowing patios, terraces, and similar improvements to encroach into setbacks if they are less than thirty (30) inches above grade. It was unclear if the Planning Commission provided direction on this matter.

- Planning Commission provided direction to allow parapet walls to exceed the maximum building height by up to three (3) feet, rather than ten (10) feet.
- Planning Commission provided direction to not allow elevator enclosures to exceed the maximum building height.
- Staff recommended that the table of “Authorized Exceptions to Building Height Standards” be further refined to better tailor the exceptions to the different types of improvements that are allowed to exceed the maximum building height.
- Planning Commission provided direction to not include decks in the calculation of Impervious Surface Area.
 - Jeff A. noted that many jurisdictions don’t consider decks impervious. The water makes it to the ground. He would propose that decks are removed from the impervious classification.
 - Darell – should we also remove elevated walkways from impervious?

Staff recommended that the standards for calculating Impervious Surface Area be simplified to state something similar to the following:

Impervious surface area is measured as the area of a lot that is covered by any nonpermeable material that prevents absorption of water into the ground, including, but not limited to, concrete, asphalt, and roofing materials.

There was additional discussion regarding impervious surfaces, and surfaces that do not allow water through. Concrete slabs and pavers were discussed.

Public Comment :

Spence Neubauer, 444 Eagle St.

Mr. Neubauer noted that he feels that brick or sandstone patio pavers are really no different than concrete. However, there are now certified permeable pavers.

It was noted that this section needs to be reworked.

Note: 5 minute recess called at 7:50 p.m.

Page 59

- Live stream setback – Planning Commission agreed that this section should not be touched, except for re-ordering the items. Item iii should be moved to item i due to the importance of that (only a surveyor can measure).
- Jeff A. noted the importance of the new graphic.

Page 59-60: Building Height Calculation

- Planning Commission provided direction to measure building height for structures or buildings with pitched roofs as the vertical distance between finished, natural, or established grade (whichever is more restrictive) and the midpoint between the top of the uppermost wall plate and the peak of the roof.
- There was discussion about just measuring building height using the finished grade around a structure or building, and not natural or established grade. The Planning Commission did not provide direction on this matter. Staff suggested potentially adding language to prohibit finished grade from being artificially raised to increase the maximum building height allowed.

Will resume on page 60 next time.

10. Staff Reports

- A. Manager's Update
- B. Planning Department Update

11. Planning Commission Comments

12. Future Meetings

- A. October 29, 2025 (Rescheduled from October 22nd)
- B. November 12, 2025

13. Adjourn

Motion by Michael B., second by Jeff A., to adjourn the regular meeting of October 8, 2025 at 8:59 p.m. Motion passed 4-0.

Note: Eric R. and Amanda M. were excused absent.

Lynn Teach, Commission Chair

ATTEST:

Scot Hunn, Planning Director

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

0246 Miles End Lane

Hearing Date:	October 29, 2025
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Clay & Becky Stevens
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 1
Address:	0246 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:

The Applicants, Clay and Becky Stevens, request Final Plan review of a new, four-bedroom, 4,892 (gross) square foot single-family residence located at 0246 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 10 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 a future bedroom and family room, main level with master suite, garage, and primary living area, and the upper level has the two remaining bedrooms, an office that could turn into a bedroom, and a family area. Please note that even if the office does become a bedroom, there is still adequate parking.

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 0246 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

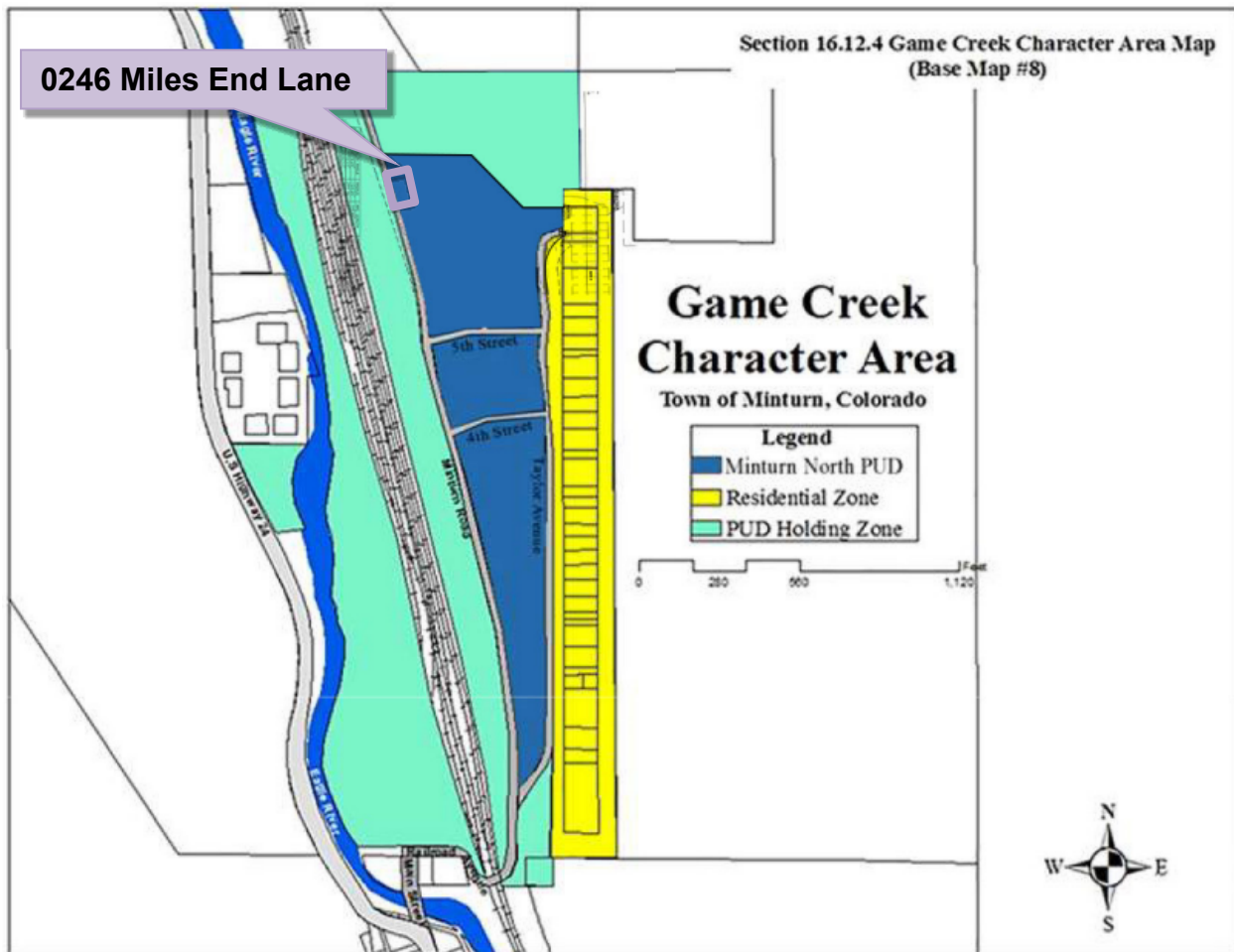
The subject property is located within the “Game Creek Character Area” Minturn North PUD Zone District Planning Area 1 (PA-1), described as follows:

“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:	8,537.76 sq. ft.	8,537.76 sq. ft. (.196 ac.)
Maximum Building Height:	28 feet	27 feet – 10 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% (4,268.88 sq. ft.)	2,921 sq. ft. (34.21%) Proposed
Maximum Impervious Coverage:	60% (5,122.67 sq. ft.)	4,113 sq. ft. (48.17%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (8,537.76 sq. ft. x .05 = 427 sq. ft.)	465 sq. ft.
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:

Staff has not identified any issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0246 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 plans.



DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner1@minturn.org

Project Name:

Minturn North – Stevens Residence

Project Location

Street Address: 246 Miles End Lane

Zoning:

Residential

Parcel Number(s):

2103-262-30-001

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:

Clay & Becky Stevens

Mailing Address:

664 Tiger Lily Way Highlands Ranch, CO 80126

Phone:

303-884-8453 (Clay) / 303-596-2104 (Becky)

Email:

clay@stevensmgmt.com / becky@stevensmgmt.com

Required Information:

Lot Size: 0.196 acres	Type of Residence (Single Family, ADU, Duplex) SFH	# of Bedrooms 4	# On-site Parking Spaces 4
# of Stories: 3	Snow storage sq ft: 465 sf	Building Footprint sq ft: 2,921 sf	Total sq ft Impervious Surface: 4,113 sf

Signature:

9/25/25

Fee Paid: _____

Date Received: _____

Planner: _____

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS (TO BE INCLUDED WITH APPLICATION)

Applicant Staff

☒☐

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

- Design Review Board - \$200.00

☒☐

Letter of Intent

-- What is the purpose of the project including;

☒☐

- Relevant Background

☒☐

- Current Status of the Site

☒☐

- All Proposed Uses and Structures

☒☐

- How the Proposal Differs from what already exists

☒☐

- Information regarding Easements or Dedicated Tracts, etc.

☒☐

Vicinity Map

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

☒☐

- Zoning of Property

☒☐

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 and impervious coverage

☒☐

- Setbacks

☒☐

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

☒☐

- Parking Plan

☒☐

- Traffic Circulation

☒☐

- Location and Width of Existing and Proposed Access Points

☒☐

- Location of Existing Driveways and Intersections

☒☐

- Landscaped Area – Plan including existing and proposed vegetation.

☒☐

- Approximate Location of Existing Wooded Areas and Rock Outcrops

☒☐

- Location and Type of Existing and Proposed Easements

☒☐

- Utility Easements

☒☐

- Drainage Features

☒☐

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

☒☐

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
☒	☐	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.
☒	☐	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.

September 25, 2025
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Stevens Residence
Lot 1 Minturn North – 0246 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.

Lot 1 is located at 0246 Miles End Lane on a cross-sloping vacant lot which drops in elevation approximately 10' through the building envelope from East to West. The home has been oriented facing northeast, parallel to the building envelope lines to maximize the site's primary view facing Game Creek. The home has been designed as a walkup residence due to the gently up-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 architecture with the topography.

The home exterior is a mix of stone, 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

STEVENS RESIDENCE

246 MILES END LANE

LOT 1, MINTURN NORTH

MINTURN, COLORADO

DRB SUBMITTAL SET

SEPTEMBER 18, 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	MECH.	UNFINISHED	GARAGE	TOTAL
LOWER LEVEL:	188 SF	105 SF	733 SF		1,026 SF
MAIN LEVEL:	1,829 SF			695 SF	2,524 SF
UPPER LEVEL:	1,342 SF				1,342 SF
TOTALS:	3,359 SF	105 SF	733 SF	695 SF	4,892 SF

LOT AREA:	8,537.76 SF
BUILDING COVERAGE:	2,921 SF 34.21 % 50% ALLOWABLE
IMPERVIOUS COVERAGE:	4,113 SF 48.17 % 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
	FINAL PLAT MINTURN NORTH P.U.D.
C.6	MINTURN NORTH P.U.D. 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	MAIN LEVEL PLAN
A1.3	UPPER 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
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

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

STEVENS
0246 MILES END LANE
LOT 01, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L01

#	DATE	BY	COMMENTS	DUE	DRB SUBMITTAL SET
1	9-18-25				

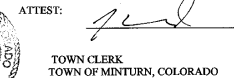
C

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

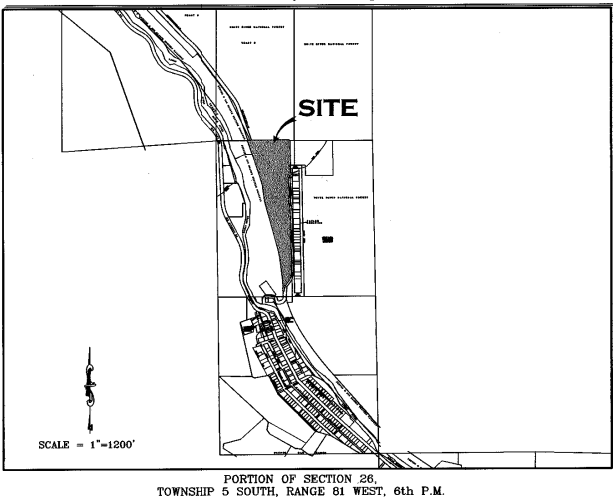
BY:  ATTEST: 
MAYOR TOWN OF MINTURN, COLORADO TOWN CLERK TOWN OF MINTURN, COLORADO

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 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 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.
 - b) 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:
 - a) 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.
 - b) 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.
 - c) 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 and iv) Landscaping use, and maintenance.
 - 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.
 - f) Maintenance of any path improvements within the "Trail Easement" shall be at the sole cost and expense of the Minturn North P.O.A.
 - g) 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

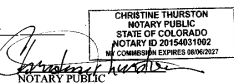
BY: RICK HERMES
TITLE: MANAGER

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



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:  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



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

BY:  CLERK AND RECORDER

DEPUTY



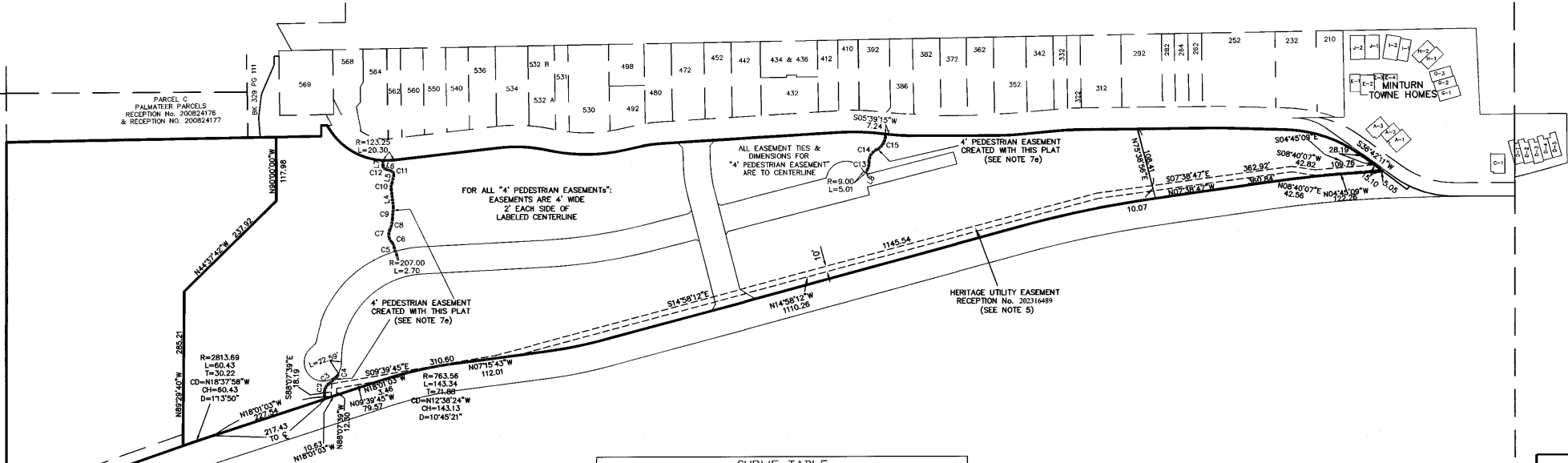
SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

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

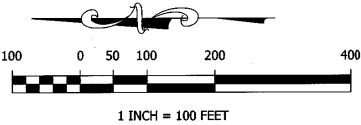
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado
SHEET 5 OF 5

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°19'53\"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\"

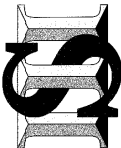


Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

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

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



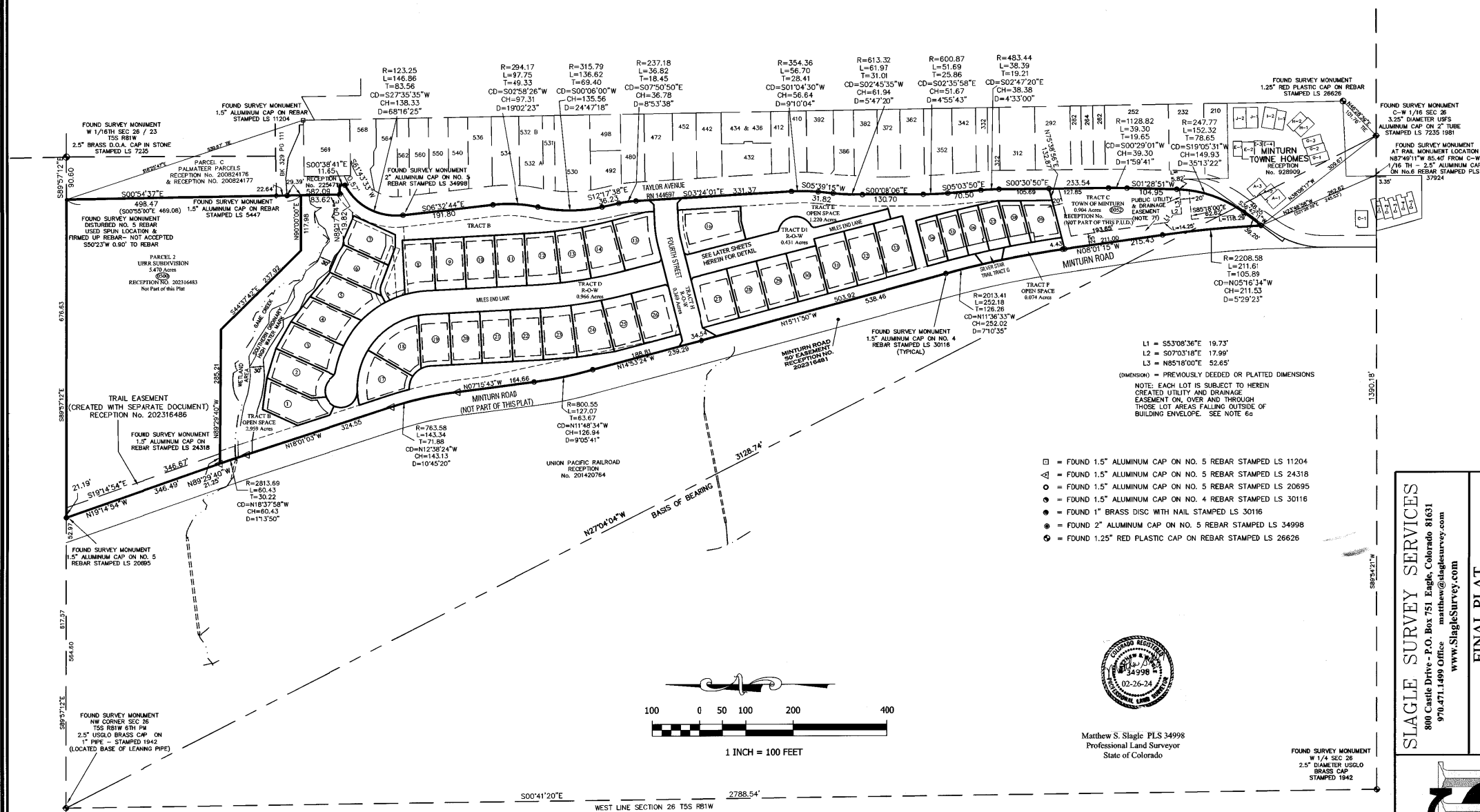
202402234

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



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.



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

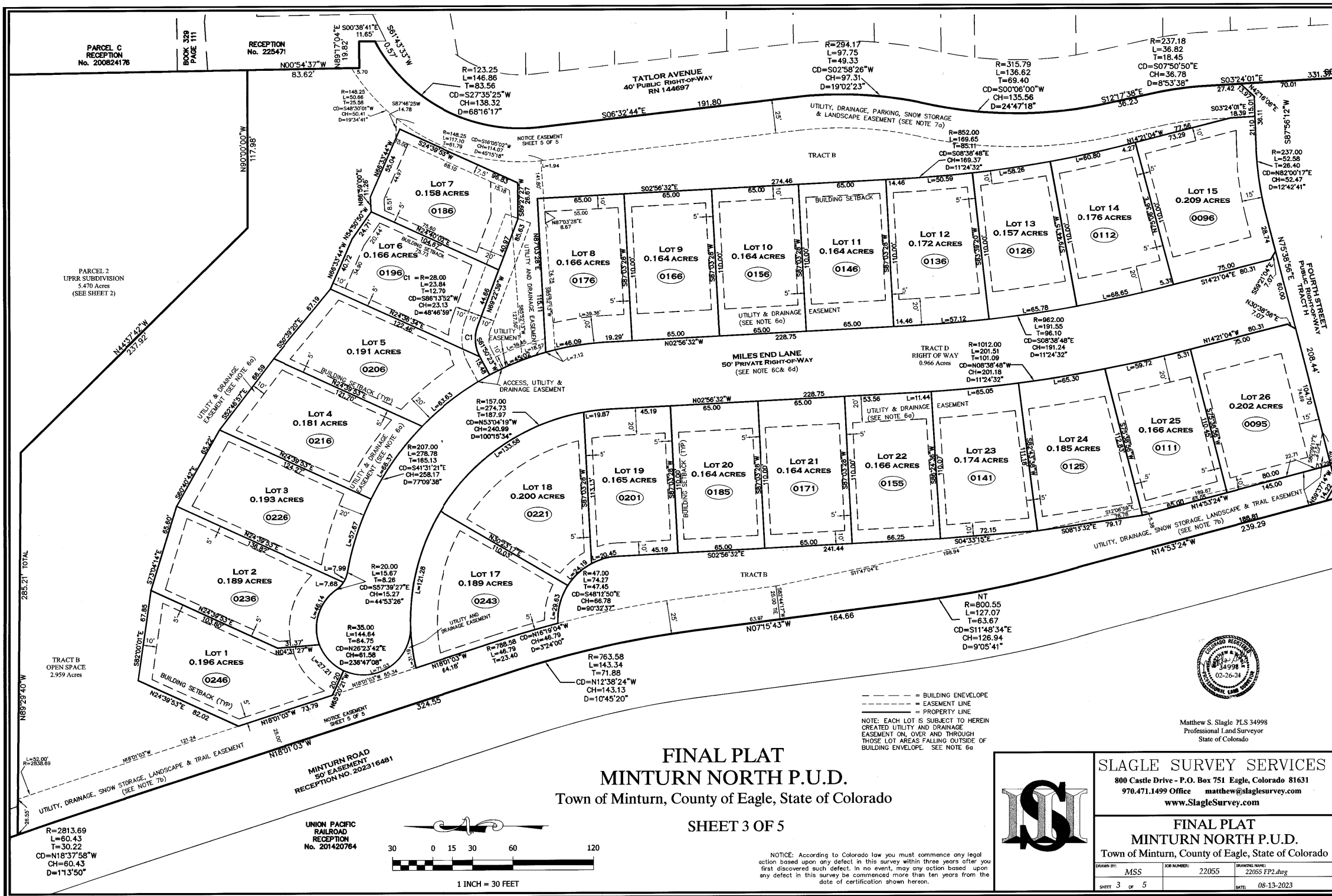
SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
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FINAL PLAT
MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

PLS NUMBER	22055	DATE	08-15-2023
COUNTY	MASS	SHEET	2 OF 5

202402234



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.



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



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

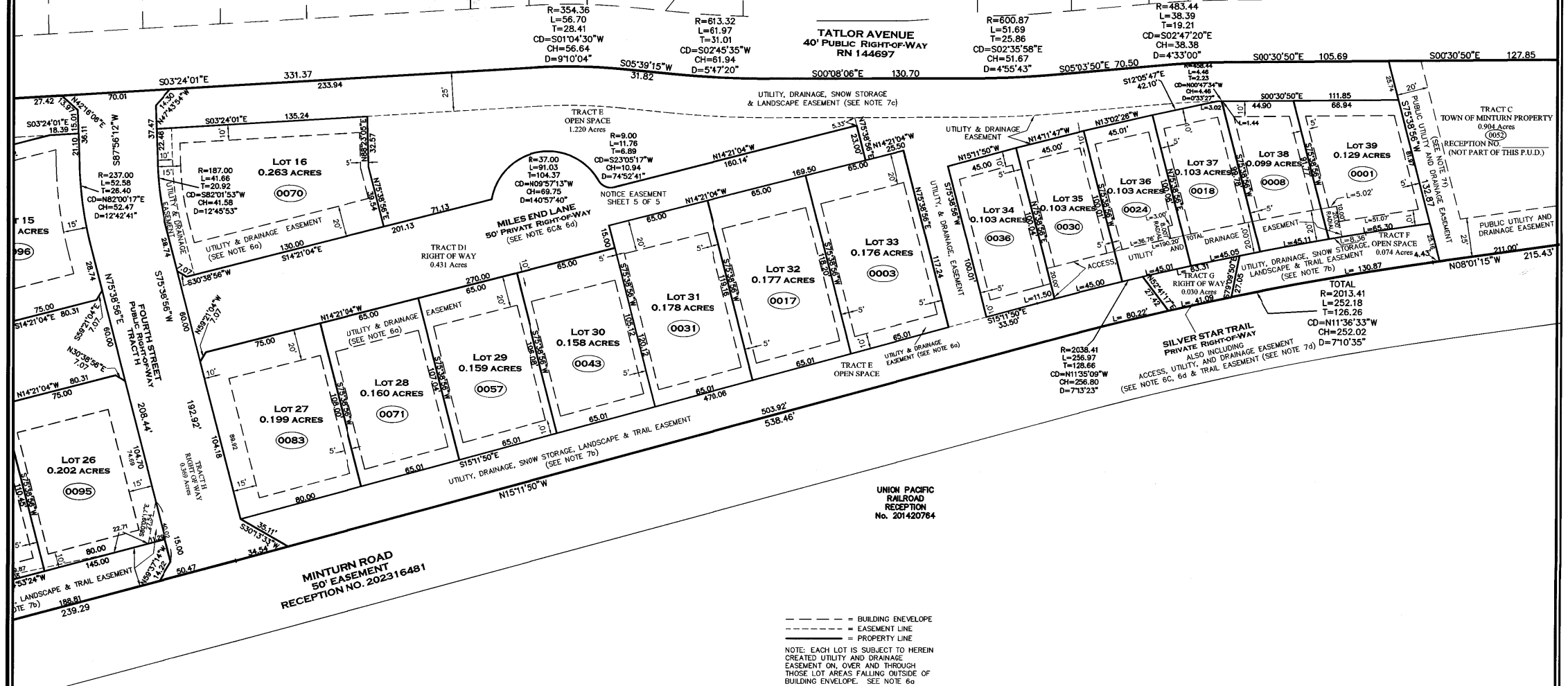
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FINAL PLAT

MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

SHEET 4 OF 5

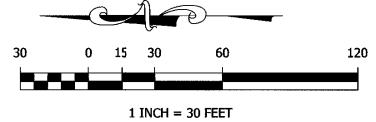


--- = BUILDING ENVELOPE
 - - - = EASEMENT LINE
 ——— = PROPERTY LINE

NOTICE: 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



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



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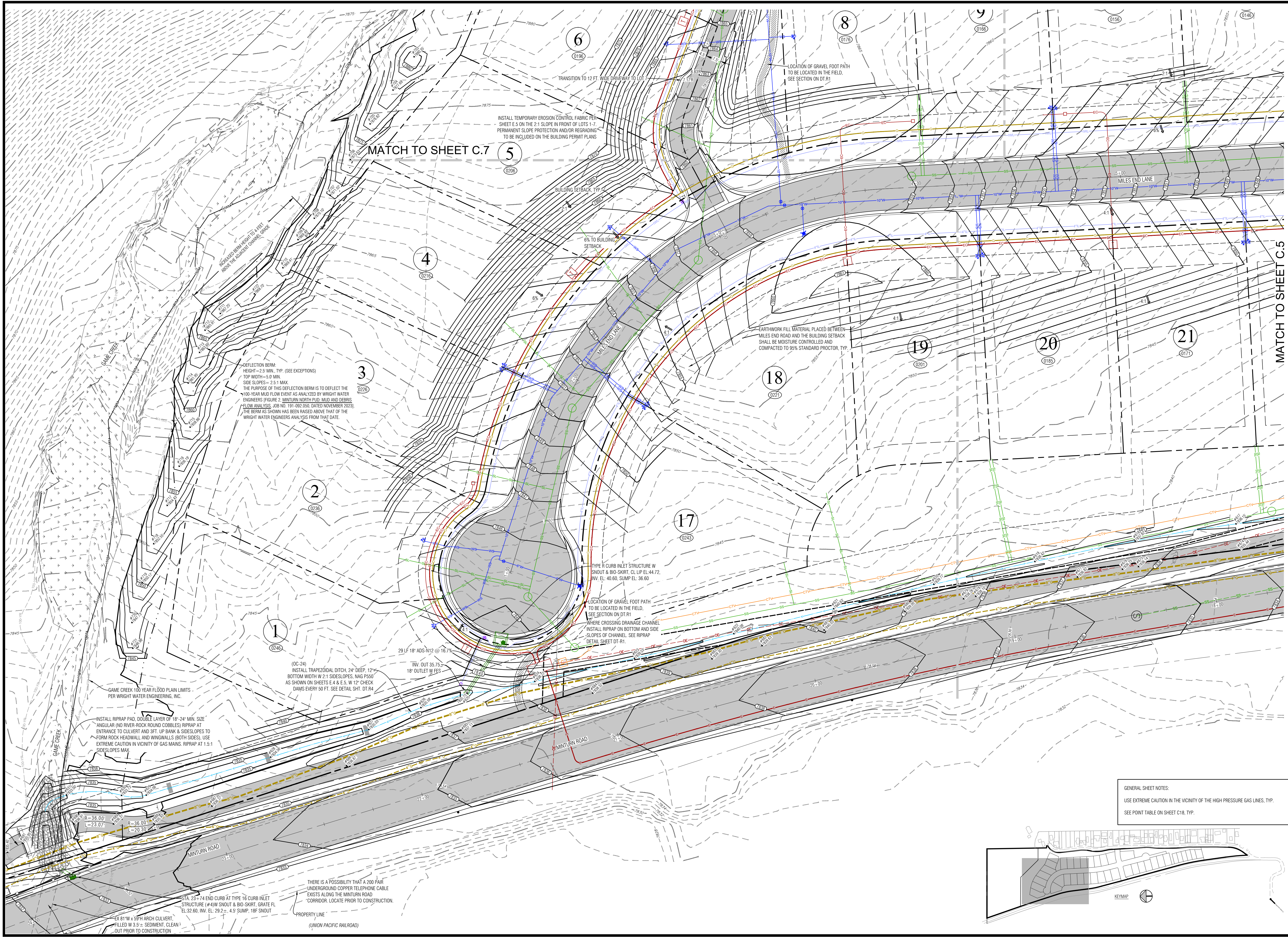
SLAGLE SURVEY SERVICES
 800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
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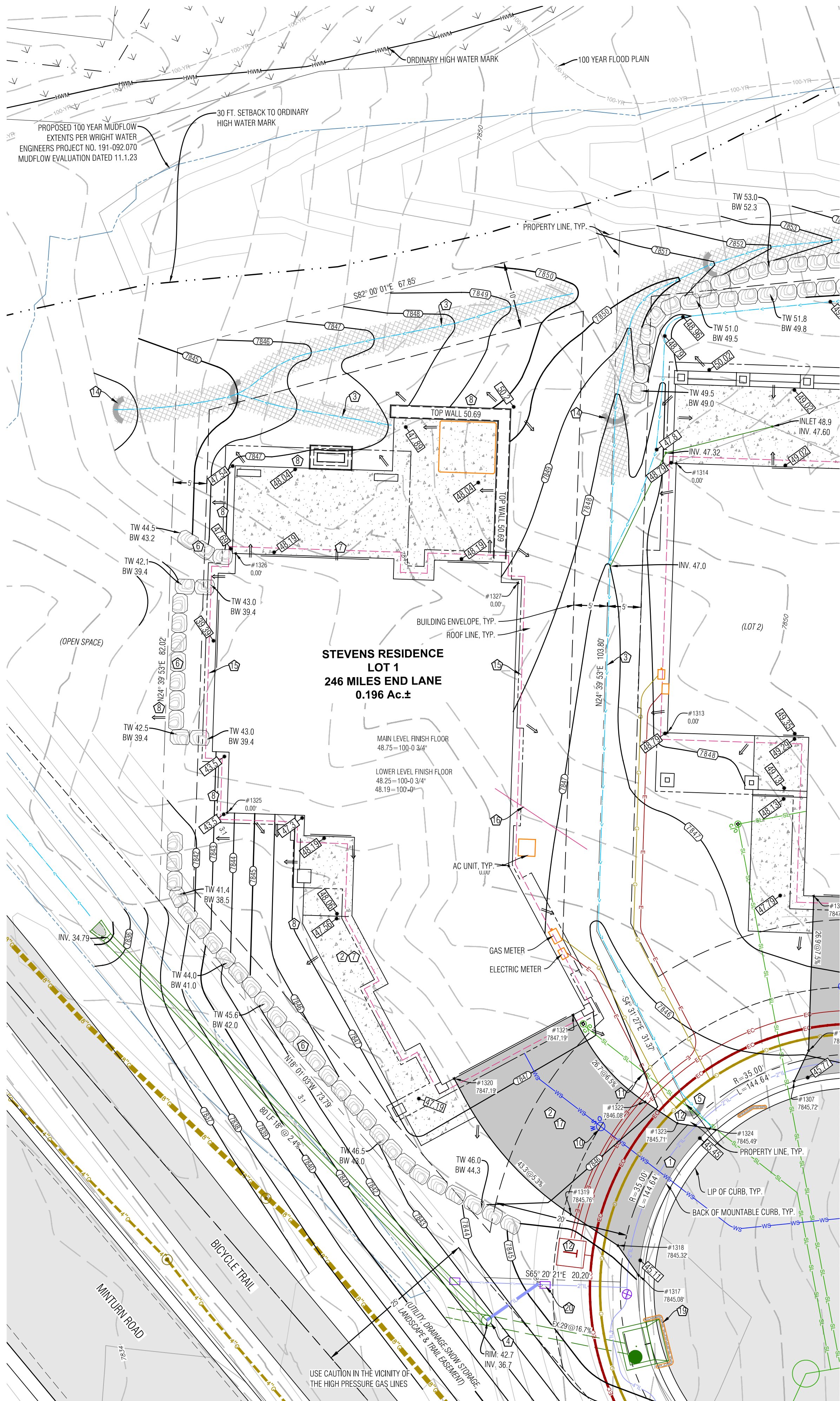
FINAL PLAT
MINTURN NORTH P.U.D.
 Town of Minturn, County of Eagle, State of Colorado

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

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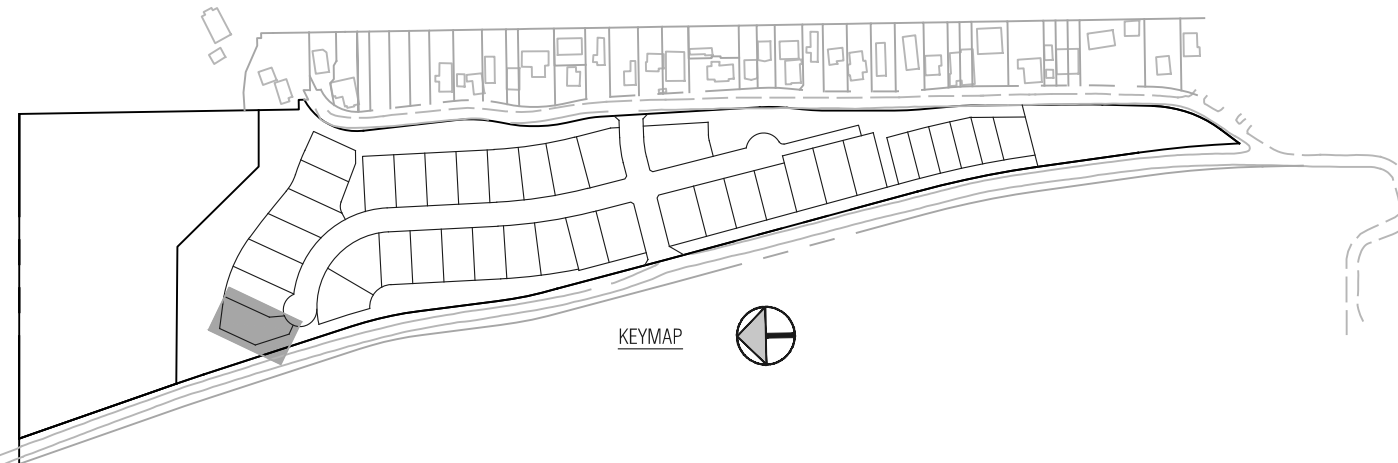


Point Table				
Point #	Desc.	Elev.	North	East
1317	Driveway	7845.08'	4429.17	5238.91
1318	Driveway	7845.32'	4434.48	5237.77
1319	Driveway	7845.76'	4441.43	5233.13
1320	Driveway	7847.19'	4466.73	5224.97
1321	Driveway	7847.19'	4468.59	5244.88
1322	Driveway	7846.08'	4452.54	5249.76
1323	Driveway	7845.71'	4447.77	5252.95
1324	Driveway	7845.49'	4445.18	5252.08
1325	House Corner	0.00'	4516.10	5209.19
1326	House Corner	0.00'	4551.09	5225.25
1327	House Corner	0.00'	4530.84	5262.17
1328	House Corner	0.00'	4492.67	5244.64

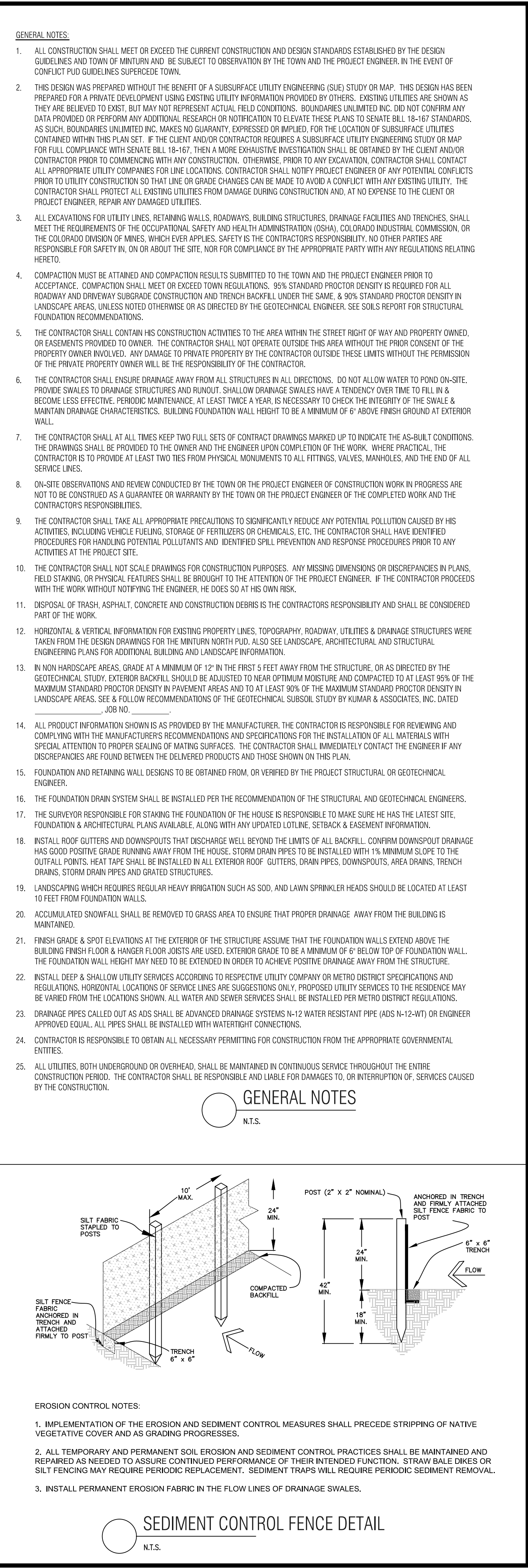
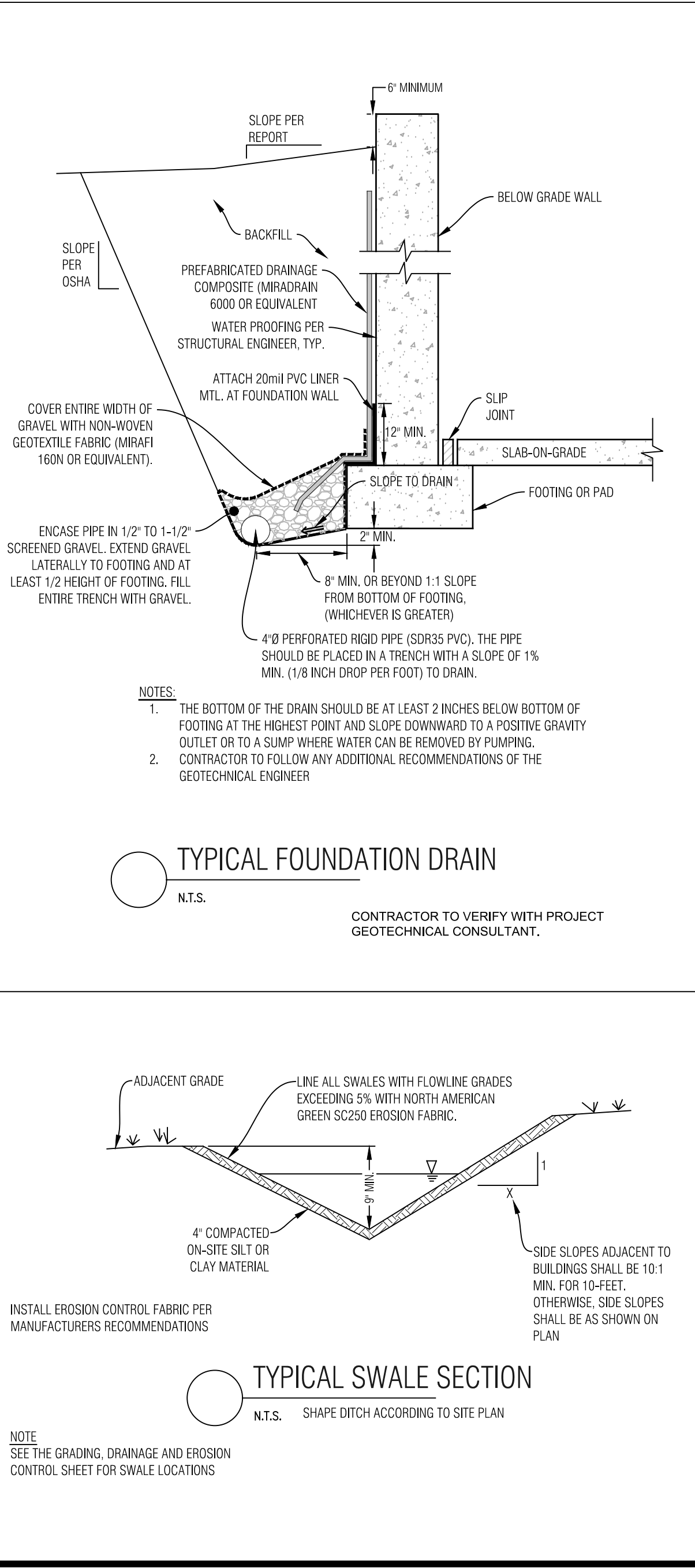
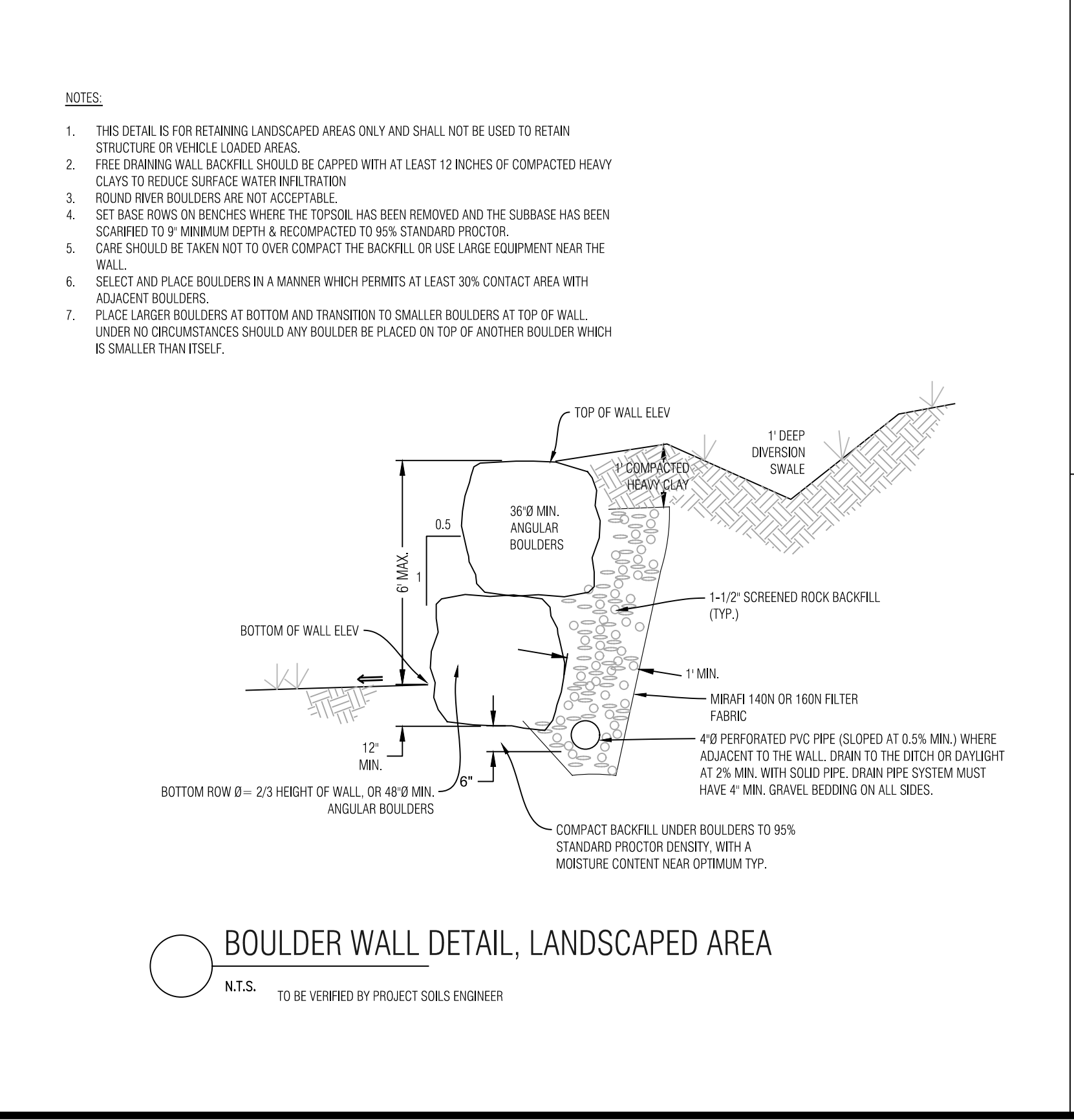
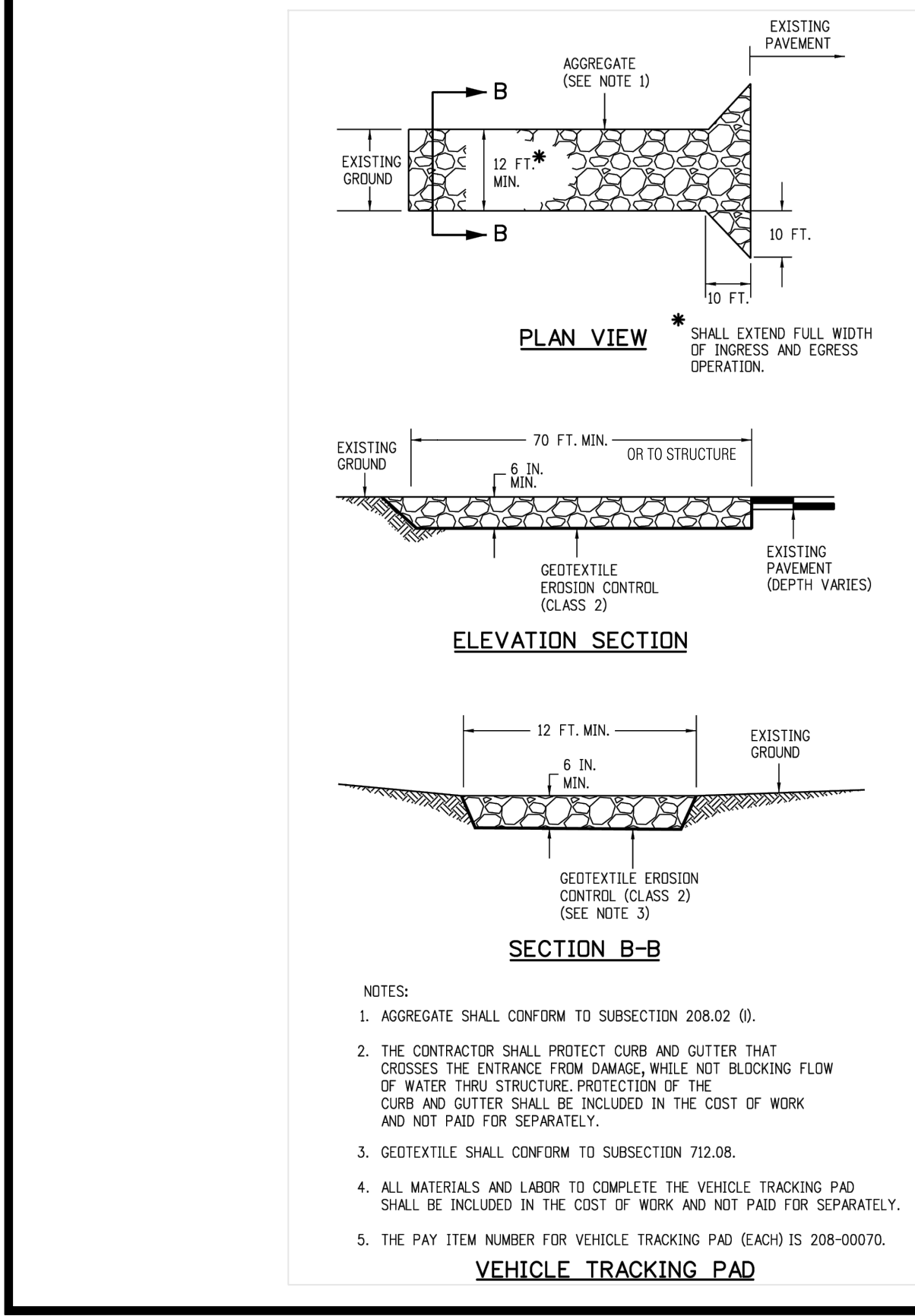
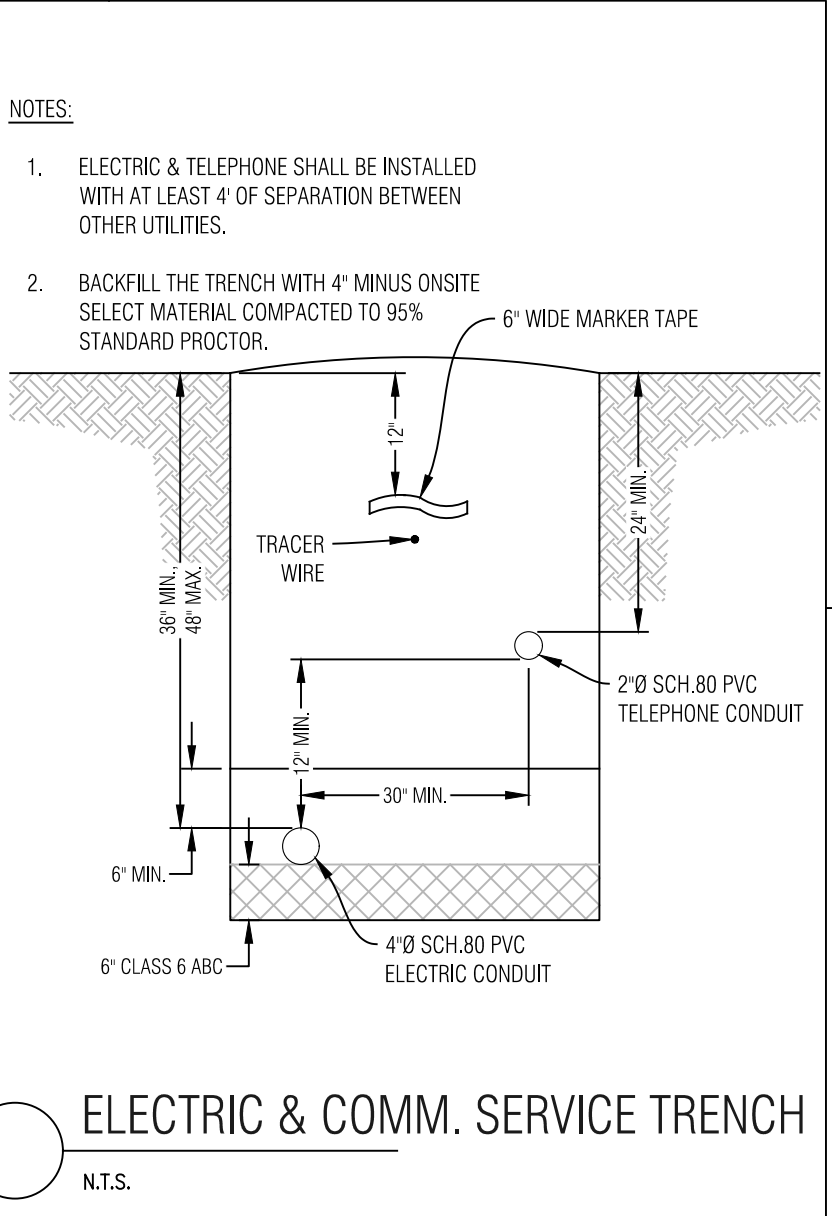
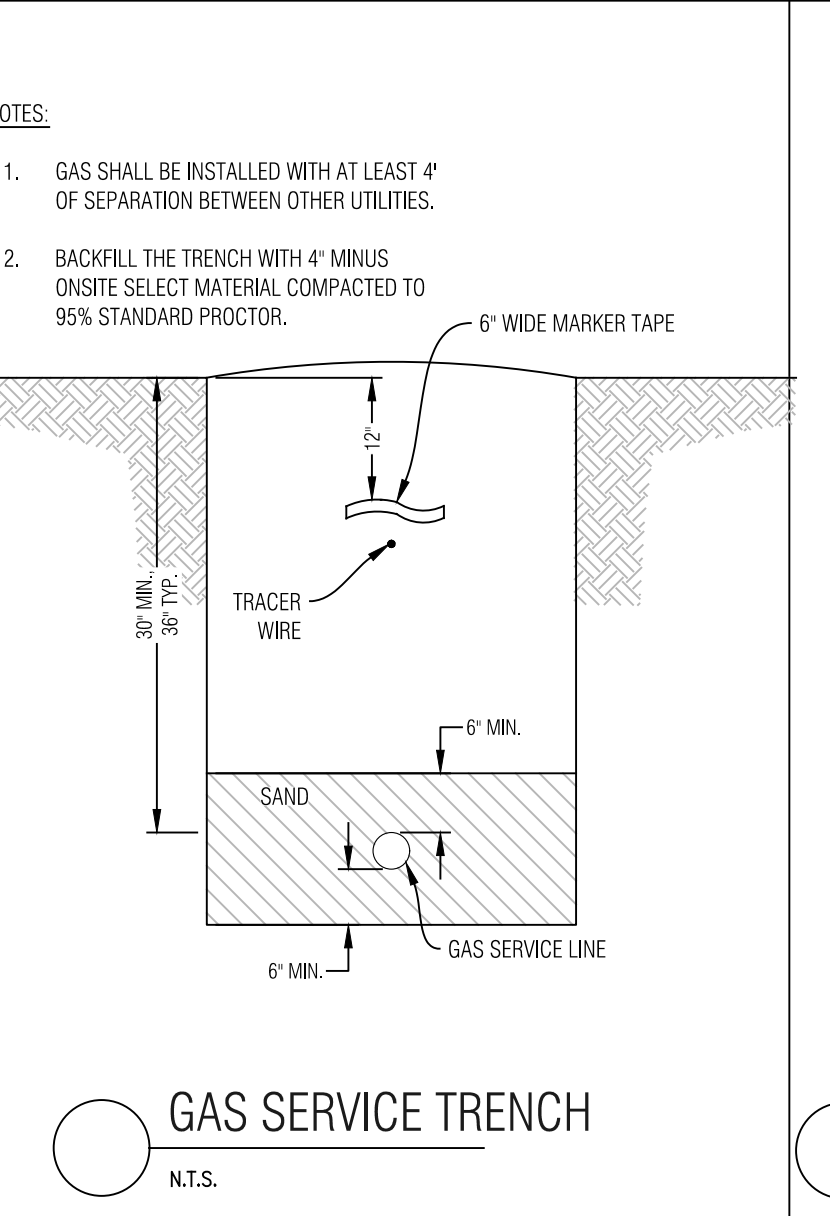
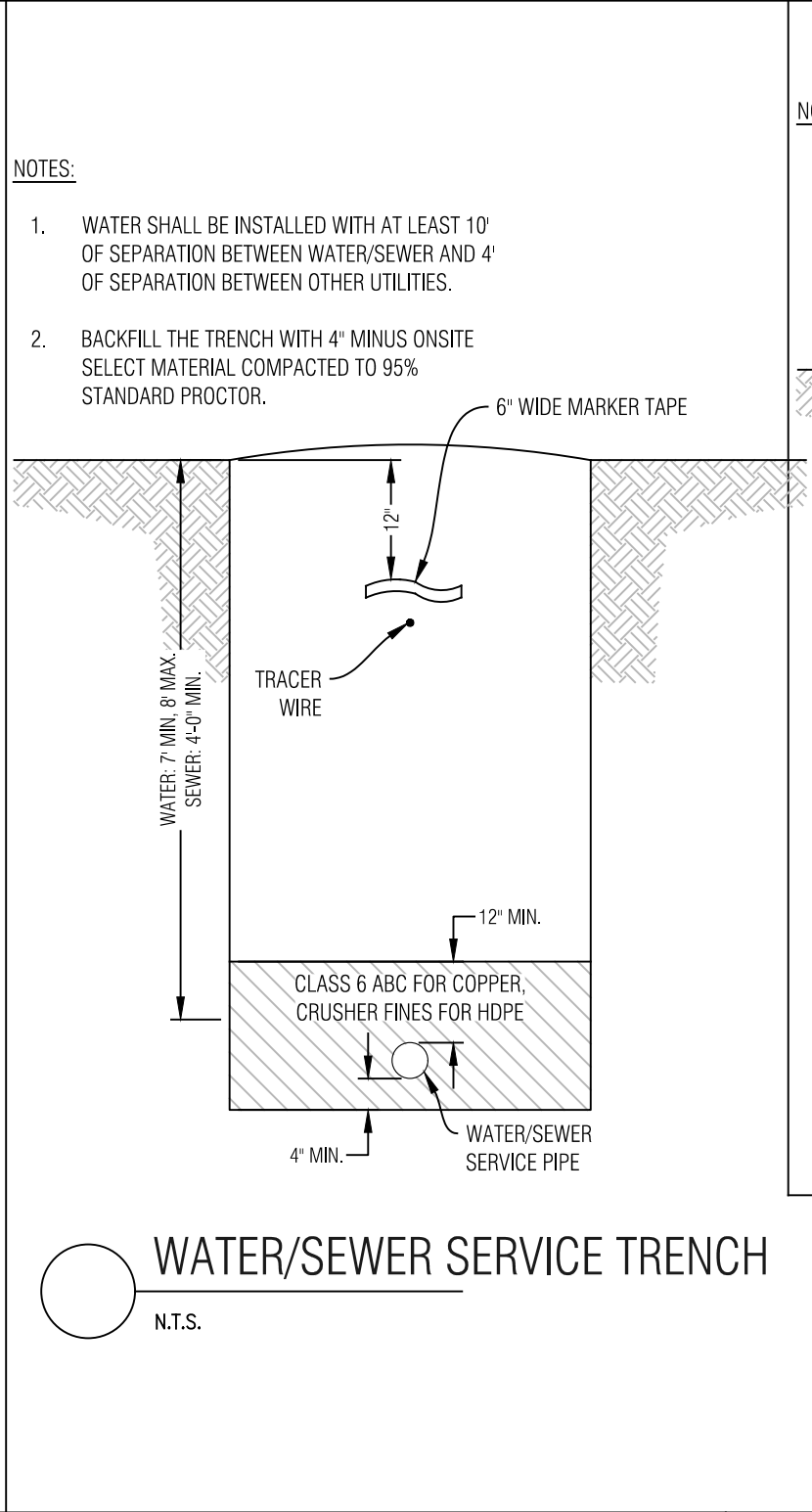
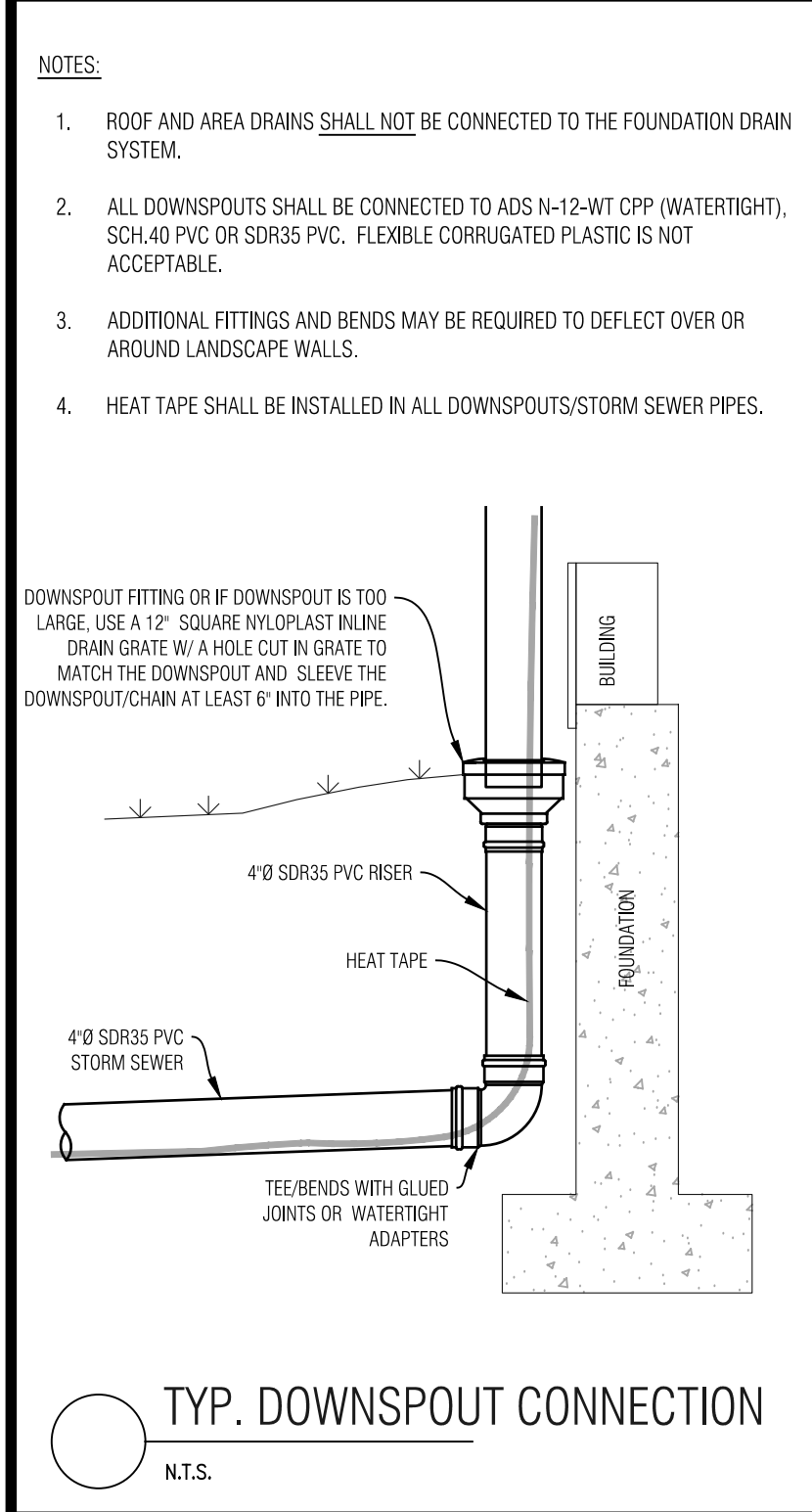
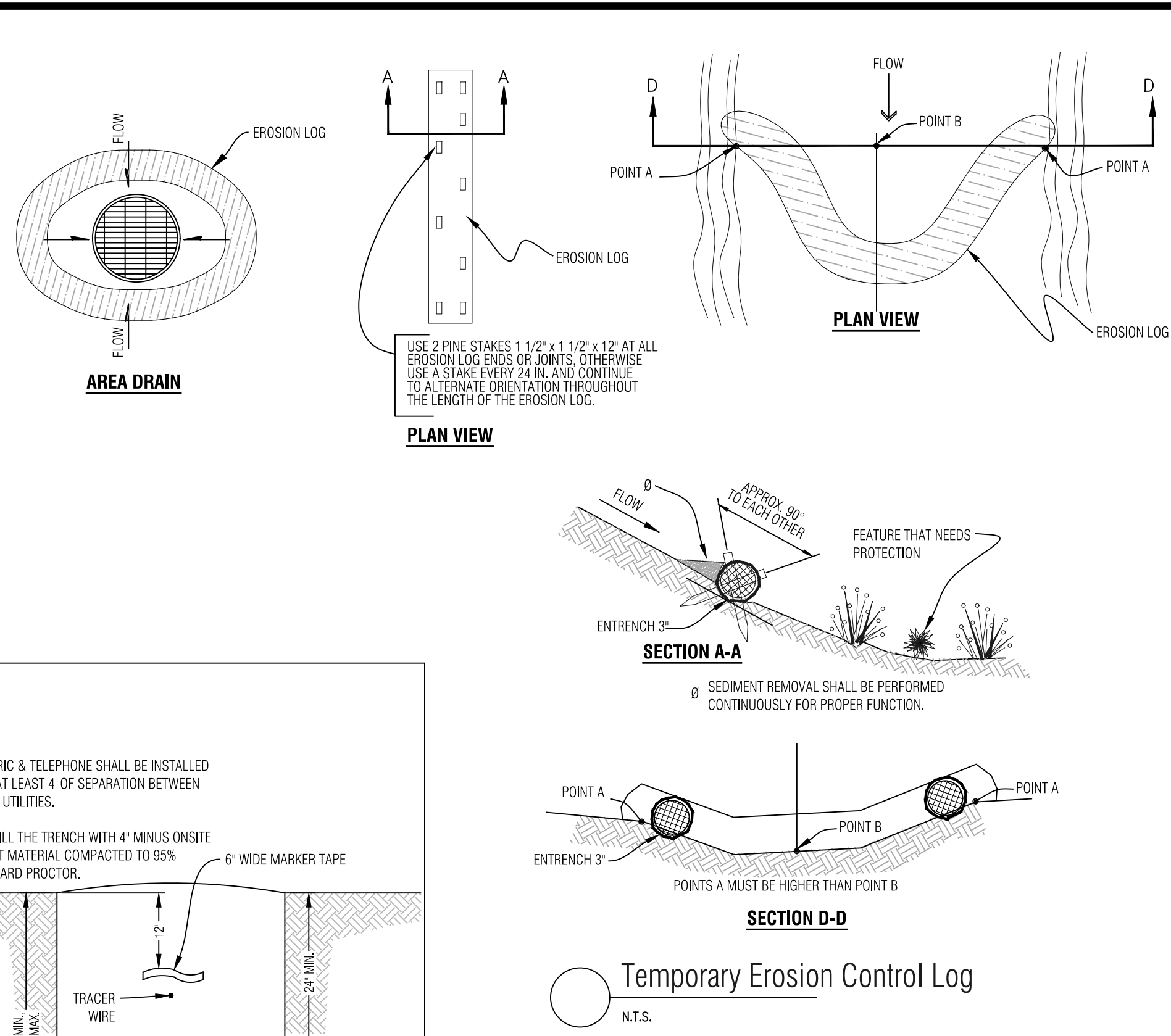
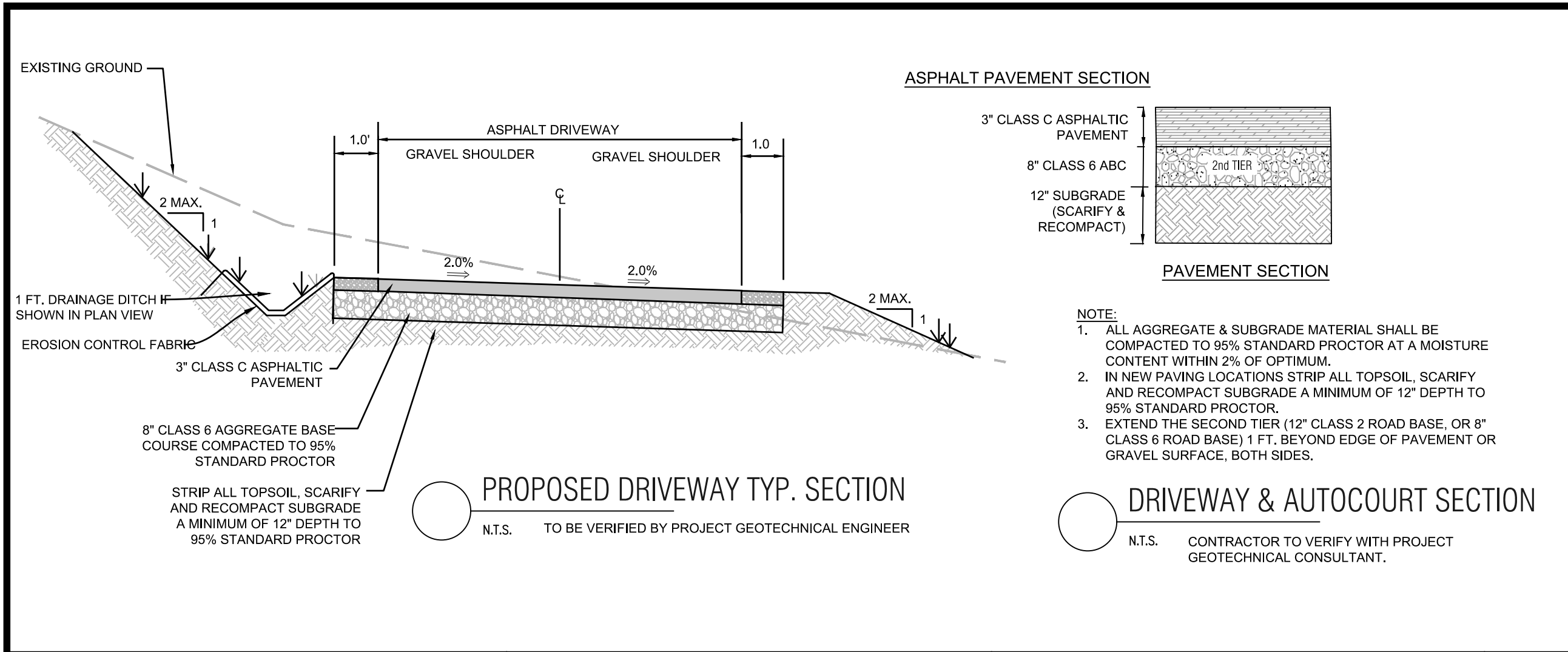
LEGEND
TW
BW
GB
EX
LP
HP
PROPOSED SPOT ELEVATION
DRAINAGE SWALE
FLOW ARROW
SEDIMENT CONTROL FENCE
PROPOSED MAJOR/MINOR CONTOUR
EXISTING MAJOR/MINOR CONTOUR
EROSION LOGS
ASPHALT DRIVEWAY & AUTO-COURT
NORTH AMERICAN GREEN SC-2500N EROSION CONTROL FABRIC, OR RIPRAP ALTERNATIVE
FLAGNOTE
EX CURB STOP
POSSIBLE ELECTRIC SERVICE
POSSIBLE GAS SERVICE
POSSIBLE WATER SERVICE
POSSIBLE SEWER SERVICE
FOUNDATION DRAIN
DOWNSPOUT & STORM DRAIN WITH SEE
MSE WALL
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 PLAT OF MINTURN NORTH PLD, 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: 8,547 SF ±
DISTURBANCE AREA: 8,547 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:
- MATCH TO BACK OF EXISTING CURB.
 - 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.
 - PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
 - REMOVE 6 FT. OF EXISTING STORM SEWER AND INSTALL NEW 24" NYLOPLAST DRAINAGE INLET WITH STANDARD LID. CONNECT TO 80 LF OF 18" HP STORM PIPE, WITH OUTLET IN EXISTING DRAINAGE CHANNEL. RELOCATE AND INSTALL FES FROM ORIGINAL STORM SEWER OUTLET.
 - SPILL THE LOCAL CHANNEL OVER THE TOP OF THE CURB LINE. FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
 - INSTALL BOULDER WALL PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.
 - SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
 - 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.
 - 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.
 - 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.
 - 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
 - EROSION LOGS PER DETAIL ON SHEET C2.
 - FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
 - EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
 - 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.
 - SILT FENCE PER DETAIL ON SHEET C2.
 - INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ±.
 - RELOCATE EXISTING IRRIGATION DRAINAGE BOX, INSTALL 2" SCHEDULE 40 DRAIN LINE INTO NEW NYLOPLAST INLET.



**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 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 1, Minturn North P.U.D.
Site, Grading and Drainage Plan
DRB 9/18/25
By: _____
Revision: _____
Date: _____
No. 1 2 3 4 5 6 7 8 9
PROJECT NO. 23005
Designer: **PAH**
Checker: **BUJ**
Date: **9/18/25**
Sheet **C1**
File Name: **lot 1 sp-01.dwg**



Boundaries Unlimited Inc. Civil Engineering Surveying & Beyond

923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(770) 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

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

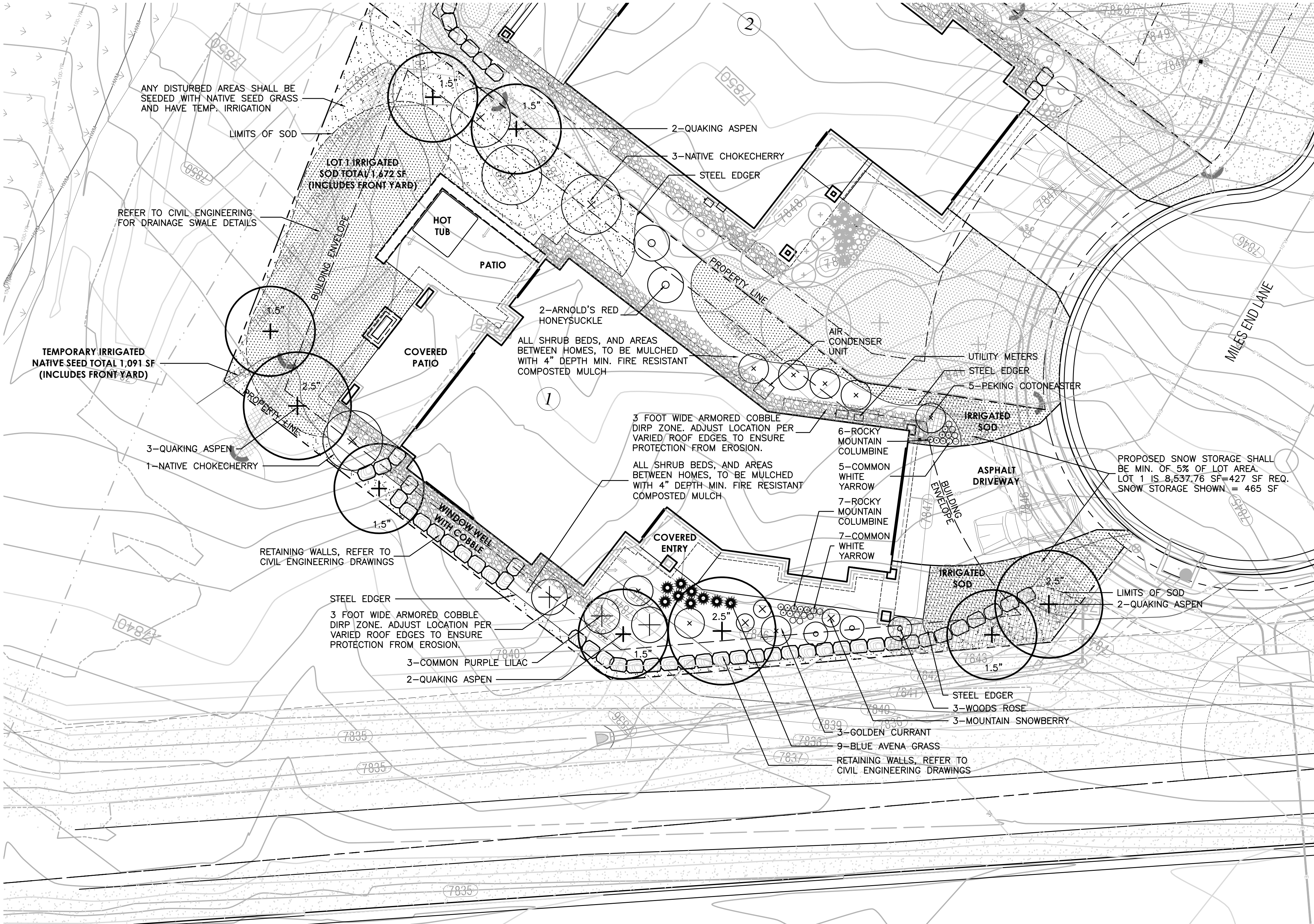
Lot 1, Minturn North P.U.D.
Details and Notes
DRB 9/18/25

By	Revision	Date
	1	
	2	
	3	
	4	
	5	
	6	
	7	
	8	
	9	
	10	

PROJECT NO. 2005
Designer: **PAH**
Checker: **BU**
Date: **9/18/25**

Sheet **C2**

File Name: **lot 1 sp-01.dwg**



LEGEND

- IRRIGATED SOD, REFER TO L2 FOR DETAILS
- NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS
- PROPOSED 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



Know what's below.
Call before you dig.

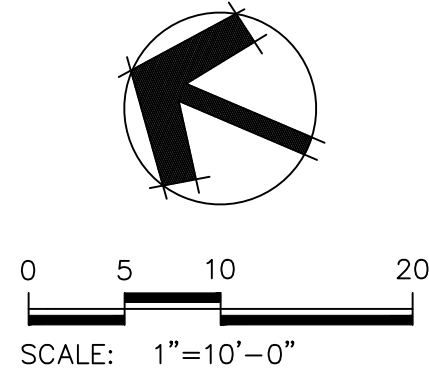
LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
PO BOX 3000, PMB 301
EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

MINTURN NORTH P.U.D.
LOT 1-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: September 18, 2025
REVISIONS:

DRB SUBMITTAL

SHEET TITLE:
PROPOSED
LANDSCAPE PLAN
SCALE: 1"=10'-0"
SHEET NUMBER:
L1



General Notes and Specifications:

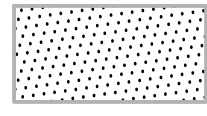
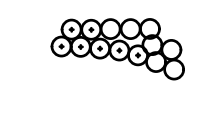
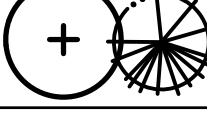
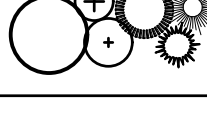
1. All areas disturbed by construction and not designated a shrub bed or sod, shall be planted with the specified native grass seed.
2. The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
3. The Landscape Plan shall be reviewed 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 Celluose-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	1,672 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 = 41 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,834 SF
	Temporary Spray Irrigation For Native Seed	1,091 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 JUNEGRASS</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
6	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
3	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed

ORNAMENTAL GRASSES (planted @ 18" O.C. spacing)

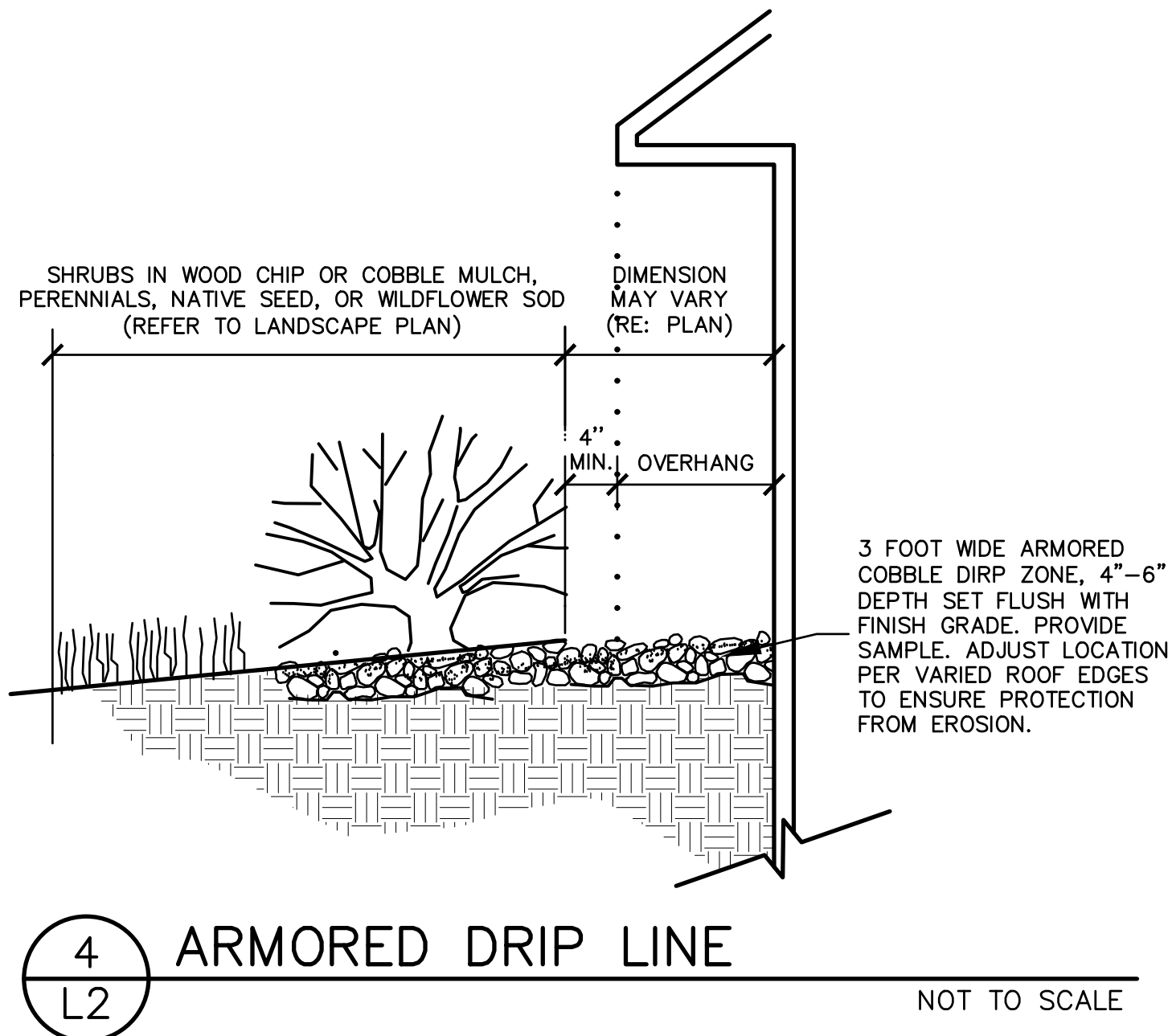
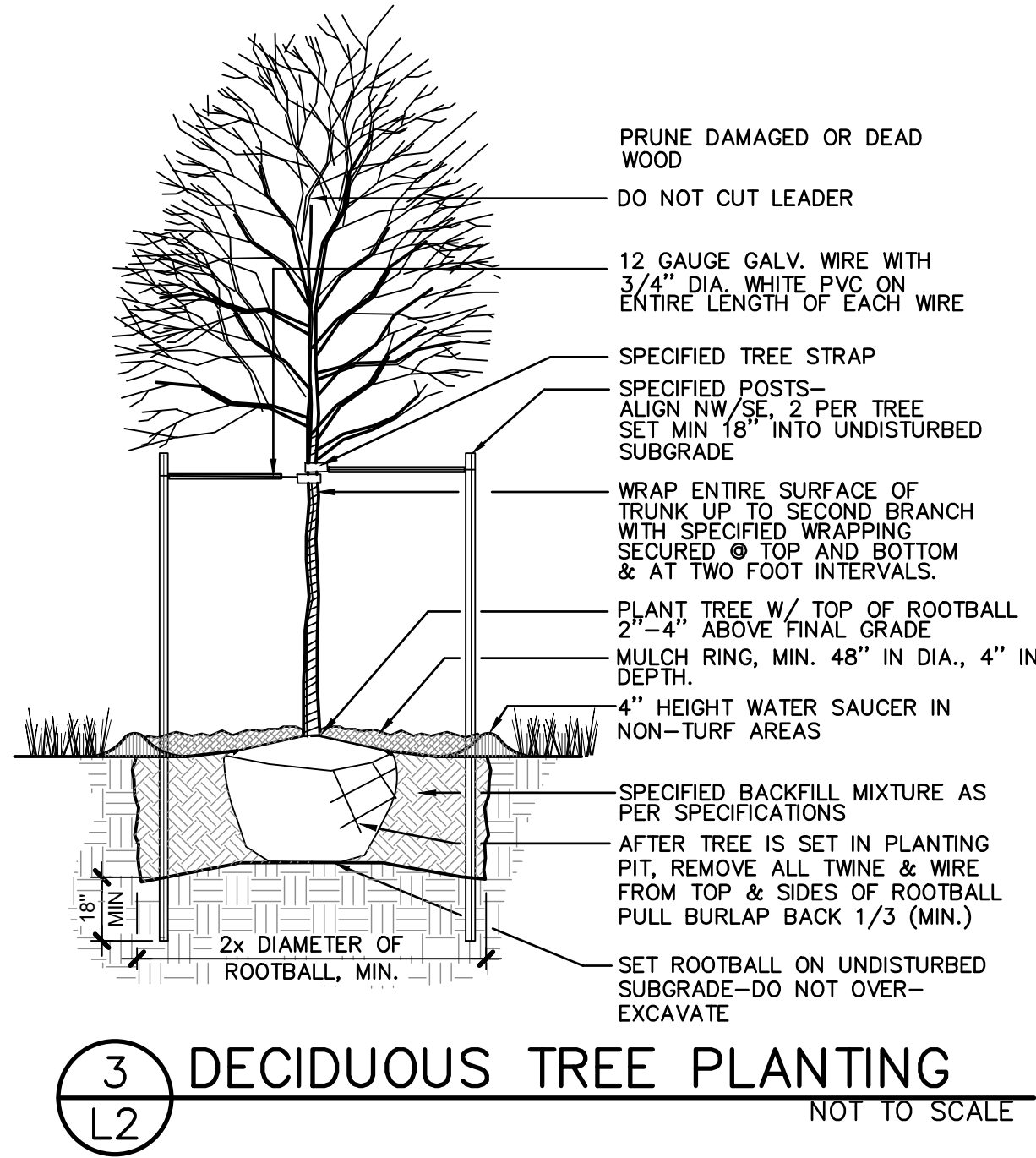
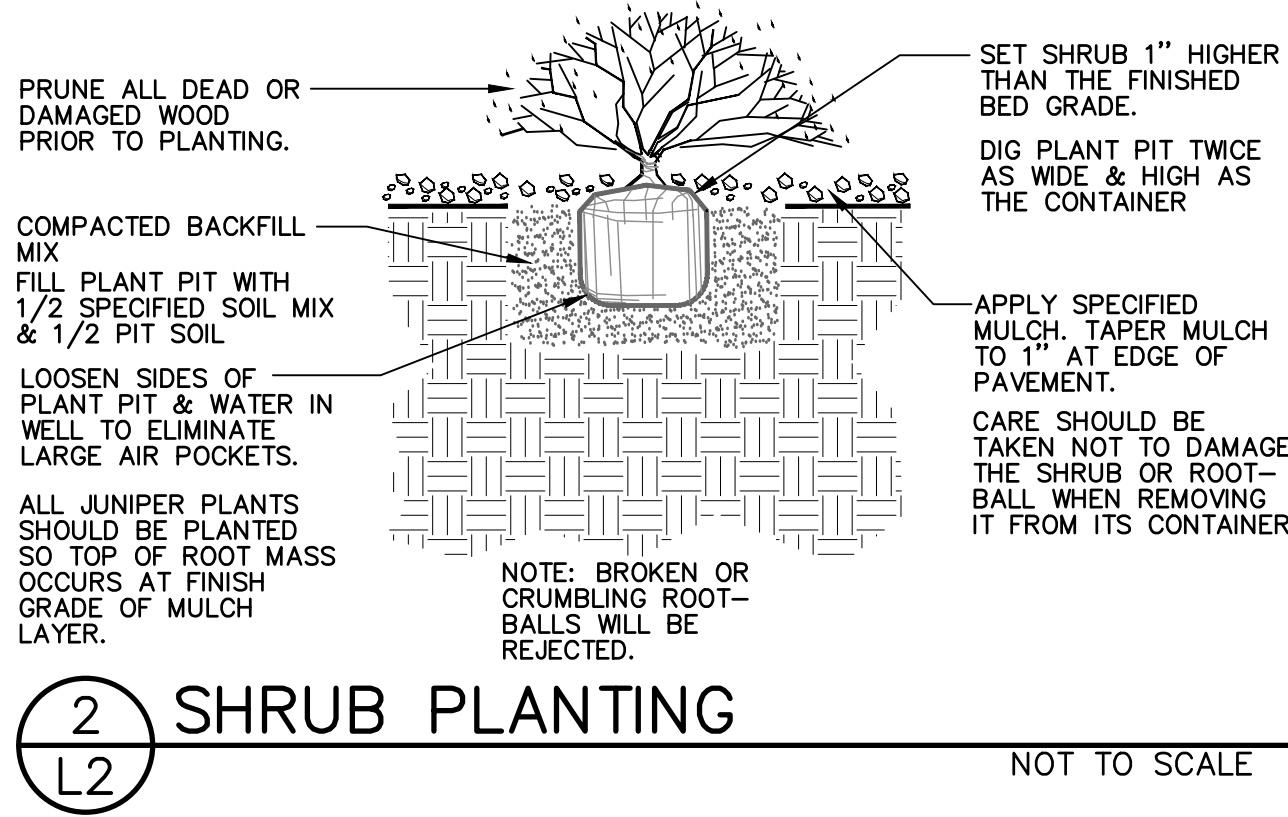
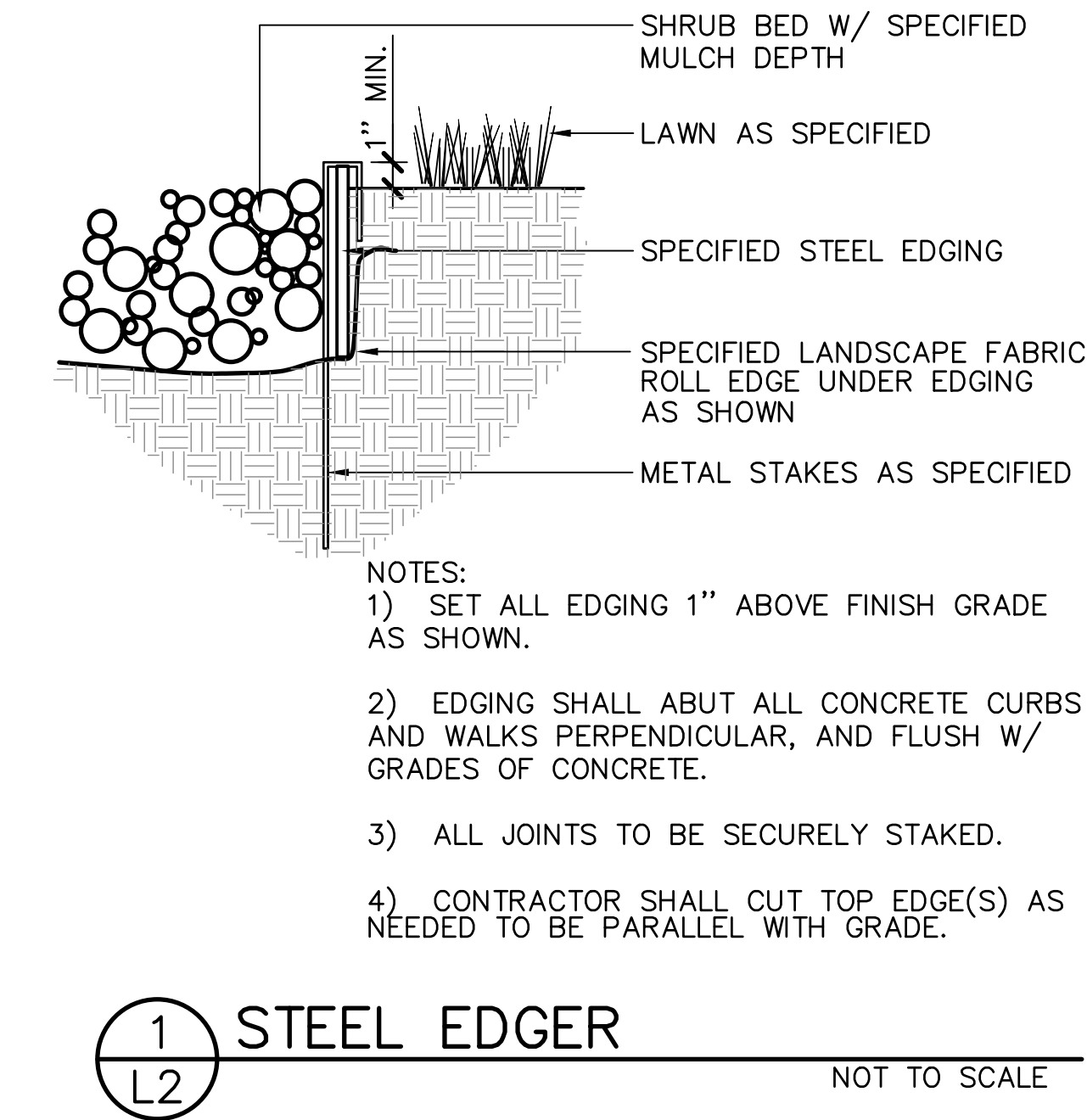
9	Blue Avena Grass Grass, Helictotrichon sempervirens	1 & 2	1 gal.	Container Full
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PERENNIAL FLOWERS (planted @ 12" O.C. spacing)

12	Common White Yarrow Achillea millefolium	1 & 2	Flats of 15 or 32	
13	Rocky Mountain Columbine Aquilegia coerulea	1 & 2	Flats of 15 or 32	

DECIDUOUS SHRUBS

2	Arnold's Red Honeysuckle Lonicera tatarica 'Arnold's Red'	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
3	Common Purple Lilac Syringa vulgaris	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
3	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
3	Mountain Snowberry Symphoricarpos oreophilus	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.
4	Native Chokecherry Prunus virginiana melanocarpa	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
5	Peking Cotoneaster Cotoneaster lucidus	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 1-LANDSCAPE PLAN

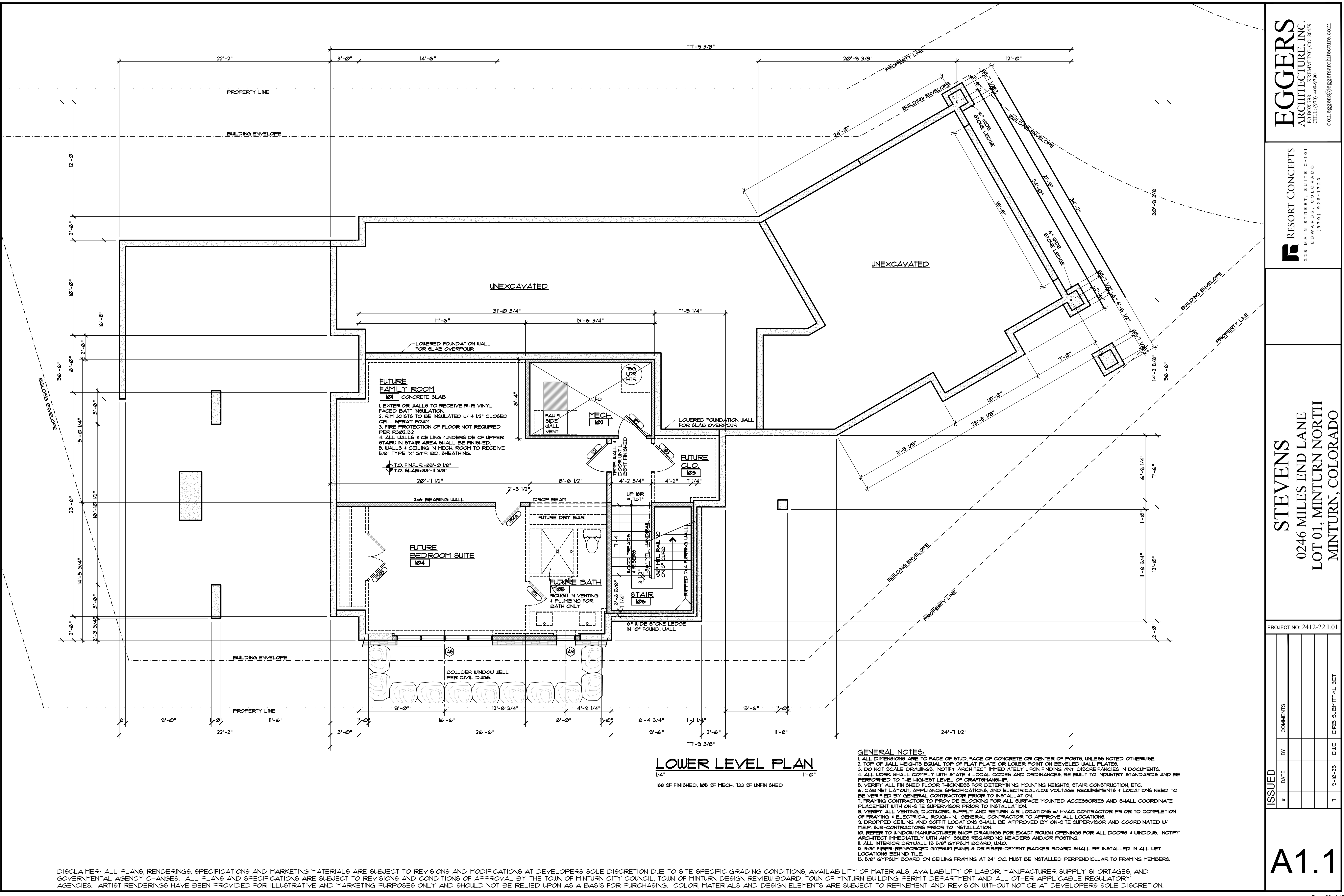
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: September 18, 2025
REVISIONS:

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE
NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



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

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

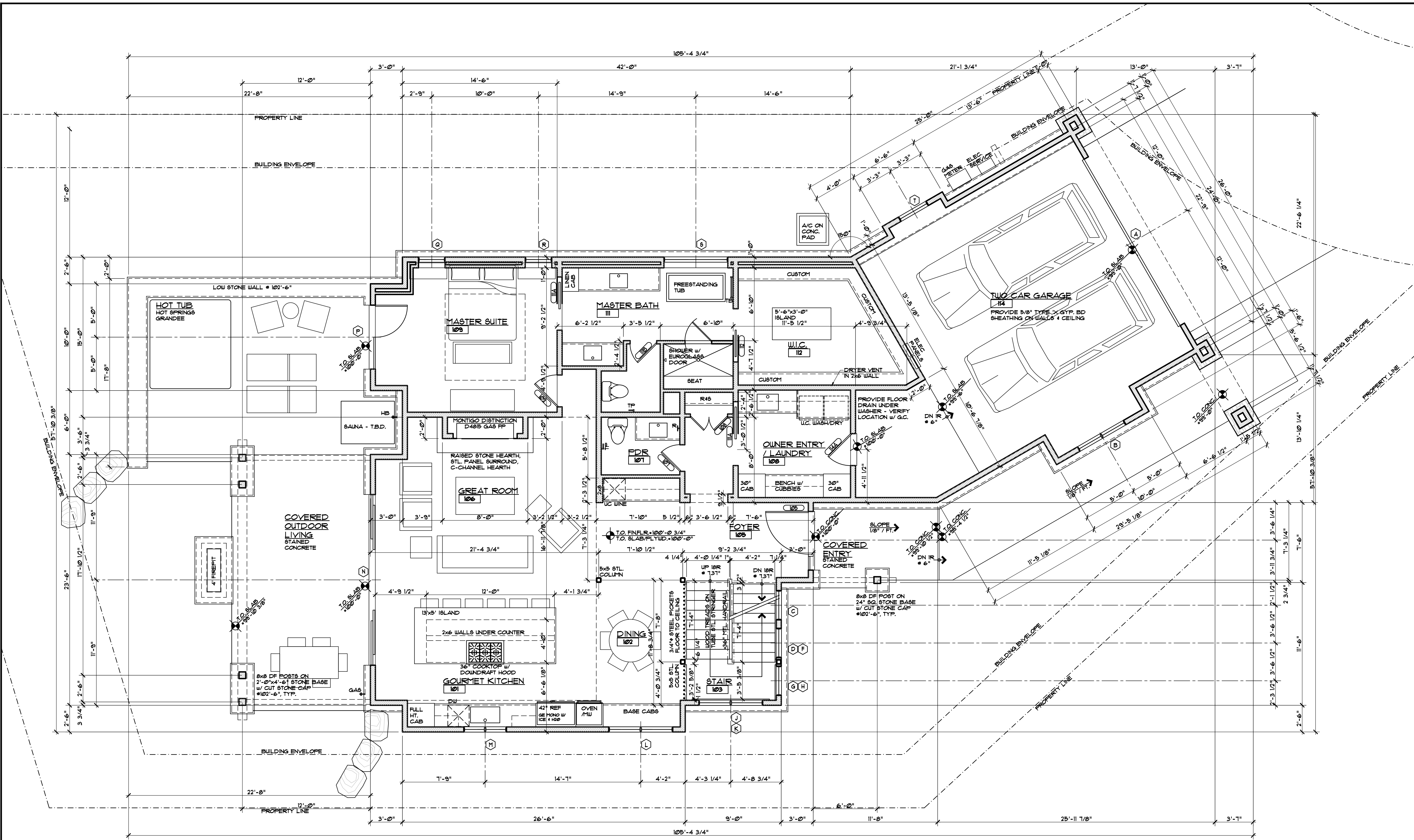
STEVENSON
0246 MILES END LANE
LOT 01, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L01

ISSUED	#	DATE	BY	COMMENTS
	1	9-18-25	DUE	DREB SUBMITTAL SET

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.



MAIN LEVEL PLAN

1/4" = 1'-0"

1225 SF LIVING + 625 SF GARAGE

- 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 & 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/ ME/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.

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EGGERS
ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
CELL: (970) 409-9750
don.eggars@eggarsarchitecture.com

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

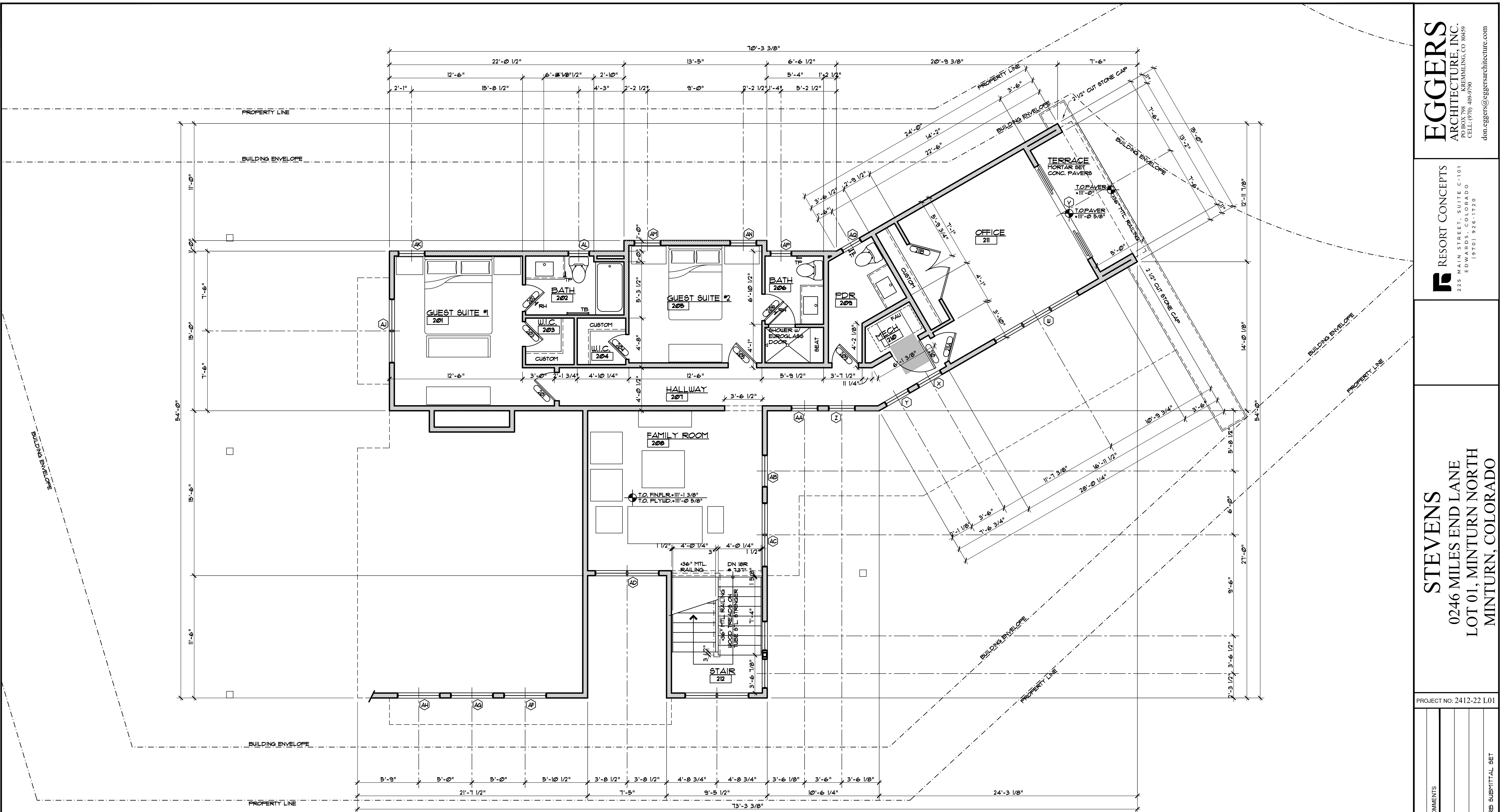
STEVENS
0246 MILES END LANE
LOT 01, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L01

ISSUED	#	DATE	BY	COMMENTS
	1	9-16-25		DREB SUBMITTAL SET

A1.2

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UPPER LEVEL PLAN

1/4" 1'-0"

1,342 SF LIVING

- GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
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 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 SCOFF LOCATIONS SHALL BE APPROVED BY ON-SITE SUPERVISOR AND COORDINATED w/ MEP 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.
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CELL: (970) 409-9790
don.eggars@eggarsarchitecture.com

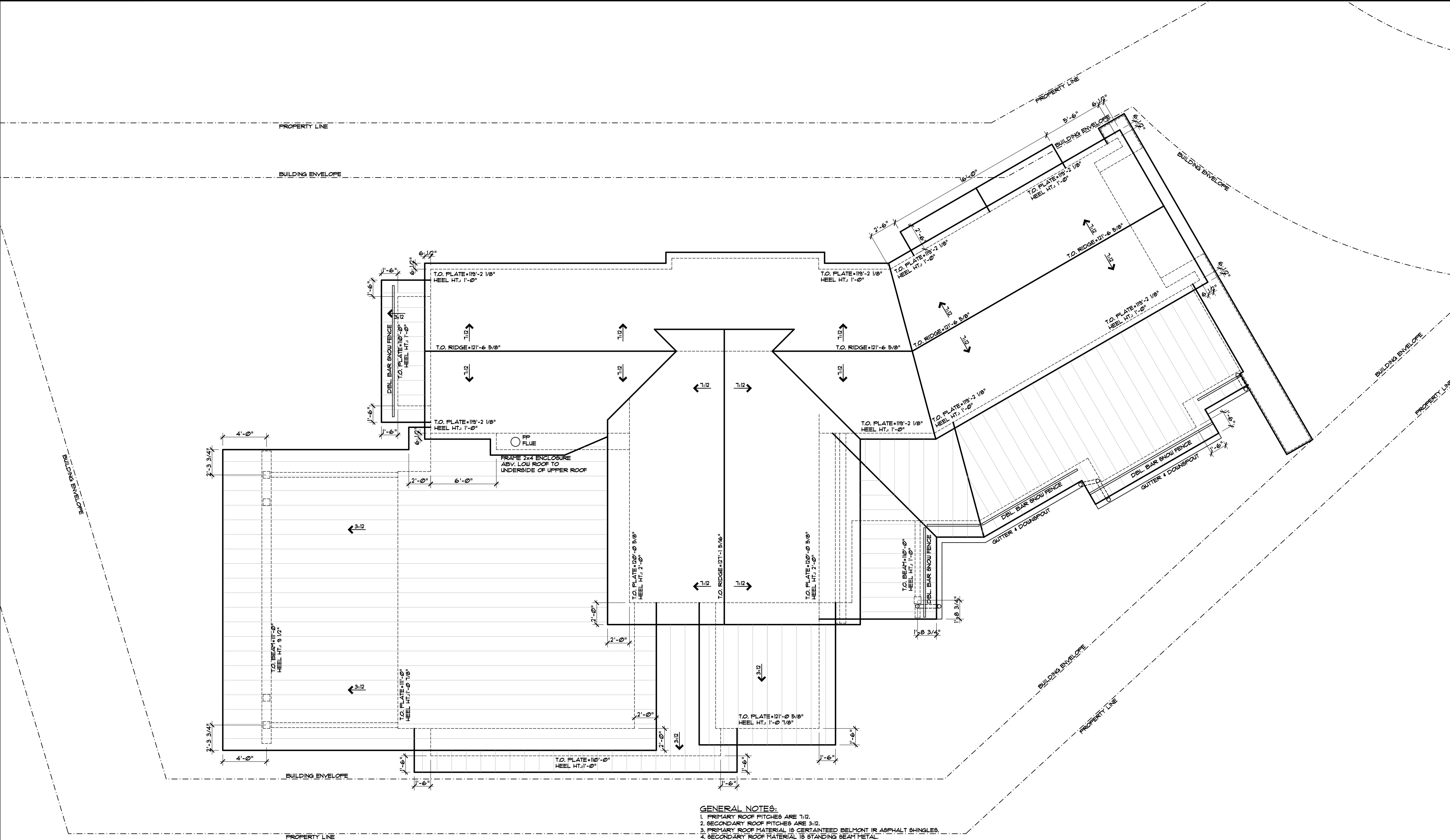
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

STEVENSON
0246 MILES END LANE
LOT 01, MINTURN NORTH
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PROJECT NO: 2412-22 L01

ISSUED	#	DATE	BY	COMMENTS
	1	9-18-25		DREB SUBMITTAL SET

A1.3



- GENERAL NOTES:
1. PRIMARY ROOF PITCHES ARE 1:12.
 2. SECONDARY ROOF PITCHES ARE 3:12.
 3. PRIMARY ROOF MATERIAL IS CERTANTEED BELMONT IR ASPHALT SHINGLES.
 4. SECONDARY ROOF MATERIAL IS STANDING SEAM METAL.
 5. ALL GUTTERS & DOWNSPOUT TO MATCH METAL ROOF COLORS AND HAVE HEAT TAPE TO DAYLIGHT.
 6. ALL VENTS TO BE PAINTED TO MATCH ADJACENT MAT'L'S.
 7. SNOW FENCE IS 8-8 ELIZZARD II DOUBLE PIPE w/ 8-8 S CLAMPS.
 8. SNOW CLIPS TO BE INTERLACED w/ SHINGLES AND TO MATCH COLOR BOTH BY ROCKY MOUNTAIN SNOW GUARDS.

ROOF PLAN

1/4" 1'-0"

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LOT 01, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L01

#	DATE	BY	COMMENTS
1	9-18-25	DUE	DREB SUBMITTAL SET

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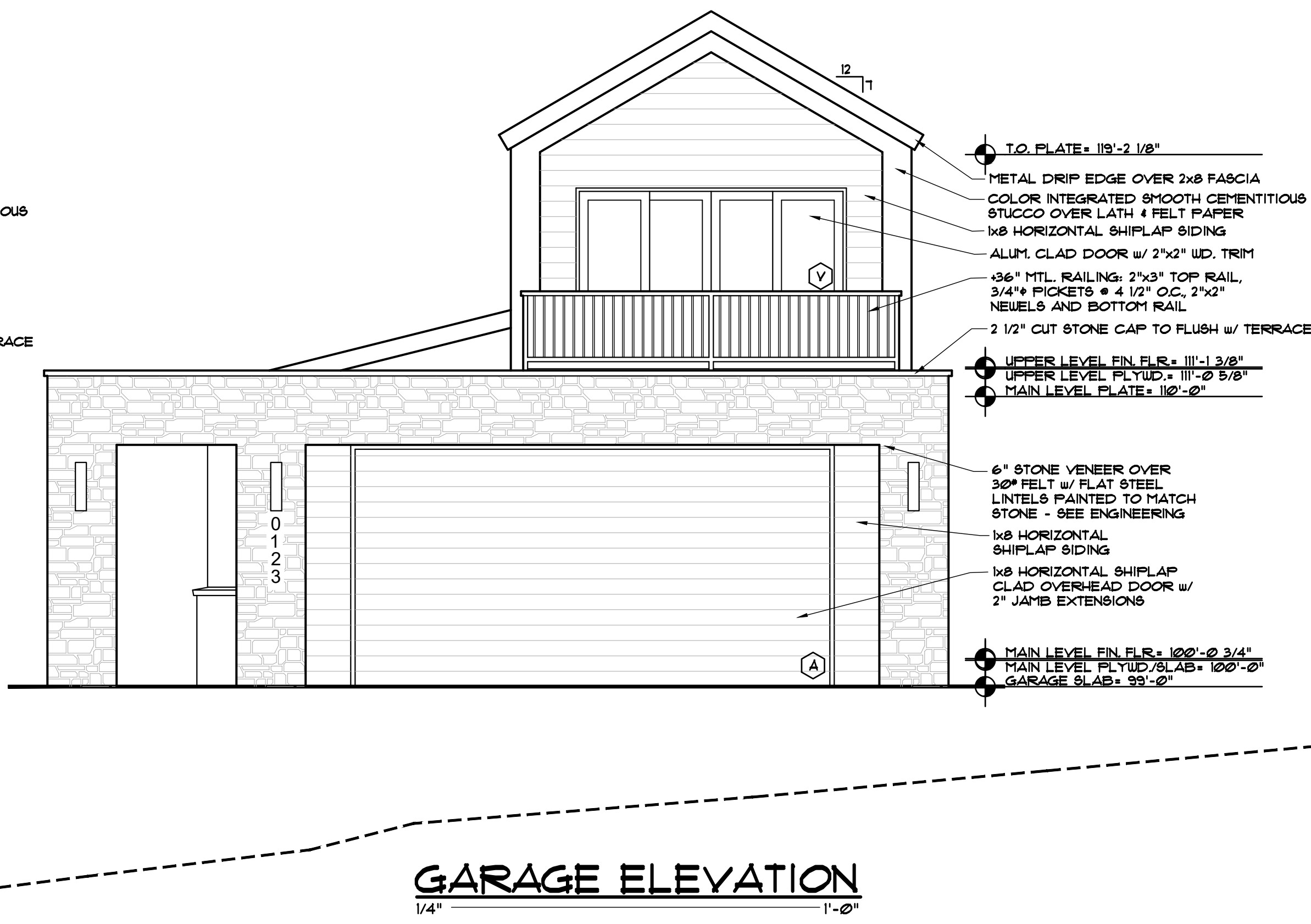
WEST ELEVATION
1/4" 1'-0"

LOWER LEVEL FIN. FLR. = 89'-0 1/8"
LOWER LEVEL SLAB = 88'-11 3/8"



SOUTH ELEVATION
1/4" 1'-0"

T.O. PLATE = 119'-2 1/8"
METAL DRIP EDGE OVER 2x8 FASCIA
COLOR INTEGRATED SMOOTH CEMENTITIOUS STUCCO OVER LATH & FELT PAPER
1x8 HORIZONTAL SHIPLAP SIDING
ALUM. CLAD DOOR w/ 2"x2" UD. TRIM
3/6" MTL. RAILING: 2"x3" TOP RAIL, 3/4" PICKETS @ 4 1/2" O.C. 2"x2" NEWELS AND BOTTOM RAIL
2 1/2" CUT STONE CAP TO FLUSH w/ TERRACE
UPPER LEVEL FIN. FLR. = 111'-1 3/8"
UPPER LEVEL FLYUD. = 111'-0 5/8"
MAIN LEVEL PLATE = 110'-0"
6" STONE VENEER OVER 3/4" FELT w/ FLAT STEEL LINTELS PAINTED TO MATCH STONE - SEE ENGINEERING
1x8 HORIZONTAL SHIPLAP SIDING
1x8 HORIZONTAL SHIPLAP CLAD OVERHEAD DOOR w/ 2" JAMB EXTENSIONS
MAIN LEVEL FIN. FLR. = 100'-0 3/4"
MAIN LEVEL SLAB = 100'-0"



GARAGE ELEVATION
1/4" 1'-0"

T.O. PLATE = 119'-2 1/8"
METAL DRIP EDGE OVER 2x8 FASCIA
COLOR INTEGRATED SMOOTH CEMENTITIOUS STUCCO OVER LATH & FELT PAPER
1x8 HORIZONTAL SHIPLAP SIDING
ALUM. CLAD DOOR w/ 2"x2" UD. TRIM
3/6" MTL. RAILING: 2"x3" TOP RAIL, 3/4" PICKETS @ 4 1/2" O.C. 2"x2" NEWELS AND BOTTOM RAIL
2 1/2" CUT STONE CAP TO FLUSH w/ TERRACE
UPPER LEVEL FIN. FLR. = 111'-1 3/8"
UPPER LEVEL FLYUD. = 111'-0 5/8"
MAIN LEVEL PLATE = 110'-0"
6" STONE VENEER OVER 3/4" FELT w/ FLAT STEEL LINTELS PAINTED TO MATCH STONE - SEE ENGINEERING
1x8 HORIZONTAL SHIPLAP SIDING
1x8 HORIZONTAL SHIPLAP CLAD OVERHEAD DOOR w/ 2" JAMB EXTENSIONS
MAIN LEVEL FIN. FLR. = 100'-0 3/4"
MAIN LEVEL FLYUD./SLAB = 100'-0"
GARAGE SLAB = 99'-0"

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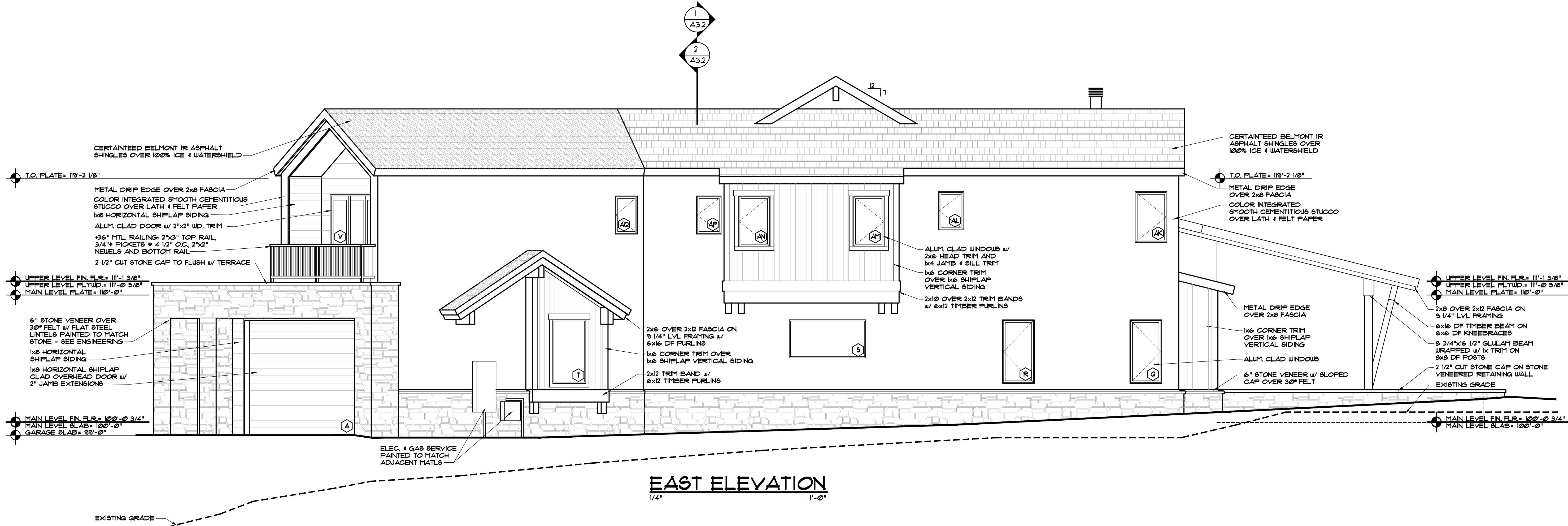
STEVENS
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LOT 01, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L01

ISSUED	#	DATE	BY	COMMENTS	DUE	DRAW SUBMITTAL SET
	1	9-18-25				

A2.1

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



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

#	DATE	BY	COMMENTS	DUE	DREB SUBMITTAL SET
1	9-18-25				



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MINTURN NORTH - LOT 1

DRB DESIGN REVIEW - 3D VIEWS

SEPTEMBER 22, 2025

EGGERS ARCHITECTURE, INC. **AXIS** DESIGN

 RESORT CONCEPTS



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MINTURN NORTH - LOT 1

DRB DESIGN REVIEW - 3D VIEWS

SEPTEMBER 22, 2025

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MINTURN NORTH - LOT 1

DRB DESIGN REVIEW - 3D VIEWS

SEPTEMBER 22, 2025

EGGERS
ARCHITECTURE, INC

AXIS
DESIGN

RESORT CONCEPTS



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MINTURN NORTH - LOT 1

DRB DESIGN REVIEW - 3D VIEWS

SEPTEMBER 22, 2025

EGGERS
ARCHITECTURE, INC

AXIS
DESIGN

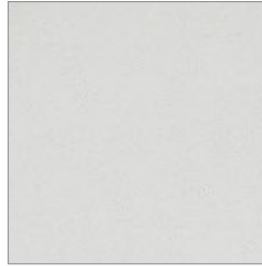
RESORT CONCEPTS



Terraces & Walkways
Stained Concrete



Exterior Stone
Colorado Buff



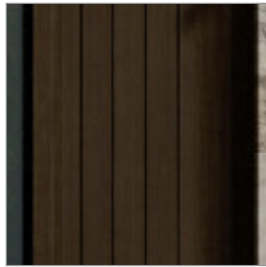
Siding
Stucco
Color: Dover Sky



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



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



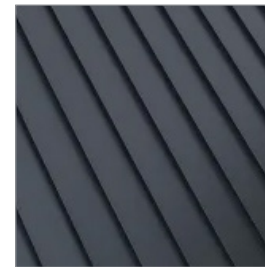
Columns, Fascia & Soffits
1"x8" – Butt Joint, Rough
Color: Custom Stain



Wood Columns per Plan
Color: Custom Stain



Roofing
Mfg: CertainTeed Belmont
Asphalt Shingles
Color: Black Granite



Roofing
Standing Seam Metal
Color: Matte Black



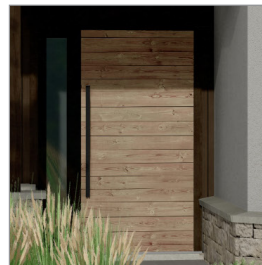
Garage Door
9'-0" x 18'-0" Insulated Wood
Color: Custom Stain



Windows and Doors
Mfg: Sierra Pacific
Color: Black



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



Entry Door & Hardware
Solid Wood
Color: Custom Stain

October 9, 2025

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

Re: 246 Miles End Lane
Lot 1, Minturn North PUD
DRB Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled “Stevens Residence; 246 Miles End Lane; Lot 1, Minturn North, Minturn Colorado” dated September 18, 2025, by Eggers Architecture Inc. (Plans) included in the DRB application for Lot 1, 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. The Town reviewed this plat and associated title commitment, and the plat is suitable as the Boundary Survey for this application.

Paragraphs f through i:

Sheet C.6 of the “Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 7/1/24” 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.6 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.

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: 246 Miles End Lane
Lot 1, Minturn North PUD
DRB Resubmittal Review
Project No. 24-0001

2. Sheet C1 of the Plans *“Lot 1 Minturn North PUD; Site Grading and Drainage Plan”* dated September 18, 2025, by Boundaries Unlimited presents the proposed Site Plan.
 - i. The site plan shows the 30’ Setback to the “Ordinary High Water Mark” (OHWM) of Game Creek. Improvements are located outside of the OHWM setback as shown.
 - ii. The site plan identifies the location of the 100 Year Flood Plain and the “Proposed 100 Year Mudflow extents.” Improvements are located outside of the identified limits of the hazard zones.
 - iii. The water curb stop is located in the driveway and should be protected from snowplowing damage by enclosing it in a water valve box.

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

Sheet C1 of the Plans *“Lot 1 Minturn North PUD; Site Grading and Drainage Plan”* dated September 18, 2025, by Boundaries Unlimited presents the proposed site grading, drainage, and erosion control.

- i. Erosion control devices need to be added to the west side of the house above the trail and drainage ditch.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer 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, Michael Martinez

Minturn Planning Department
Minturn Town Center
301 Boulder St. #309
Minturn, CO 81645
970-827-5645
planner1@minturn.org
www.minturn.org



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

Memorandum

Date: October 2, 2025
To: Minturn Planning Commission
From: Madison Harris, Planner II
Re: 0018 Abby Road - Changes to Approved Plans

Introduction:

As the Planning Commission is aware, staff processes Minor DRB applications that cover things like landscaping updates, window movements, or material changes. Staff does not approve anything to do with building height or building/impervious coverage changes as those are more substantial and so always bring them back through the Planning Commission. In this case, neither building height nor building/impervious coverage is changing, but staff was not comfortable with approving the extent of the changes ourselves.

Analysis:

This is a single family home in the Belden Place PUD Zone District. It is three stories with a basement that originally had a third story deck right outside the master bedroom with the roof structure over it. What is being proposed is to enclose where the deck was, and make the master bedroom bigger. Staff has included screenshots from the original and the proposed plans below to illustrate the biggest changes. They are also proposing to change some windows which can be viewed in the attached plan set.

As building height and building/impervious coverage amounts are not being affected, staff believes that the proposal meets the standards laid out in the Minturn Municipal Code and the Belden Place PUD Guide just like the original application.

Recommendation:

Staff is recommending approval of the plans.

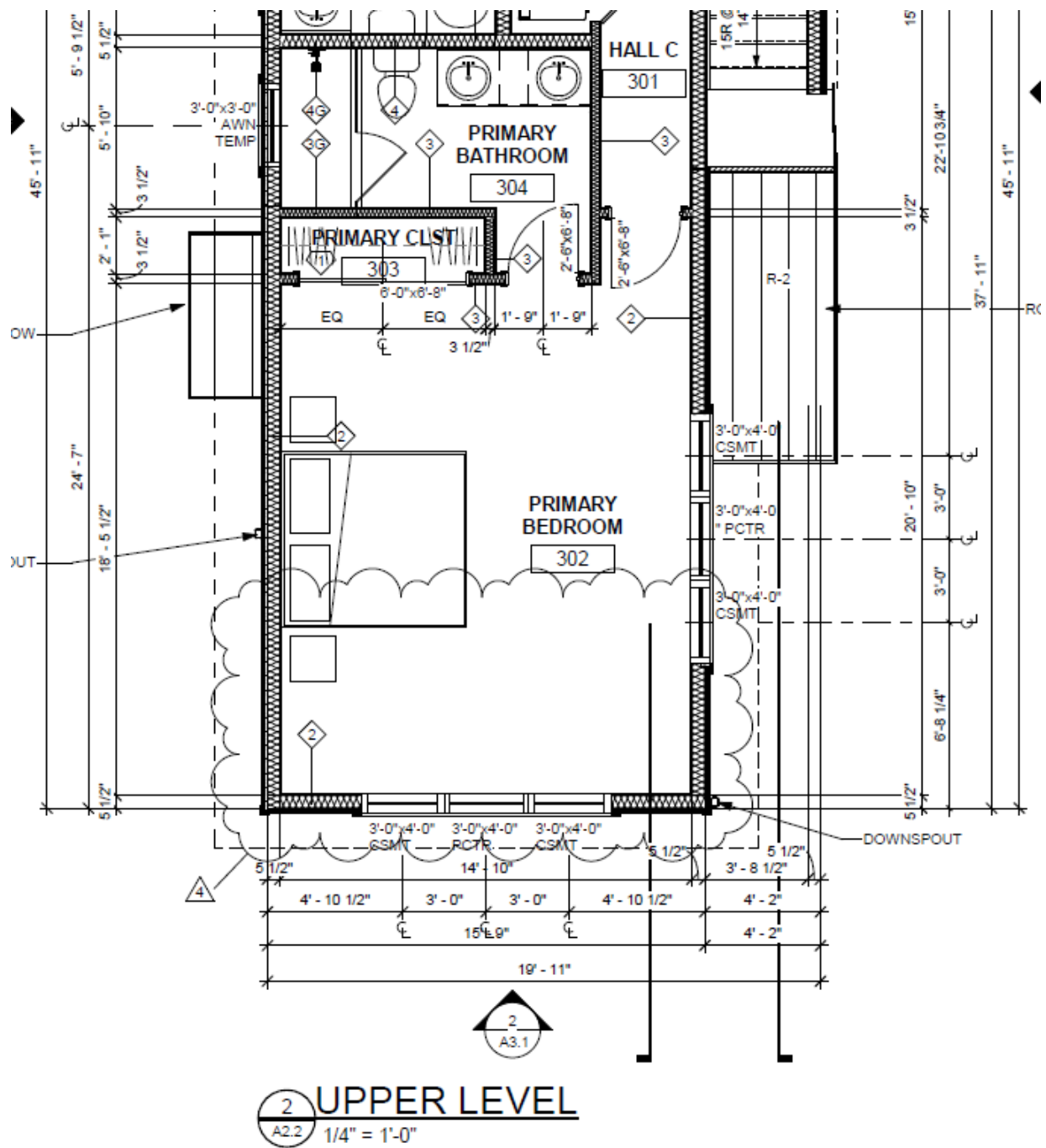


Figure 2: Proposed Floor Plan of Master Suite

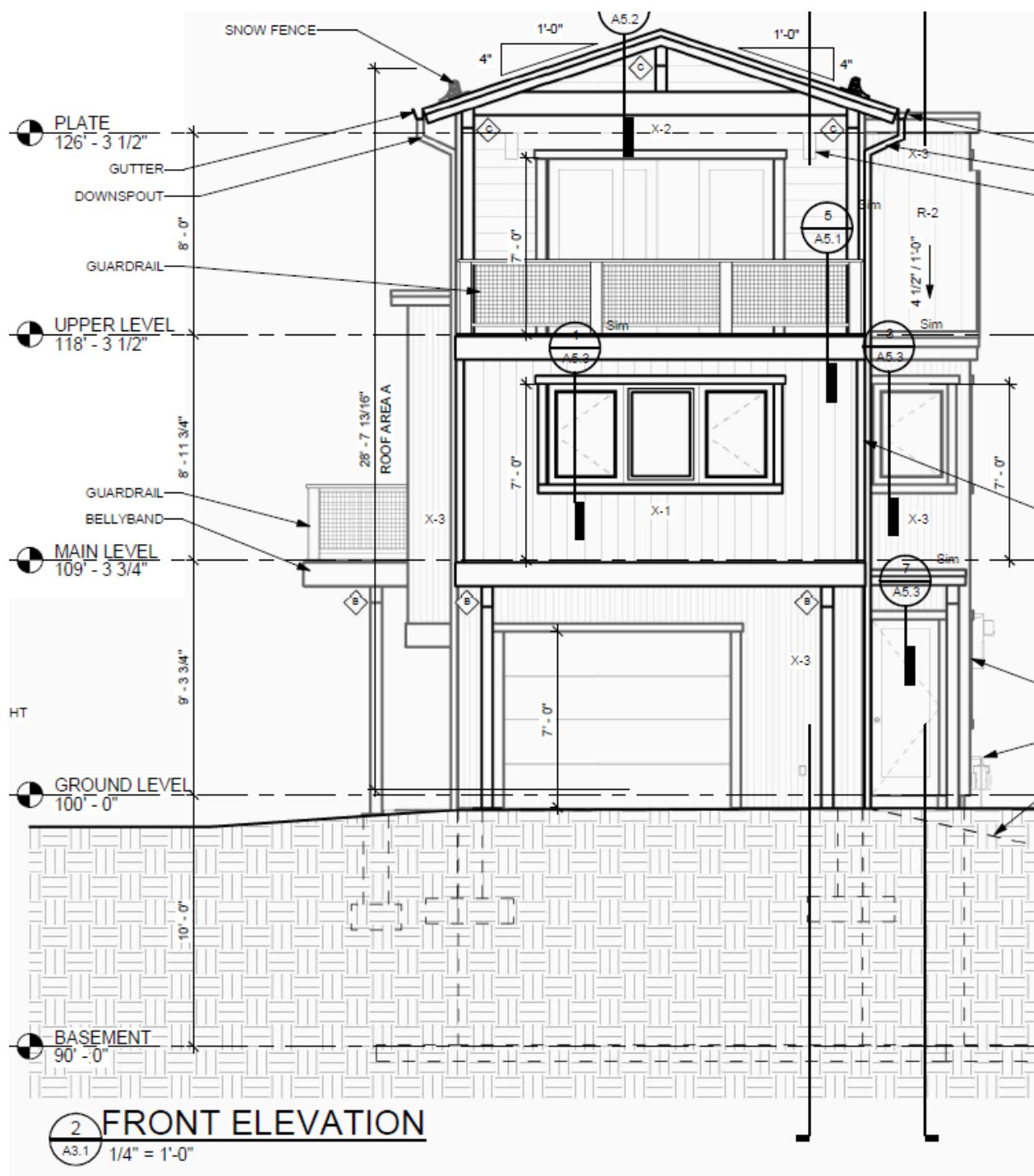


Figure 3: Original Front Elevation

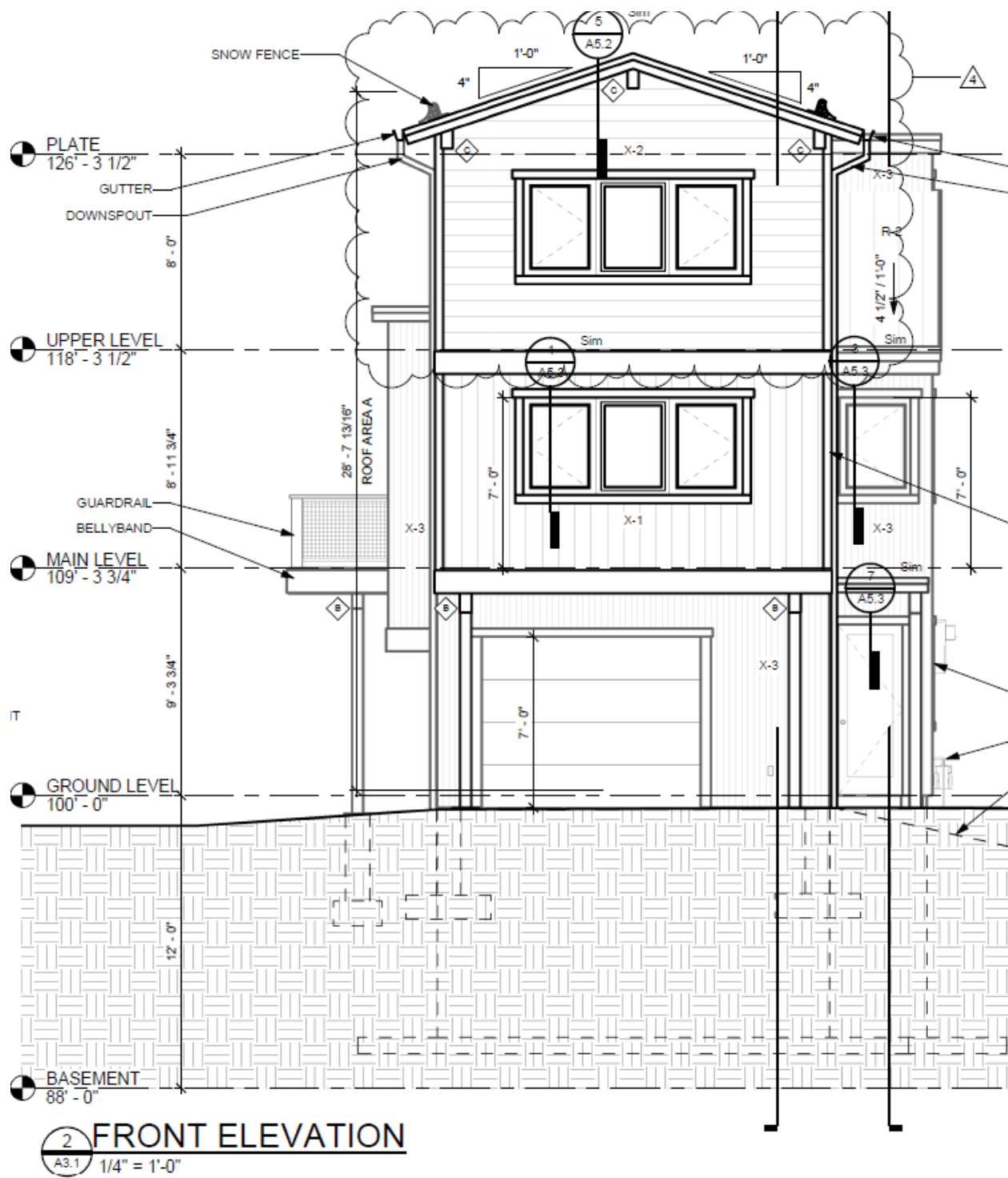


Figure 4: Proposed Front Elevation

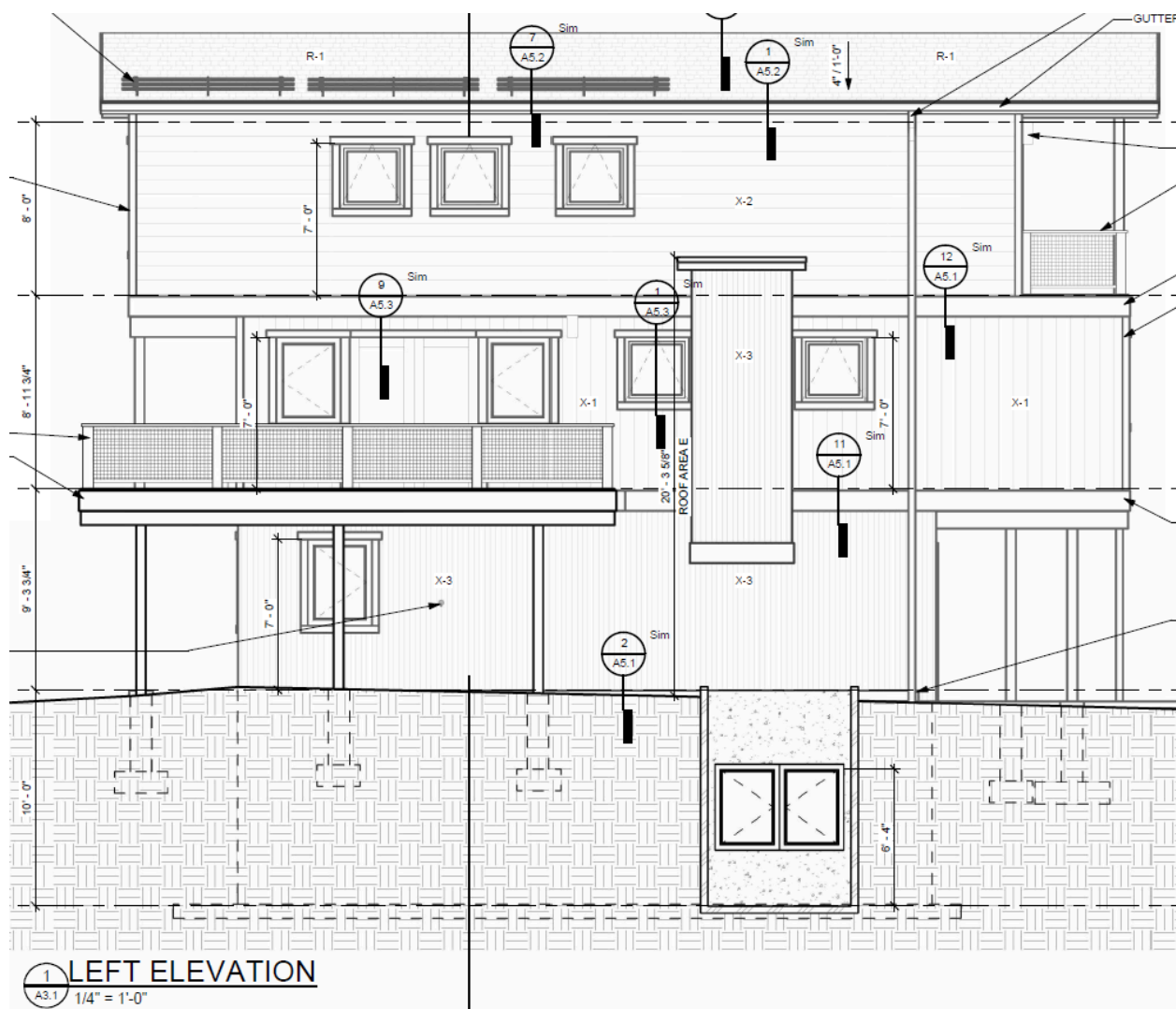


Figure 5: Original Side Elevation

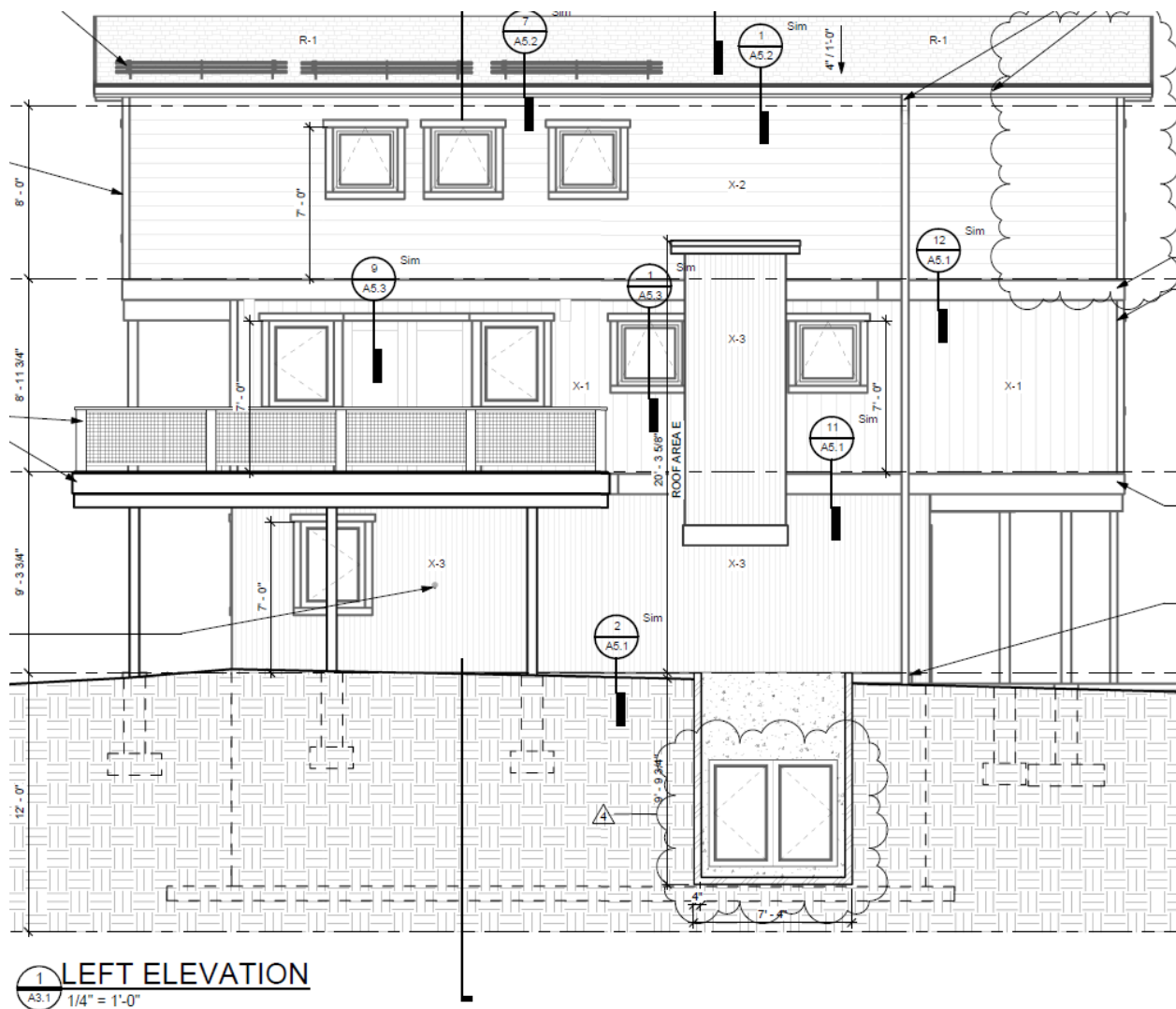


Figure 6: Proposed Side Elevation

Design Review Application

9/25/2025 9:19:45 AM

Project Information

Please ensure you are familiar with the [Design Review Process Guide & Appendix B.II.A](#) prior to filling out an application.

Project Information

Is this a Minor or Major DRB Project?: Minor

Project Name: Belden Place

Street Address

Address Line 1: 0018 Abby Road

Address Line 2:

City: Minturn

State: Colorado

Zip: 81645

Zoning: PUD

Application Request: Minor DRB application for a new layout for the upper level (removal of deck), as well as updated window sizes at the basement.

Applicant Information

Name: Greg Macik

Mailing Address

Address Line 1: 56 Edwards Village Blvd

Address Line 2: Suite #210

City: Edwards

State: Colorado

Zip: 81632

Phone: (970) 766-1470

Email: greg@tabassociates.com

Is the Property Owner different than the Applicant?: Yes

Property Owner Information

Name: Alison Perry, Miners Base Camp LLC

Mailing Address

Address Line 1: PO Box 1134

Address Line 2:

City: Minturn

State: Colorado

Zip: 81645

Phone: (970) 306-2264

Email: perry@vailland.com

Additional Information

Submittal Requirements (as applicable)

Lot Size: 2098

of Stories: 4

Type of Residence: Single Family

Snow Storage (sq ft): 105

of Bedrooms: 4

Building Footprint (sq ft): 922

of On-site Parking Spaces: 3

Total Impervious Surfaces (sq ft): 1046

Uploads

Submittal Checklist Requirements (as applicable)

Letter of Intent

What is the purpose of the project including;

- Relevant Background
- Current Status of the Site
- All Proposed Uses and Structures
- How the Proposal Differs from what already exists
- Information regarding Easements or Dedicated Tracts, etc.

Letter of Intent: [2025 0925 Belden Lot 1 - Minor DRB Memo.pdf](#)

Vicinity Map

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

- Zoning of Property

Vicinity Map:

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.

Boundary Survey with a stamp and signature of a licensed surveyor:

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 and impervious coverage
- Setbacks
- Ordinary High Water Mark determined by the Town Engineer and paid for by Applicant
- Parking Plan
- Traffic Circulation - Location and Width of Existing and Proposed Access Points & Location of Existing Driveways and Intersections
- Landscaped Area – Plan including existing and proposed vegetation
- Approximate Location of Existing Wooded Areas and Rock Outcrops
- Location and Type of Existing and Proposed Easements
- Utility Easements
- Drainage Features
- Snow Storage areas expressed in square feet as a percentage of the overall site area

Site Plan:

Preliminary Building Plans and Elevations

- Indicates Dimensions
- General Appearance
- Scale
- Interior Plan for the Buildings

Preliminary Building Plans and Elevations: [2025 0925 - 2215 Lot 1 - Updated DRB Set.pdf](#)

Elements needed on the Site Plan

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

Elements needed on the Site Plan:

Architecture Details – Materials Board

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

Architecture Details – Materials Board:

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.

Grading and Drainage Plan:

Approval Page

Comments:

Applicant Signature

☒ I declare under penalty of perjury in the second degree that the statements made in the above application are true and complete to the best of my knowledge.

Signature: Greg Macik

Date: 09-25-2025

TAB Associates, Inc.
The Architectural Balance

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



Memo

Project: Belden Place – Lots 1

Project No: **2215**

Date: September 25th, 2025

RE: Minor Design Review Submittal

FROM:

Greg Macik, Principal
Jack Little, Project Manager

TO:

Town of Minturn DRB

VIA:

Email and Digital Copies

Remarks:

We are submitting Minor DRB modifications to Lot 1 (Single Family) in the Belden Place development. The extents of the change include modified window sizes and the removal of the upper-level balcony.

Changes have been clouded and noted on drawing set.

BELDEN PLACE

Lot 1 - 0018 Abby Road

Single Family

Minturn, CO 81645

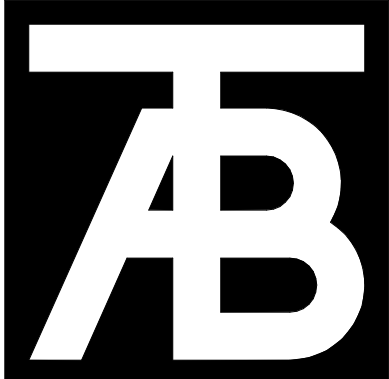


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A0.0	COVER SHEET
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A5.1	DETAILS
A5.2	DETAILS
A5.3	DETAILS



Minor DRB Modification
09/25/2025



TAB Associates
The Architectural Balance
0058 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@tab.net
www.tabnet.com
Civil Engineer
Timberline Engineering
(970) 963-9669
Structural Engineer
KRM Consultants, Inc.
(970) 949-9391
Mechanical Engineer

Seal

Belden Place-Single Family
Lot 01 - 0018 Abby Road
Minturn, Colorado

Revisions:		
No.	Description	Date
4	Minor DRB	09/25/2025

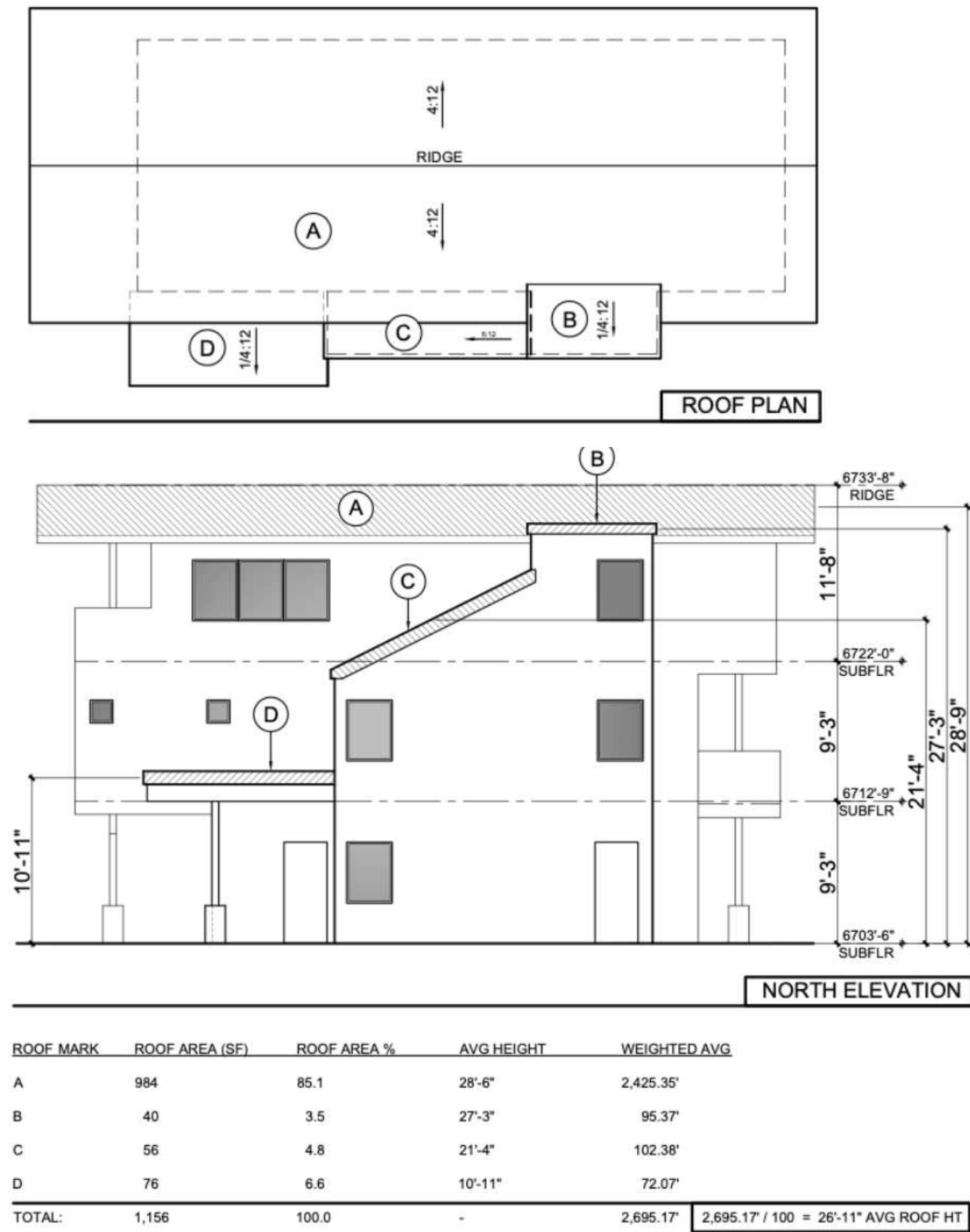
Issue Dates:
DRB - 02/14/25
CD's - 04/29/25
Minor DRB - 09/25/25

Sheet Title:
Cover

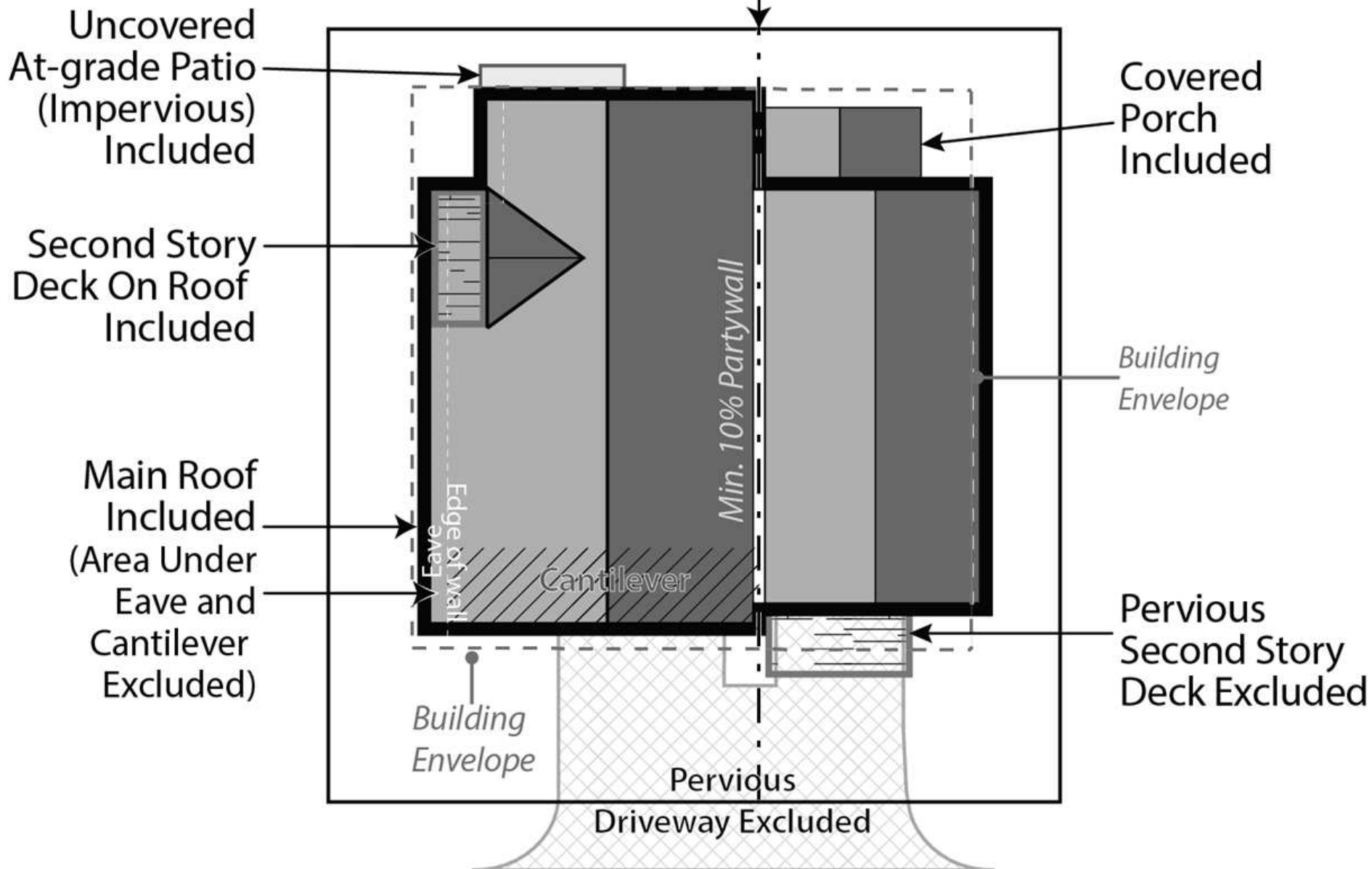
Project No:
2215
Sheet No:
A0.0

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

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



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



BUILDING PLACEMENT AND ENVELOPES

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

The following encroachments are permitted beyond the platted building envelope:

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

1. SINGLE-FAMILY DETACHED

- a. Style
- (1) Residences with the same architectural elevations and coloring shall not be placed adjacent to each other or directly across the street from one another.
 - (2) Each residential unit type shall have at least two (2) elevations to provide stylistic diversity. This may include:
 - i. Roof forms/lines and profiles
 - ii. Varied window and door styles
 - iii. Varied entry treatments and locations including porches, columns, etc.
 - iv. Two or three story homes
 - v. Second or third story decks or balconies
- b. Building Form
- (1) The mass of the residence should strongly reflect the architectural style and be scaled to provide visual interest and depth, reduce boxiness and achieve an articulated form on the front and sides of the homes.
 - (2) Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
 - (3) Roof-top decks are permitted only on certain lots as established by developer and cannot be added on buildings not constructed with this initial feature.

2. DUPLEX/TRI-PLEX or MULTIFAMILY STRUCTURES

- a. Style
- (1) Structures shall have at least two (2) elevations to provide stylistic diversity.
 - (2) Units may be multi-stories.
 - (3) Units may be divided horizontally (townhomes) or vertically (flats).
 - (4) Second story decks or balconies permitted.
 - (5) Units have no minimum length of connection and may be joined via shared walls of the garage, external staircases, or main living area wall(s) or floors.
- b. Building Form
- (1) The mass of the residence should strongly reflect the architectural style and be scaled to provide visual interest and depth, reduce boxiness and achieve an articulated form on the front of the homes.
 - (2) Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
 - (3) Roof-top decks are permitted only on certain lots as established by developer and cannot be added on buildings not constructed with this initial feature.

3. MATERIALS

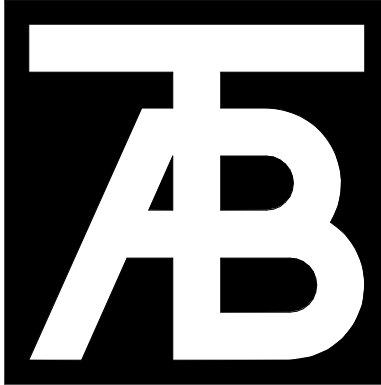
- a. Roofing materials are limited to the following:
- (1) Artificial wood shingle (to mimic wood shake shingle). Treated wood shake shingles or any other combustible material is prohibited.
 - (2) Standing seam metal.
 - (3) Asphalt shingles.
 - (4) Imitation (composite or similar); or, real slate tiles.
 - (5) Non-reflective solar tiles that mimic the above-mentioned products
 - (6) Any other recommended FireWise materials similar to the above-mentioned products.
- b. Siding materials are limited to the following:
- (1) Metal
 - (2) Wood
 - (3) Composite siding
 - (4) Fiber cement board (commonly known as "Hardie Board")
 - (5) Stucco.
 - (6) Any other recommended FireWise materials similar to the above-mentioned products.
 - (7) All siding materials to have non-reflective finishes.
- c. Doors and Windows:
- (1) Structures with multiple garage doors must always have identical, matching doors.
 - (2) All replacement windows shall be consistent and match the aesthetic of previous windows unless otherwise approved by the design review board. Skylight or solar tubes permitted.
 - (3) Screen or storm doors, in addition to typical front doors are permitted. Screen or storm doors cannot replace front doors at any time.
- d. Design Elements. This development may incorporate mountain appropriate design elements into the buildings, including, but not limited to, exposed heavy timber beams as accent elements or entry features, walls faced with wood, stone, faux stone or cultured stone, metal railings or accents. Stucco may only be utilized in small quantities on building facades and is not to be used as a primary material for home.
- e. Building materials for residential exteriors shall include at least two (2) types of materials as part of the building façade.

I. LANDSCAPING – See also PUD Landscaping Plan

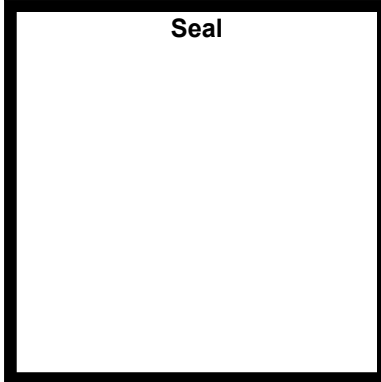
Shall not interfere with any drainage way, utility, pedestrian access, or entry into any structure. Landscaping shall not obscure windows, be installed under gas fireplace or dryer vents, nor shall any landscaping material overtake any yard, or spread into any common or neighboring yards.

Landscaping minimums:

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



TAB Associates
The Architectural Balance
0068 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@tab.net
www.tabnet.com
Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc.
(970) 949-9391
Mechanical Engineer
Electrical Engineer



Belden Place- Single Family
Lot 01 - 0018 Abby Road
Minturn, Colorado

Revisions:		
No	Description	Date

Issue Dates:
DRB - 02/14/25
CD's - 04/29/25
Minor DRB - 09/25/25

Sheet Title:
PUD GUIDE

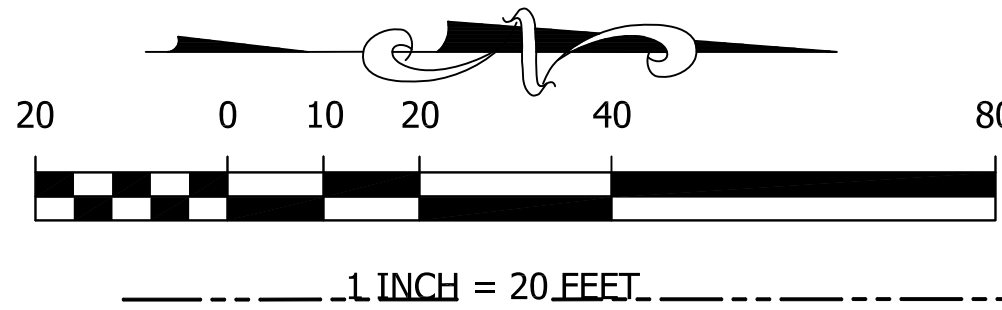
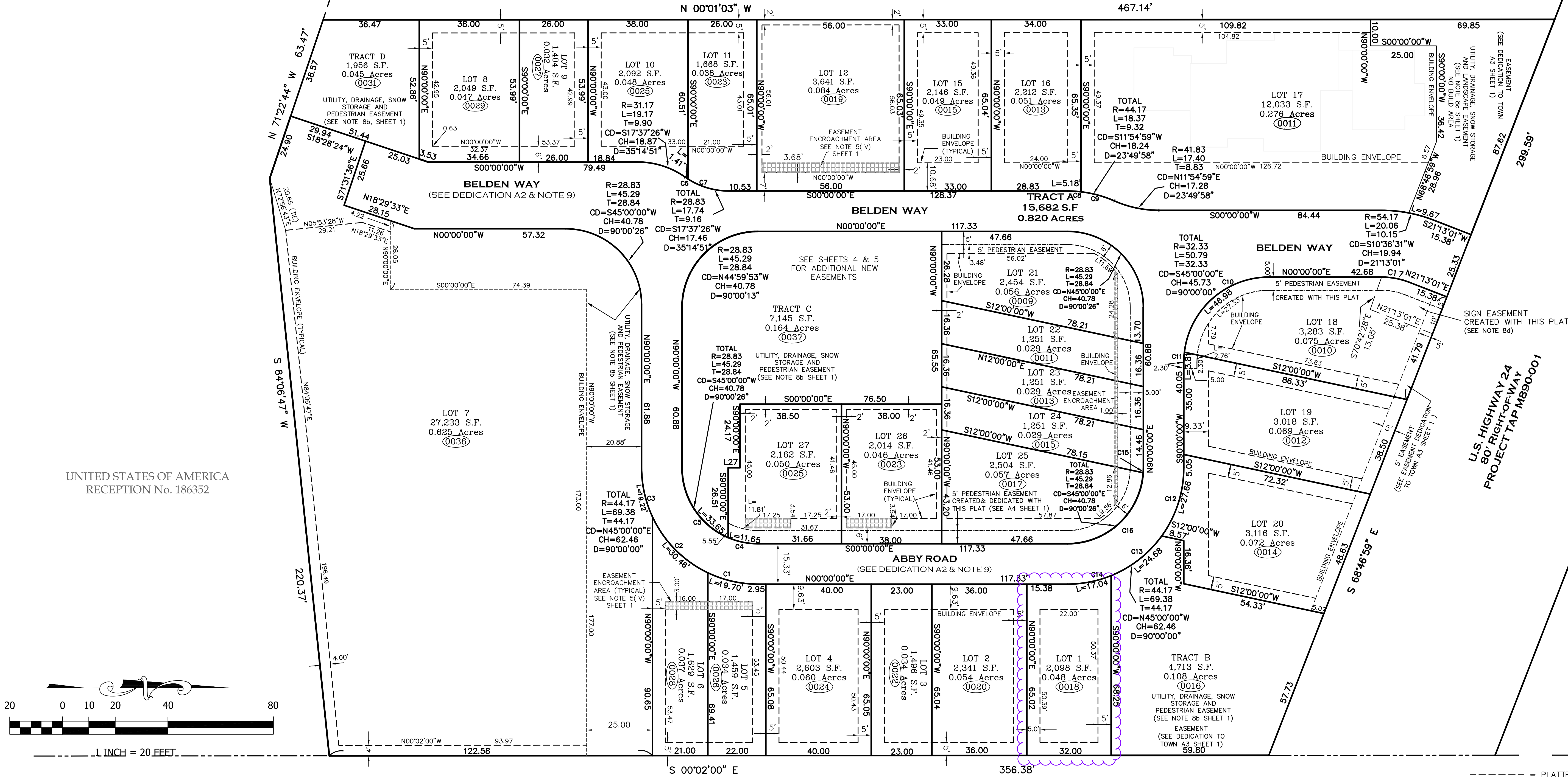
Project No:
2215

Sheet No:
A0.2

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

SHEET 3 OF 5
SUBDIVISION

LOT 28
SOUTH MINTURN ADDITION
RECEPTION No. 163447



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

UNITED STATES OF AMERICA
RECEPTION No.246983



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

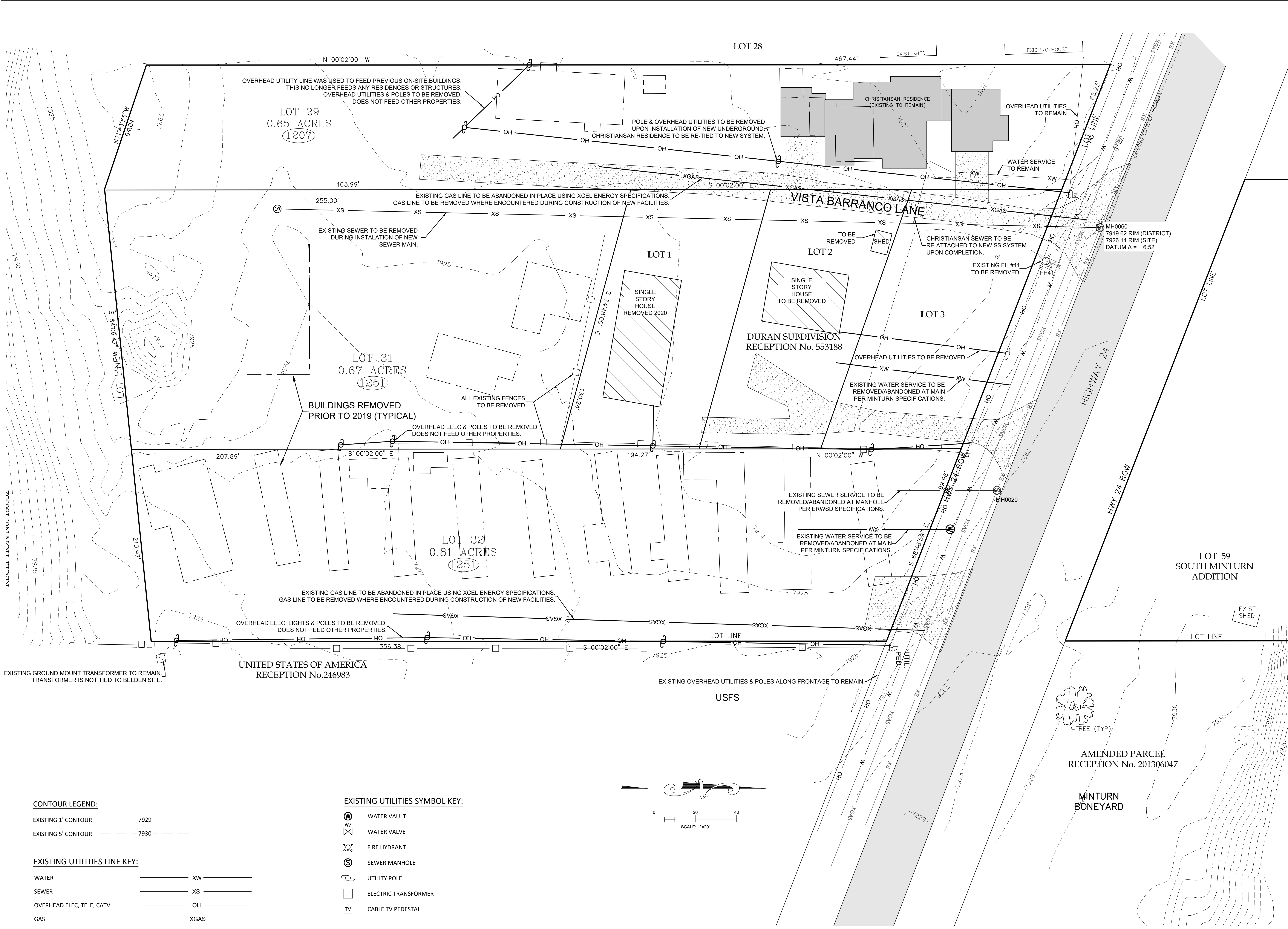


SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

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

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

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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Belden Place - 12 Plex (Flats) Lot 7

NOT FOR
CONSTRUCTION

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

Title: **EXISTING
SITE &
DEMOLITION
PLAN**

Sheet:

C.110

0036 Abby Road, Minturn, Colorado 81645



PROJECT LOCATION MAP

LINE KEY:

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

CONTOUR LEGEND:

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

PROPOSED UTILITY SYMBOL KEY:

W	WATER VAULT	SL	STREET LIGHT
WV	WATER VALVE		
FD	FIRE HYDRANT		
SM	SEWER MANHOLE		
UP	UTILITY POLE		
ET	ELECTRIC TRANSFORMER		
CTV	CABLE TV PEDESTAL		
ESV	ELECTRIC SPURCE VAULT		
WSCS	WATER SERVICE CURB STOP		
SSC	SANITARY SEWER CLEANOUT		

ABBREVIATION KEY

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

CONTACTS
Owner/contractor: Peter Murray Group
Brian Clayton
970 390-3489

Architect: TAB Associates, Inc.
56 Edwards Village Boulevard
Edwards, CO 81632
970 766-1470

Structural Engineer: KRM Consultants, Inc.
PO Box 4572
Vail, CO 81658
970 949-9391

Geotechnical Engineer: Kumar & Associates, Inc.
5020 County Road 154
Glenwood Springs, CO 81601
970 345-7988

Water: Town of Minturn Public Works
Arnold Martinez
970 445-2416

Sewer: Eagle River Water & Sanitation District
970 477-5451

Electric & Gas: Excel Energy
Electrical Emergency 800 895-1999
Gas Emergency 800 895-2999

Call before you dig: 811

UNIT 1

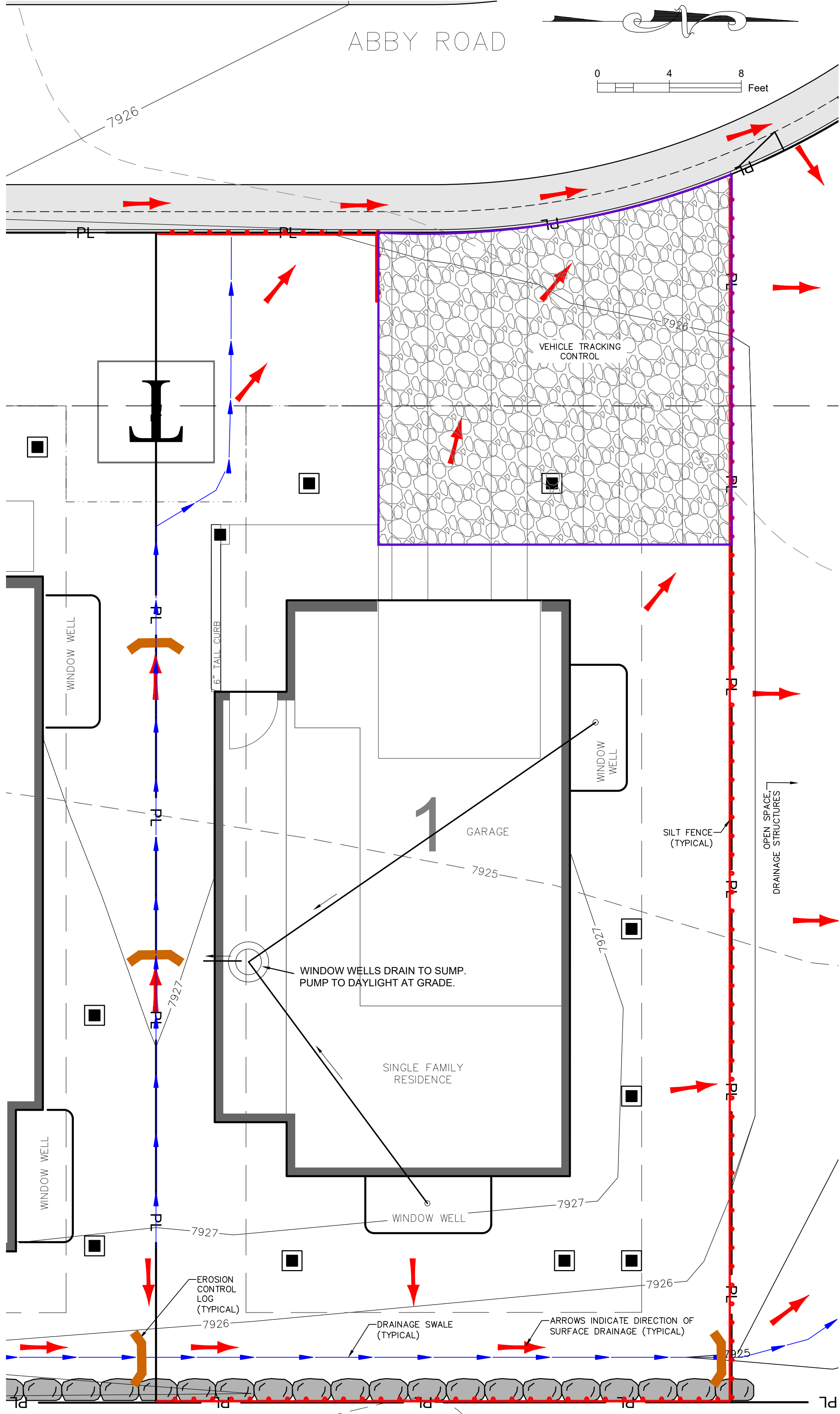
SHEET INDEX:

C.1 SITE PLAN
C.2 EROSION CONTROL DETAILS

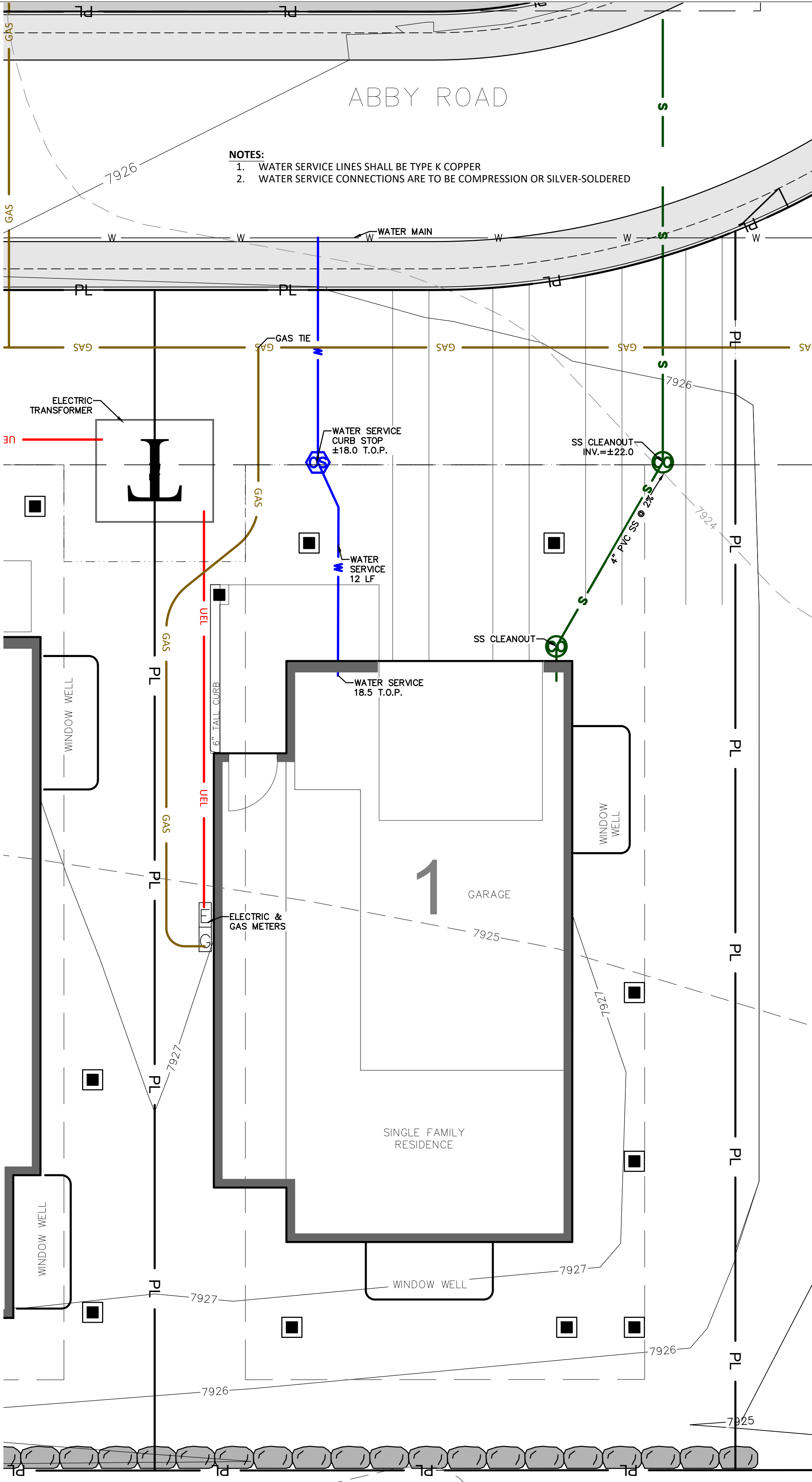
TIMBERLINE ENGINEERING, INC.
CIVIL/STRUCTURAL
218 E. Valley Rd.
STE 104-PMB 177
Colorado, Colorado
81623
timberlineengineering@gmail.com
p 970 663 9869

PROFESSIONAL ENGINEER
1992
1997

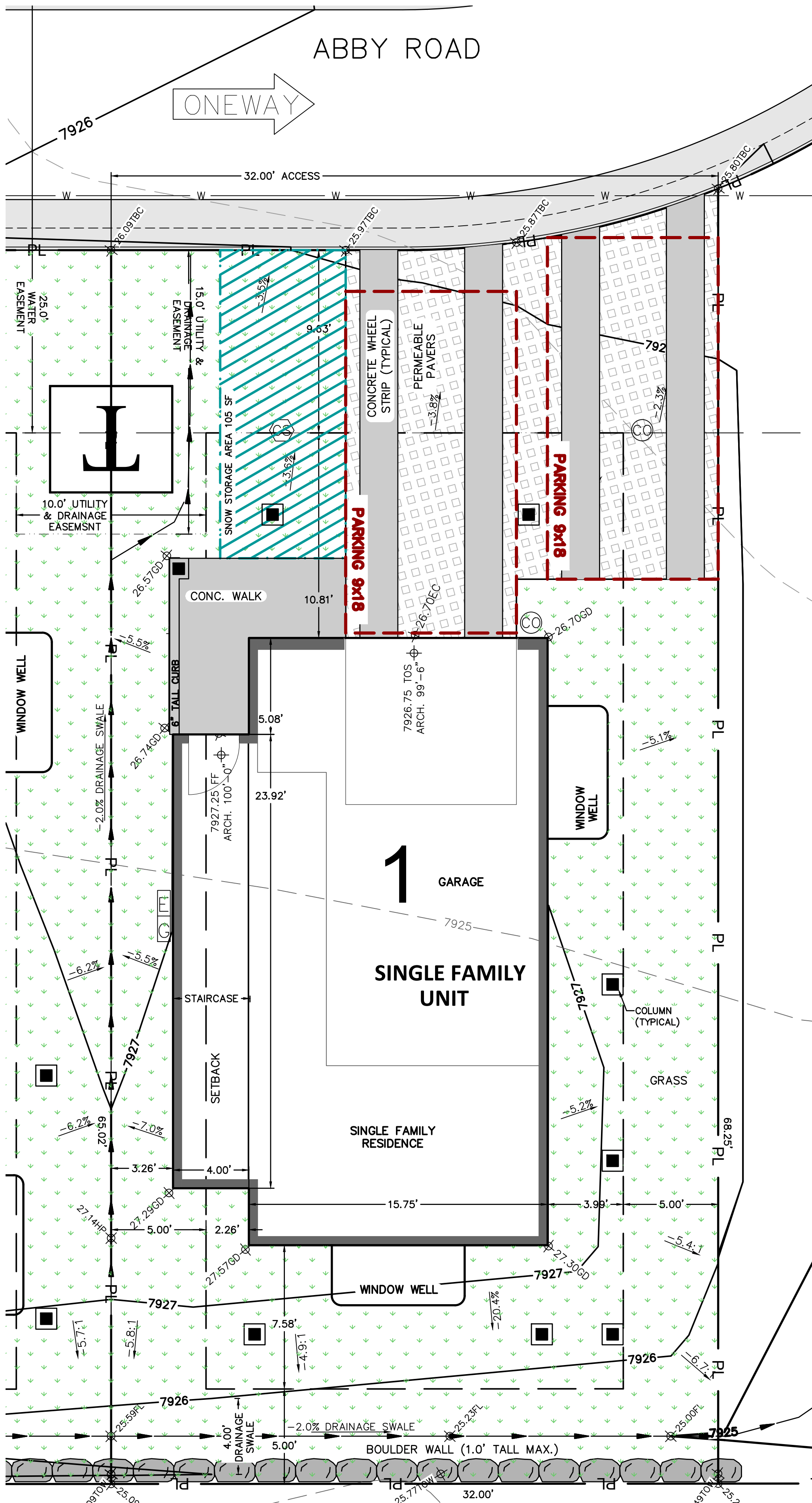
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EROSION CONTROL PLAN



UTILITY PLAN



SITE PLAN W/ GRADING

Belden Place UNIT 1 - SINGLE FAMILY RESIDENCE

Minturn, Colorado

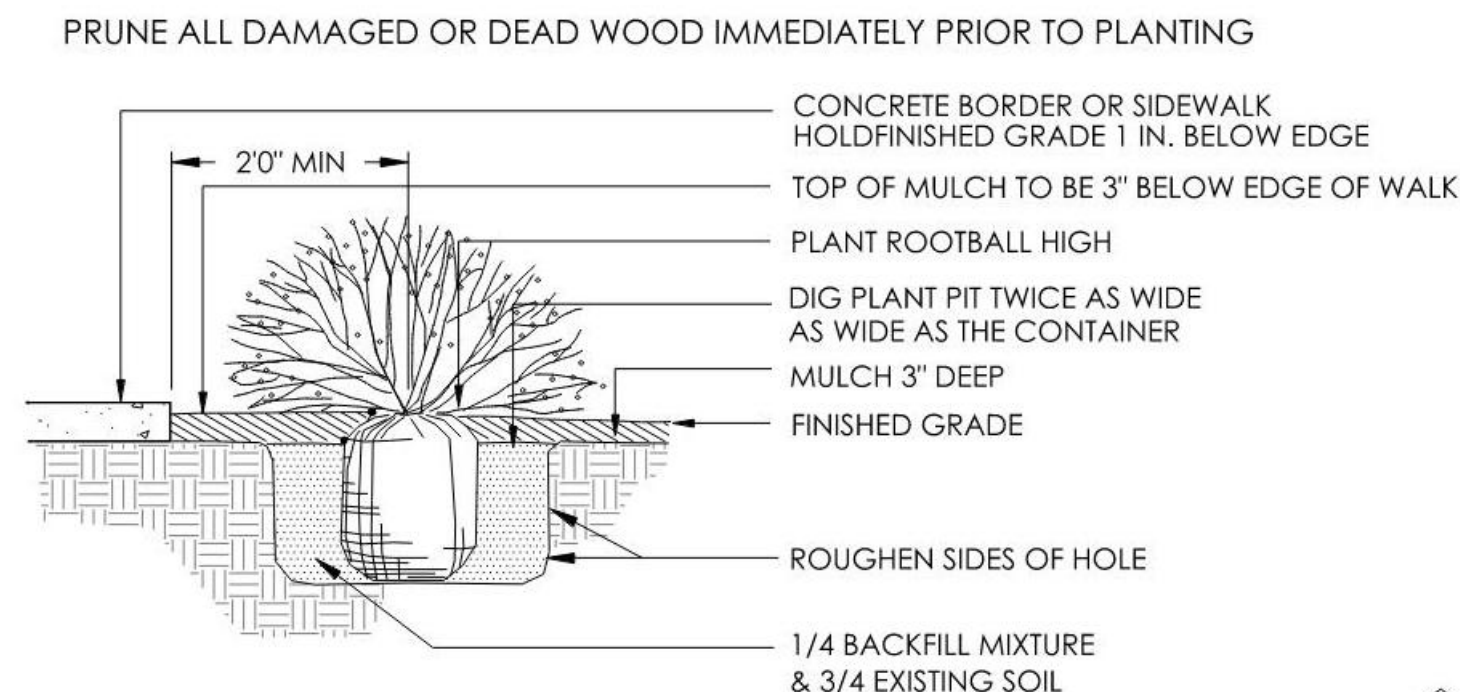
NOT FOR CONSTRUCTION

DATE	REVISION
1/15/25	DRB Coordination
3/12/25	DRB Updates

Title: SITE PLAN

Sheet: C.1

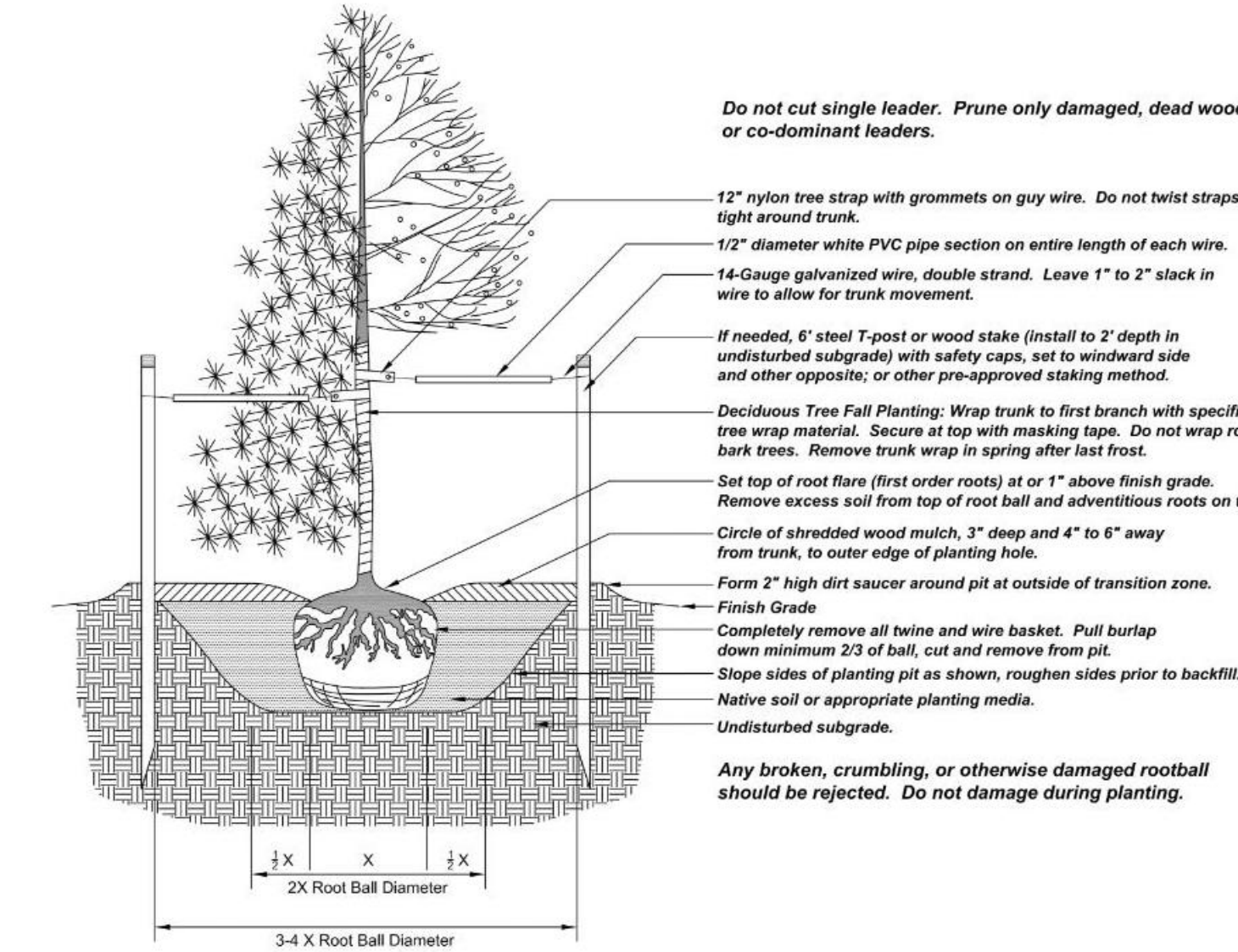




1 SHRUB PLANTING

SCALE: 3/4" = 1'-0"

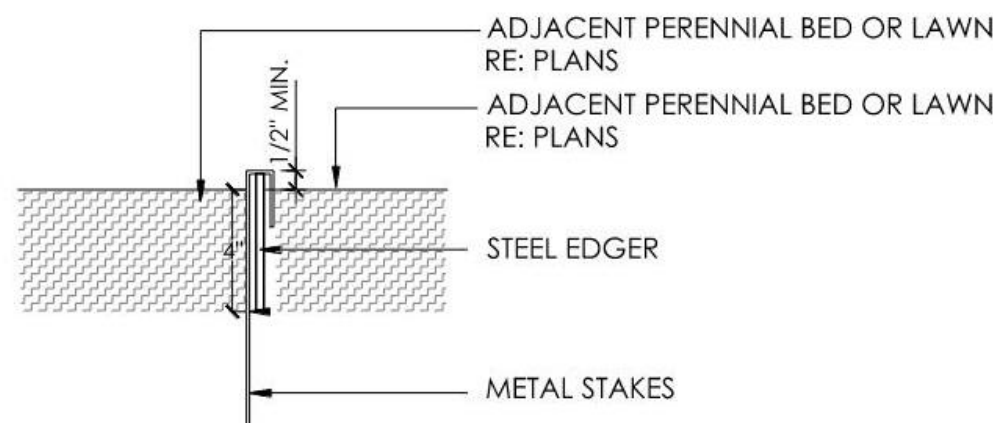
5



3 TREE PLANTING

SCALE: N.T.S.

3



NOTES:

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

8 METAL EDGER

SCALE: 3/4" = 1'-0"

8

GENERAL NOTES:

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

SIGHT TRIANGLE NOTES:

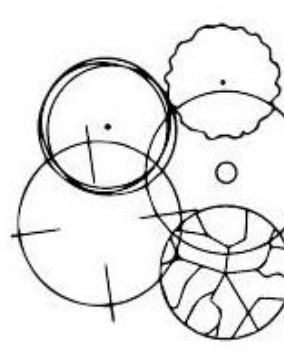
PEDESTRIAN SIGHT TRIANGLES: NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THE PEDESTRIAN SIGHT TRIANGLE.

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

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

TREE PROTECTION ZONE (TPZ) NOTES:

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



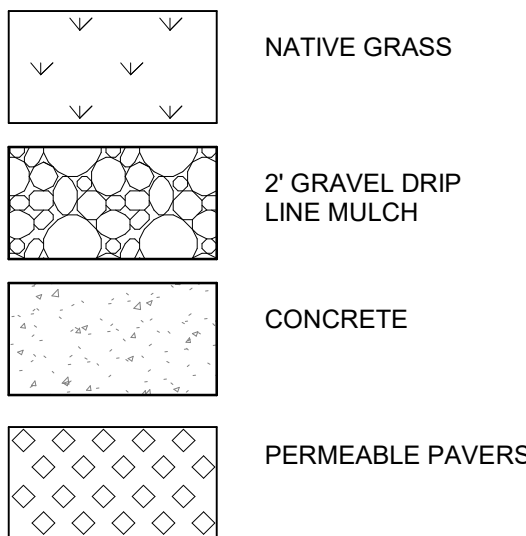
ORNAMENTAL TREES

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

DECIDUOUS SHRUBS

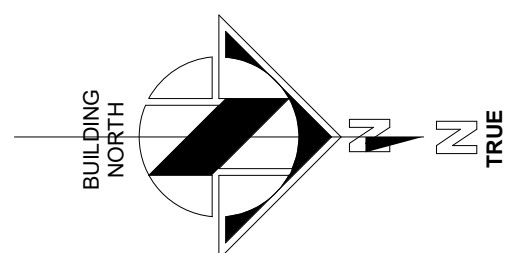
ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY
SAR	<i>Salix repens</i>	Creeping Willow	as shown	5 Gal.	9
SOS	<i>Sorbaria sorbifolia</i>	Ash-leaf Spirea	as shown	5 Gal.	6
SPM	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	as shown	5 Gal.	9
SYO	<i>Symphoricarpos occidentalis</i>	Western Snowberry	as shown	5 Gal.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

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



SITE CALCULATIONS

SITE SQFT	2,098 SQFT
BUILDING COVERAGE	887 SQFT
IMPERVIOUS COVERAGE (Includes Building)	1,081 SQFT
SITE COVERAGE ALLOWED	60%
SITE COVERAGE	51.5%



1 LANDSCAPE PLAN

A1.1 1/4" = 1'-0"

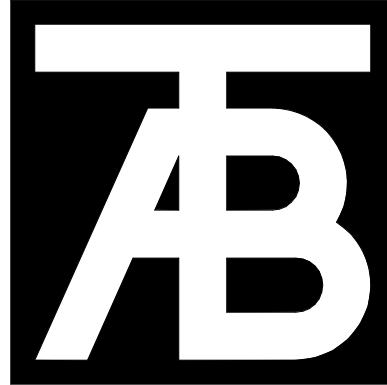
LANDSCAPE NOTES:

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

SOIL PREPARATION:

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

1. SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED. SOIL ANALYSIS FROM A LOCAL ACCREDITED SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS SHALL BE REQUIRED WHEN PLANTS ARE TO BE INSTALLED IN GREEN SPACE. ALL SOIL REMEDIATION SHALL BE BASED ON THE SOIL ANALYSIS.
 - 1.1. MINIMUM SOIL ANALYSIS MUST DETERMINE SOIL TEXTURE AND STRUCTURE, PH BALANCE, SOIL SALINITY, FREE LIME, ORGANIC MATTER (OM) CONTENT, PLANT AVAILABLE NUTRIENTS AND COMPACTION.
 - 1.2. DEPTH OF LANDSCAPE SOIL ANALYSIS SHALL BE 24IN FOR TREES AND 8IN FOR ALL OTHER AREAS
 - 1.3. SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS.
2. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
 - 1.1. ORGANIC MATTER: 25% MINIMUM.
 - 1.2. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM.
 - 1.3. PH: 8.5 MAXIMUM.
 - 1.4. CARBON TO NITROGEN RATIO OF 10:1 TO 20:1.
 - 1.5. PARTICLE SIZE NO PARTICLE SMALLER THAN SILT OR CLAY SIZE, OR LARGER THAN 1/2" DIAMETER
 - 1.6. ACCEPTABLE COMPOST PRODUCT: CLASS I COMPOST, SUCH AS ECOGRO OR BIO-COMP, AS PROVIDED BY A1 ORGANICS, EATON, CO. OR APPROVED EQUAL.
2. FINISH GRADE TO BE BELOW THE EDGE OF PAVEMENT PRIOR TO SODDING OR PLANTING:
 - 1.1. SEEDED/SODDED AREAS: ALLOW 1 INCH FOR SOD.
 - 1.2. PLANTED AREAS: ALLOW 3 INCHES FOR MULCH.
4. AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO DEPTH OF 6" MINIMUM UNTIL SOIL IS WELL PULVERIZED AND THOROUGHLY MIXED.



TAB Associates

The Architectural Balance
0068 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-4471
email: tab@tab.net
www.tabnet.com
Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc.
(970) 949-9391
Mechanical Engineer

Electrical Engineer

Seal

Belden Place- Single Family
Lot 01 - 0018 Abby Road
Minturn, Colorado

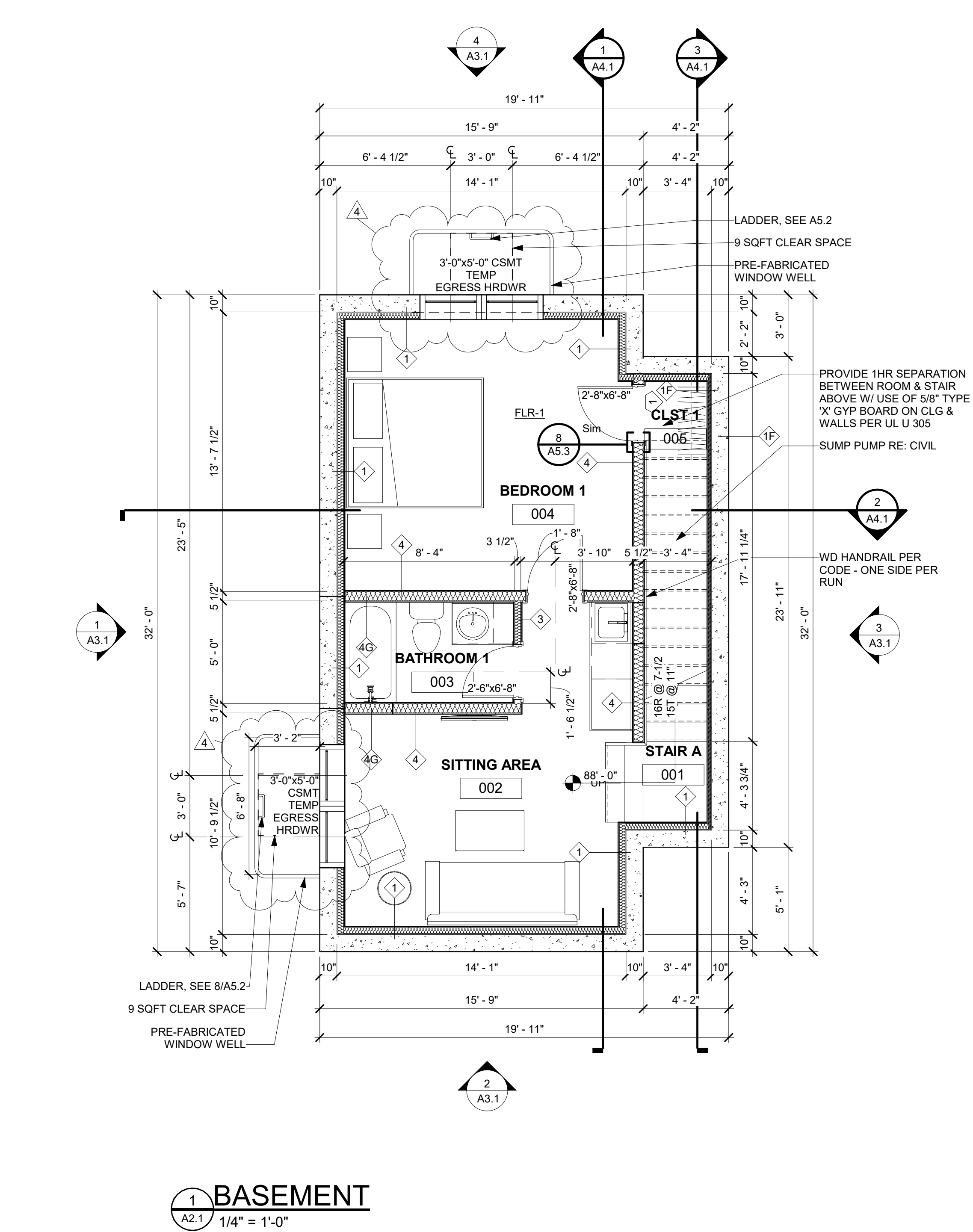
Revisions:		
No	Description	Date

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DRB - 02/14/25
CD's - 04/29/25
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Sheet Title:
Landscape Plan

Project No:
2215

Sheet No:
A1.1



CONTRACTOR TO PROVIDE THE FOLLOWING AS DEFERRED SUBMITTALS FOR BUILDING PERMIT

MECHANICAL

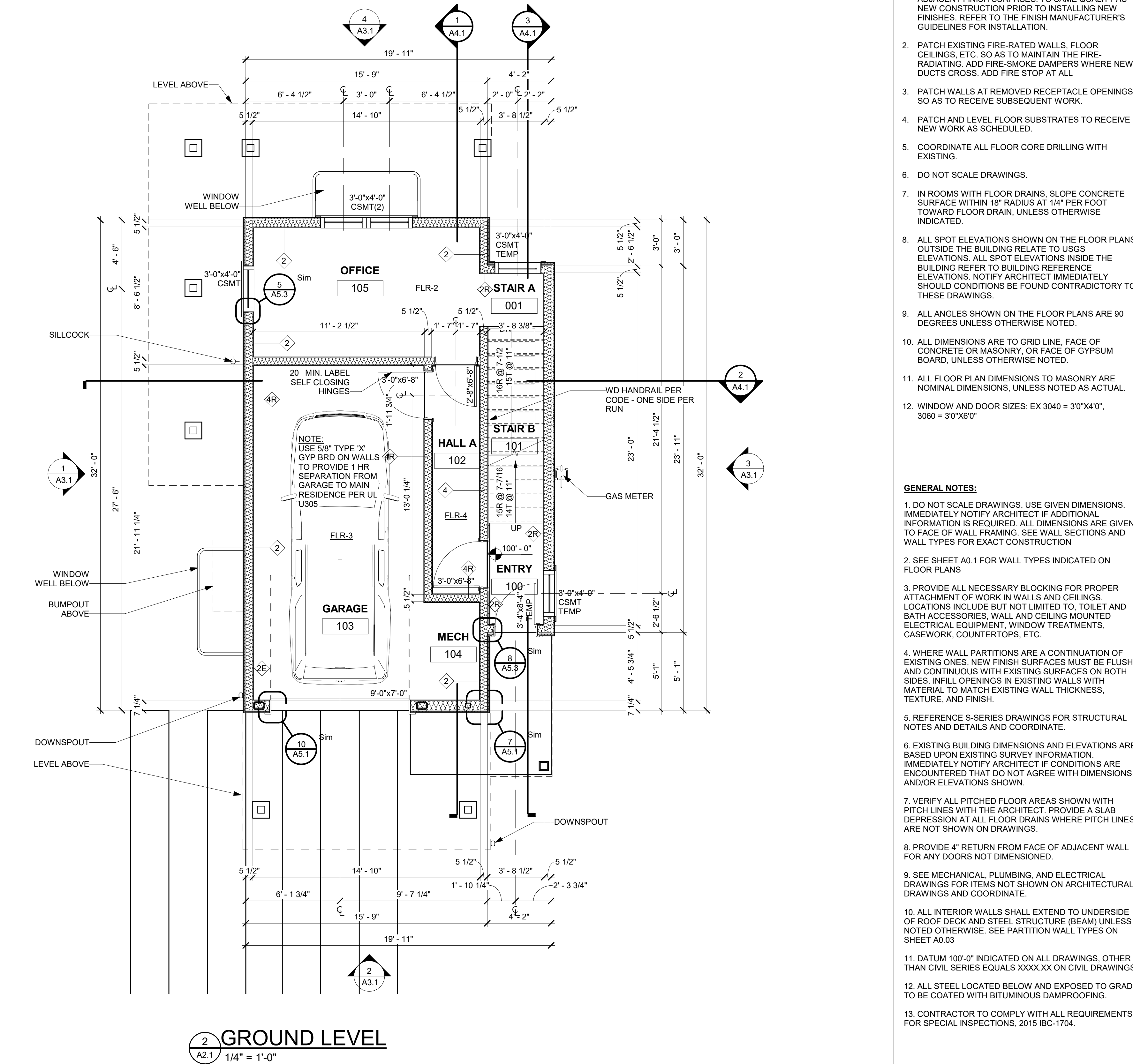
- M1. PLEASE PROVIDE THE REQUIRED MANUAL J AND S, M1401.2
M2. PLEASE PROVIDE THE REQUIRED MANUAL D, M1601.1
M3. PLEASE PROVIDE THE CONSTRUCTION DETAILS FOR THE PROPOSED WHOLE HOUSE VENTILATION SYSTEM, M1505.4
M4. SHEET A2.1: IF ALL THE GAS FIRED APPLIANCES ARE NOT SEALED COMBUSTION AND THE KITCHEN EXHAUST HOOD IS GREATER THAN 400 CFM MAKEUP AIR SYSTEM WILL BE REQUIRED. PLEASE PROVIDE THE CONSTRUCTION DETAILS FOR THE PROPOSED MAKEUP AIR SYSTEM IF NEEDED.

PLUMBING

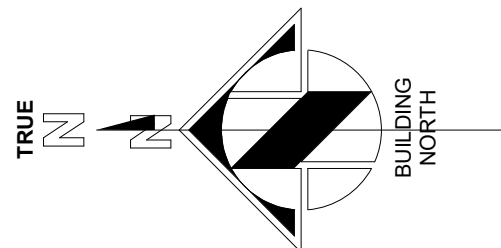
- P1. SHEET A2.1: LOWER FLOOR. PLEASE INDICATE HOW THE WATER HEATER AND ASSOCIATED PIPING WILL BE PROTECTED FROM FREEZING, P2603.5
PLEASE INDICATE THE REQUIRED 3' X 3' X 7' HIGH CLEAR SPACE AT THE WATER HEATER, R403.5.4 AS AMENDED
B. INDICATE THE REQUIRED CONDENSATE DRAIN AT THE WATER HEATER THAT WILL ALLOW NATURAL DRAINAGE, R403.5.4 AS AMENDED
PLEASE NOTE THAT THAT THESE TWO COMMENTS ARE INTENDED TO PROVIDE SPACE AND DRAINAGE FOR A HEAT PUMP WATER HEATER. WE ARE NOT AWARE THAT HEAT PUMP WATER HEATERS CAN BE INSTALLED IN AN UNCONDITIONED OR CONDITIONED GARAGE.

CONTRACTOR TO PROVIDE THE FOLLOWING FOR IECC REQUIREMENTS AND COMPLETION

- REQUIRED BLOWER DOOR TEST AT 3-ACH50, R402.4.1.3
A. REQUIRED DUCT TIGHTNESS TEST, R403.3.5
IV. REQUIRED DOMESTIC HOT WATER PIPING INSULATION, R403.5.2
VI. THE REQUIRED ITEMS THAT ARE TO BE LISTED ON THE COMPLIANCE CERTIFICATE, R401.3 AS AMENDED



CONTRACTOR TO COORDINATE DUCTING FROM THE FURNACE (IF PENETRATING THE GARAGE/HOUSE SEPARATION) WILL BE A MINIMUM OF 26 GAUGE AND THAT THE FURNACE HAS NO OPENINGS INTO THE GARAGE, R302.5. NOTE THAT WE ARE NOT AWARE OF ANY FURNACE THAT IS AIRTIGHT, HAVING THE FURNACE AND THE WATER HEATER WITHIN THE GARAGE SPACE CAN BE DIFFICULT AT BEST.



NOTES:

CLOSET NOTES:

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

GENERAL CLOSET NOTES:

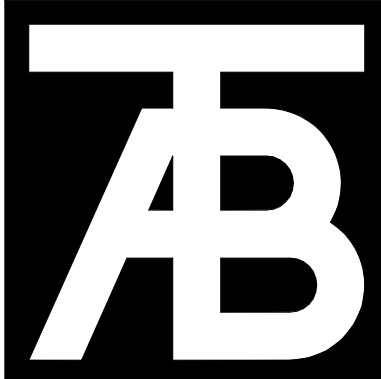
1. ALL SHELVES & VERTICAL DIVIDERS TO BE AC PLYWOOD WITH 1x2 EDGE, SPECIES TO BE SPECIFIED BY DEVELOPER.
2. CLEATS TO BE 1x2 CLEAR PINE.
3. PROVIDE ROD SUPPORTS @ 36" OC MAX.
4. ALL TO BE STAINED TO MATCH CASE & BASE.

FLOOR PLAN GENERAL NOTES:

1. PATCH EXISTING CONSTRUCTION SCHEDULED TO REMAIN, REPAIRED SURFACES TO BE FLUSH WITH ADJACENT FINISH SURFACES. TO SAME QUALITY AS NEW CONSTRUCTION PRIOR TO INSTALLING NEW FINISHES. REFER TO THE FINISH MANUFACTURER'S GUIDELINES FOR INSTALLATION.
2. PATCH EXISTING FIRE-RATED WALLS, FLOOR CEILINGS, ETC. SO AS TO MAINTAIN THE FIRE-RADIATING. ADD FIRE-SMOKE DAMPERS WHERE NEW DUCTS CROSS. ADD FIRE STOP AT ALL.
3. PATCH WALLS AT REMOVED RECEPTACLE OPENINGS SO AS TO RECEIVE SUBSEQUENT WORK.
4. PATCH AND LEVEL FLOOR SUBSTRATES TO RECEIVE NEW WORK AS SCHEDULED.
5. COORDINATE ALL FLOOR CORE DRILLING WITH EXISTING.
6. DO NOT SCALE DRAWINGS.
7. IN ROOMS WITH FLOOR DRAINS, SLOPE CONCRETE SURFACE WITHIN 18" RADIUS AT 1/4" PER FOOT TOWARD FLOOR DRAIN, UNLESS OTHERWISE INDICATED.
8. ALL SPOT ELEVATIONS SHOWN ON THE FLOOR PLANS OUTSIDE THE BUILDING RELATE TO USGS ELEVATIONS. ALL SPOT ELEVATIONS INSIDE THE BUILDING REFER TO BUILDING REFERENCE ELEVATIONS. NOTIFY ARCHITECT IMMEDIATELY SHOULD CONDITIONS BE FOUND CONTRADICTORY TO THESE DRAWINGS.
9. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO GRID LINE, FACE OF CONCRETE OR MASONRY, OR FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
11. ALL FLOOR PLAN DIMENSIONS TO MASONRY ARE NOMINAL DIMENSIONS, UNLESS NOTED AS ACTUAL.
12. WINDOW AND DOOR SIZES: EX 3040 = 3'0"x4'0", 3060 = 3'0"x6'0"

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS. IMMEDIATELY NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED. ALL DIMENSIONS ARE GIVEN TO FACE OF WALL FRAMING. SEE WALL SECTIONS AND WALL TYPES FOR EXACT CONSTRUCTION.
2. SEE SHEET A0.1 FOR WALL TYPES INDICATED ON FLOOR PLANS.
3. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ATTACHMENT OF WORK IN WALLS AND CEILINGS. LOCATIONS INCLUDE BUT NOT LIMITED TO: TOILET AND BATH ACCESSORIES, WALL AND CEILING MOUNTED ELECTRICAL EQUIPMENT, WINDOW TREATMENTS, CASEWORK, COUNTERTOPS, ETC.
4. WHERE WALL PARTITIONS ARE A CONTINUATION OF EXISTING ONES, NEW FINISH SURFACES MUST BE FLUSH AND CONTINUOUS WITH EXISTING SURFACES ON BOTH SIDES. INFILL OPENINGS IN EXISTING WALLS WITH MATERIAL TO MATCH EXISTING WALL THICKNESS, TEXTURE, AND FINISH.
5. REFERENCE S-SERIES DRAWINGS FOR STRUCTURAL NOTES AND DETAILS AND COORDINATE.
6. EXISTING BUILDING DIMENSIONS AND ELEVATIONS ARE BASED UPON EXISTING SURVEY INFORMATION. IMMEDIATELY NOTIFY ARCHITECT IF CONDITIONS ARE ENCOUNTERED THAT DO NOT AGREE WITH DIMENSIONS AND/OR ELEVATIONS SHOWN.
7. VERIFY ALL PITCHED FLOOR AREAS SHOWN WITH PITCH LINES WITH THE ARCHITECT. PROVIDE A SLAB DEPRESSION AT ALL FLOOR DRAINS WHERE PITCH LINES ARE NOT SHOWN ON DRAWINGS.
8. PROVIDE 4" RETURN FROM FACE OF ADJACENT WALL FOR ANY DOORS NOT DIMENSIONED.
9. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ITEMS NOT SHOWN ON ARCHITECTURAL DRAWINGS AND COORDINATE.
10. ALL INTERIOR WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK AND STEEL STRUCTURE (BEAM) UNLESS NOTED OTHERWISE. SEE PARTITION WALL TYPES ON SHEET A0.03.
11. DATUM 100'-0" INDICATED ON ALL DRAWINGS, OTHER THAN CIVIL SERIES EQUALS XXXX.XX ON CIVIL DRAWINGS.
12. ALL STEEL LOCATED BELOW AND EXPOSED TO GRADE TO BE COATED WITH BITUMINOUS DAMPROOFING.
13. CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS FOR SPECIAL INSPECTIONS, 2015 IBC-1704.



TAB Associates
The Architectural Balance

0068 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-4471
email: tab@tab.net
www.tabnet.com

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

Electrical Engineer

Seal

Belden Place-Single Family
Lot 01 - 0018 Abby Road
Minturn, Colorado

Revisions:		
No.	Description	Date
4	Minor DRB	09/25/2025

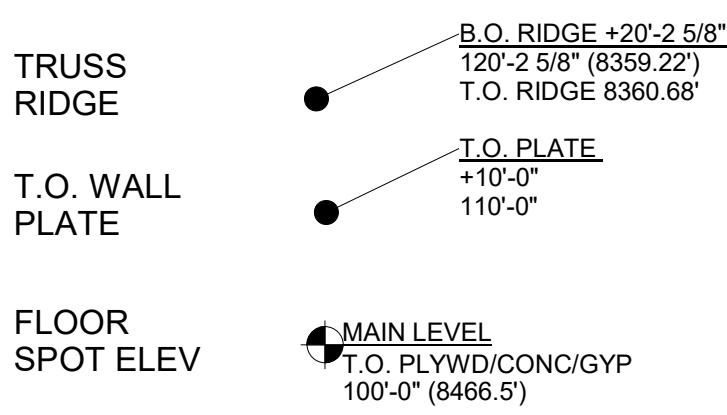
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DRB - 02/14/25
CD's - 04/29/25
Minor DRB - 09/25/25

Sheet Title:

Basement & Ground Floor Plans

Project No:
2215

Sheet No:
A2.1



NOTES:

CLOSET NOTES:

1. SINGLE HANGING: DESIGNATED BY SINGLE DASHED LINE IN CLOSETS TO BE: 16" SHELF @ 7'-0" AFF, 16" SHELF & ROD @ 5'-6" AFF.
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2. CLEATS TO BE 1/2" CLEAR PINE.
3. PROVIDE ROD SUPPORTS @ 36" OC MAX.
4. ALL TO BE STAINED TO MATCH CASE & BASE.

FLOOR PLAN GENERAL NOTES:

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2. PATCH EXISTING FIRE-RATED WALLS, FLOOR CEILINGS, ETC. SO AS TO MAINTAIN THE FIRE-RADIATING ADD FIRE-SMOKE DAMPERS WHERE NEW DUCTS CROSS. ADD FIRE STOP AT ALL.
3. PATCH WALLS AT REMOVED RECEPTACLE OPENINGS SO AS TO RECEIVE SUBSEQUENT WORK.
4. PATCH AND LEVEL FLOOR SUBSTRATES TO RECEIVE NEW WORK AS SCHEDULED.
5. COORDINATE ALL FLOOR CORE DRILLING WITH EXISTING.
6. DO NOT SCALE DRAWINGS.
7. IN ROOMS WITH FLOOR DRAINS, SLOPE CONCRETE SURFACE WITHIN 18" RADIUS AT 1/4" PER FOOT TOWARD FLOOR DRAIN, UNLESS OTHERWISE INDICATED.
8. ALL SPOT ELEVATIONS SHOWN ON THE FLOOR PLANS OUTSIDE THE BUILDING RELATE TO USGS ELEVATIONS. ALL SPOT ELEVATIONS INSIDE THE BUILDING REFER TO BUILDING REFERENCE ELEVATIONS. NOTIFY ARCHITECT IMMEDIATELY SHOULD CONDITIONS BE FOUND CONTRADICTORY TO THESE DRAWINGS.
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11. ALL FLOOR PLAN DIMENSIONS TO MASONRY ARE NOMINAL DIMENSIONS, UNLESS NOTED AS ACTUAL.
12. WINDOW AND DOOR SIZES: EX 3040 = 30"x40", 3060 = 30"x60".

GENERAL NOTES:

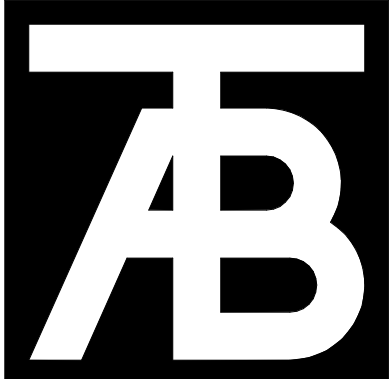
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8. PROVIDE 4" RETURN FROM FACE OF ADJACENT WALL FOR ANY DOORS NOT DIMENSIONED.
9. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ITEMS NOT SHOWN ON ARCHITECTURAL DRAWINGS AND COORDINATE.
10. ALL INTERIOR WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK AND STEEL STRUCTURE (BEAM) UNLESS NOTED OTHERWISE. SEE PARTITION WALL TYPES ON SHEET A0.03.
11. DATUM 100'-0" INDICATED ON ALL DRAWINGS, OTHER THAN CIVIL SERIES EQUALS XXXXX ON CIVIL DRAWINGS.
12. ALL STEEL LOCATED BELOW AND EXPOSED TO GRADE TO BE COATED WITH BITUMINOUS DAMPROOFING.
13. CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS FOR SPECIAL INSPECTIONS, 2015 IBC-1704.

ROOF FINISH LEGEND

NOTES:

1. HATCHED AREAS INDICATE OVERBUILT ROOF & CRICKETS, RE: STRUCTURAL
2. ALL GUTTERS & DOWNSPOUTS TO RECEIVE HEAT TAPE FOR ENTIRE LENGTH. RE: DIAGRAM ON ELECTRICAL PLANS
3. T.O. RIDGE ELEVATIONS GIVEN AT TOP OF ROOF SHEATHING
4. CONTRACTOR TO VERIFY CHIMNEY DIMENSIONS WITH FIREPLACE MANUFACTURERS REQUIREMENTS

- R-1 RANDOM ASPHALT SHINGLES, SEE SYSTEM NOTES SHEET A0.1
- R-2 60 MIL EPDM ROOF SEE SYSTEM NOTES SHEET A0.1
- R-3 COIL COATED MTL STANDING SEAM ROOF SEE SYTEM NOTES SHEET A0.1
- COIL COATED MTL FLASHING, GUTTERS, AND DOWNSPOUTS
- OVERHANGS ARE 1'-6" FROM FACE OF FRAMING TYP, U.N.O.
- ROOF BEAMS - ROUGH SAWN TIMBER



TAB Associates
The Architectural Balance
0068 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-4471
email: tab@tab.net
www.tabnet.com
Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc.
(970) 949-9391
Mechanical Engineer
Electrical Engineer

Seal

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Minturn, Colorado

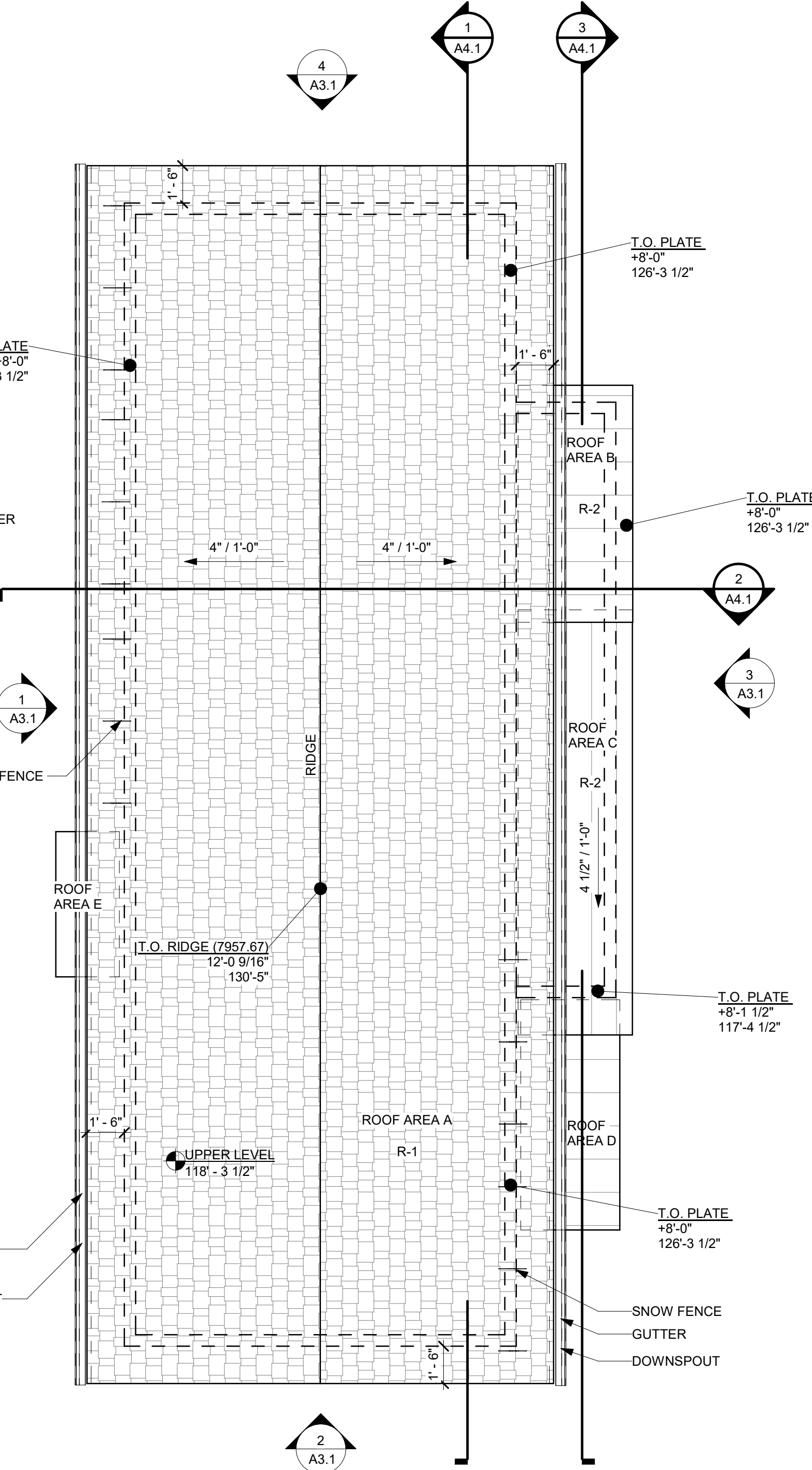
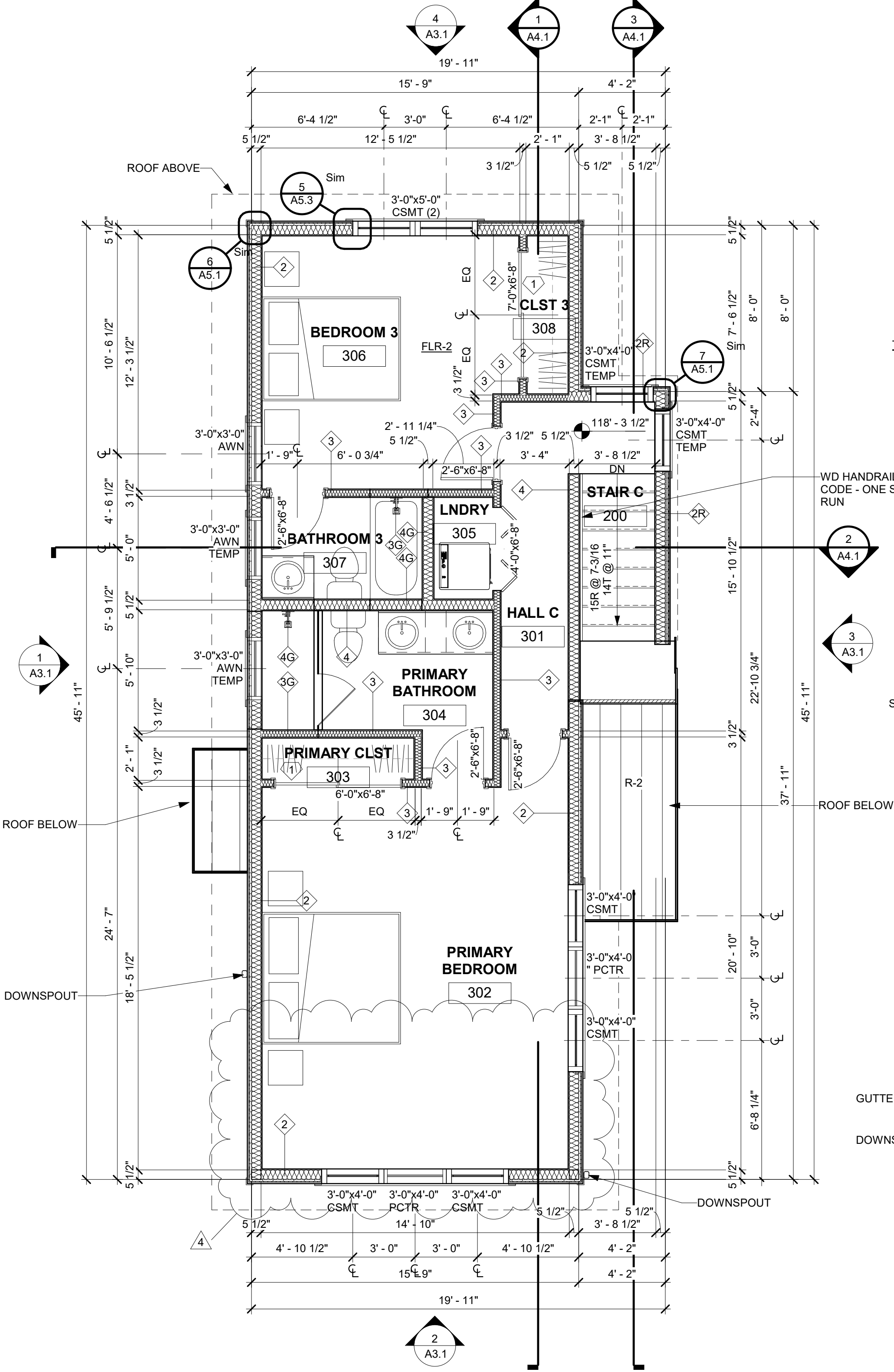
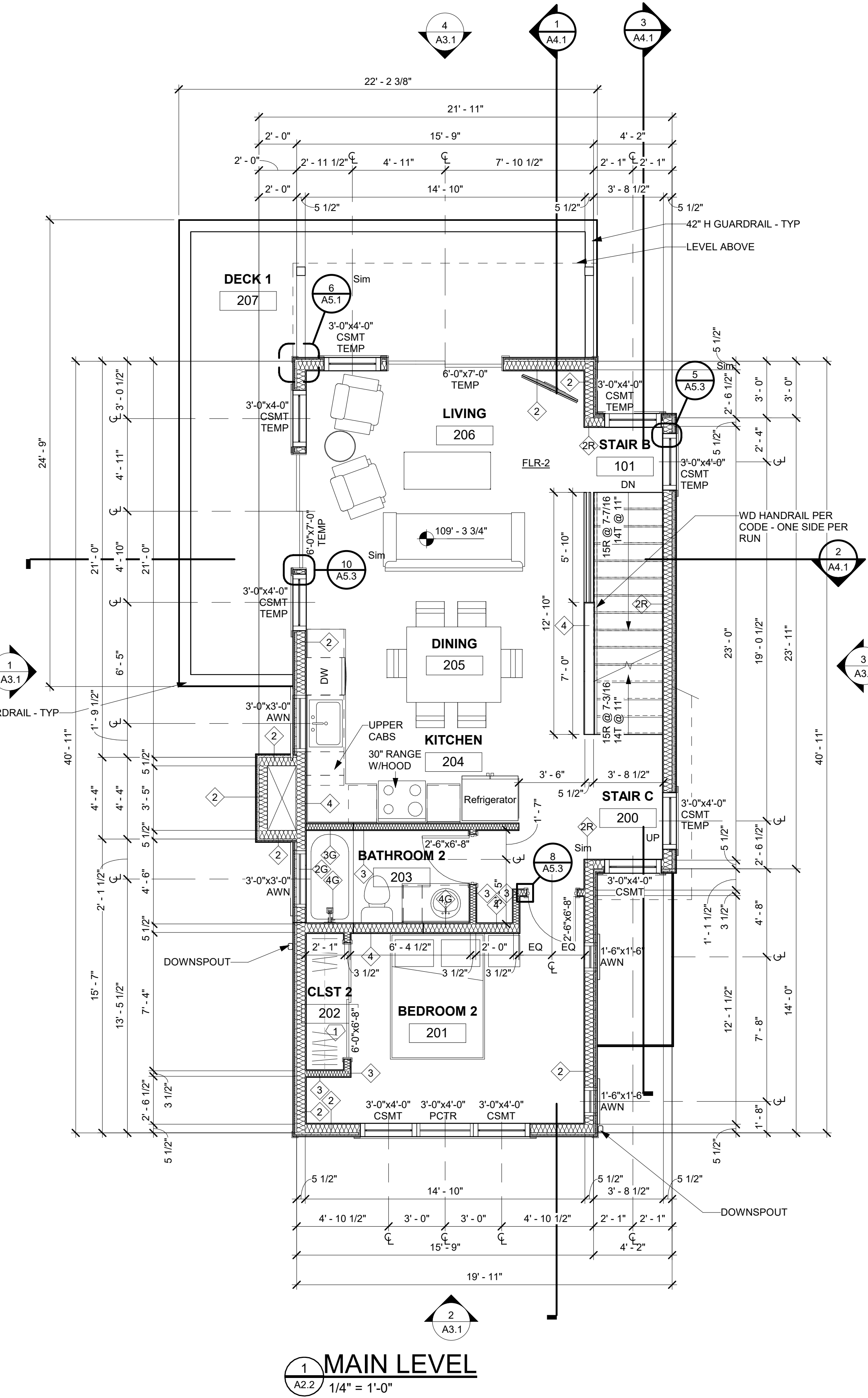
Revisions:		
No.	Description	Date
4	Minor DRB	09/25/2025

Issue Dates:
DRB - 02/14/25
CD's - 04/29/25
Minor DRB - 09/25/25

Sheet Title:
Main, Upper, & Roof Plans

Project No:
2215

Sheet No:
A2.2



PROVIDE ROUGH IN FOR ROOF MOUNTED SOLAR PV

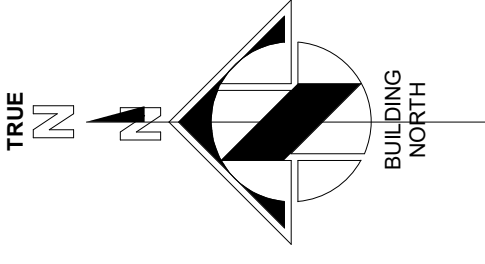
CONTRACTOR TO PROVIDE THE FOLLOWING AS DEFERRED SUBMITTALS FOR BUILDING PERMIT

MECHANICAL
M1. PLEASE PROVIDE THE REQUIRED MANUAL J AND S, M1401.2
M2. PLEASE PROVIDE THE REQUIRED MANUAL D, M1601.1
M3. PLEASE PROVIDE THE CONSTRUCTION DETAILS FOR THE PROPOSED WHOLE HOUSE VENTILATION SYSTEM, M1505.4
M4. SHEET A2.1: IF ALL THE GAS FIRED APPLIANCES ARE NOT SEALED COMBUSTION AND THE KITCHEN EXHAUST HOOD IS GREATER THAN 400 CFM A MAKEUP AIR SYSTEM WILL BE REQUIRED. PLEASE PROVIDE THE CONSTRUCTION DETAILS FOR THE PROPOSED MAKEUP AIR SYSTEM IF NEEDED.

PLUMBING
P1. SHEET A2.1: LOWER FLOOR. PLEASE INDICATE HOW THE WATER HEATER AND ASSOCIATED PIPING WILL BE PROTECTED FROM FREEZING. P2603.5
PLEASE INDICATE THE REQUIRED 3" X 3" X 7" HIGH CLEAR SPACE AT THE WATER HEATER. R403.5.4 AS AMENDED.
B. INDICATE THE REQUIRED CONDENSATE DRAIN AT THE WATER HEATER THAT WILL ALLOW NATURAL DRAINAGE. R403.5.4 AS AMENDED
PLEASE NOTE THAT THAT THESE TWO COMMENTS ARE INTENDED TO PROVIDE SPACE AND DRAINAGE FOR A HEAT PUMP WATER HEATER. WE ARE NOT AWARE THAT HEAT PUMP WATER HEATERS CAN BE INSTALLED IN AN UNCONDITIONED OR CONDITIONED GARAGE.

CONTRACTOR TO PROVIDE THE FOLLOWING FOR IECC REQUIREMENTS AND COMPLETION

REQUIRED BLOWER DOOR TEST AT 3-Ach50. R402.4.1.3
A. REQUIRED DUCT TIGHTNESS TEST. R403.3.5
IV. REQUIRED DOMESTIC HOT WATER PIPING INSULATION. R403.5.2
VI. THE REQUIRED ITEMS THAT ARE TO BE LISTED ON THE COMPLIANCE CERTIFICATE. R401.3 AS AMENDED





Architectural Balance
6058 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com

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

Electrical Engineer

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Issue Dates:
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Minor DRB -
09/25/25

Sheet Title:

Exterior Elevations

Project No:
2215

Sheet No:

A3.1

EXTERIOR MATERIAL LEGEND:

- | | |
|-----|--------------------------|
| R-1 | ASPHALT SHINGLE ROOF |
| R-2 | STANDING SEAM METAL ROOF |

EXTERIOR ELEVATION GENERAL NOTES:

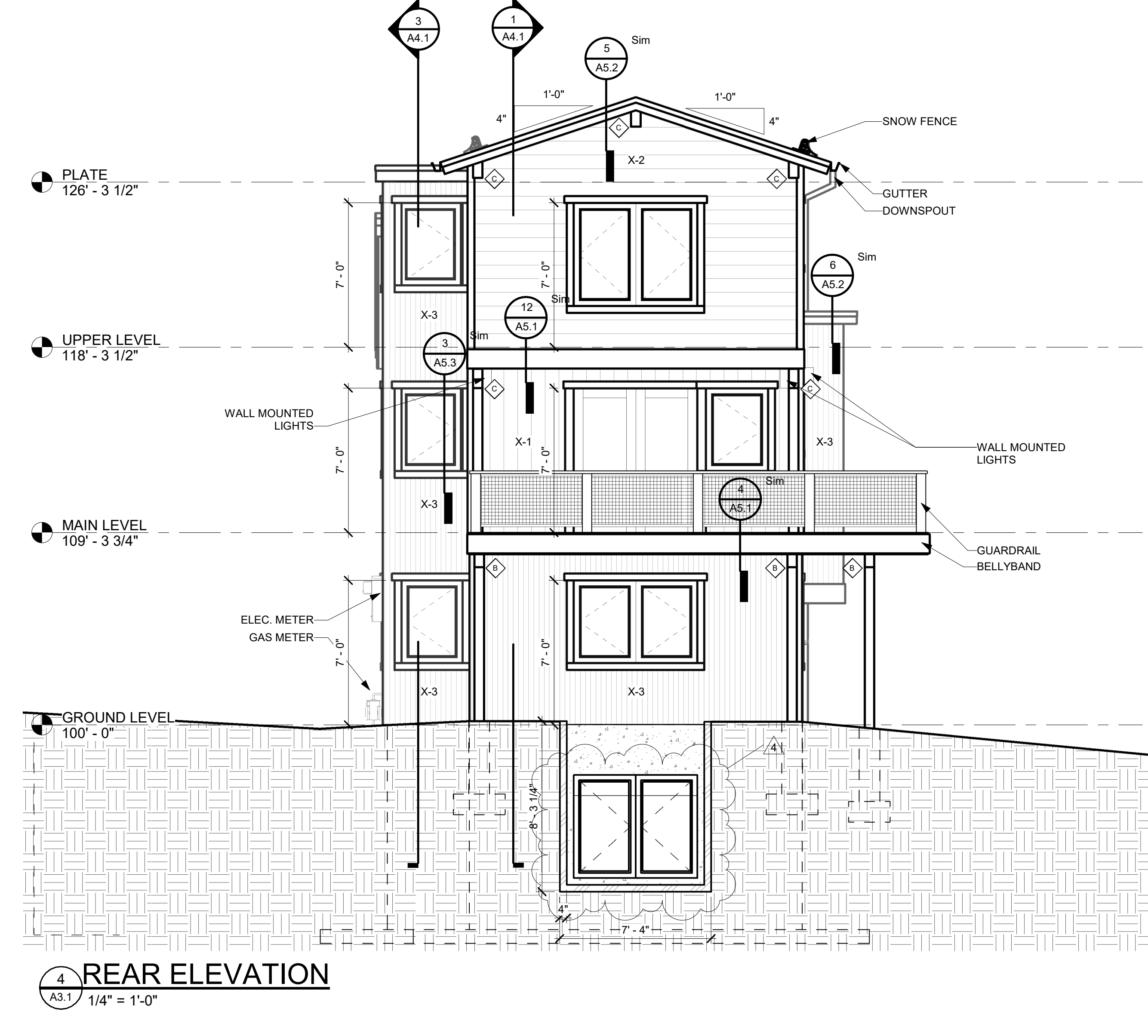
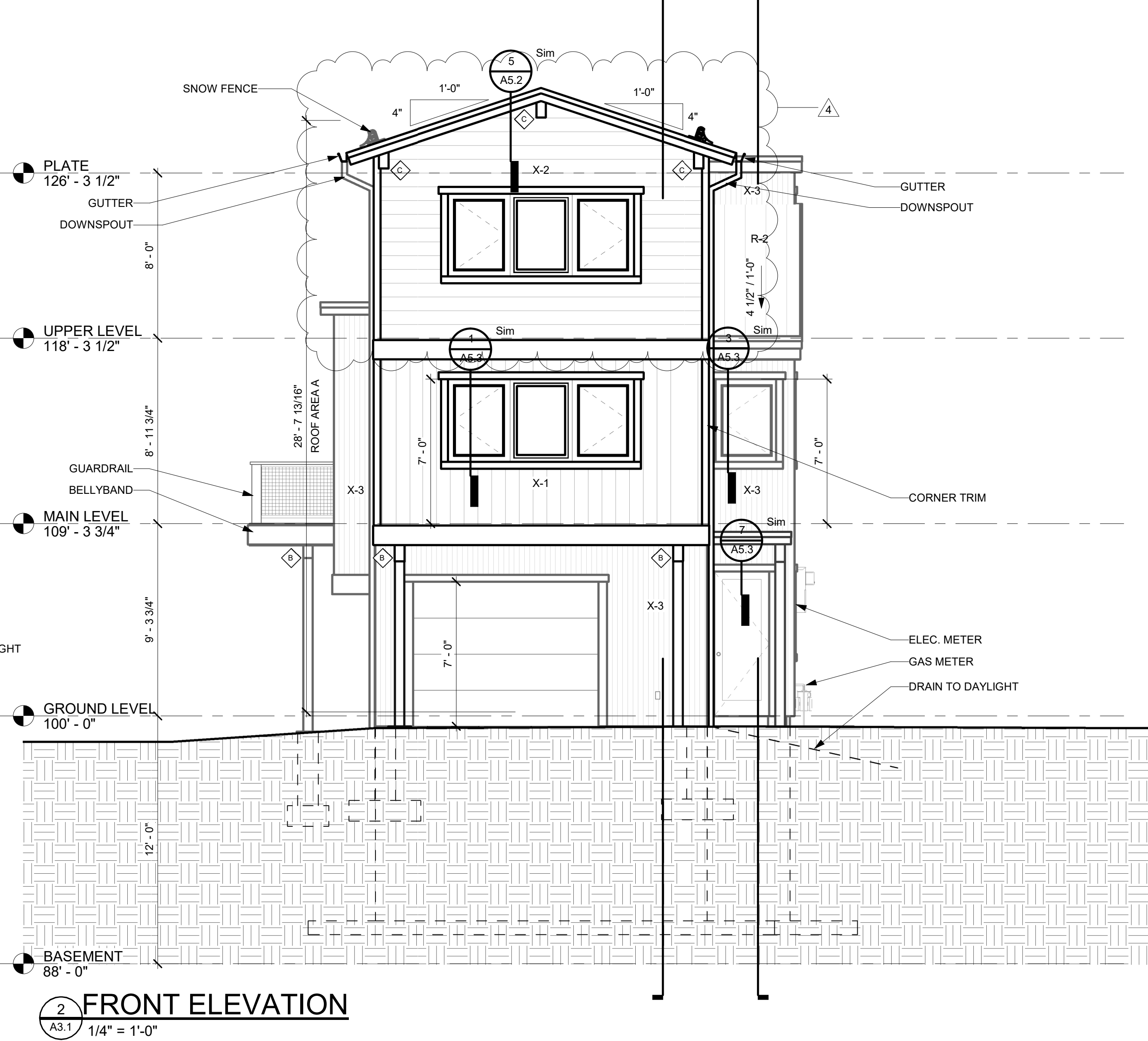
1. EXTERIOR FINISHES INDICATED ON ELEVATIONS SEE "EXTERIOR MATERIAL LEGEND" FOR MATERIALS.

2. REFERENCE ROOF PLAN FOR LOCATIONS OF ROOF COMPONENTS NOT INDICATED ON EXTERIOR ELEVATIONS.
3. REFER TO MEP AND STRUCTURAL DRAWINGS FOR ANY ADDITIONAL WORK.

4. ASSUME ALL PAINTED SURFACES WILL BE REPAINTED. THIS INCLUDES BUT IS NOT LIMITED TO: DOORS, DOORCASES, WINDOW FRAMES, AND HEADERS, CEILING, HANDRAILS, EXPOSED MECHANICAL, CMU ACCENTS, SOFFITS, STRUCTURAL BEAMS, AND ETC.
5. PROVIDE ALLOWANCE TO SEAL AND CAULK VARIOUS WALL PENETRATIONS AND HOLES AROUND EXTERIOR PERIMETER OF BUILDING, SIMILAR AREAS SUCH AS HOSE BIBS, PIPES, ETC.
6. PROVIDE ALLOWANCE TO REVIEW ALL EXPOSED RIGID CONDUIT TO DETERMINE FEASIBILITY TO REMOVE OR RELOCATE. INCLUDE IN ALLOWANCE LABOR AND MATERIALS TO REMOVE OR RELOCATE.
7. SEE CIVIL PLANS FOR NOTE TO RESEAL ALL HORIZONTAL CONCRETE AND ASPHALT JOINTS AT BUILDING.
8. WHEN A PORTION OF A WALL IS PAINTED ASSUME THE ENTIRE WALL IS PAINTED TO INSIDE OR OUTSIDE CORNERS.
9. DO NOT SCALE DRAWINGS.
10. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS NOTED OTHERWISE.

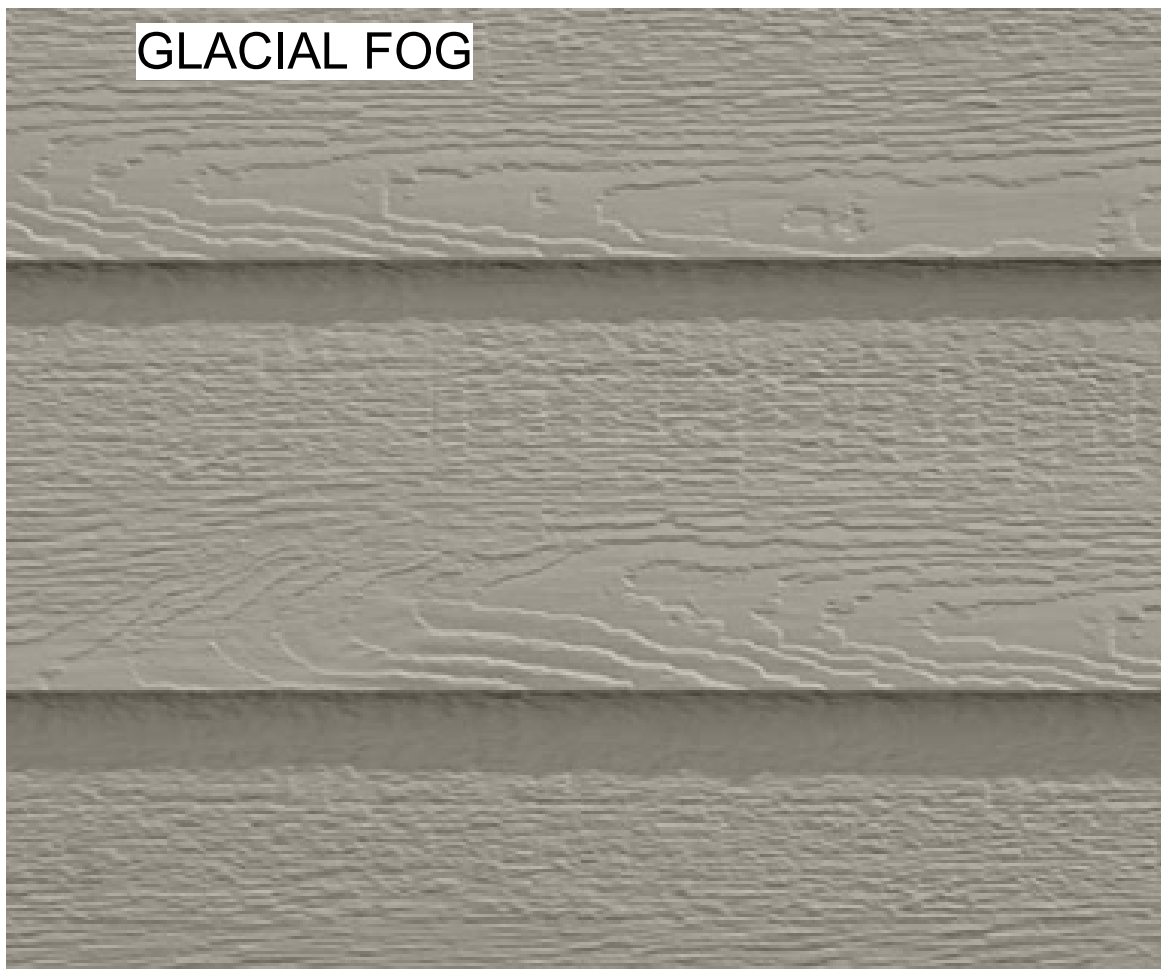
BEAMWORK LEGEND:

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





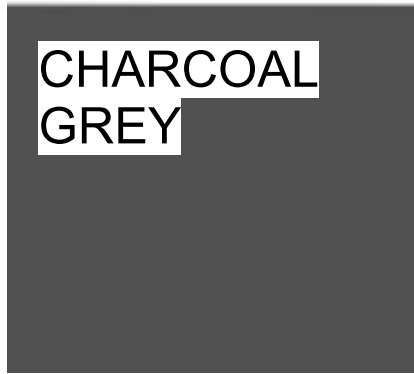
X-1 - VERTICAL SIDING COLOR



X-2 - LAP SIDING COLOR



X-3 VERTICAL CORRUGATED PANELS

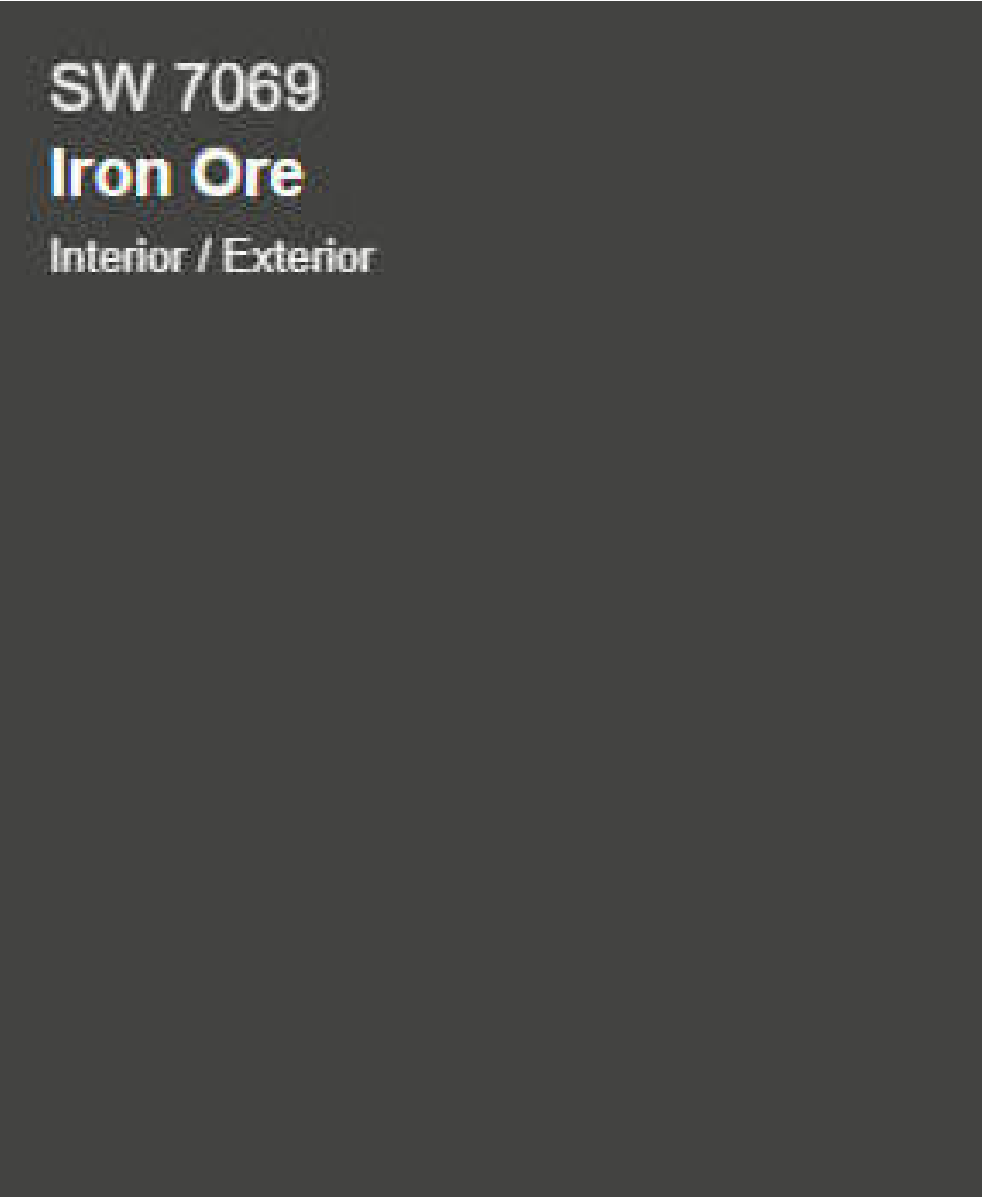


CHARCOAL
GREY



#366 Courtland Low Rise TV

X-4 STONE VENEER
SIMILAR TO GALLEGOS - #366
COURTLAND LOW RISE



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



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



EXTERIOR MATERIAL LEGEND:

- X-1 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING
COLOR - GLACIAL FOG
X-2 DIAMOND KOTE LP SMARTSIDE LAP SIDING
COLOR - GLACIAL FOG
X-3 VERTICAL CORRUGATED METAL SIDING
COLOR - CHARCOAL GREY
X-4 STONE VENEER

- R-1 ASPHALT SHINGLE ROOF
R-2 STANDING SEAM METAL ROOF

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



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



R-2 ROOFING
SIMILAR TO WESTERN STATES
2" STANDING SEAM - 12" WIDTH
COLOR: GALVANIZED TO MATCH
CHARCOAL GRAY PANELS



GENERATION LIGHTING

8637401-12: Medium One Light Outdoor Wall Lantern

Dimensions:

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

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

Features:

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

- Material List:
1 Body - Aluminum - Black

- Safety Listing:
Safety Listed for Wet Locations

- Instruction Sheets:
Trilingual (English, Spanish, and French) (060WR_37401-BRL)

Collection: Barn Light

Featured in the decorative Barn Light collection

1 A19 Medium 75 watt light bulb

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

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785652069352

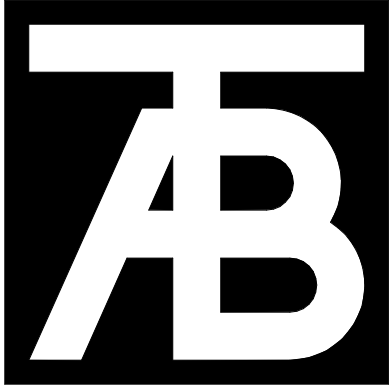
Finish: Black (12)

Backplate / Canopy Details:

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

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8637401-TENS-12	1	785652069352	16.75	14.58	13.25	1.873	4.1	250	Yes
NZ Pallet		45		48	40	77	85.556	184		No
NV Pallet		40		48	40	77	85.556	160		No



TAB
Associates

The Architectural Balance
0058 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@tab.net
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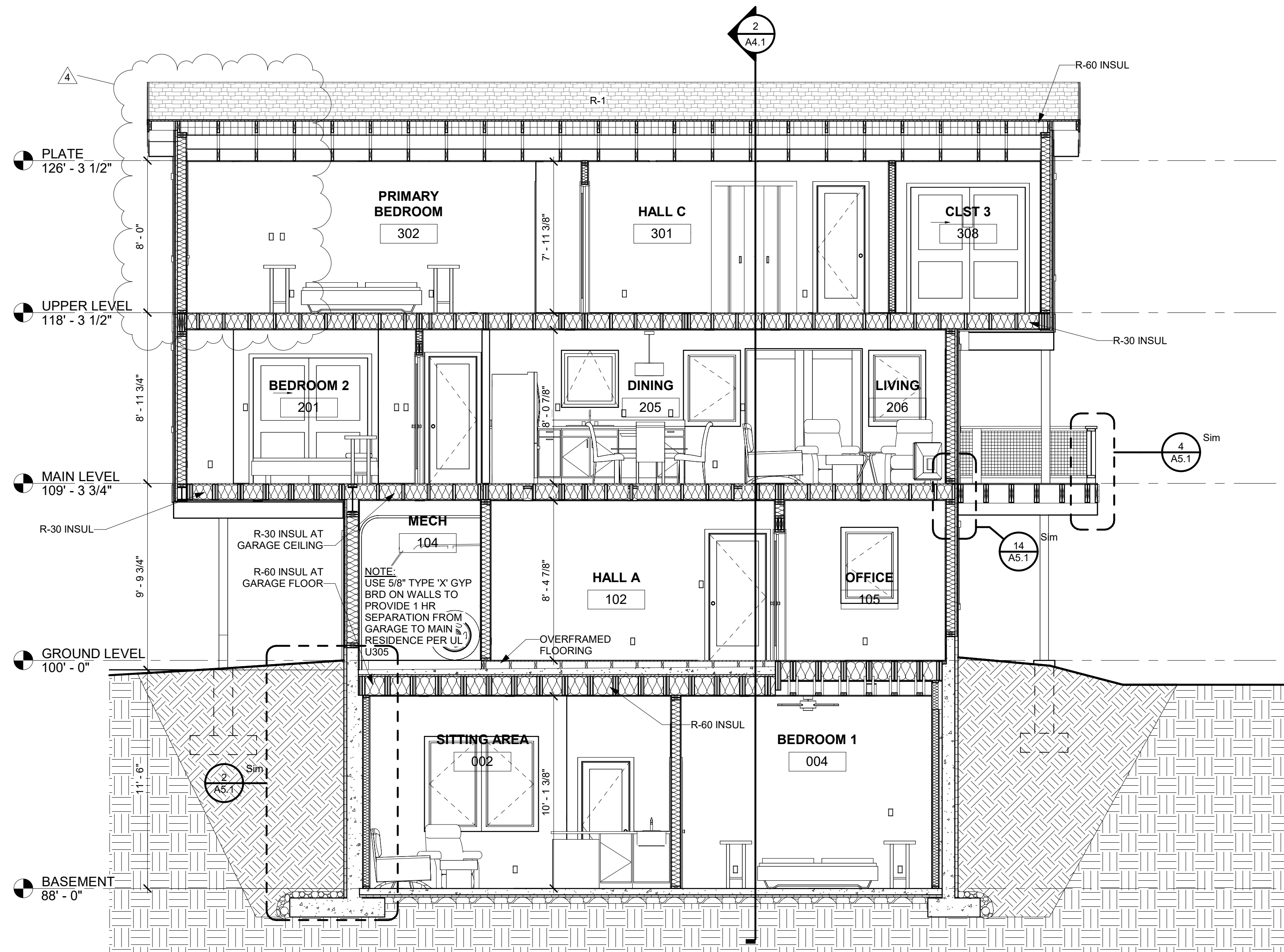
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Materials

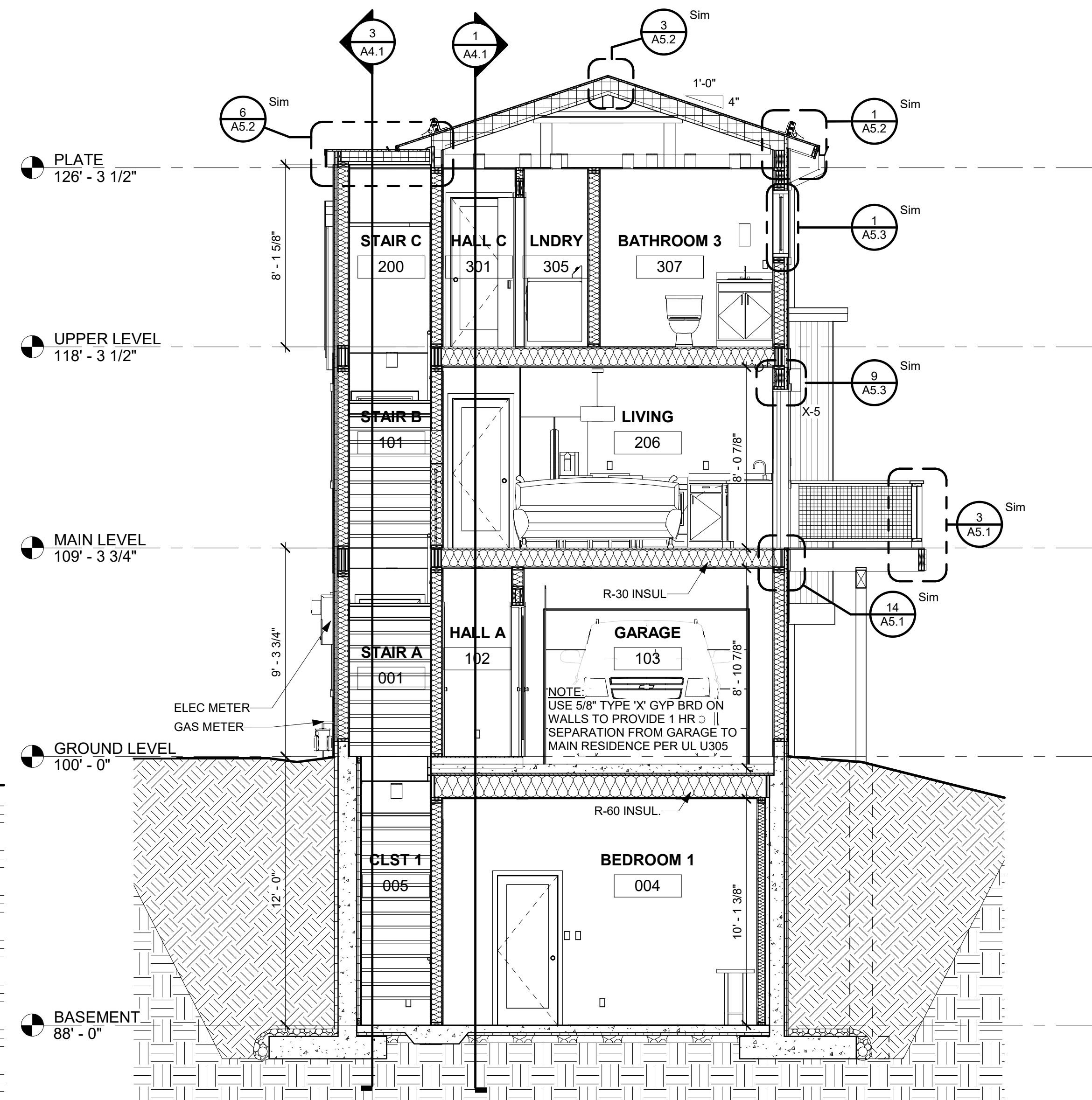
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2215

Sheet No:

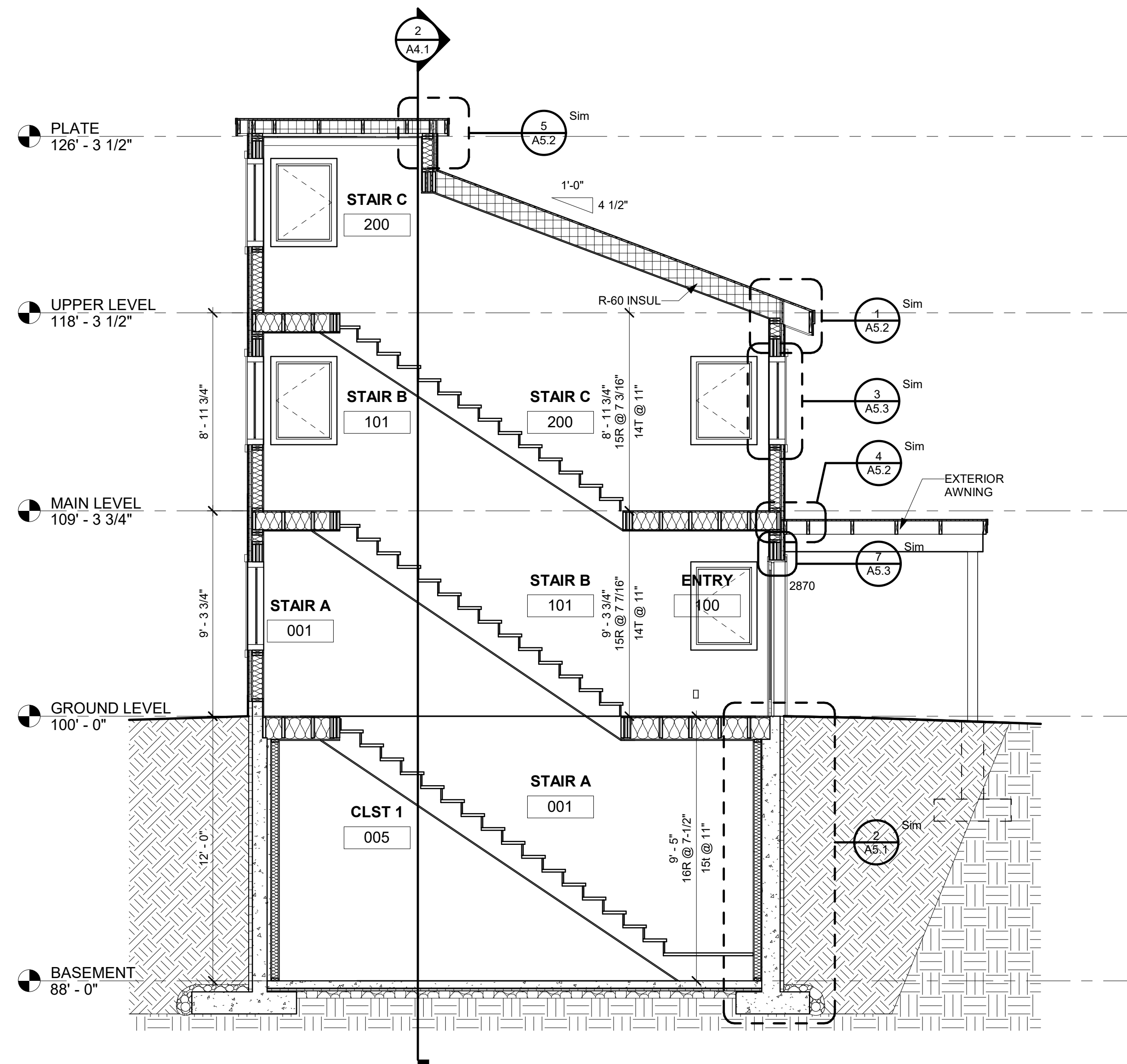
A3.2



1 LONG SECTION
A4.1 1/4" = 1'-0"



2 SHORT SECTION
A4.1 1/4" = 1'-0"



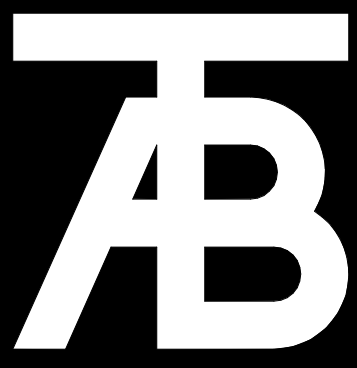
3 STAIR SECTION
A4.1 1/4" = 1'-0"

NOTES:

EXTERIOR MATERIAL LEGEND:

- X-1 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING
COLOR - GLACIAL FOG
- X-2 DIAMOND KOTE LP SMARTSIDE LAP SIDING
COLOR - GLACIAL FOG
- X-3 VERTICAL CORRUGATED METAL SIDING
COLOR - CHARCOAL GREY
- X-4 STONE VENEER

- R-1 ASPHALT SHINGLE ROOF
- R-2 STANDING SEAM METAL ROOF



TAB
Associates
The Architectural Balance

0066 Edwards Village Blvd.
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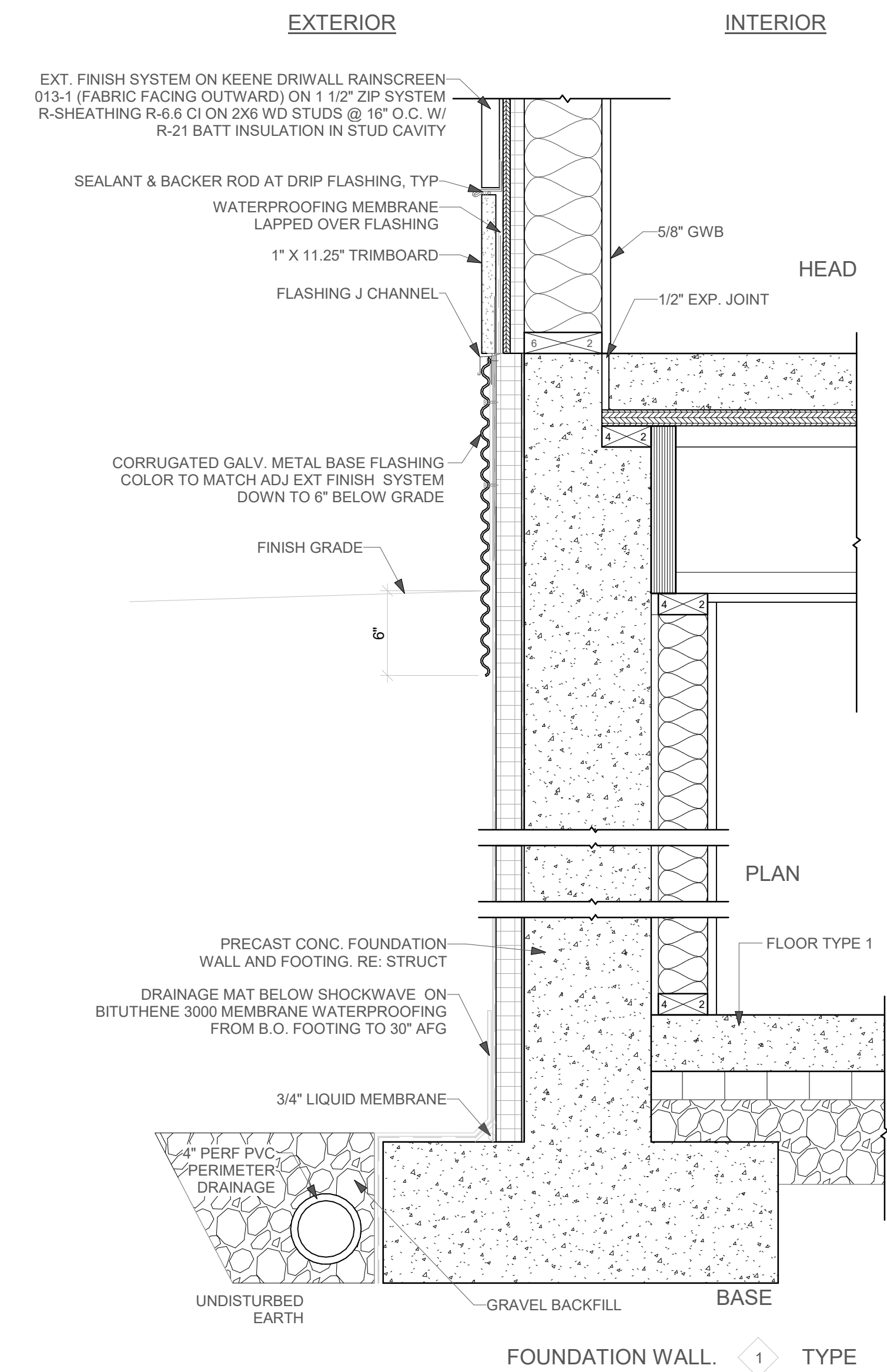
Issue Dates:
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Sheet Title:
Building
Sections

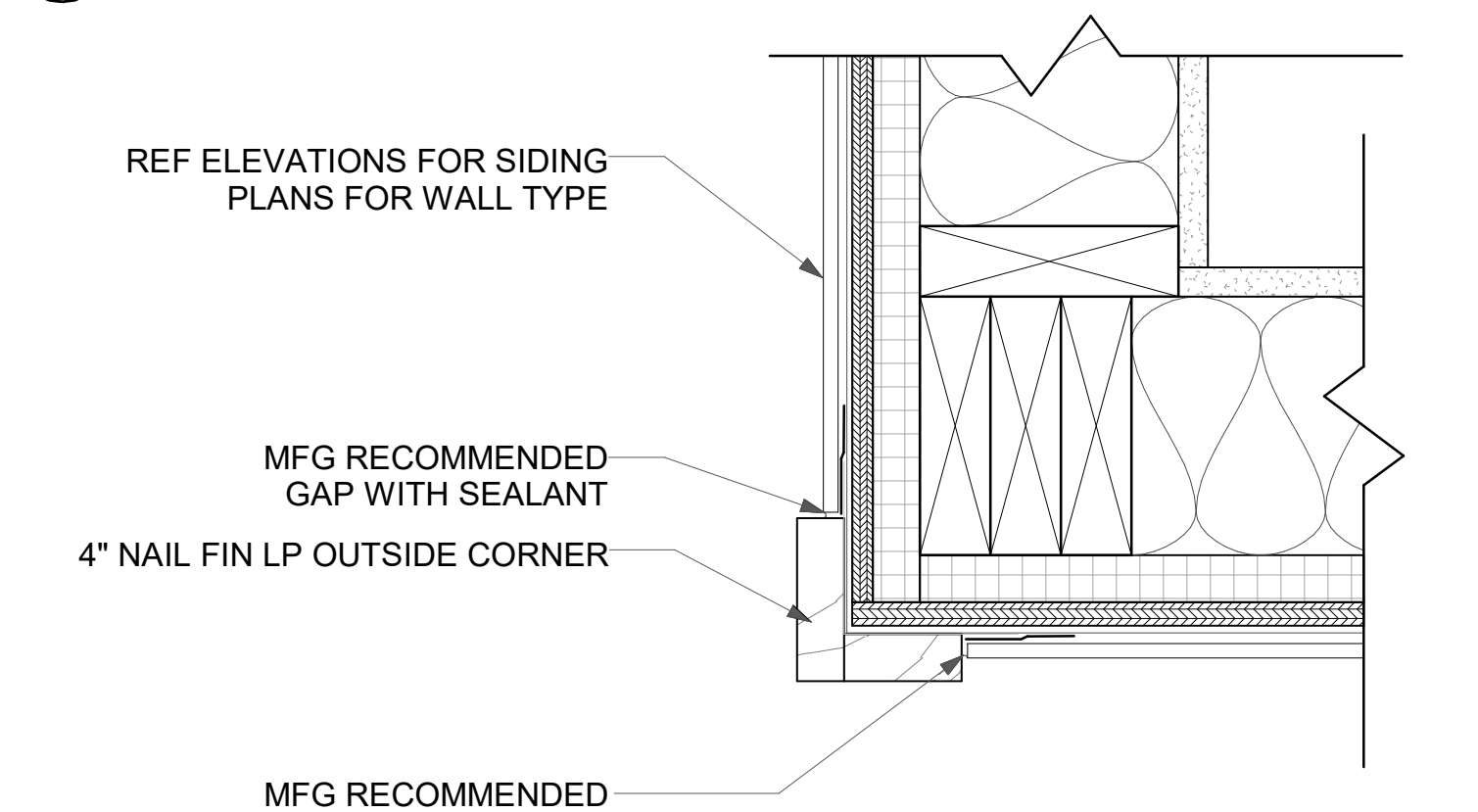
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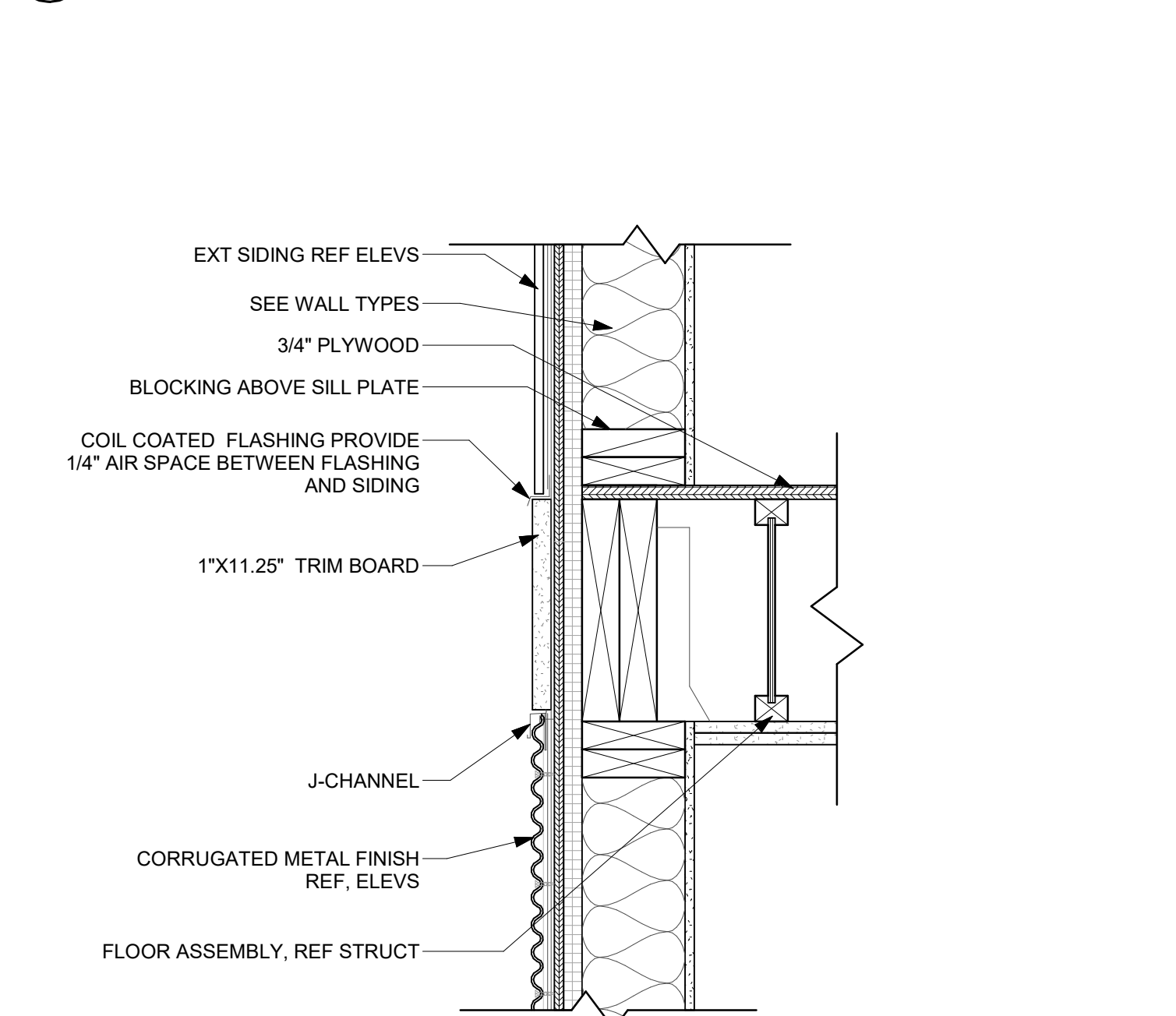
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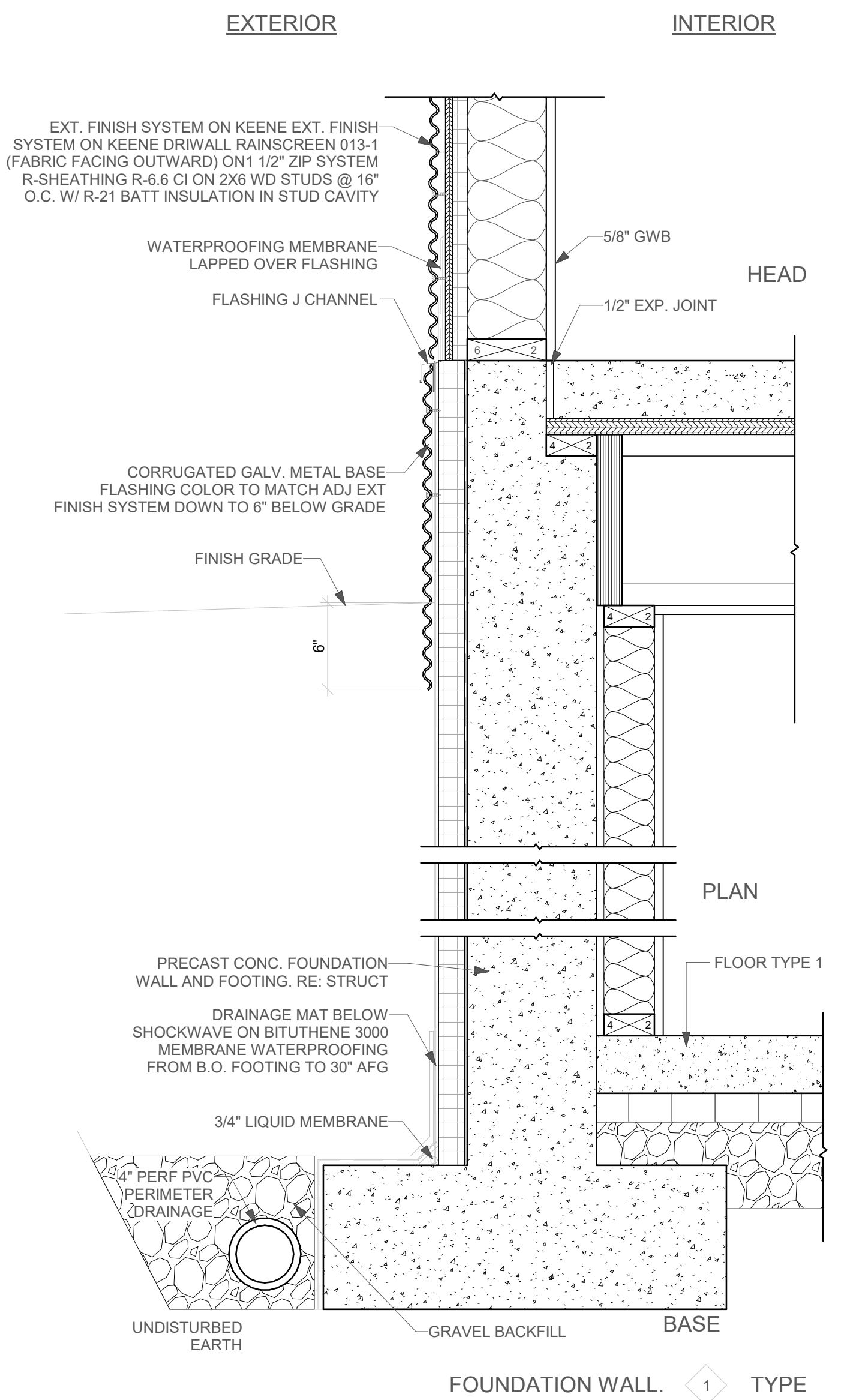
1 FOUNDATION DETAIL - WOOD SIDING
A5.1 1 1/2" = 1'-0"



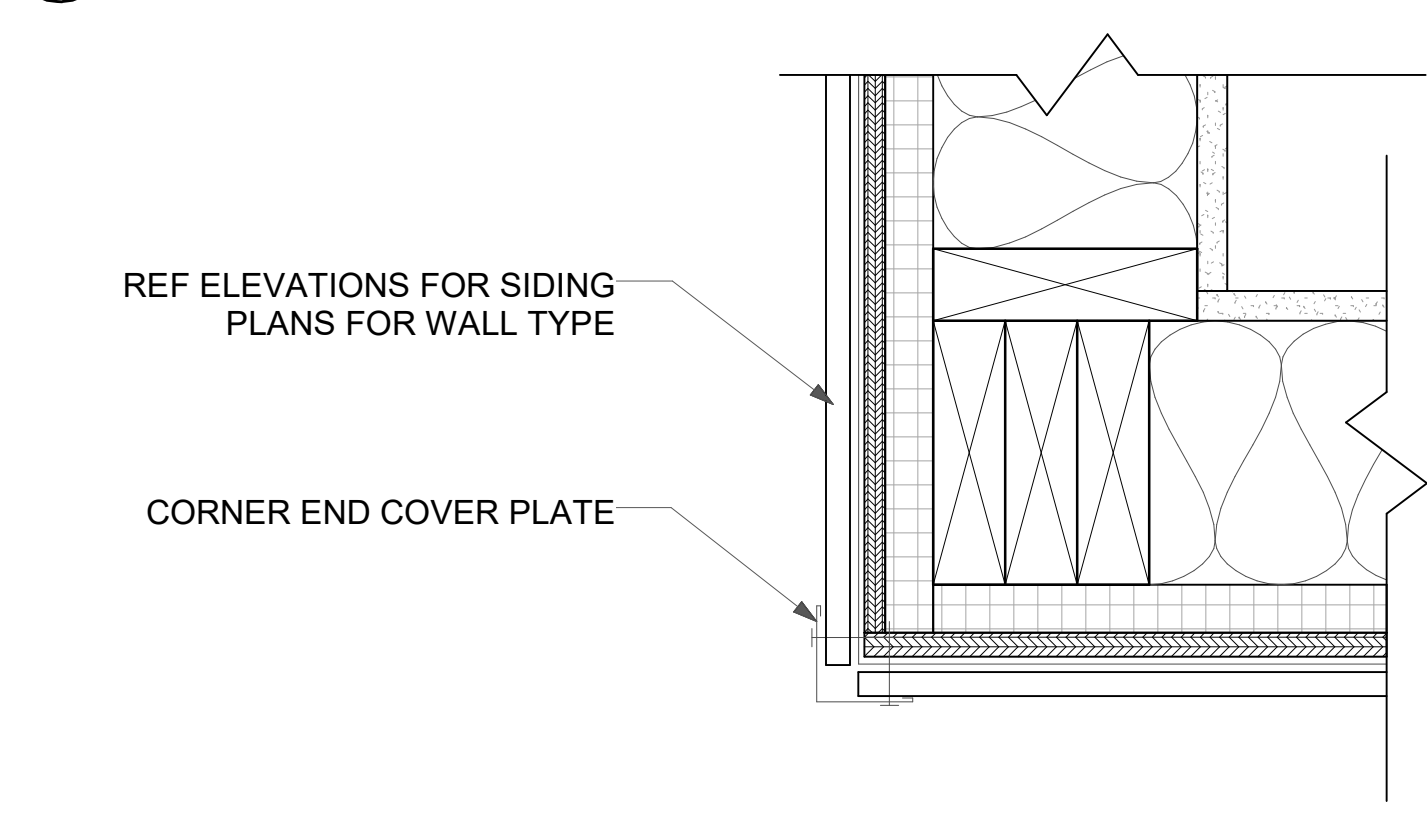
6 PLAN DETAIL - CORNER TRIM
A5.1 3" = 1'-0"



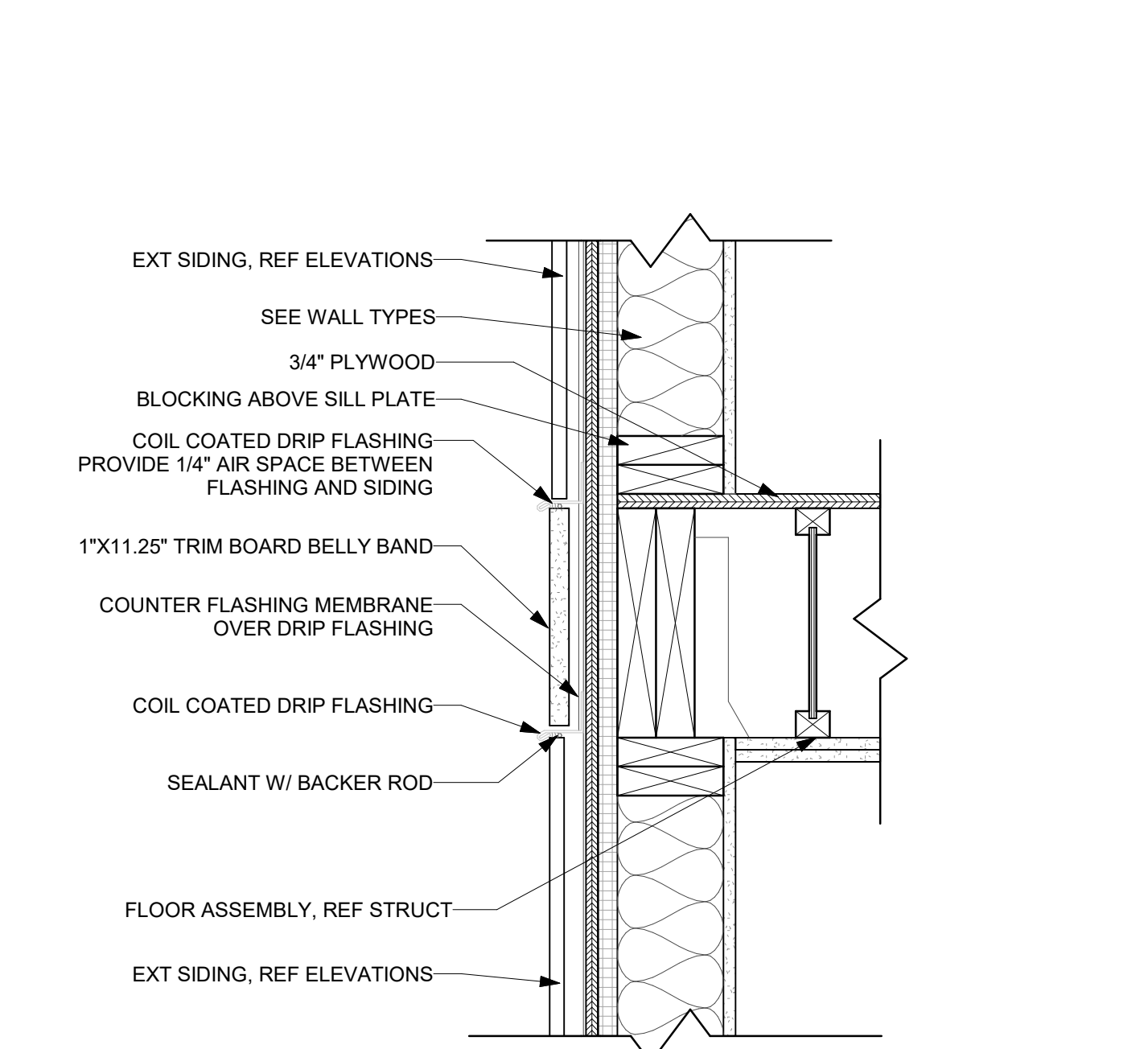
11 FLOOR TRANSITION MTL
A5.1 1 1/2" = 1'-0"



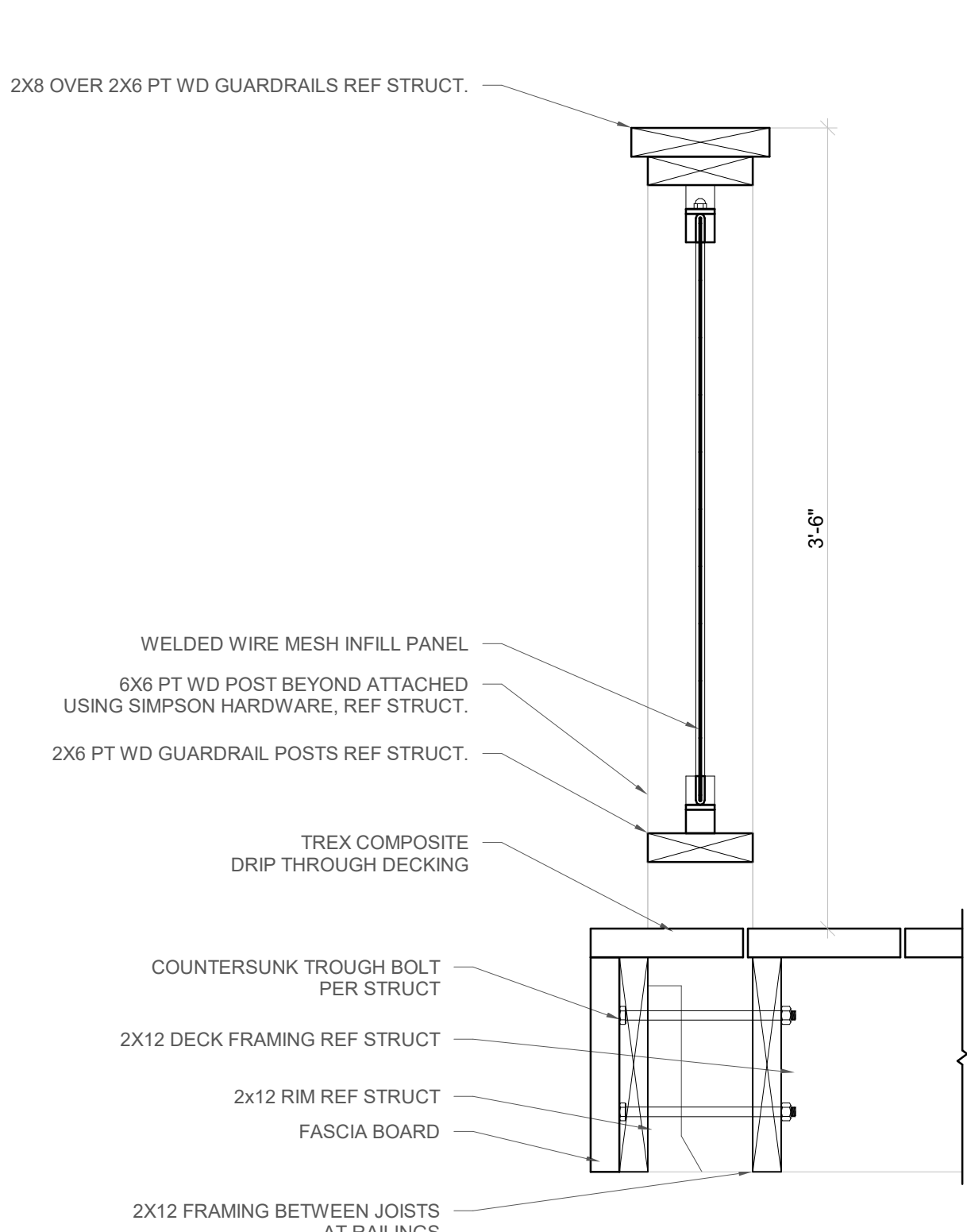
2 FOUNDATION DETAIL - CORRUGATED SIDING
A5.1 1 1/2" = 1'-0"



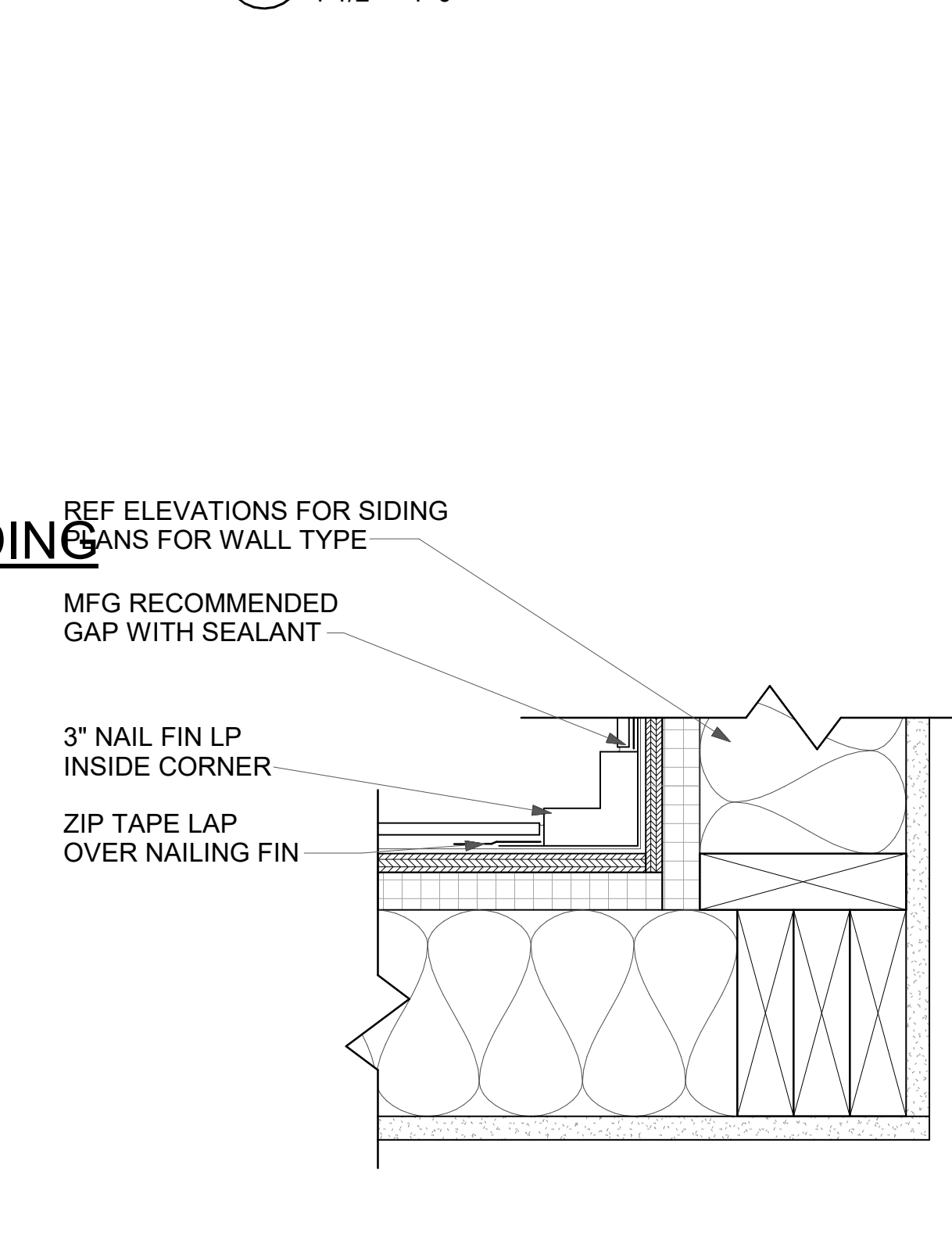
7 PLAN DETAIL - CORNER TRIM MTL
A5.1 3" = 1'-0"



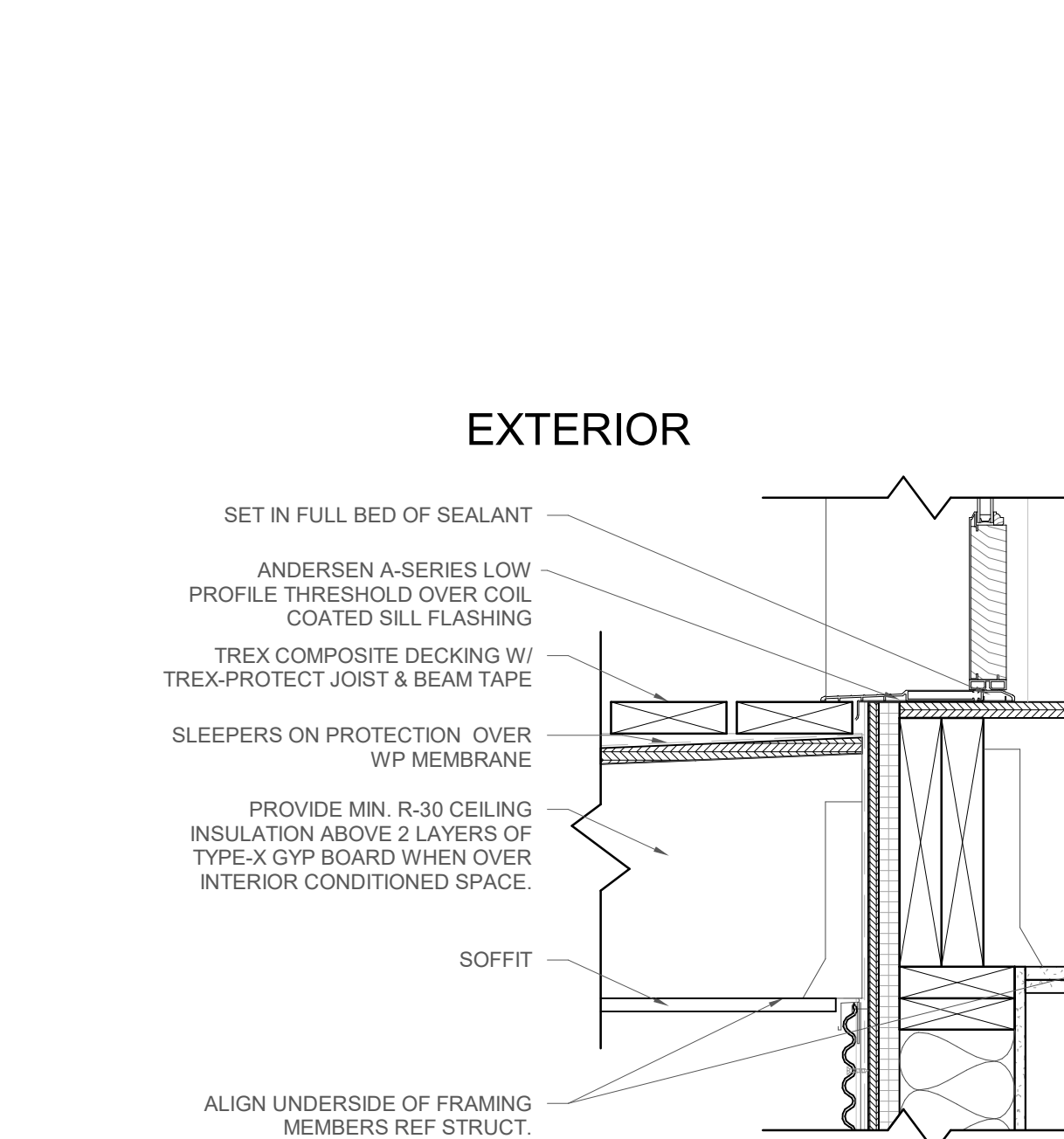
12 FLOOR TRANSITION
A5.1 1 1/2" = 1'-0"



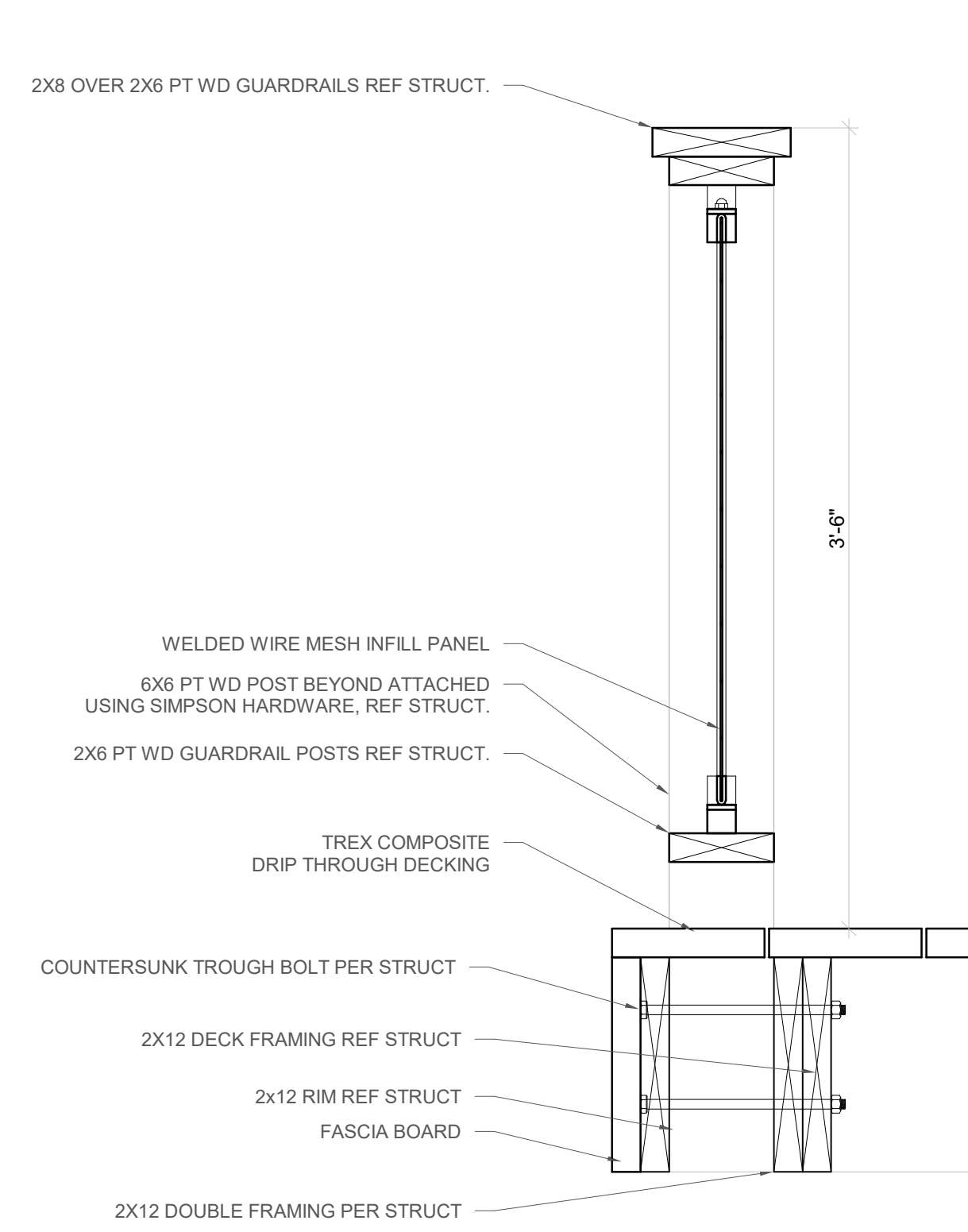
3 DRIP THROUGH DECK - PERP STRUC
A5.1 1 1/2" = 1'-0"



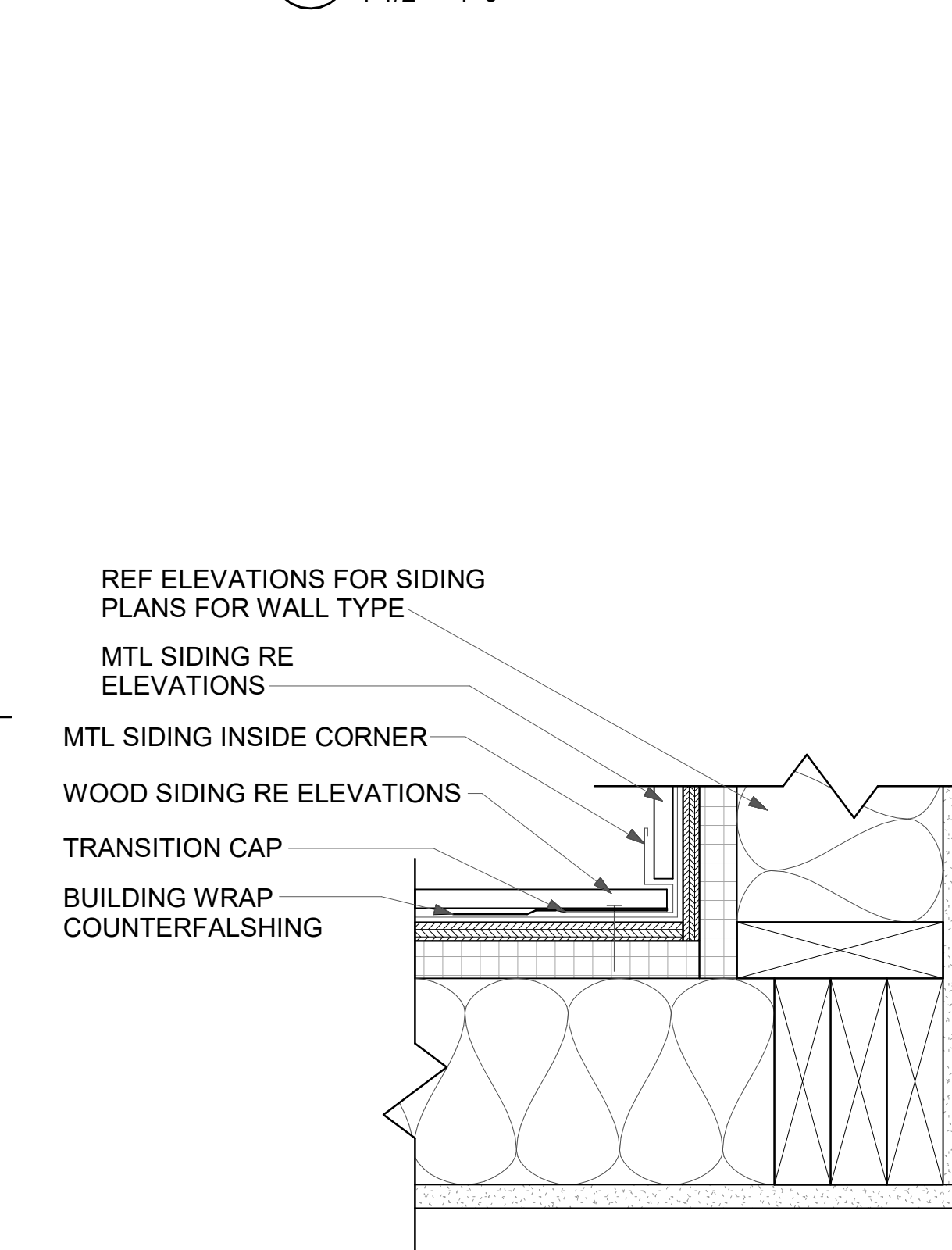
8 PLAN DETAIL - INSIDE TRIM
A5.1 3" = 1'-0"



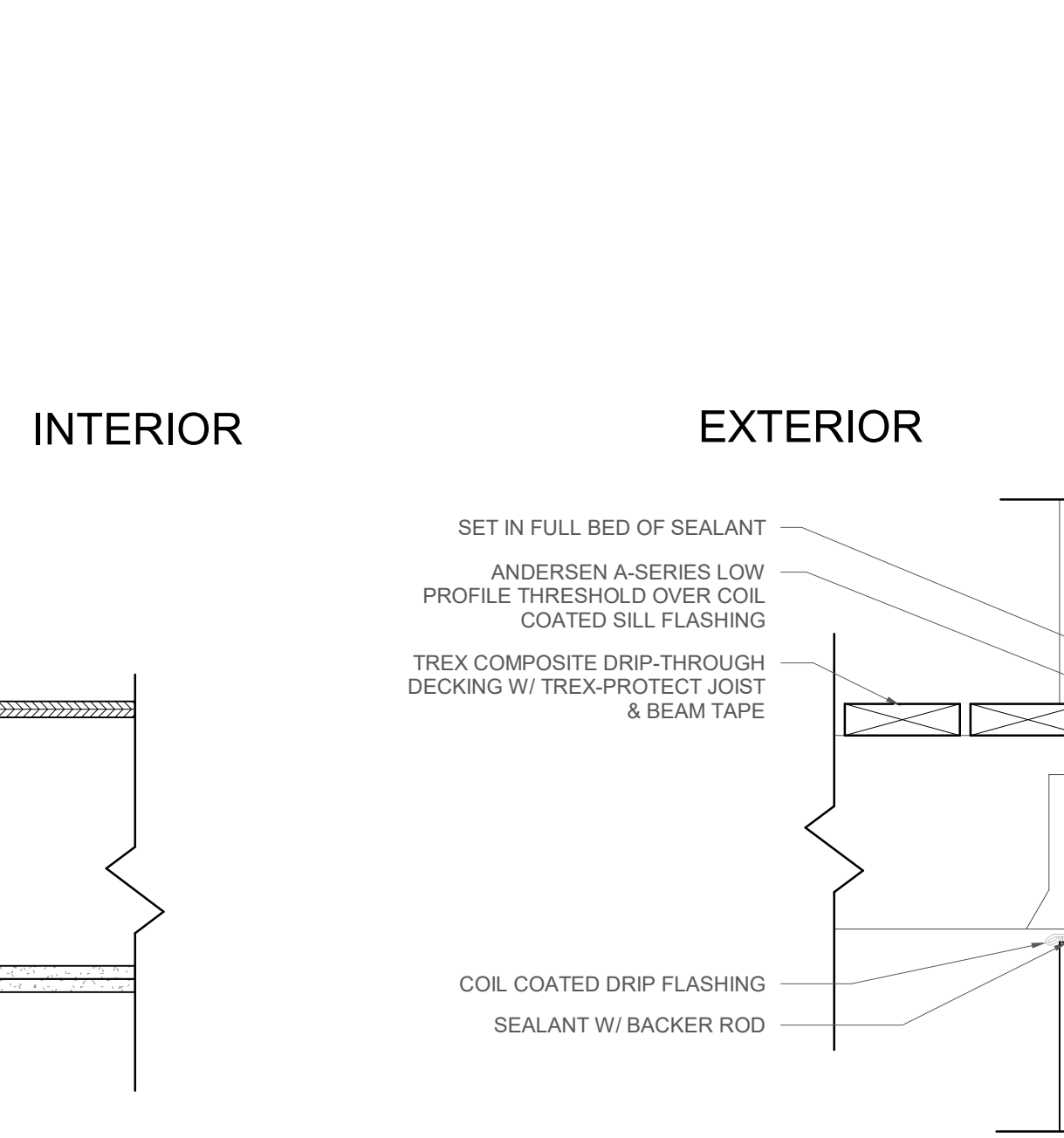
13 DOOR THRESHOLD @ WP DECK
A5.1 1 1/2" = 1'-0"



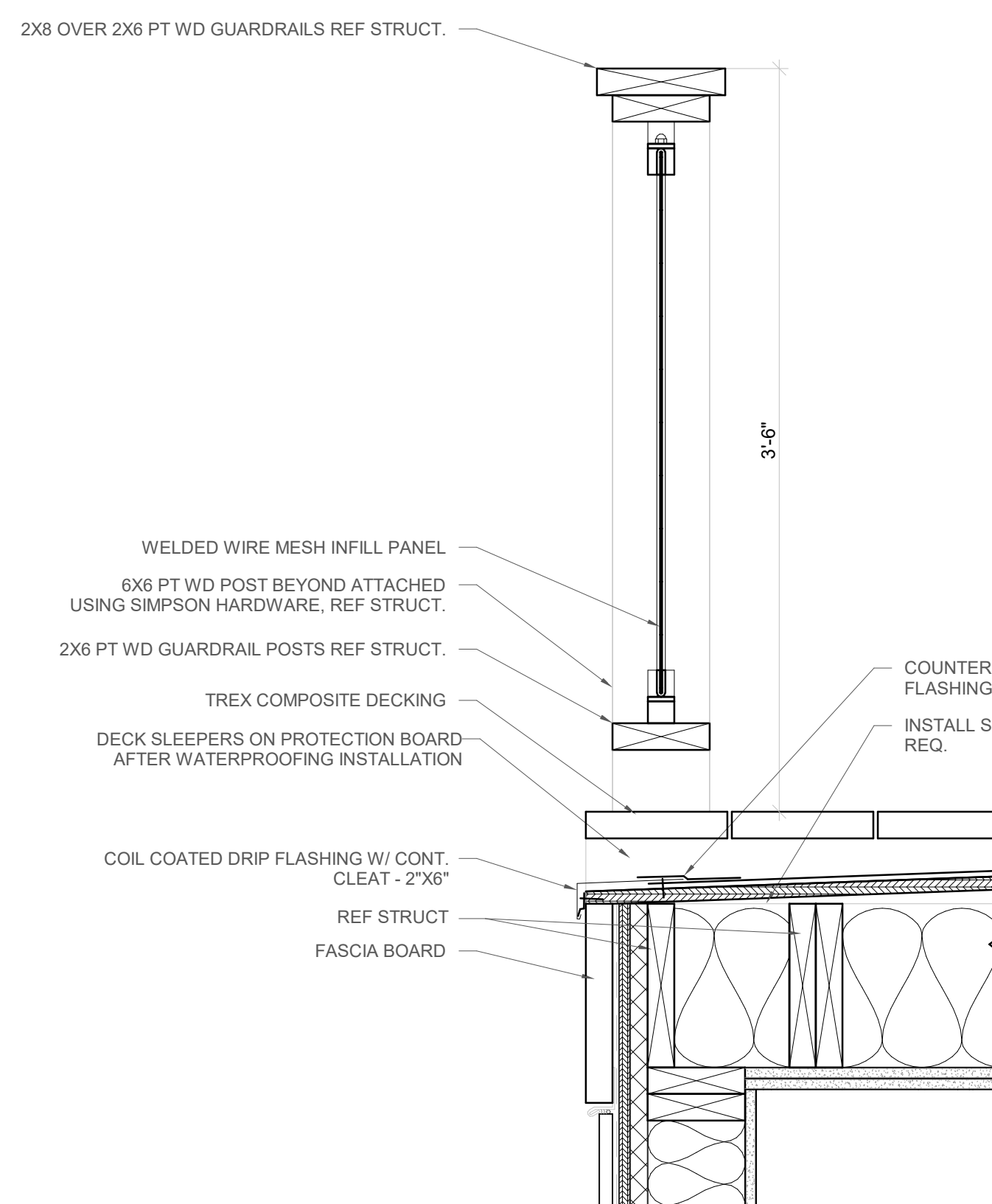
4 DRIP THROUGH DECK - PARA STRUC
A5.1 1 1/2" = 1'-0"



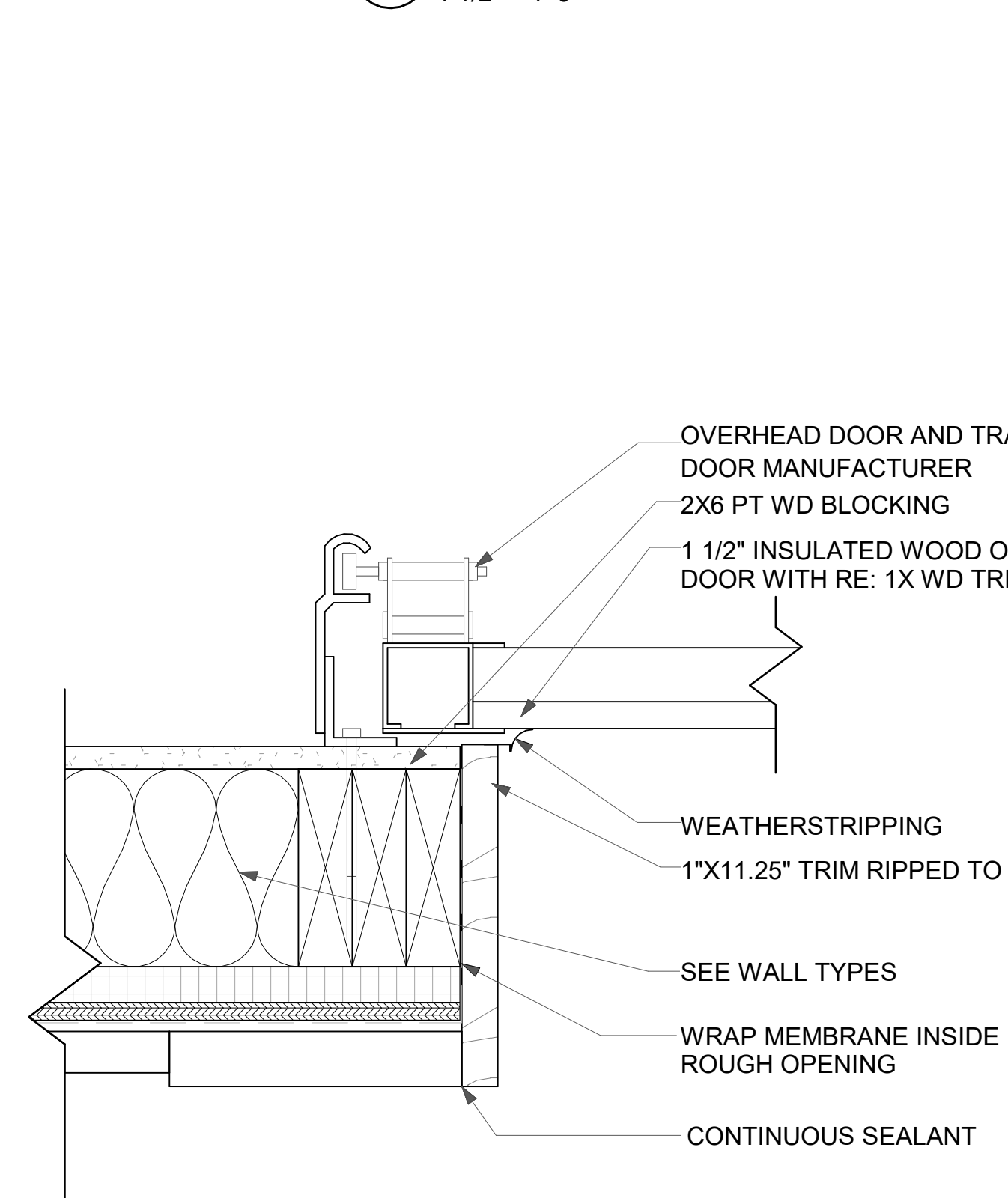
9 PLAN DETAIL - INSIDE TRIM MTL
A5.1 3" = 1'-0"



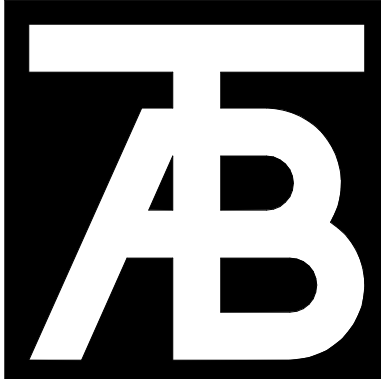
14 DOOR THRESHOLD @ DECK
A5.1 1 1/2" = 1'-0"



5 WATERPROOF DECK
A5.1 1 1/2" = 1'-0"



10 GARAGE DOOR JAMB
A5.1 3" = 1'-0"



TAB Associates
The Architectural Balance
0058 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
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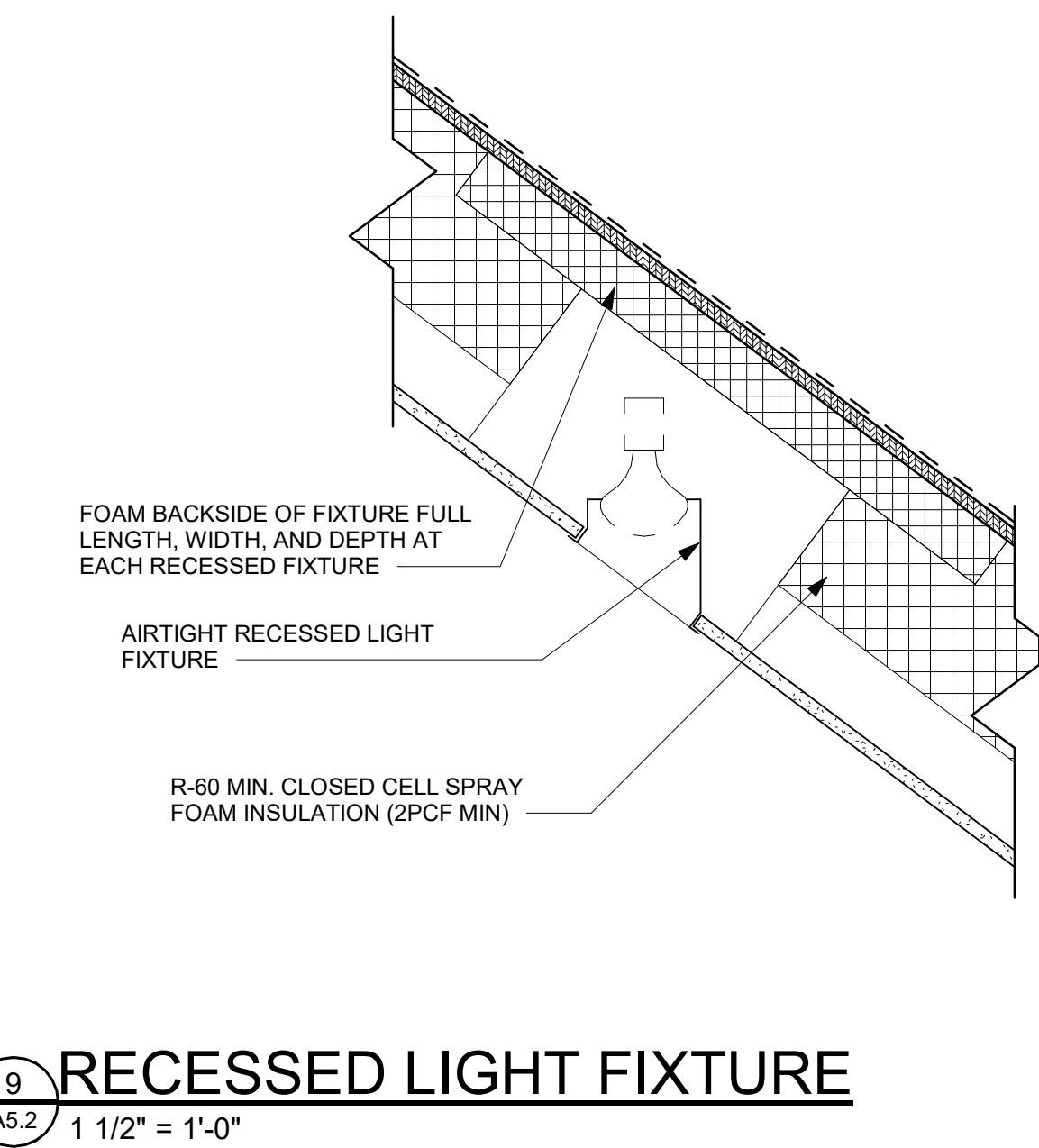
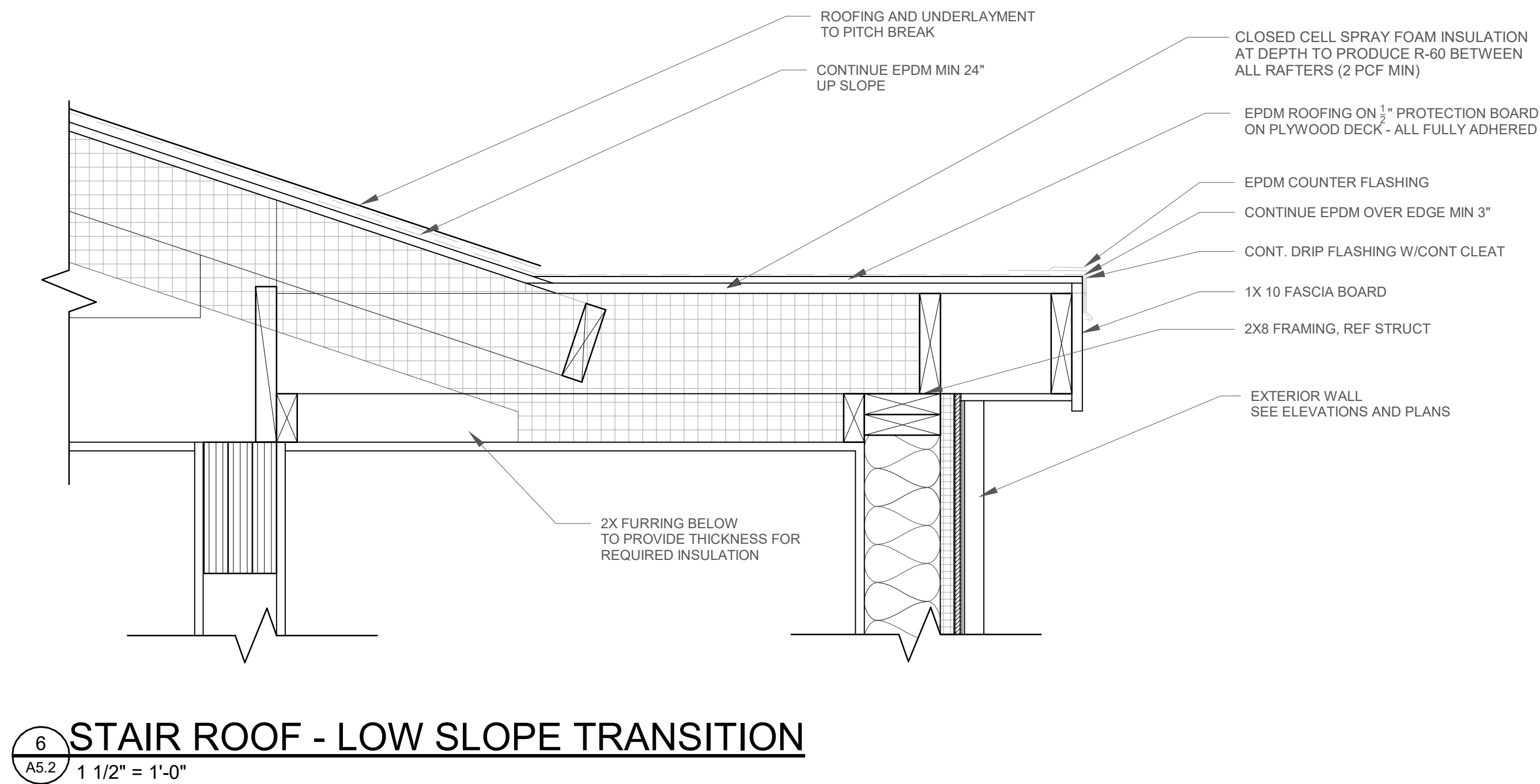
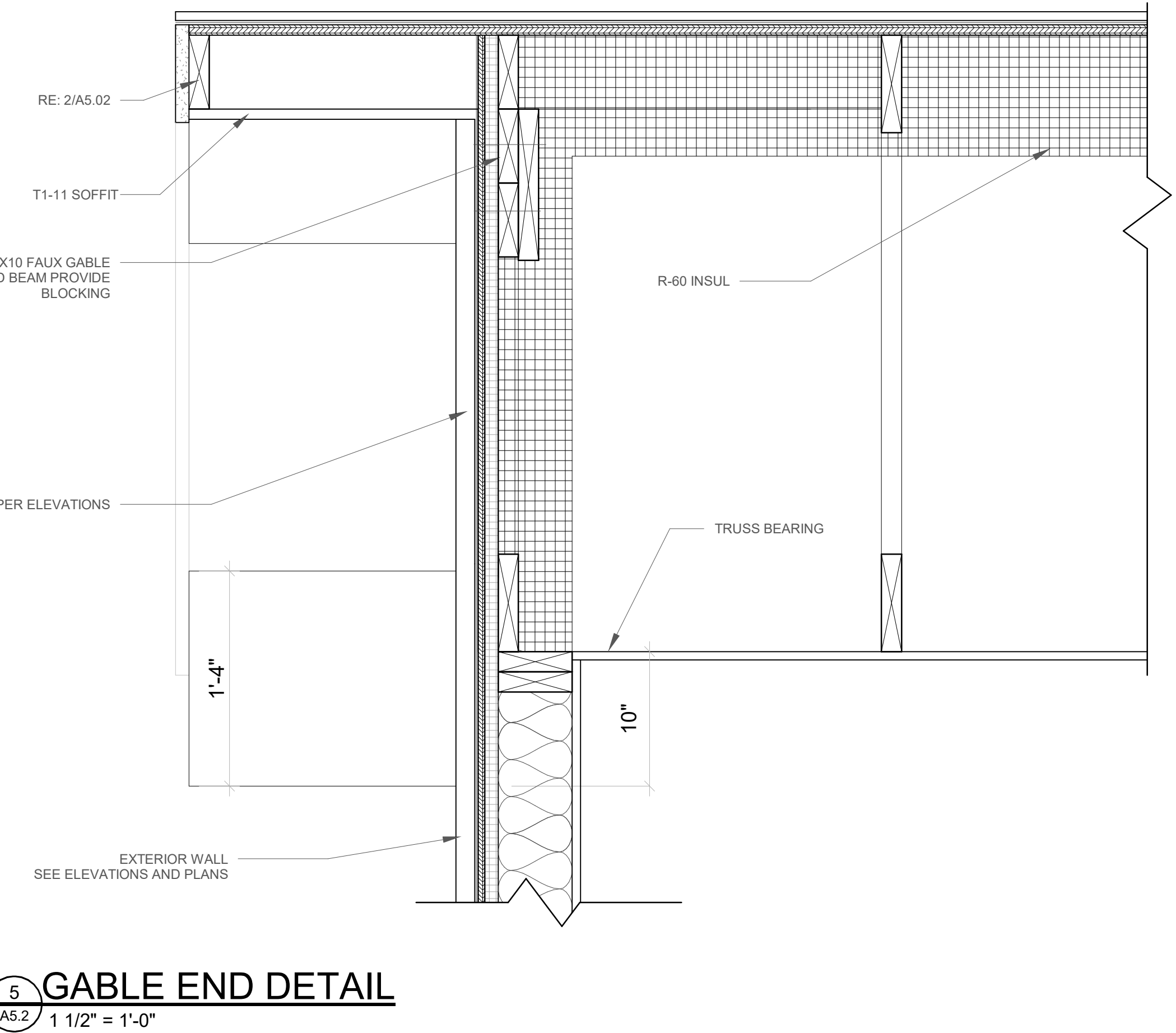
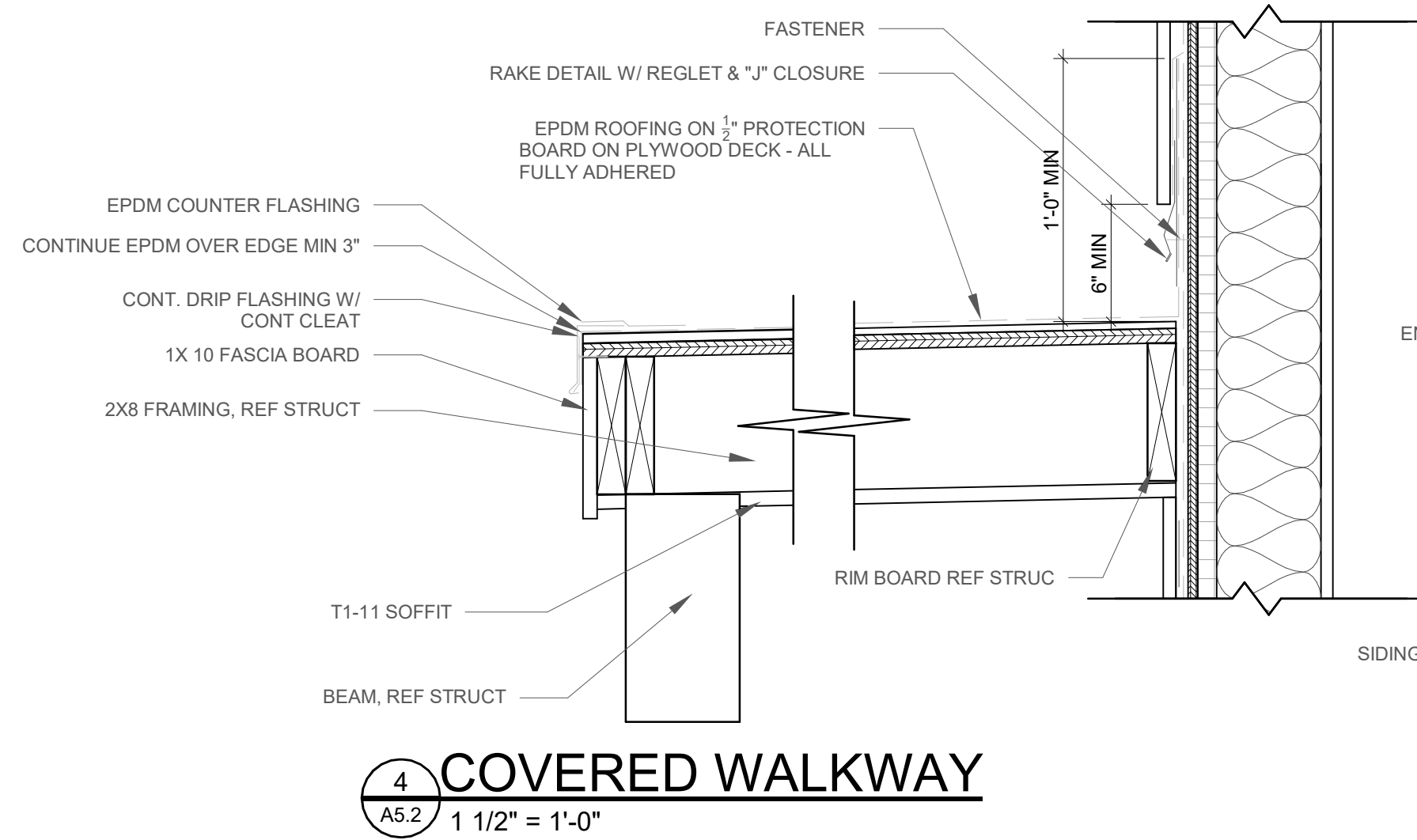
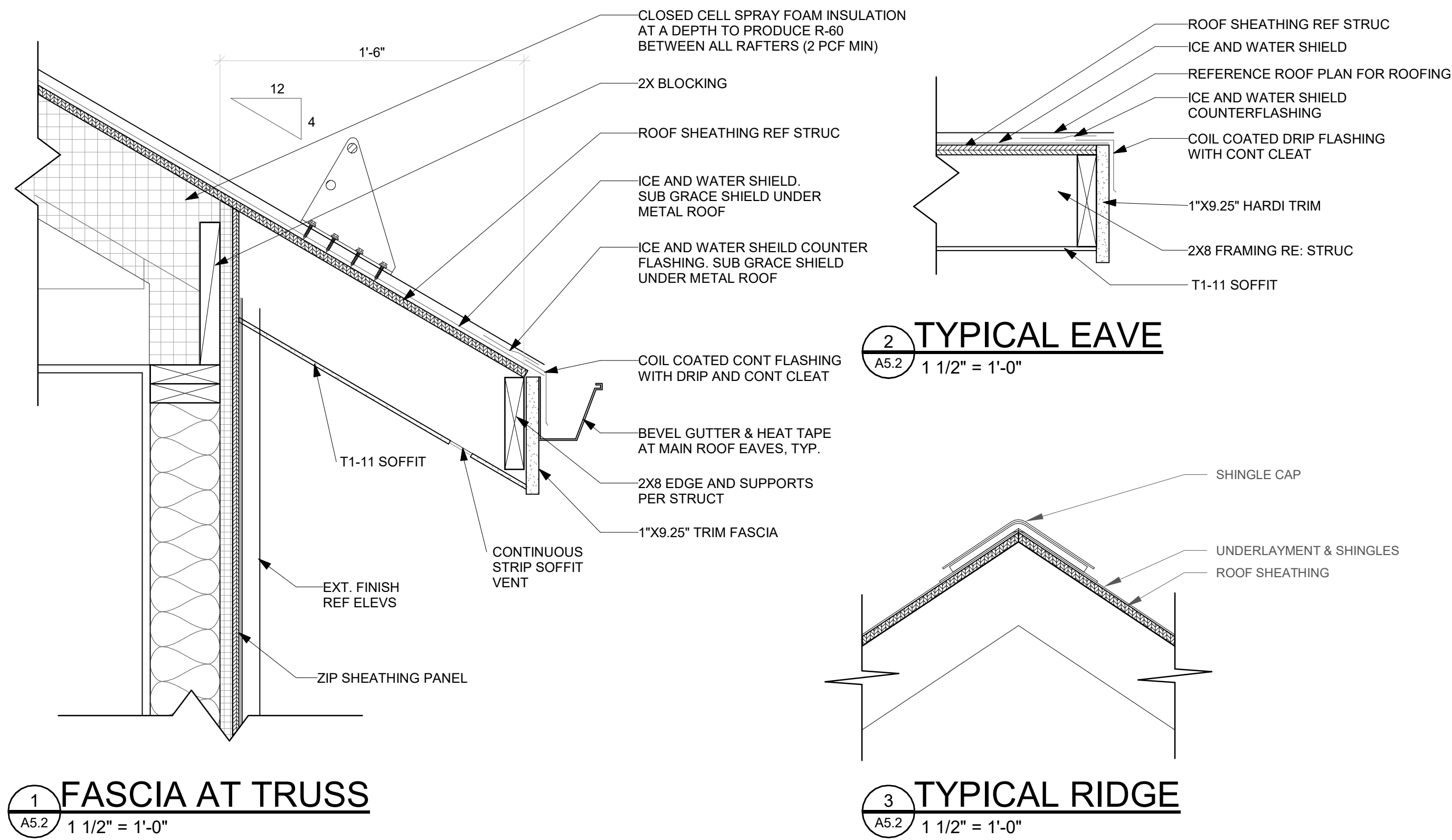
Issue Dates:
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Sheet Title:
Details

Project No:
2215

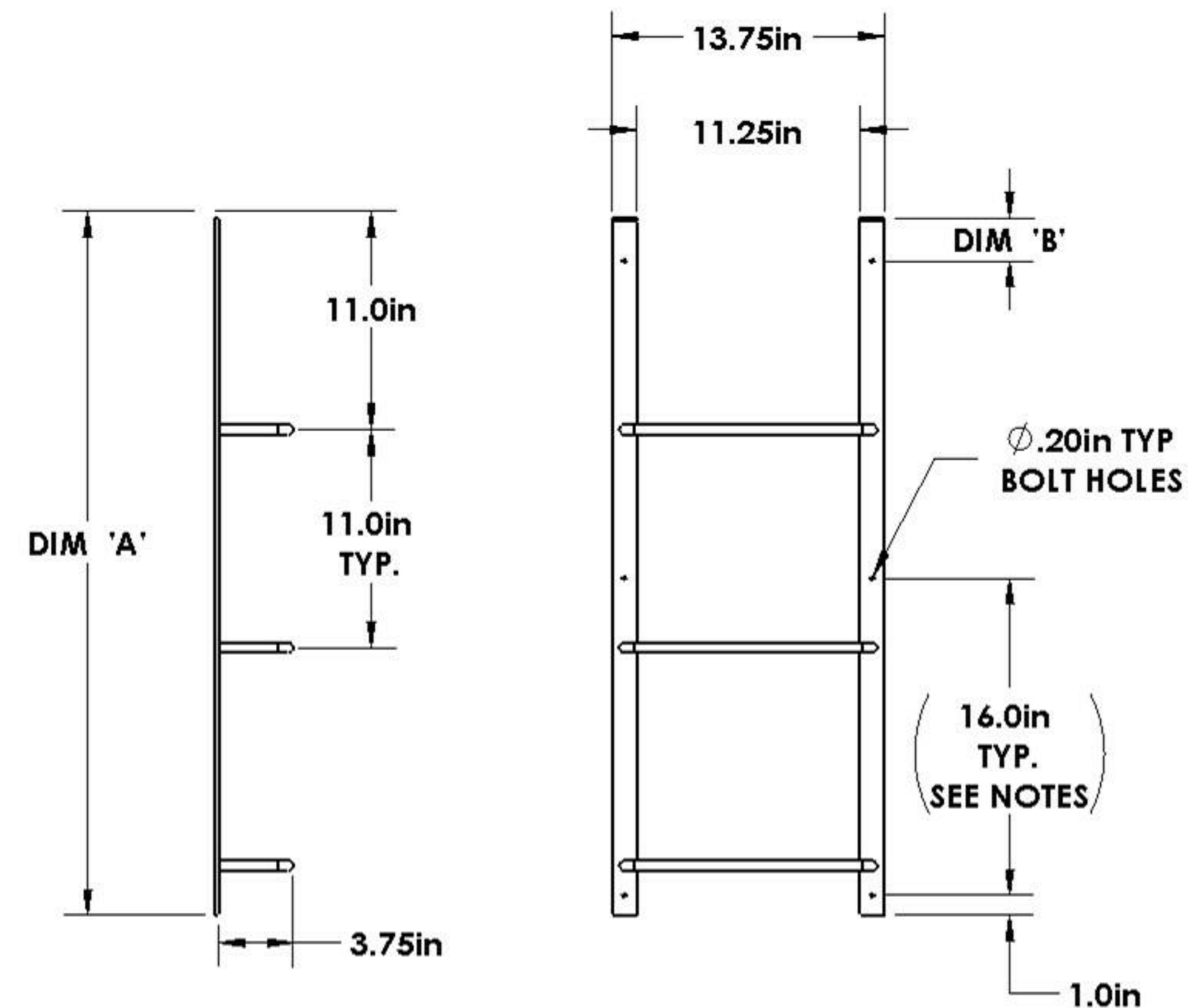
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A5.1

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WINDOW WELL SUPPLY™

STEEL EGRESS LADDER BOLT MOUNT



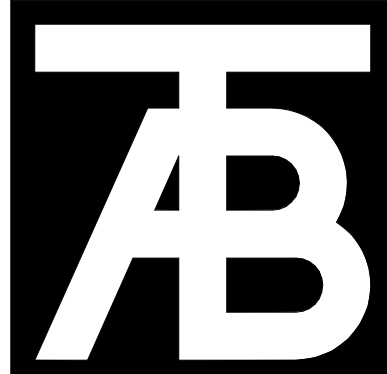
Ladder Size	Dim 'A' [in]	Dim 'B' [in]
3 Rung	35.0	2.0
4 Rung	46.0	1.0
5 Rung	57.0	8.0
6 Rung	68.0	3.0
7 Rung	79.0	1.0

Material: Powder-coated Steel
Rung Spacing: 11.0in
Hole Spacing: 16.0in, hole spacing may vary
Hole Diameter: 0.20in
Screw Size*: #10 (3/16in)

8 EGRESS LADDER
A5.2 1/4" = 1'-0"

PERMANENTLY FIXED LADDER

REV A



TAB Associates
The Architectural Balance
0058 Edwards Village Blvd.
Suite 210
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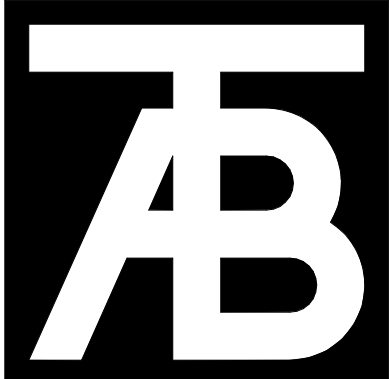
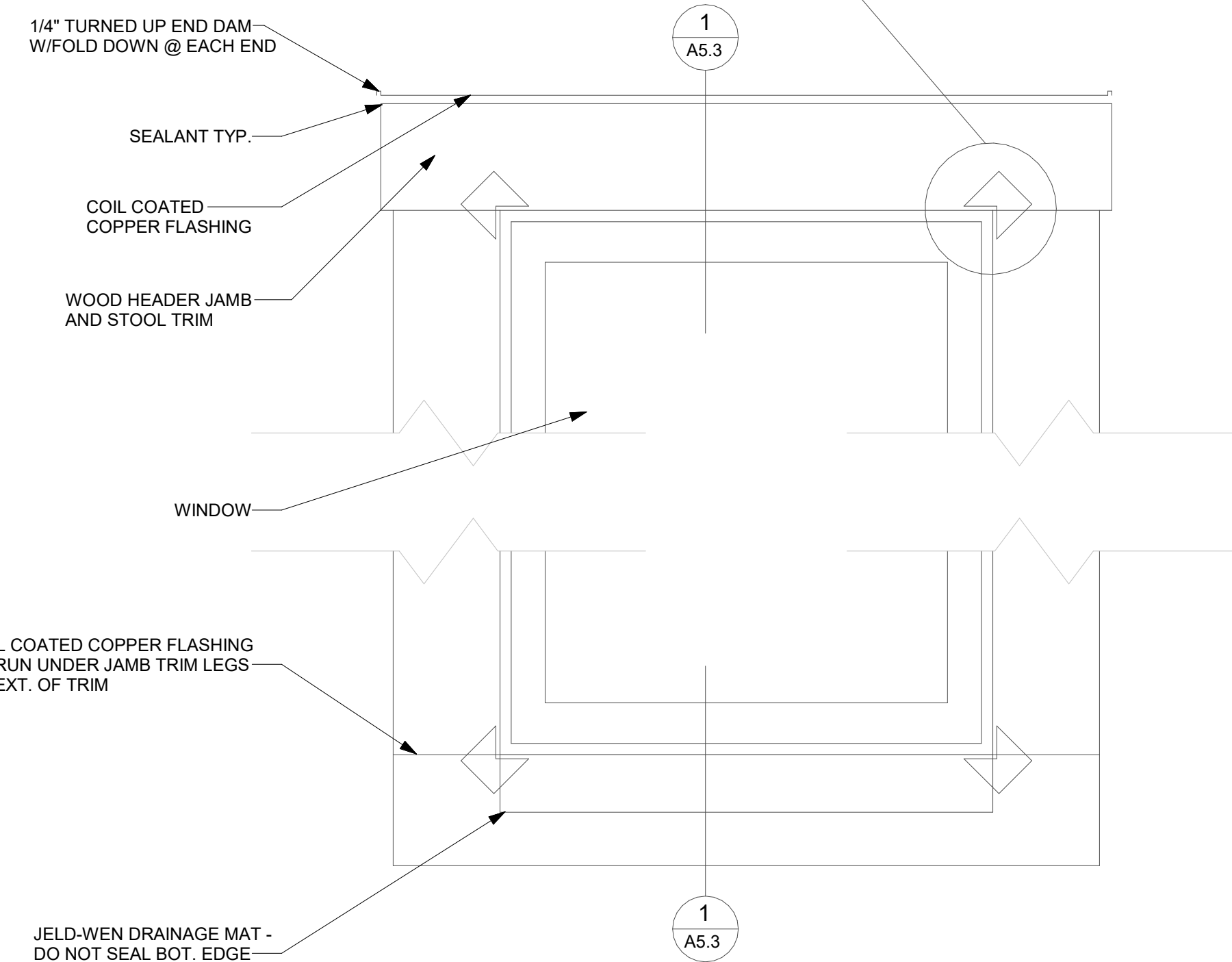
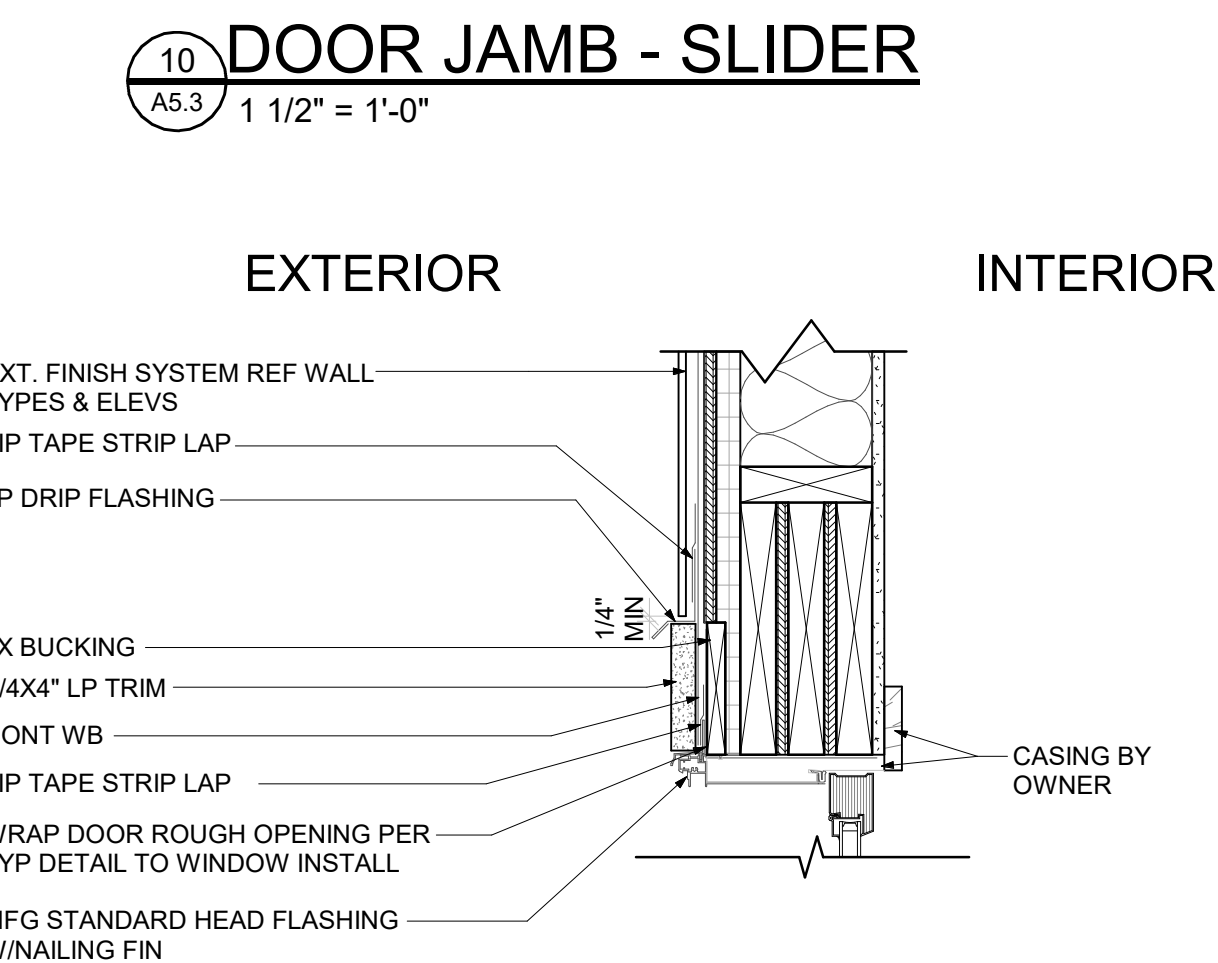
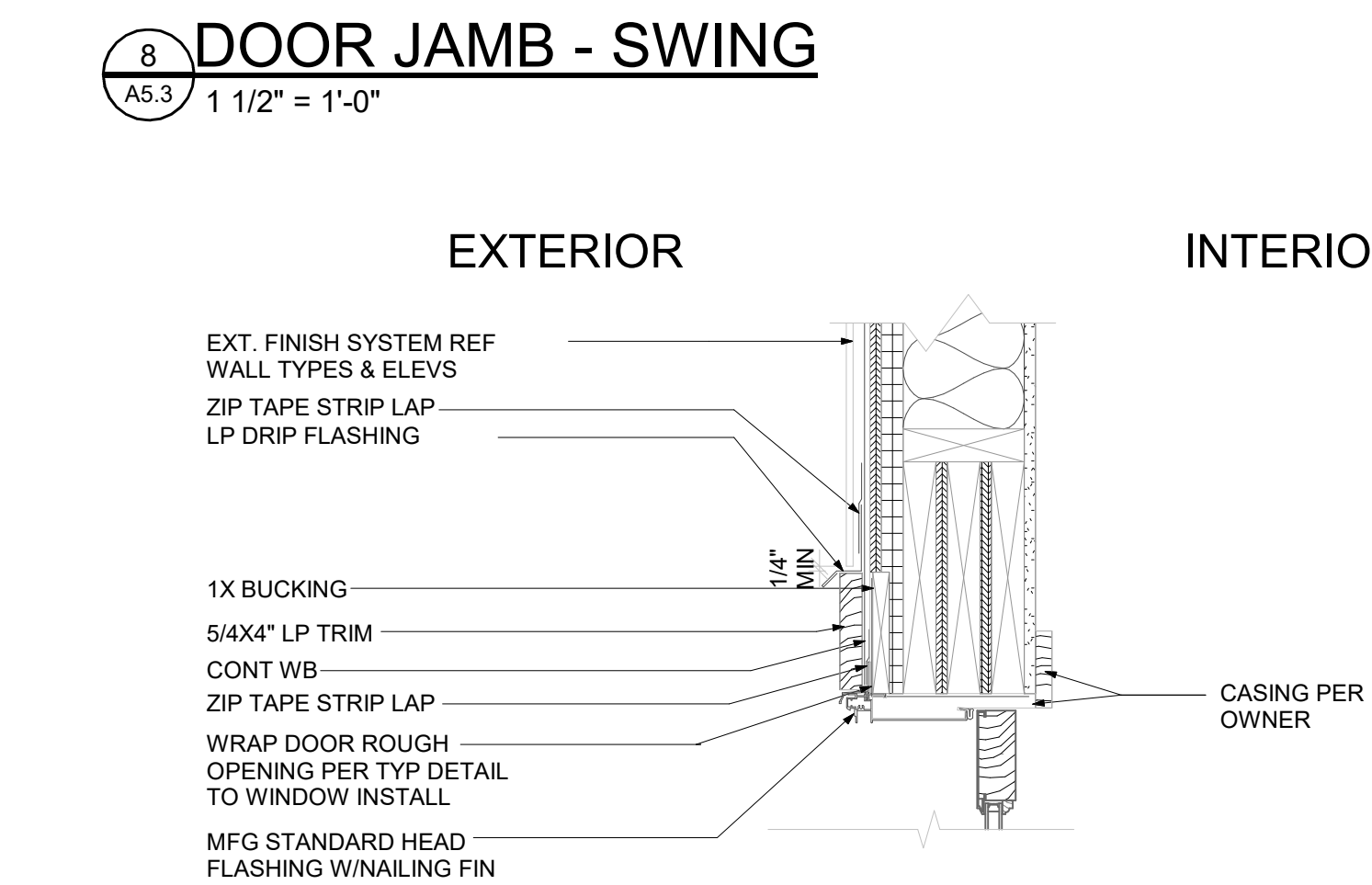
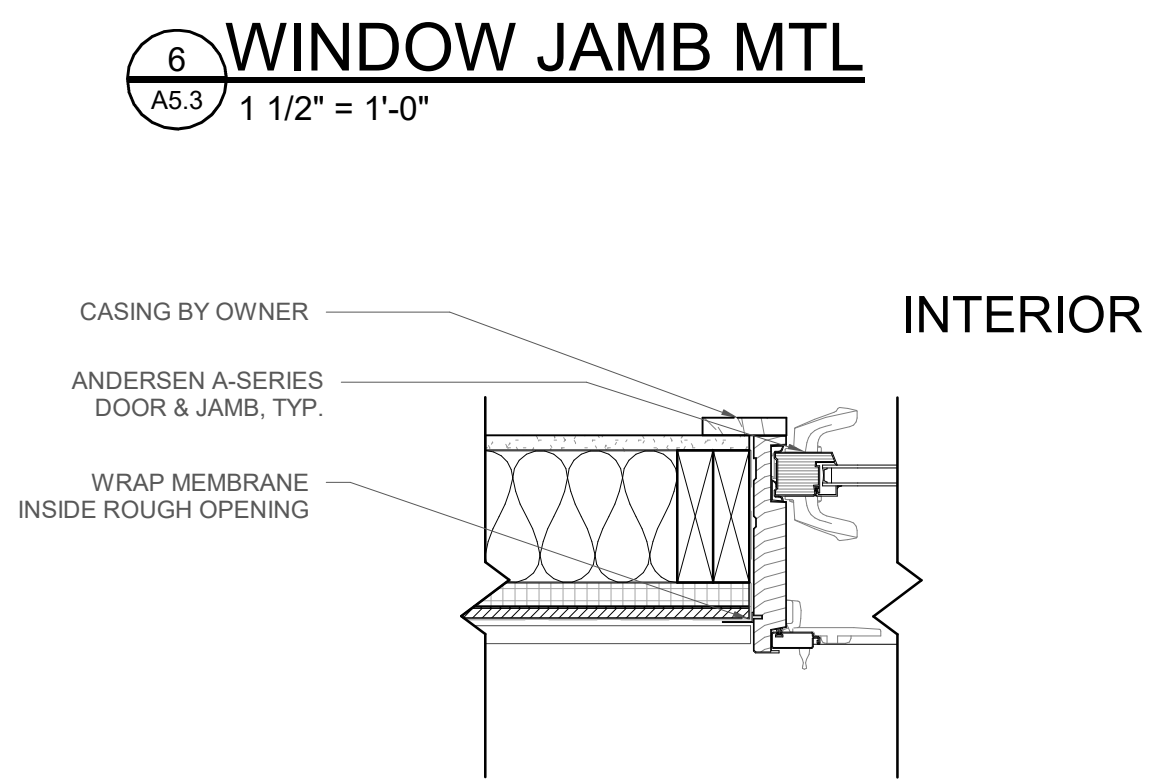
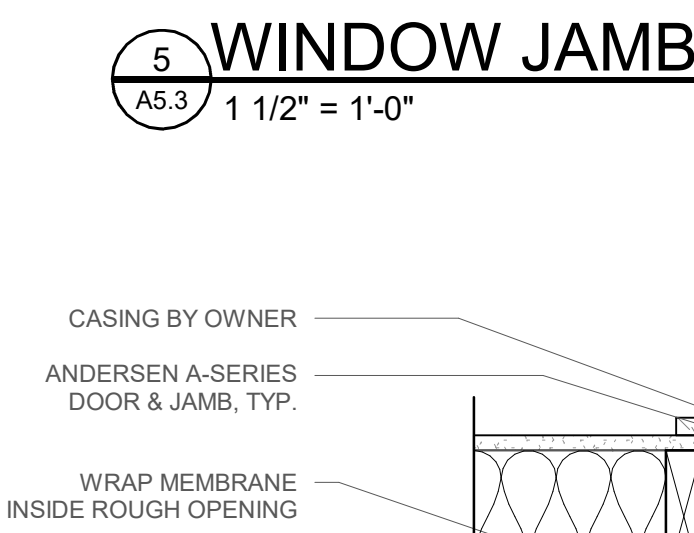
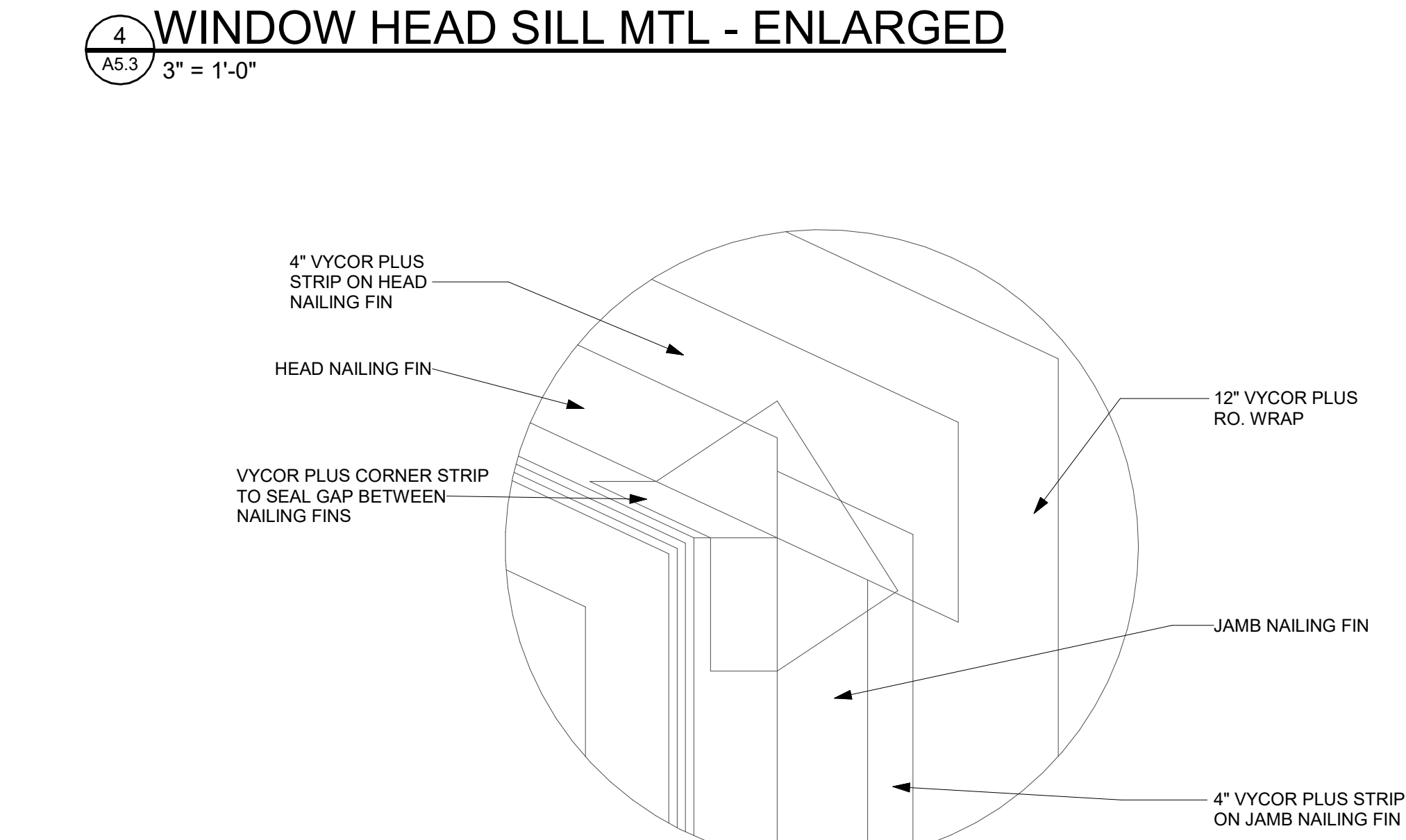
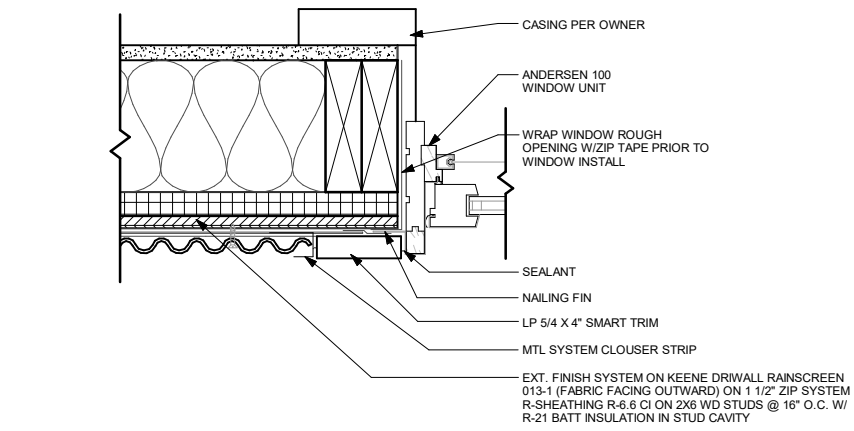
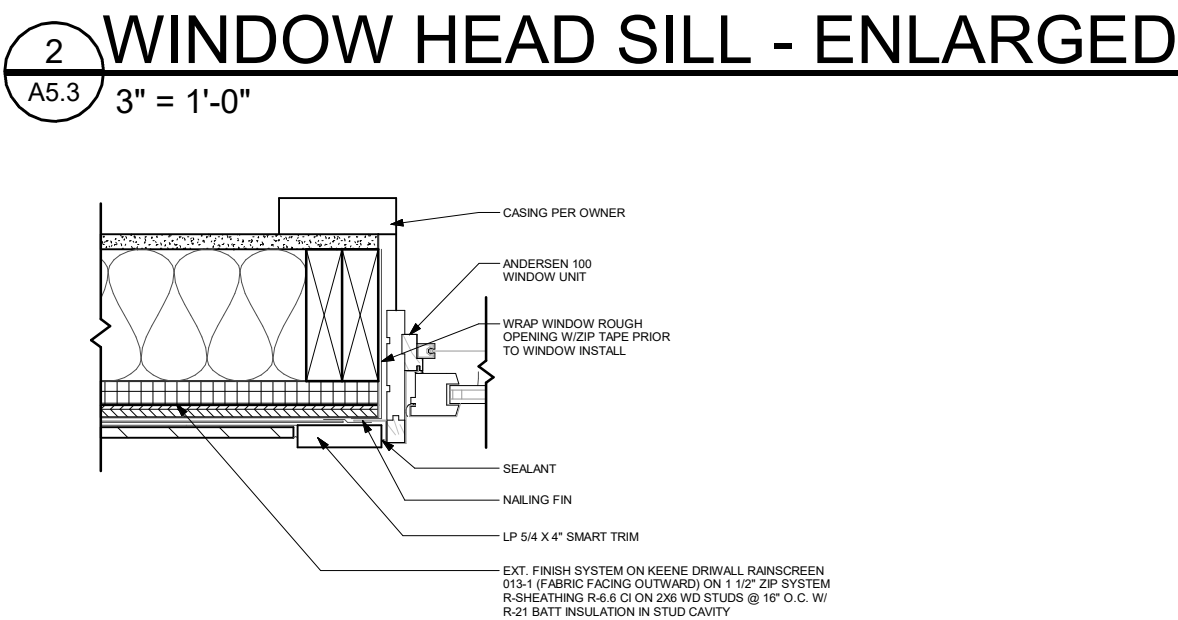
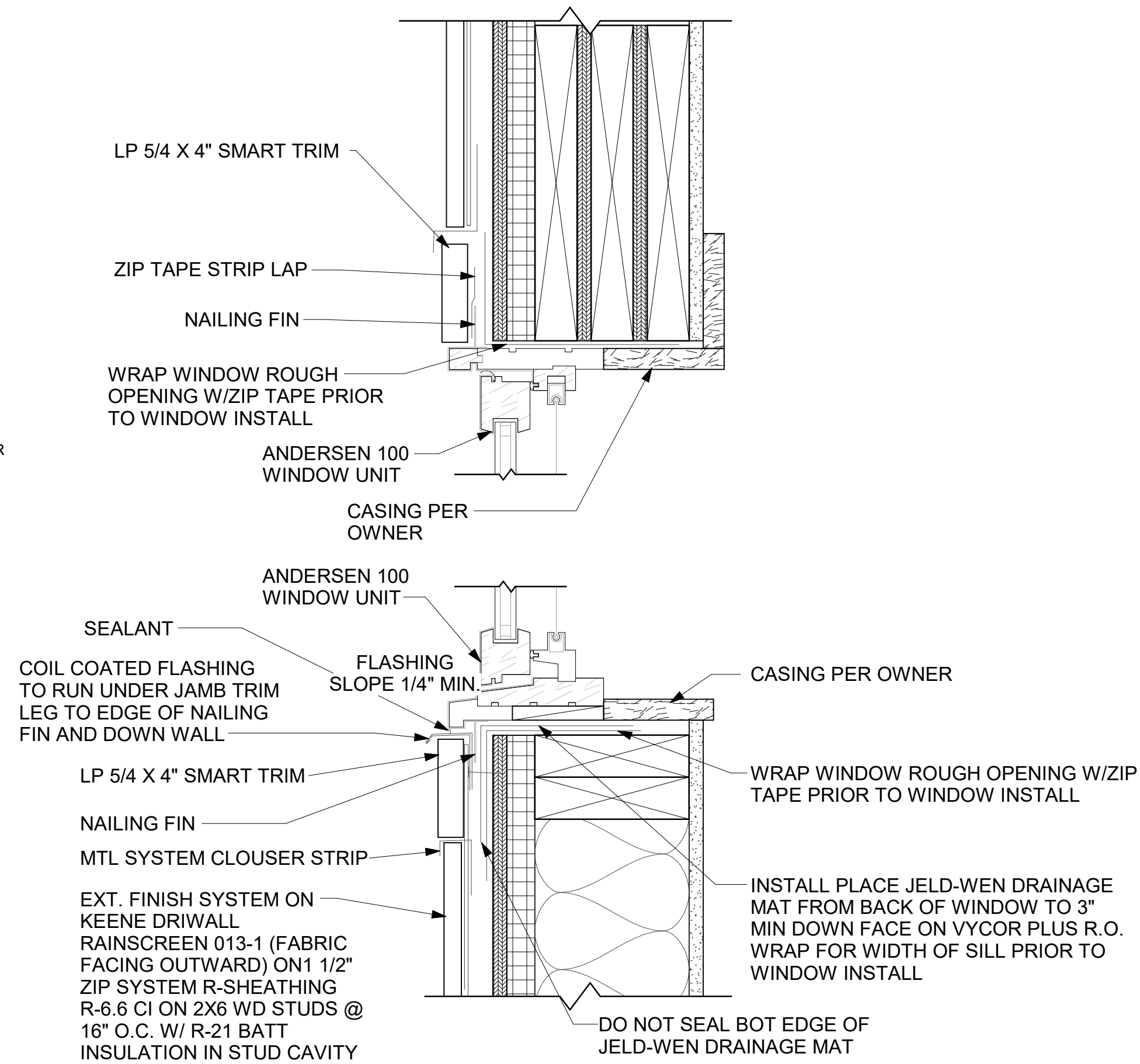
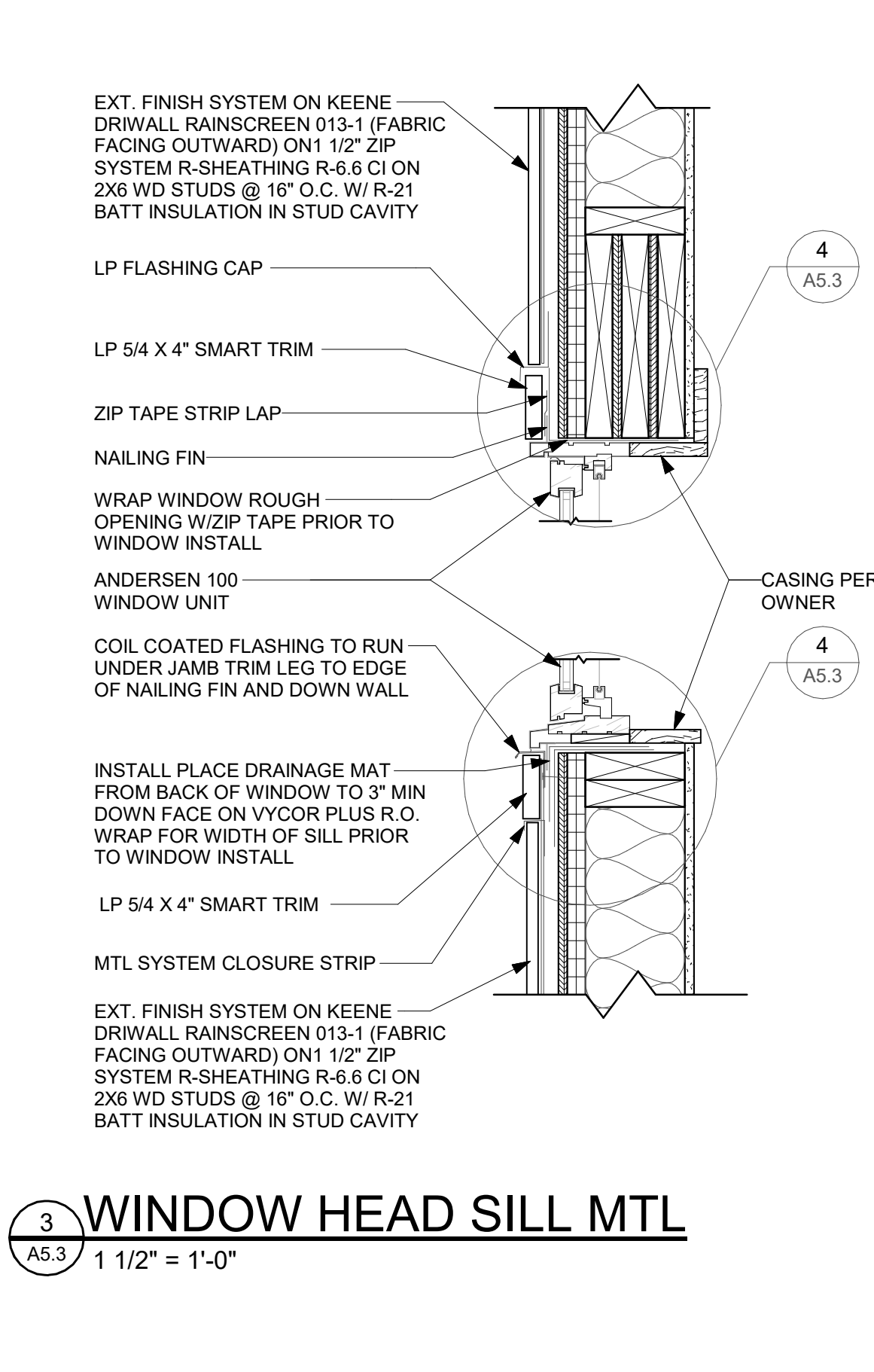
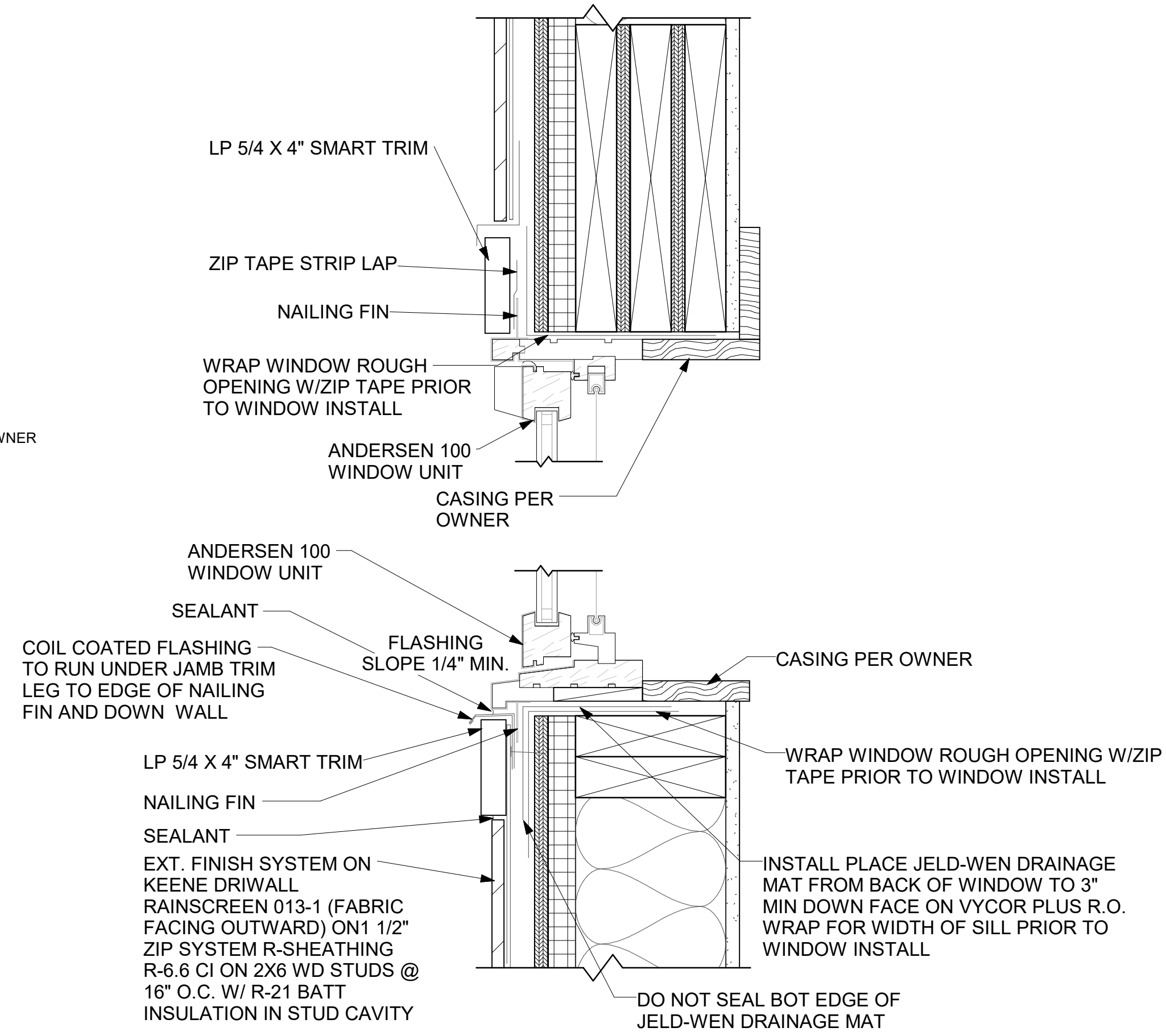
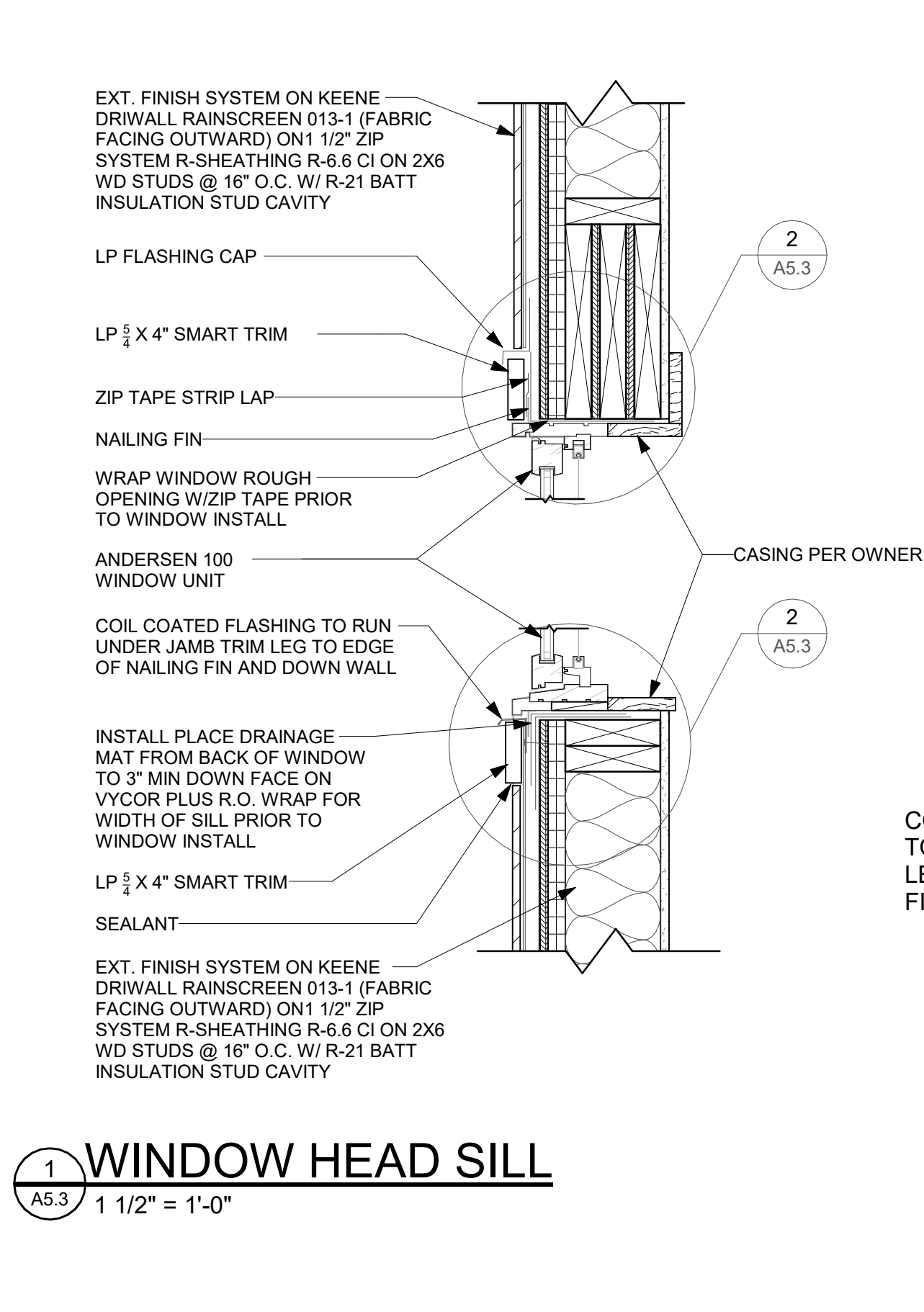
Revisions:		
No	Description	Date

Issue Dates:
DRB - 02/14/25
CD's - 04/29/25
Minor DRB - 09/25/25

Sheet Title:
Details

Project No:
2215

Sheet No:
A5.2



TAB Associates
The Architectural Balance
0068 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@tab.net
www.tabassociates.com
Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc.
(970) 949-9391
Mechanical Engineer
Electrical Engineer

Seal

Belden Place-Single Family
Lot 01 - 0018 Abby Road
Minturn, Colorado

Revisions:		
No	Description	Date

Issue Dates:
DRB - 02/14/25
CD's - 04/29/25
Minor DRB - 09/25/25

Sheet Title:
Details

Project No:
2215

Sheet No:
A5.3



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To: Planning Commission
From: Scot Hunn, Consulting Planning Director
Date: October 24, 2025
Agenda Item: Minturn Forward Land Use Code Update Project – Continued Review of Article 3 and Updated (Proposed) Zone District Maps

At their regular meeting of October 8, 2025, the Planning Commission continued their review of Article 3 – Zoning Regulations, including a review of proposed zone district purpose/intent statements, use table, dimensional limitations table, as well as standards and methods (e.g., for measurement of setbacks and building height) for use and development.

The Commission has reviewed Article 3 over the past three regular meetings and has provided detailed comments and direction to staff regarding recommended revisions. Staff have recorded the Commission's comments and recommendations and, if not already incorporated, will incorporate a majority those recommendations into a final draft of Article 3 prior to presentation to the Town Council.

Any areas of disagreement or aspects of the new zoning regulations that staff believes the Council should provide final direction on will be highlighted and presented to Council during the adoption stage of the Code Update project.

During the previous reviews of Article 3, the Commission has asked for updated (proposed) zone district maps. Matt Farrar, Western Slope Consulting, has produced updated mapping (attached) intended to:

- 1) Clarify those areas of the proposed zoning map that are different from the original maps presented in June 2025 (and which are generally reflective of input received during the public review of the proposed zone districts or discussions held with the Commission); and
- 2) Break the map exhibits into multiple sheets for greater ease of viewing by the Commission.

While staff has received great input on most aspects of Article 3, the focus of the meeting on October 29th will be to receive additional/final direction on the following topics or sections:

1. Bed and Breakfast



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- Need direction on the maximum number of guest rooms permitted in a Bed and Breakfast.
- The Planning Commission recommended that Bed and Breakfasts be prohibited in R1 and R2. This will result in Bed and Breakfasts not being permitted in any residential zone districts. If this is the direction the Town goes, staff recommends that Bed and Breakfasts be consolidated with “Commercial Accommodations” and the standards for Bed and Breakfasts be eliminated.

2. Laundromats

Need direction on whether Laundromats should be permitted to front on Main Street.

3. Awnings and Similar Shade Structures

- The Planning Commission discussed potentially allowing awnings and other similar shade structures to encroach into a required setback up to five (5) feet. Need to clarify whether there was consensus from the Planning Commission on this.
- Need further clarification on the following:
 - Whether this should apply to front, side, and/or rear setbacks.
 - If this applies to shading structures such as a covered walkway that are supported by poles.

4. Patios, Terraces, and Similar Improvements Less than 30” Above Grade

- The Planning Commission discussed potentially allowing patios, terraces, and similar improvements to encroach into required setbacks if they are less than thirty (30) inches above grade. Need to clarify whether there was consensus from the Planning Commission on this.
- Need further clarification on the following:
 - Whether this should apply to front, side, and/or rear setbacks.
 - If this applies just to uncovered patios, terraces, and similar improvements.

5. Authorized Exceptions to Maximum Building Height

- The Planning Commission provided the following direction regarding the authorized exceptions to maximum building height:



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- Allow parapet walls to exceed the maximum building height by up to three (3) feet, rather than ten (10) feet.
- Do not allow elevator enclosures to exceed the maximum building height.
- Does the Planning Commission have any further direction on the authorized exceptions to maximum building height?

6. Impervious Surface Area Measurement

Would like to confirm that the standards for measuring Impervious Surface Area be changed to something similar to the following:

Impervious surface area is measured as the area of a lot that is covered by any nonpermeable material that prevents absorption of water into the ground. The area of the following improvements are not included in the measurement of impervious surface area:

- *Roof overhangs.*
- *Porches, patios, terraces, and other similar improvements that are permeable.*

7. Building Height Measurement Standards

- The Planning Commission provided direction to measure building height for structures or buildings with pitched roofs as the vertical distance between finished, natural, or established grade (whichever is more restrictive) and the midpoint between the top of the uppermost wall plate and the peak of the roof.
- There was discussion about just measuring building height using the finished grade around a structure or building, and not natural or established grade. Need to clarify whether there was consensus from the Planning Commission on this.
- Staff suggests adding language similar to the following:
 - Finished grade shall not be artificially raised to increase the maximum building height.

Last, the Commission Chair and other members asked for examples of roof top ventilation units and “Parklets.” Below, staff have provided photos/examples for the Commission’s review. Additionally, staff have provided photos of parapet walls and roof top mechanical screening (in reference to previous discussions on parapet wall height maximums and allowances for additional building height).



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Roof Ventilator Photo Examples

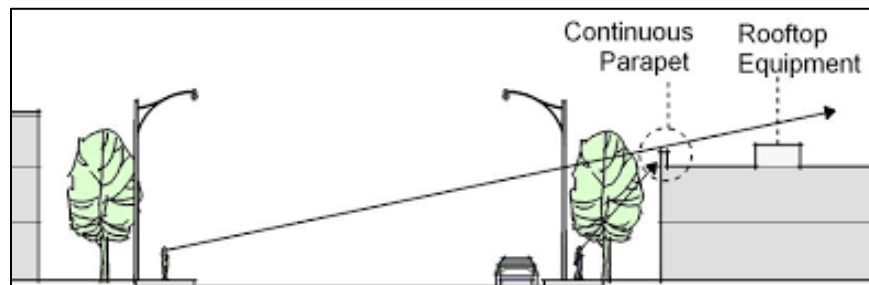




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Parapet Wall and Mechanical Equipment Screening Examples





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Parklet Photo Examples





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ARTICLE 3: ZONING REGULATIONS

Section 16-3-##: Establishment of Zone Districts

This Section establishes the zone districts that regulate the type and intensity of land uses within the Town and hereby divides the Town into said zone districts to implement the Community Plan and the provisions of this Code.

Table ##: Zone Districts

ZONE DISTRICT	PURPOSE
100-Block: A	The purpose of these zone districts is to accommodate sales tax-generating, street level uses and compatible, non-street level uses that include retail, office, and/or residential uses. These zone districts encompass Minturn's historic and primary retail/commercial area and work to bolster the Town's sales-tax revenue, encourage the reuse of existing structures, and maintain the visual character and scale of development in this part of the community.
100-Block: B	
Civic	The purpose of the Civic zone district is to accommodate uses that serve a public function including government facilities, recreation facilities, parks, open space areas, trails, schools, and utilities.
Federal Lands	The purpose of the Federal Lands zone district is to accommodate the use and development of lands within the Town of Minturn's boundary that are owned and managed by the federal government. This zone district works to protect environmentally sensitive and culturally significant areas, preserve scenic views and opens space, and maintain and enhance recreational opportunities. The management, use, and development of these lands must be in accordance with any conservation easements and direction of the applicable federal land manager.
Makerspace	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.
Maloit Park: Mixed-Use	The purpose of the Maloit Park: Mixed-Use zone district is to provide an area to accommodate a variety of land uses that may include residential development, educational facilities, recreation and other similar uses, and other community-oriented buildings, facilities and uses. This zone district also allows for the continuation of all existing land uses.
Maloit Park: Recreation & Open Space	The purpose of the Maloit Park: Recreation and Open Space zone district is to preserve lands in a predominately undeveloped state. Uses in this zone district are generally limited to infrastructure and utility installations, trails and other passive recreation uses.
Mixed-Use 1 (MU-1)	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.

Table ##: Zone Districts

ZONE DISTRICT	PURPOSE
Mixed-Use 2 (MU-2)	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.
Mixed-Use 3 (MU-3)	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.
PUD Holding	The purpose of the PUD Holding zone district is to serve as a placeholder for properties that the community has identified for master planned development. The Planned Unit Development (PUD) process set forth in Article 5 is the preferred procedure for developing a master development plan for these properties.
R1	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.
R2	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.
R3	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.
Railroad Right-of-Way/ Transportation	The purpose of the Railroad Right-of-Way/Transportation zone district is to provide a multi-modal corridor with transportation related land uses that connects Minturn to local and regional destinations and protects Minturn's natural environment from potential impacts resulting from the use of this corridor.
Recreation & Open Space	The purpose of the Recreation and Open Space zone district is to provide outdoor spaces for passive and/or active recreation, protect environmentally sensitive areas, and accommodate uses that serve a public function and are compatible with the intended character of these areas including recreation facilities, parks, open space areas, and trails.

Section 16-3-###: Incorporation and Interpretation of Zoning Map

A. Incorporation of Zoning Map

1. The location and boundaries of the zone districts established by this Article are shown on the Official Zoning Map ("Zoning Map") of the Town and incorporated into this Code.
2. The Zoning Map, together with all data shown thereon and all amendments thereto, is by reference made part of this Code.
3. The Zoning Map shall include the Town's logo and date of adoption.
4. The Zoning Map shall be maintained by the Planning Director and be available to the public in the Town's offices and/or on the Town's website.
5. All changes to the Zoning Map shall be made only upon amendment to this Code in accordance with [Article 5](#).

B. Interpretation of Zoning Map

1. Except where otherwise indicated, zone district boundaries shall follow municipal boundaries, section lines, the center line of rivers (e.g., the Eagle River) or tributaries (e.g., Cross Creek and Game Creek), lot lines, right-of-way lines or extensions thereof.
2. Where a zone district boundary coincides with a right-of-way line that is abandoned, the boundary shall then follow the centerline of the former right-of-way.
3. Land that is not part of a public, railroad, or utility right-of-way and that is not indicated as being in any zone district shall be included in the most restrictive, adjacent zone district even if such zone district is separated from the land in question by a public, railroad, and/or utility right-of-way.
4. If a zone district boundary is uncertain and/or disputed, it shall be the responsibility of the Planning Director to determine the location of such boundary. A determination of a zone district boundary made by the Planning Director may be appealed in accordance with [Section 16-#-###](#).

Section 16-3-###: Overlay Zone Districts

A. Purpose & Applicability

1. The purpose of an Overlay Zone District is to supplement the regulations and/or standards of an underlying zone district. An Overlay Zone District may be superimposed over a portion, or the entirety, of one or more underlying zone district(s).
2. An Overlay Zone District is typically applied to an area where a unique condition(s) (e.g., floodplain, wildfire hazard, hillside/slope protection area, wildlife habitat, scenic view, etc.) exists that needs to be addressed with supplemental regulations and/or standards.

B. Establishment of an Overlay Zone District

An Overlay Zone District shall be established in accordance with [Section 16-#-###](#).

Section 16-3-##: Permitted, Limited Review, Conditional, and Prohibited Uses

The Table of Uses, set forth in [Section 16-3-##](#), identifies the Principal, Accessory, and Temporary uses allowed in Minturn's zone districts. The Table of Uses utilizes the following classification system to specify if a use is a "Use by Right," a "Limited Review Use," a "Conditional Use," or if a use is prohibited.

A. Uses by Right ("R")

An "R" indicates that a use is allowed by right in a zone district(s), subject to compliance with all applicable requirements of this Chapter including, but not limited to, General Use Standards (refer to [Section 16-3-##](#)), Use-Specific Standards (refer to [Section 16-3-##](#)), Dimensional Requirements (refer to [Article ##](#)), and [Development Standards](#) (refer to [Article ##](#)).

B. Limited Review Uses ("L")

An "L" indicates that a use is allowed in a zone district(s), subject to via the Limited Review Use process set forth in [Section 16-5-##](#) and compliance with all applicable requirements of this Chapter including, but not limited to, General Use Standards (refer to [Section 16-3-##](#)), Use-Specific Standards (refer to [Section 16-3-##](#)), Dimensional Requirements (refer to [Article ##](#)), and [Development Standards](#) (refer to [Article ##](#)).

C. Conditional Uses ("C")

A "C" indicates a use is allowed in a zone district(s), subject to approval via the Conditional Use process set forth in [Section 16-5-##](#) and compliance with all applicable requirements of this Chapter including, but not limited to, General Use Standards (refer to [Section 16-3-##](#)), Use-Specific Standards (refer to [Section 16-3-##](#)), Dimensional Requirements (refer to [Article ##](#)), and [Development Standards](#) (refer to [Article ##](#)).

D. Prohibited Uses ("N")

An "N" indicates a use is not allowed in a zone district(s).

Section 16-3-##: Classification of Unlisted Uses

The Town recognizes that a use(s), not identified in this Code, may be proposed. Such a use(s) shall be prohibited, unless one (1) of the following occurs:

A. Determination by Planning Director

1. The Planning Director shall have the authority to determine if an unlisted use is similar to a use identified in the Table of Uses (refer to [Section 16-3-##](#)). In making such a determination, the Planning Director must consider the purpose of the applicable zone district(s), the characteristics of the unlisted use, and potential impacts on surrounding properties.
2. If the Planning Director determines that an unlisted use is similar to a use identified in the Table of Uses, they shall provide written notice of their decision to the applicant. A determination by the Planning Director shall be effective upon such notice being sent to the applicant.
3. An unlisted use determined to be similar to a use identified in the Table of Uses is subject to all standards applicable to the use that is was determined to be similar to.
4. An applicant may appeal the Planning Director's determination on an unlisted use in accordance with [Section 16-#-##](#).

B. Code Amendment

An amendment to this Article (i.e., Code Amendment) may be proposed for an unlisted use(s) in accordance with [Section 16-5-##](#).

Section 16-3-##: Table of Uses

- A. [Table ##](#) lists the principal and accessory uses allowed within Minturn's zone districts and provides cross-references to the specific requirements associated with certain types of uses (e.g., Use-Specific Standards). Definitions for the uses listed in [Table ##](#) are set forth in [Article ##](#).
- B. [Table ##](#) classifies principal uses into general categories (e.g., Residential Uses, Commercial Uses, etc.) based on common functional, product, and/or physical characteristics. Uses that are customarily incidental and subordinate to principal uses are listed under the Accessory Use category.
- C. All uses listed in [Table ##](#) must comply with all applicable requirements of this Chapter including, but not limited to, General Use Standards (refer to [Section 16-3-##](#)), Use-Specific Standards (refer to [Section 16-3-##](#)), Dimensional Requirements (refer to [Article ##](#)), and [Development Standards](#) (refer to [Article ##](#)).

<Insert Table of Uses>

Table ##: Table of Allowed Uses

R = Use by Right | L = Limited Review Use | C = Conditional Use | N = Prohibited Use

USE TYPE	ZONE DISTRICTS																USE-SPECIFIC STANDARDS		
	100-Block: A	100-Block: B	Civic	Federal Lands	Makespace	Mixed-Use 1	Mixed-Use 2	Mixed-Use 3	PUD Holding	R1	R2	R3	Recreation & Open Space	Railroad Right-of-Way /Transportation	Maloit Park				
															Mixed-Use	Recreation & Open Space			
Commercial Uses																			
Adult Business	N	N	N	N	C	N	N	N	1	N	N	N	N	N					
Animal Boarding	N	N	N	N	C	N	N	N	1	N	N	N	N	N					
Animal Hospital	N	N	N	N	L	N	HL	N	1	N	N	N	N	N					
Art Gallery, Arts/Crafts/Performing Arts Studio, or Art Center	N	N	NR	N	N	R	R	R	1	N	N	N	N	N					
Automotive Detail Shop	N	N	N	N	R	L	R	N	1	N	N	N	N	N					
Bakeries and Delicatessens with Food Service	R	R	N	N	N	N	R	N	1	N	N	N	N	N					
Banks and Financial Institutions	N	N	N	N	R	R	R	N	1	N	N	N	N	N					
Bar or Tavern	R	R	N	N	R	R	R	C	1	N	N	N	N	N					
Bed and Breakfast	L	L	N	N	N	C	L	L	1	C	C	N	N	N					
Building Material and Supply Sales	N	N	N	N	N	C	N	N	1	N	N	N	N	N					
Car Washes	N	N	N	N	C	C	R	N	1	N	N	N	N	N					
Commercial Accommodations	R	R	N	N	R	R	R	N	1	N	N	N	N	N					
Commercial Parking Lot/Garage	N	N	NR	N	N	C	N	N	1	N	N	N	N	N					
Continuing Care Facility	N	N	R	N	N	R	R	N	1	N	N	N	N	N					
Day Care Center, Adult or Child	L	L	HL	N	N	CL	CL	R/CL	1	C	C	C	N	N					
Drive-Through/Drive-Up Establishments	N	N	N	N	N	N	L	N	1	N	N	N	N	N					
Drugstores and Pharmacies	R	R	N	N	R	R	N	N	1	N	N	N	N	N					
Dry Cleaners, Storefront	N	N	N	N	R	N	N	N	1	N	N	N	N	N					
Gas Stations	N	N	N	N	C	C	C	N	1	N	N	N	N	N					
Health/Medical Offices (Street Level)	N	N	N	N	R	R	R	HL	1	N	N	N	N	N					
Health/Medical Offices (Second Level or Above)	R	R	N	N	R	R	R	HL	1	N	N	N	N	N					
Laundries	N	N	N	N	C	C	C	N	1	N	N	N	N	N					

Commented [MF2]: Note:

The uses currently allowed in the Maloit Park: Mixed Use and Maloit Park: Recreation & Open Space zone districts to be added to the table. No changes are proposed to these existing zone districts.

Commented [MF1]: Note:

Cross-references to the Use-Specific Standards for certain Use Types to be added at a later time.

Commented [MF3]: Requesting Planning Commission Input:

“Continuing Care Facility” is a new Use Type that has been added.

Commented [MF4]: Note:

Adult and Child Day Care Centers have been consolidated.

Table ##: Table of Allowed Uses

R = Use by Right | L = Limited Review Use | C = Conditional Use | N = Prohibited Use

USE TYPE	ZONE DISTRICTS														Maloit Park		USE-SPECIFIC STANDARDS
	100-Block: A	100-Block: B	Civic	Federal Lands	Makespace	Mixed-Use 1	Mixed-Use 2	Mixed-Use 3	PUD Holding	R1	R2	R3	Recreation & Open Space	Railroad Right-of-Way /Transportation	Mixed-Use	Recreation & Open Space	
Laundromats	NR	NR	N	N	R	R	R	C	1	N	N	N	N	N			
Liquor Stores	R	R	N	N	R	R	R	C	1	N	N	N	N	N			
Membership Organization	N	N	N	N	N	N	N	C	1	C	N	N	N	N			
Outdoor Food Vendor Park/Court	N	N	NR	N	L	N	N	N	1	N	N	N	N	N			
Motor Vehicle/Recreational Vehicle Sales, Service, and Rental	N	N	N	N	C	C	NR	N	1	N	N	N	N	N			
Natural Medicine Business, Other	N	N	N	N	C	N	N	N	1	N	N	N	N	N			
Natural Medicine Healing Center	R	R	N	N	R	R	R	R	1	N	N	N	N	N			
Nursery and Landscape Supply Sales	N	N	N	N	R	R	R	N	1	N	N	N	N	N			
Office Uses (Street Level)	CL	CL	NR	N	N	R	NR	R	1	N	N	N	N	N			
Office Uses (Second Level or Above)	R	R	NR	N	N	R	NR	R	1	N	N	N	N	N			
Personal Services	R	R	N	N	R	R	R	NR	1	N	N	N	N	N			
Professional Offices, Business Offices, and Studios (Street Level)	C	C	N	N	R	R	R	C	1	N	N	N	N	N			
Professional Offices, Business Offices, and Studios (Second Level and Above)	R	R	N	N	R	R	R	C	1	N	N	N	N	N			
Rental Businesses	NR	NR	N	N	R	NR	NR	N	1	N	N	N	N	N			
Restaurant	R	R	N	N	R	NR	R	C	1	N	N	N	N	N			
Retail	R	R	N	N	R	R	R	C	1	N	N	N	N	N			
Retail Uses (Greater than 5,000 Square Feet)	N	N	N	N	C	N	N	N	1	N	N	N	N	N			
Service Businesses	N	N	N	N	R	R	N	N	1	N	N	N	N	N			
Small Appliance Repair Shops	C	C	N	N	R	R	R	L	1	N	N	N	N	N			
Studios for Arts, Crafts, and Performing Arts	N	N	NR	N	R	R	N	N	1	N	N	N	N	N			

Commented [MF2]: Note:

The uses currently allowed in the Maloit Park: Mixed Use and Maloit Park: Recreation & Open Space zone districts to be added to the table. No changes are proposed to these existing zone districts.

Commented [MF1]: Note:

Cross-references to the Use-Specific Standards for certain Use Types to be added at a later time.

Commented [MF5]: Note:

Consolidated with "Office Uses."

Commented [MF6]: Requesting Planning Commission Input:

Staff is recommending that this Use Type be eliminated.

Table ##: Table of Allowed Uses

R = Use by Right | L = Limited Review Use | C = Conditional Use | N = Prohibited Use

USE TYPE	ZONE DISTRICTS														Maloit Park		USE-SPECIFIC STANDARDS
	100-Block A	100-Block B	Civic	Federal Lands	Makespace	Mixed-Use 1	Mixed-Use 2	Mixed-Use 3	PUD Holding	R1	R2	R3	Recreation & Open Space	Railroad Right-of-Way /Transportation	Mixed-Use	Recreation & Open Space	
Theaters, Meeting Rooms, and Convention Centers	N	N	NR	N	R	R	R	N	1	N	N	N	N	N			
Veterinary Clinic	N	N	N	N	R	N	R	N	1	N	N	N	N	N			
Vehicle Repair, Major	N	N	N	N	R	N	C	N	1	N	N	N	N	N			
Vehicle Repair, Minor	N	N	N	N	R	N	R	N	1	N	N	N	N	N			
Industrial Uses																	
Commercial Indoor Storage	N	N	GR	N	R	N	N	N	1	N	N	N	N	N			
Contractor Storage	N	N	NR	N	N	C	N	N	1	N	N	N	N	N			
Manufacturing, Light	C	C	GR	N	L	L	L	N	1	N	N	N	N	N			
Natural Medicine Cultivation Facility	N	N	N	N	C	N	N	N	1	N	N	N	N	N			
Natural Medicine Product Manufacturer	N	N	N	N	C	N	N	N	1	N	N	N	N	N			
Natural Medicine Testing Facility	N	N	N	N	C	N	N	N	1	N	N	N	N	N			
Outdoor Storage, Screened	N	N	NR	N	C	N	N	N	1	N	N	N	N	N			
Outdoor Storage, Unscreened	N	N	R	N	N	N	N	N	1	N	N	N	N	N			
Power Plant, Biomass	N	N	C	N	N	N	N	N	1	N	N	N	N	N			
Power Plant, Geothermal	N	N	C	N	N	N	N	N	1	N	N	N	N	N			
Self-Service Storage	N	N	N	N	R	N	N	N	1	N	N	N	N	N			
Solar Energy System, Community-Scale	N	N	C	N	N	N	N	N	1	N	N	N	N	N			
Warehouse/Wholesale Establishment	N	N	N	N	R	N	N	N	1	N	N	N	N	N			
Public, Institutional, Civic Uses																	
Athletic Fields	N	N	R	N	N	N	N	N	1	N	N	N	R	N			
Cemetery	N	N	R	N	N	N	N	N	1	N	N	N	N	N			
Cemetery Office Uses	N	N	R	N	N	N	N	N	1	N	N	N	N	N			
Indoor Recreational Facilities	NR	NR	R	N	R	R	R	N	1	N	N	N	R	N			

Commented [MF2]: Note:

The uses currently allowed in the Maloit Park: Mixed Use and Maloit Park: Recreation & Open Space zone districts to be added to the table. No changes are proposed to these existing zone districts.

Commented [MF1]: Note:

Cross-references to the Use-Specific Standards for certain Use Types to be added at a later time.

Commented [MF7]: Note:

"Self-Service Storage" has been consolidated with "Commercial Indoor Storage."

Commented [MF8]: Note:

"Athletic Fields" have been consolidated with "Outdoor Recreation Facilities."

Table ##: Table of Allowed Uses

R = Use by Right | L = Limited Review Use | C = Conditional Use | N = Prohibited Use

USE TYPE	ZONE DISTRICTS														Maloit Park		USE-SPECIFIC STANDARDS
	100-Block A	100-Block B	Civic	Federal Lands	Makespace	Mixed-Use 1	Mixed-Use 2	Mixed-Use 3	PUD Holding	R1	R2	R3	Recreation & Open Space	Railroad Right-of-Way /Transportation	Mixed-Use	Recreation & Open Space	
Institutional Uses (Street Level)	N	N	NR	N	R	N	R	C	1	C	N	N	N	N			
Institutional Uses (Second Level and Above)	N	N	NR	N	R	N	R	C	1	C	N	N	N	N			
Maintenance Facility	N	N	RA	N	N	N	N	N	1	N	N	N	N	R			
Multi-Modal Transportation	N	N	RA	N	N	N	N	N	1	N	N	N	N	R			
Municipal Parking/Garage	NR	NR	NR	N	N	N	R	N	1	N	N	N	N	N			
Open Space	N	N	N	N	N	N	N	N	1	N	N	N	N	N			
Outdoor Recreational Facilities	N	N	R	N	N	N	N	N	1	N	N	N	R	N			
Parks, and Playgrounds, and Open Space	NR	NR	R	NR	NR	R	R	R	1	R	R	R	R	RA			
Public Events and Mass Gatherings	N	N	R	N	N	N	N	N		N	N	N	R	N			
Public Facilities and Uses	N	N	R	N	N	N	N	N		N	N	N	N	N			
Rail	N	N	RA	N	N	N	N	N	1	N	N	N	N	R			
School-Related Uses and Facilities in Accordance with Section 22-32-124, C.R.S.	N	N	N	N	N	N	N	N		N	N	N	N	N			
Trails and Trailheads	N	N	R	N	N	N	N	N	1	N	N	N	R	R			
Uses Allowed Under Federal Regulations	N	N	N	R	N	N	N	N	1	N	N	N	N	N			
Utility Facilities and Improvements	N	N	R	N	N	N	N	N	1	N	N	N	R	N			
Water Treatment Facilities	N	N	R	N	N	N	N	N	1	N	N	N	N	R			
Wireless Communication Facilities	LA	LA	L	LA	LA	LA	LA	LA	1	LA	LA	LA	LA	LA			
Residential Uses																	
Duplexes (Street Level)	N ² ***	N ² ***	NR	N	N	R	R	R	1	R	R	R	N	N			
Duplexes (Second Level and Above)	R	R	NR	N	N	R	R	R	1	R	R	R	N	N			
Group Home (Street Level)	N	N	NR	N	N	LR	RG	RL	1	NR	NR	NR	N	N			

Commented [MF2]: Note:

The uses currently allowed in the Maloit Park: Mixed Use and Maloit Park: Recreation & Open Space zone districts to be added to the table. No changes are proposed to these existing zone districts.

Commented [MF1]: Note:

Cross-references to the Use-Specific Standards for certain Use Types to be added at a later time.

Commented [MF9]: Note:

“Open Space” has been consolidated with “Parks and Playgrounds.”

Commented [MF10]: Note:

Staff is recommending that “Parks, Playgrounds, and Open Space” be a permitted use/use by right in all zone districts.

Commented [MF11]: Note:

“Public Events and Mass Gatherings” to be a Temporary Use. “Public Events” and “Mass Gatherings” to be included as examples in the revised definition for “Temporary Use.”

Commented [MF12]: Note:

Consolidated with “Institutional Uses.”

Table ##: Table of Allowed Uses

R = Use by Right | L = Limited Review Use | C = Conditional Use | N = Prohibited Use

USE TYPE	ZONE DISTRICTS															Maloit Park		USE-SPECIFIC STANDARDS
	100-Block: A	100-Block: B	Civic	Federal Lands	Makerspace	Mixed-Use 1	Mixed-Use 2	Mixed-Use 3	PUD Holding	R1	R2	R3	Recreation & Open Space	Railroad Right-of-Way /Transportation	Mixed-Use	Recreation & Open Space		
Group Home (Second Level and Above)	R	R	R	N	R	R	R	R	1	R	R	R	N	N				
Group Residential Facility (Street Level)	N	N	R	N	N	R	R	R	1	N	N	R	N	N				
Group Residential Facility (Second Level and Above)	R	R	R	N	N	R	R	R	1	N	N	R	N	N				
Multi-Family Dwellings (Street Level)	N ^{2***}	N ^{2***}	R	N	N ¹	R	R	R	1	C ¹	C ¹	N	N	N				
Multi-Family Dwellings (Second Level and Above)	R	R	R	N	N ¹	R	R	R	1	C ¹	C ¹	N	N	N				
Senior Housing	N	N	N	N	N	N	N	C		C	C	N	N	N				
Senior Housing, Retirement Communities	N	N	N	N	N	N	N	C		N	N	N	N	N				
Short Term Rental*	R	R	R	N	N	R	R	R	1	R	R	R	N	N				
Single-Family Residential Dwellings	N	N	N ¹	N	N	R	N	R	1	R	R	R	N	N				
Accessory Uses																		
Accessory Building or Structure	R ¹	R ¹	R	R ¹	R ¹	R ¹	R ¹	R ¹	1	R ¹	R ¹	R ¹	N ¹	R				
Accessory Dwelling Unit (Street Level)	N ^{2***}	N ^{2***}	R ¹	N	N	R	R	R	1	R	R	R	N	N				
Accessory Dwelling Unit (Second Level and Above)	R	R	R ¹	N	N	R	R	R	1	R	R	R	N	N				
Accessory Uses Customarily Associated with Allowable Uses ¹	N ¹	N ¹	R	N ¹	N ¹	N ¹	N ¹	N ¹	1	N ¹	N ¹	N ¹	R	R				
Dwelling Accessory to a Business	N	N	N	N	N	N	N	N		N	N	N	N	N				
Family Child Care Home	N ¹	R ¹	R ¹	N	R ¹	R ¹	R	R	1	R	R	R	N	N				
Geothermal Loop or Direct Use, Accessory	R ¹	R ¹	R ¹	R ¹	R ¹	R ¹	R ¹	R ¹	1	R ¹	R ¹	R ¹	R ¹	R ¹				
Home Business	C ¹	C ¹	N	N	R ¹	C	C	C	1	C	C	C	N	N				

Commented [MF2]: Note:

The uses currently allowed in the Maloit Park: Mixed Use and Maloit Park: Recreation & Open Space zone districts to be added to the table. No changes are proposed to these existing zone districts.

Commented [MF1]: Note:

Cross-references to the Use-Specific Standards for certain Use Types to be added at a later time.

Commented [MF13]: Note:

It is staff's understanding that "Group Homes" are required to be treated in the same manner as other housing types.

An example definition for "Group Homes" is as follows:

A residential dwelling or facility where persons are living, together with staff, as a single housekeeping unit providing care, supervision, and treatment for the exclusive use of residents protected by the provisions of the Fair Housing Act Amendments of 1988, as defined in that Act and interpreted by the courts, or by any similar legislation of the State of Colorado, including but not limited to facilities providing housing for people experiencing disabilities, mental health conditions, or developmental disabilities.

Commented [MF14]: Requesting Planning Commission Input:

"Group Residential Facilities" is a new Use Type that has been added.

An example definition for "Group Residential Facility" is:

A residence that provides a community living environment for persons requiring custodial care, medical treatment, or specialized social services, but that does not meet the

Commented [MF15]: Note:

Staff is recommending that "Senior Housing" and "Senior Housing, Retirement Communities" be eliminated as these Use Types are addressed under other Use Types.

Commented [MF16]: Note:

Staff is recommending deleting this proposed Use Type.

Table ##: Table of Allowed Uses

R = Use by Right | L = Limited Review Use | C = Conditional Use | N = Prohibited Use

USE TYPE	ZONE DISTRICTS														Maloit Park		USE-SPECIFIC STANDARDS
	100-Block: A	100-Block: B	Civic	Federal Lands	Makerspace	Mixed-Use 1	Mixed-Use 2	Mixed-Use 3	PUD Holding	R1	R2	R3	Recreation & Open Space	Railroad Right-of-Way /Transportation	Mixed-Use	Recreation & Open Space	
Home Occupation	R	R	RA	N	RA	R	R	R	¹	R	R	R	N	N			
Hydroelectric Energy Device, Accessory	L	L	L	AL	L	L	L	L	¹	L	L	L	L	L			
Keeping of Fowl	R	R	R	N	N	R	R	R	¹	R	R	R	N	N			
Outdoor Food Vendor	AR	AR	AR	N	AR	AR	AR	AR	¹	N	N	N	R	N			
Outdoor Storage, Accessory to a Non-Residential Use	N	N	L	N	L	N	N	N	¹	N	N	N	L	N			
Parklet	AR	AR	AR	N	AR	AR	AR	AR	¹	N	N	N	AR	N			
Solar Energy System, Ground-Mounted, Accessory	RA	RA	RA	RA	RA	RA	RA	RA	¹	RA	RA	RA	RA	RA			
Solar Energy System, Roof-Mounted, Accessory	AR	AR	RA	RA	RA	RA	RA	RA	¹	RA	RA	RA	RA	RA			
Wind Energy Facility, Accessory	L	L	L	L	L	L	L	L	¹	L	L	L	L	L			
Temporary Uses																	
<u>Temporary Use with a valid</u>	R	R	R	R	R	R	R	R	¹	R	R	R	R	R			
<u>Temporary Use Permit</u>																	

Notes:

- ¹ Permitted uses to be established as part of the Planned Unit Development (PUD) process (refer to Article 5: Land Use Application Requirements & Procedures).
² Street level residential uses in the 100-Block: A and 100-Block: B zone districts are permitted on historic properties subject to all applicable requirements of this Chapter.
³ Only applies to accessory uses that are not specifically listed in the Table of Allowed Uses.

Commented [MF2]: Note:

The uses currently allowed in the Maloit Park: Mixed Use and Maloit Park: Recreation & Open Space zone districts to be added to the table. No changes are proposed to these existing zone districts.

Commented [MF1]: Note:

Cross-references to the Use-Specific Standards for certain Use Types to be added at a later time.

Section 16-3-##: Principal & Accessory Uses

A. Principal Uses

More than one (1) principal use per lot is allowed in all zone districts if each use is allowed in the applicable zone district and all uses comply with all applicable requirements of this Chapter including, but not limited to, General Use Standards (refer to [Section 16-3-##](#)), Use-Specific Standards (refer to [Section 16-3-##](#)), Dimensional Requirements (refer to [Article ##](#)), and [Development Standards](#) (refer to [Article ##](#)).

B. Accessory Uses

1. A principal use must be established on a lot before an accessory use(s) is permitted. This requirement does not apply to fences, which are permitted on a lot prior to a principal use being established.
2. An accessory use(s) is permitted on a lot without a principal use if an abutting lot has an established principal use and both lots are under the same ownership.
3. More than one (1) accessory use per lot is allowed in all zone districts if each use is allowed in the applicable zone district and all uses comply with all applicable requirements of this Chapter including, but not limited to, General Use Standards (refer to [Section 16-3-##](#)), Use-Specific Standards (refer to [Section 16-3-##](#)), Dimensional Requirements (refer to [Article ##](#)), and [Development Standards](#) (refer to [Article ##](#)).

Section 16-3-##: Dimensional Standards, Authorized Exceptions & Measurement Standards

A. Dimensional Standards

[Table ##](#) sets forth the dimensional standards for Minturn's zone districts. All uses, structures, and buildings must comply with these standards, unless otherwise exempted in this Chapter.

<Insert table of Dimensional Standards>

Table ##: Table of Dimensional Standards

SF = Square Feet | FT = Feet | LF = Linear Feet | N/A = Not Applicable

ZONE DISTRICTS																
	100-Block: A	100-Block: A (Incentive Floor) ⁵	100-Block: B	Civic	Federal Lands	Recreation & Open Space	Makerspace	Mixed-Use 1	Mixed-Use 2	Mixed-Use 3	PUD Holding	Railroad Right-of-Way /Transportation	R1	R2	R3	Maloit Park
Lot Requirements																
Lot Area (Minimum)	2,500 SF	2,500 SF	2,500 SF	N/A	N/A	N/A	5,000 SF	2,500 SF	2,500 SF	5,000 SF	3	4	2,500 SF	5,000 SF	2 Acres	5,000 SF
Lot Area (Maximum)	7,500 SF	7,500 SF	7,500 SF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3	4	N/A	N/A	N/A	N/A
Lot Area per Three (3) or More Dwelling Units (Minimum)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7,500 SF	7,500 SF	7,500 SF	3	4	5,000 SF	7,500 SF	N/A	N/A
Frontage on a Public Street or Right-of-Way (Minimum)	25 LF	25 LF	25 LF	N/A	N/A	N/A	25 LF	25 LF	25 LF	25 LF	3	4	25 LF	25 LF	N/A	N/A
Building Lot Coverage (Maximum)	80%	80%	80%	80%	N/A	N/A	70%	50% ¹	50% ¹	50%	3	4	50%	50%	20%	40%
Impervious Surface Area (Maximum)	90%	90%	90%	90%	N/A	N/A	80%	60% ¹	60% ¹	60%	3	4	60%	60%	N/A	N/A
Setback Requirements																
Front Yard Setback (Minimum)	5 FT (Min.)	25 FT	5 FT	10 FT	20 FT	5 FT	20 FT	10 FT	20 FT	10 FT	3	4	10 FT	20 FT	40 FT	20 FT
	15 FT (40% of Main Street Frontage) ⁶															
	40 FT (Parking) ⁷															
Front Yard Setback (Maximum)	20 FT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3	4	N/A	N/A	N/A	N/A
Side Yard Setback (Minimum)	5 FT	5 FT	5 FT	5 FT	5 FT	5 FT	10 FT	5 FT	5 FT	5 FT	3	4	5 FT	5 FT	20 FT	5 FT
Rear Yard Setback (Minimum)	25 FT 30 FT	25 FT	5 FT	10 FT	10 FT	5 FT	10 FT	10 FT	10 FT	10 FT	3	4	10 FT	10 FT	20 FT	10 FT

Commented [MF1]: Note:
Staff is recommending the following changes for the Civic zone district based on an analysis of Minturn Town Hall...

- 1.Increase Building Lot Coverage from 45% to 80%.
- 2.Change Impervious Surface Area from N/A to 90%.

Table ##: Table of Dimensional Standards

SF = Square Feet | FT = Feet | LF = Linear Feet | N/A = Not Applicable

	ZONE DISTRICTS															
	100-Block: A	100-Block: A (Incentive Floor) ⁵	100-Block: B	Civic	Federal Lands	Recreation & Open Space	Makerspace	Mixed-Use 1	Mixed-Use 2	Mixed-Use 3	PUD Holding	Railroad Right-of-Way /Transportation	R1	R2	R3	Maloit Park Mixed-Use Recreation & Open Space
	(south of Nelson on Williams)	30 FT (south of Nelson on Williams)														
Live Stream Setback (Minimum)	Cross Creek: 50 FT All Other Bodies of Water: 30 FT															
Setback Between Detached Structures on Same Lot (Minimum)	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT
Building Height Requirements																
Building Height (Maximum)	28 FT/2 Stories ⁶ (Flat Roof)	35 FT/ 3 Stories ⁶	35 FT/ 3 Stories ⁶	28 FT	28 FT	28 FT	28 FT	28 FT ¹	28 FT	28 FT	3	4	28 FT	28 FT	28 FT	28 FT
	32 FT/2.5 Stories ⁶ (Pitched Roof)	(Any Roof)						35 FT ²								

Notes:

¹ For development on a lot that is one hundred percent (100%) residential in nature.

² For development on a lot that is one hundred percent (100%) non-residential in nature or that includes a mix of non-residential and residential uses, with sales tax generating use(s) at the street level.

³ Dimensional standards to be established as part of the Planned Unit Development (PUD) process (refer to [Article 5: Land Use Application Requirements & Procedures](#)).

⁴ Dimensional standards to be determined as part of the applicable review process.

⁵ Refer to [Section 16-#-##](#) for the applicability of an incentive floor.

⁶ Forty percent (40%) of a lot's frontage along Main Street/US Highway 24 must have a minimum front yard setback of fifteen (15) feet. The remaining sixty percent (60%) of the lot's frontage along Main Street/US Highway 24 must have a minimum front yard setback of five (5) feet.

⁷ Parking must be setback a minimum of forty (40) feet from Main Street/US Highway 24.

⁸ The maximum building height in feet and maximum number of stories. For example, a building with a flat roof in the 100-Block: A zone district can have a maximum height of twenty-eight (28) feet and no more than two (2) stories.

B. Authorized Exceptions to Required Setbacks

Every part of a required yard shall be unobstructed from ground level to the sky. Select improvements and architectural features may encroach into required setbacks as specified in [Table ##](#) or [Section 16-##-##](#):

Table ##: Authorized Exceptions to Required Setbacks

Improvement or Architectural Feature	Conditions or Limitations
ADA access ramps, alleys, driveways, sidewalks, stairways (including associated landings), streets, trails, walkways, and other similar access improvements.	May encroach into any required setback, except for a live stream setback, subject to compliance with the clear vision area requirements set forth in Section 16-##-## .
Awnings or shading devices	May encroach into a required rear yard setback but must be a minimum of five (5) feet from the rear lot line.
Bay windows, eave lines, and roof overhangs	May encroach up to three (3) feet into a front yard setback. Roof overhangs may project up to eighteen (18) inches into a live stream setback if the encroachment does not detrimentally impact the proper, natural functioning of the protected live stream setback area.
Chimneys	May encroach into a rear yard setback but must be a minimum of five (5) feet from the rear lot line.
Fences, Hedges, and Walls	May encroach into any required setback, except for live stream setback, subject to the following limitations: 1. Height shall not exceed six (6) feet in a rear yard setback. 2. Height shall not exceed six (6) feet in a side yard setback between the front of the primary structure on the lot and the rear lot line. 3. Height shall not exceed four (4) feet in a side yard setback between the front of the primary structure on the lot and the front yard lot line. 4. Height shall not exceed four (4) feet in a front yard setback. Opaque fences in a front yard setback in the 100-Block: A and 100-Block: B zone districts shall not exceed a height three (3) feet. 5. Height may be further restricted in clear vision areas (refer to Section 16-##-##).
Landscaping	May encroach into any required setback, except for a live stream setback, subject to compliance with the clear vision area requirements set forth in Section 16-##-## .

Commented [MF1]: Requesting Planning Commission Input:

Should setback exceptions be added for the following:

1. Electric vehicle charging stations
2. Raised garden beds
3. Community exchange or charitable boxes (e.g., little library book exchanges or pantry food supply boxes)

Table ##: Authorized Exceptions to Required Setbacks

Improvement or Architectural Feature	Conditions or Limitations
Unroofed decks, patios, porches, or terraces that do not exceed a height of forty-eight (48) inches above grade	May encroach into a required rear yard setback but must be a minimum of five (5) feet from the rear lot line.
Upper floor(s) of buildings on lots in the 100 Block: A zone district with rear setbacks along Williams Street or Eagle River Street	Enclosed space may encroach up to five (5) feet into a rear yard setback.
	Terraces and balconies may encroach up to ten (10) feet into a rear yard setback.
Utility lines and minor, incidental utility structures (e.g., fire hydrants, manholes, transformers, etc.)	May encroach into any required setback, except for a live stream setback, subject to compliance with the clear vision area requirements set forth in Section 16-## . Underground utilities may be located in a live stream setback only if there is no practical alternative location for such utilities, and that plans and/or reports related to proposed disturbance within the setback area are prepared by qualified professionals showing limits of disturbance, erosion control measures and revegetation are approved by the Town Council.

Commented [MF1]: Requesting Planning Commission Input:

Should setback exceptions be added for the following:

1. Electric vehicle charging stations
2. Raised garden beds
3. Community exchange or charitable boxes (e.g., little library book exchanges or pantry food supply boxes)

Commented [MF2]: Requesting Planning Commission Input:

Should uncovered (and possible covered) front porches be allowed to encroach into a required front yard setback as long as a minimum of five (5) feet from a front lot line?

Commented [MF3]: Note:

The 100-Block Design Standards state:

"The upper floor(s) of a building may encroach into the rear setback in 100 Block: A a maximum of five (5) feet for enclosed space and ten (10) feet for balconies and terraces."

The Design Standards don't limit these encroachments to properties with rear setbacks along Williams Street and Eagle River Street, but [Subsection 16-2-50\(g\)\(4\)](#) does.

C. Authorized Exceptions to Building Height Standards

Select improvements and architectural features may exceed the maximum building height as specified in [Table ##](#) or in [Section 16-##-##](#):

Table ##: Authorized Exceptions to Building Height Standards

Improvement or Architectural Feature	Conditions or Limitations
Antennas	May exceed the maximum building height by no more than ten (10) feet.
Belfries, cupolas, domes, spires, steeples, towers or similar uninhabitable architectural feature(s)	
Chimneys	
Elevator enclosures	
Mechanical appurtenances/equipment	
Parapet walls	
Ridge vents	
Skylights	
Ventilators	
Water tanks/towers	

Commented [MF4]: Requesting Planning Commission Input:

Should parapet walls be allowed to exceed max. building height by ten (10) feet?

D. Measurement Standards

The following standards shall be used for measuring, interpreting, and enforcing the dimensional standards set forth in this Chapter.

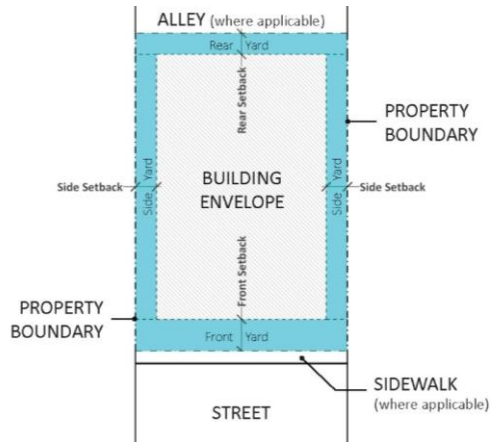
1. **Lot Measurements.**

- a. **Lot Area.** Lot area is measured as the total area within the legal boundaries of a lot.

- b. *Lot Width.* Lot width is measured as the average, horizontal distance between the side lot lines. The average, horizontal distance is measured perpendicularly from one (1) of the side lot lines.
 - c. *Lot Depth.* Lot depth is measured as the average, horizontal distance between a front and a rear lot line. If there is no rear lot line, lot depth is measured as the average, horizontal distance between a front lot line and the intersection of two, side lot lines.
 - d. *Building Lot Coverage.*
 - i. Building lot coverage is measured as the area of a lot that is covered by a building(s), including all enclosed cantilevered portions of a building, covered porches, covered walkways, and similar covered areas. The area of a building(s) is measured to the outside face of exterior walls.
 - ii. Fifty percent (50%) of the total surface area of any deck(s) above the first floor of a building is to be included in the measurement of building lot coverage. The surface area of a deck(s) that covers a portion of a building that has already been counted towards the allowable building lot coverage shall not be included in the measurement of building lot coverage.
 - iii. Any portion of a lot contained in a river, creek, or similar body of water, as defined by the ordinary high-water mark, shall not be included in a lot's square footage for purposes of calculating building lot coverage.
 - e. *Impervious Surface Area.*
 - i. Impervious surface area is measured as the area of a lot that is covered by any nonpermeable material that prevents absorption of water into the ground, including, but not limited to, concrete, asphalt, and roofing materials. The area of the following improvements are to be included in the measurement of impervious surface area:
 - The principal building, excluding roof overhangs.
 - All accessory buildings, parking garages, carports and sheds.
 - Porches, stairways, decks, elevated walkways, sheds and other structures, together with paved areas or areas otherwise covered with materials impervious to water.
 - Parking areas, sidewalks and driveways regardless of surface materials.
 - ii. Any portion of a lot contained in a river, creek, or similar body of water, as defined by the ordinary high-water mark, shall not be included in a lot's square footage for purposes of calculating impervious surface area.
2. **Setback Measurements.**
- a. *Front Setback.* A front setback is measured as the horizontal distance of a line perpendicular to the front lot line extending towards the rear lot line.

- b. *Side Setback.* A side setback is measured as the horizontal distance of a line perpendicular to a side lot line extending towards the opposite side lot line.
- c. *Rear Setback.* A rear setback is measured as the horizontal distance of a line perpendicular to the rear lot line extending towards the front lot line.

Diagram ##: Setback Measurements



Commented [MF5]: Note:
This is a placeholder graphic.

- d. *Live Stream Setback.*
 - i. A live stream setback is measured as the horizontal distance between the ordinary high-water mark on either side of a live stream, river, creek, or similar body of water and any structure, building, and/or other improvement on a lot. Additional setback distance may be required by the Planning Commission if necessary to protect the live stream, river, creek, or similar body of water.
 - ii. The live stream setback area is to be protected in its natural state and vegetated with natural riparian vegetation.
 - iii. The ordinary high-water mark of a live stream, river, creek, or similar waterbody must be delineated by a professional land surveyor licensed in the State of Colorado.

Commented [MF6]: Note:
This is existing Code language (refer to Section 16-2-50). If this language is retained, staff recommends incorporating with the table of Dimensional Standards.

Commented [MF7]: Note:
This is existing Code language (refer to Section 16-2-50). Given that this Subsection is focused on how a live stream setback is measured, staff recommends that this language be incorporated elsewhere in the updated Code (e.g., Development Standards).

Diagram ##: Live Stream Setback Measurement

<Insert Graphic Depicting Live Stream Setback Measurement>

3. Height Measurements.

- a. *Building or Structure Height.* The height of a building or structure is measured as the vertical (plumb) distance measured between finished, natural, or established grade (whichever is more restrictive) at any point along the perimeter of a building or structure to the following:

- i. The top of a flat roof; OR
 - ii. The midpoint between the eave and the highest point of a gable, gambrel, hip, shed, mansard, or other similar pitched roof.
- b. *Fence, Hedge, or Wall Height.*
- i. The height of fences, hedges, and walls is measured as the vertical distance between the natural grade at the base of a fence, hedge, or wall and the highest point of the fence, hedge, or wall.
 - ii. If a berm or retaining wall is used underneath, or in combination with, a fence, the height of a fence height is measured as the vertical distance between the toe of the slope of a berm or the bottom of the wall and the highest point of the fence.

Commented [MF8]: Requesting Planning Commission Input:
This is a modified version of existing Code language for measuring the height of buildings/structures. The modified language aims to clarify how height is measured for buildings/structures with flat roofs or pitched roofs.

Section 16-3-###: General Use Standards

A. Applicability

All uses, structures, and buildings in Minturn must comply with the standards set forth in this Section.

B. Purpose

The purpose of this Section is to establish standards for the operation of all uses, structures, and buildings in Minturn that are intended to protect people and property from nuisances, health hazards, safety hazards, and/or other adverse impacts associated with excessive noise, vibration, smoke, heat, glare, radiation, fumes, water pollutants and/or the improper storage of hazardous or nonhazardous materials.

C. Compliance with Town, State, and Federal Regulations Required

All applicable regulations of the Town, Eagle County, the state of Colorado, and/or the federal government must be complied with at all times.

D. Noise Standards

1. All noise generating activities must comply with the applicable state statute(s).
2. Any noise that exceeds the maximum permissible decibel level set forth in the applicable state statute(s) and radiates beyond the boundary line of the property where the activity is located constitutes prima facie evidence that such noise is a public nuisance, unless a permit has been issued by the Town that purpose in connection with a special event.
3. Sound level measurements will be made with a sound level meter at any point along any boundary line of the property on which a noise generating activity is located. If more than one (1) use is located on a property, sound level measurements will be made with a sound level meter along any wall of any other building on the property.

Commented [MF9]: Note:
Staff is still working to review and revise these standards to ensure that they are measurable and not subjective.

E. Vibration Standards

Every use shall be so operated that it does not inherently and recurrently generate a ground vibration that is perceptible at any point along any boundary line of the property on which the use is located. Where more than one (1) use is located within the boundaries of a property, then this standard shall also be measured along any wall of any other building on the property.

Commented [MF10]: Note:
Staff is working with the Town Attorney to determine if Minturn is required to comply with the State Noise Abatement statutes.

F. Air Quality, Smoke, and Particulate Standards

1. Smoke Emission. Every use shall be so operated that it does not emit smoke exceeding a density of No. 1 on the Ringleman Chart.
2. Emission of Particulate Matter. Every use shall be so operated that it does not emit particulate matter exceeding two-tenths (0.2) grains per cubic foot of the flue gas at a stack temperature of five hundred (500) degrees Fahrenheit.
3. Projection of Dust. Every use shall be operated so that dust shall not be projected beyond any boundary line of the property on which the use is located. Where more than one (1) use is located within the boundaries of a property, then each use shall be operated so that dust is not projected onto any wall of any other building on the property.
4. Projection of Fumes. Every use shall be so operated that it does not emit an obnoxious or dangerous degree of fumes beyond any boundary line of the property on which the use is located. Where more than one (1) use is located within the boundaries of a property, then each use shall be operated so that dust is not projected onto any wall of any other building on the property.

G. Water Quality Standards

1. No use may discharge a water pollutant, unless otherwise permitted by the Colorado Department of Public Health and Environment.
2. In the event a potential hazard(s) exists, it shall be necessary to install safeguards and mitigation acceptable to the Planning Director and in compliance with the laws of the State and the Environmental Protection Agency before operation of the facility may begin. All required site tests, including but not limited to percolation tests, groundwater resource tests and drainage and discharge analysis, as may be required, shall be performed and certified by a registered professional engineer and accepted by the Town before operation of the facilities may begin.

H. Heat, Glare, Radiation, and Electrical Interference Standards

1. Every use shall be operated so that it does not emit a dangerous or discomforting degree of heat, glare, radiation or electrical interference and does not interfere with the normal operation of other equipment or instruments, including normal radio or television reception, beyond any boundary line of the property on which the use is located.
2. Sources of emissions shall be shielded, operated indoors or pointed away from neighboring properties.
3. Where more than one (1) use is located within the boundaries of a property, then these standards shall also apply along any wall of any other building on the property.

I. Storage of Hazardous and Nonhazardous Material Standards

1. **Storage of Hazardous Materials.**
 - a. *Flammable or Explosive Materials.* Flammable or explosive liquids, solids or gases shall be stored only in a manner that complies with all applicable town, state and federal regulations. Hazardous materials stored on site shall be reported to the County's Emergency Planning

Committee, in compliance with the Superfund Amendments Reauthorization Act, Title III, as amended.

- b. *Outdoor Storage in Closed Containers.* All materials or wastes which might cause fumes or dust that constitute a fire hazard or that may be edible by or otherwise attractive to rodents, insects or pests may be stored outdoors only when stored in closed containers.
 - c. *Safety.* More restrictive standards for the storage of hazardous materials may be applied when required for the safety of occupants of other land uses in proximity to the storage area or to address other pertinent neighborhood conditions.
2. **Prevent Transfer by Natural Causes.** No materials or wastes shall be stockpiled, deposited or otherwise placed upon a property in such form or manner that they may be transferred off the property by natural causes or forces.

Section 16-3-###: Use-Specific Standards

A. Applicability

1. The standards set forth in this Section apply to specific uses identified in the Table of Uses set forth in [Section 16-3-###](#).
2. These standards apply regardless of whether a use(s) is identified as a Use by Right, a Limited Review Use, or a Conditional Use.
3. These standards cannot be modified except through the Code Amendment process set forth in [Section 16-5-###](#).

B. Accessory Building(s) or Structure(s)

All accessory buildings and structures must comply with the following standard:

1. **Use.** If the principal use of a property is a residential use (i.e., single-family dwelling, duplex, multi-family dwelling, and/or similar type of use) an accessory building(s) or structure(s) shall be limited to and intended for use only by the resident(s) of the property.
2. **Building Permit.** A building permit is not required for an accessory building or structure that has a ground floor area of no more than two hundred (200) square feet (200 SF), a height of no more than twelve (12) feet, and complies with all applicable requirements of this Chapter. A building permit is required for an accessory building or structure that does not meet these standards.
3. **Location of Sheds.** A shed(s) is only permitted in a rear or side yard and may encroach into a required rear yard setback if it is a minimum of five (5) feet from any lot line.

C. Accessory Dwelling Unit (ADU)

All accessory dwelling units must comply with the following standards:

1. **Limit.** Only one (1) accessory dwelling unit per lot is permitted.

Commented [MF11]: Requesting Planning Commission Input:
Staff has some concerns about this provision as it would prohibit projects such as the Agora. Staff would like to discuss this provision with the Planning Commission.

2. **Size.**

- a. The floor area of an accessory dwelling unit shall not exceed one thousand two hundred (1,200) square feet.
- b. In the 100-Block: A and 100-Block: B zone districts, no more than fifty percent (50%) of the street level floor area can be allocated to residential uses.

3. **Location.** An accessory dwelling unit is permitted to be located as follows:

- a. Within or attached to the structure containing the principal use on a lot.
- b. Within a detached structure on the same lot as the principal use.
- c. In the 100-Block: A, 100-Block: B, Makerspace, Mixed-Use 1 (MU-1), Mixed-Use 2 (MU-2), and Mixed-Use 3 (MU-3) zone districts, a street level accessory dwelling unit is not permitted to front on Main Street/US Highway 24.

4. **Ownership.** An accessory dwelling unit shall not be subdivided or sold from the primary unit on the parcel.

5. **Use.** An accessory dwelling unit cannot be used as a short-term rental.

Commented [MF12]: Note:

This is a new provision included by staff to limit non-sales tax generating uses fronting on Main Street in certain zone districts.

Commented [MF13]: Note:

This provision has been added per the Planning Commission's direction.

D. Adult Use

***NOTE:** Staff is working with the Town Attorney on standards for "Adult Uses." These standards will be provided to the Planning Commission for review at a later time.*

E. Animal Boarding

All animal boarding facilities must comply with the following standards:

1. **Licensing.** Prior to operation, must provide proof that all applicable state licensing requirements have been satisfied.
2. **Location.** Must be operated entirely within a fully enclosed building(s) that prevents any sounds in excess of the maximum permissible noise levels set forth in this Article. An outdoor animal run, in accordance with the requirements of this Subsection, is permitted.
3. **Odor.** Must be designed and operated to mitigate any foul and/or offensive odor from being detected beyond the boundaries of the premises.
4. **Hours of Operation.** Between the hours of 7:00 p.m. and 7:00 a.m., all animals being boarded shall be kept within a fully enclosed building(s) on the premises.
5. **Outdoor Animal Run.**
 - a. Animals shall only be permitted outside if within a secure animal run that is fully enclosed and screened by an opaque fence and/or wall with a height of six feet (6') that complies with the provisions of Section 16-##-##.
 - b. An animal run is only permitted in a side or rear yard.

Commented [MF14]: Note:

This provision has been added per the Planning Commission's direction.

F. Animal Hospital

All animal hospitals must comply with the following standards:

1. **Licensing.** Prior to operation, must provide proof that all applicable state licensing requirements have been satisfied.
2. **Location.**
 - a. Must be operated entirely within a fully enclosed building(s) that prevents any sounds in excess of the maximum permissible noise levels set forth in this Article. An outdoor animal run, in accordance with the requirements of this Subsection, is permitted.
 - b. An Animal Hospital that is adjacent to a property with a residential use(s) and provides emergency services between 7:00 p.m. and 7:00 a.m. must incorporate mitigation measures to minimize adverse impacts (e.g., noise, light, etc.) on the adjacent residential use(s).
3. **Boarding of Animals.** Boarding of animals (including overnight stays) is permitted for post-medical care and must be customarily incidental and subordinate to the Animal Hospital.
4. **Outdoor Animal Run.**
 - a. Animals shall only be permitted outside if within a secure animal run that is fully enclosed and screened by an opaque fence and/or wall with a height of six feet (6') that complies with the provisions of Section 16-#-##.
 - b. An animal run is only permitted in a side or rear yard.

Commented [MF15]: Note:

Staff has included this provision based on the Planning Commission's direction regarding "Animal Boarding."

G. Automotive Detail Shop

All automotive detail shops must comply with the following standards:

1. **Wastewater.** Wastewater must be discharged in accordance with all applicable requirements of the Town, the Eagle River Water & Sanitation District, the State, and/or the federal government.
2. **Hazardous Materials.** All hazardous chemicals, materials, and/or similar items must be stored, handled, and disposed of in accordance with all applicable requirements of the Town, Eagle River Fire Protection District, the state of Colorado, and/or federal government.

H. Bed and Breakfast

All bed and breakfast facilities must comply with the following standards:

1. **Character.** The use of a single-family detached dwelling for a bed and breakfast shall maintain the residential character of the premises.
2. **Number of Guest Rooms.** A bed and breakfast shall be permitted a maximum of four (4) guest rooms.
3. **Length of Stay.** Each guest stay is limited to a maximum of thirty (30) consecutive calendar days.

4. **Prohibited Amenities.** No cooking and/or dining facilities (e.g., stoves, hot plates, microwave ovens, etc.) are permitted in any guest room.
5. **On-Site Operator.** The operator of a bed and breakfast shall reside on the premises when the use is in operation.
6. **Other Commercial Activities Prohibited.** Other than providing lodging, meals, and/or guide services for guests, a bed and breakfast shall not conduct any other commercial activities such as for-profit private parties or receptions, retail sales, and/or similar activities.

I. Day Care Center

All day care centers must comply with the following standards:

1. **Licensing.** Prior to operation, the day care center shall be required to provide proof that state and/or county licensing requirements have been satisfied.
2. **Size.** The applicant must demonstrate that the size of the facility is suitable for the maximum number of children or adults to be permitted.
3. **Vehicle Queueing.** Must provide adequate queueing for vehicles during peak hours (e.g., pick-up and drop-off times), in accordance with Section 16-###-##.
4. **Location.** In the 100-Block: A, 100-Block:B, Mixed-Use 1 (MU-1), Mixed-Use 2 (MU-2), and Mixed-Use 3 (MU-3) zone districts, a street level day care center is not permitted to front on Main Street/US Highway 24.

J. Drive-Through/Drive-Up Establishment

All drive-through/drive-up establishments and/or facilities must comply with the following standards:

1. **Location.** A drive-through/drive-up facility must be located to the side or rear of the principal building on the property and accessed from an existing access point for the premises. This does not apply when there is no principal building on a property and the drive-through/drive-up facility is the principal use (e.g., drive-up movie theater).
2. **Design.** To the maximum extent practicable, a drive-through/drive-up facility is to be designed and constructed so that pedestrians accessing the principal building(s) on the premises are not required to cross a drive-thru lane(s). If it is necessary for pedestrians to cross a drive-thru lane(s), the crossing(s) shall be clearly demarcated with signage and striping, unique paving material, and/or other similar treatment(s) to minimize potential conflicts between pedestrians and automobiles.
3. **Operation.**
 - a. Drive-through/drive-up facilities shall not create adverse noise, light, and/or other impacts on abutting residential properties.
 - b. The hours of operation of a drive-through/drive-up facility abutting a residential property shall be limited to 7:00am- 10:00pm.

Commented [MF16]: Requesting Planning Commission Input:

After further thought, staff is thinking that it might be appropriate for a Bed & Breakfast to:

1. Serve as a venue for private parties, weddings, and other similar events.
2. Have retail sales (e.g., sell postcards, ornaments, hand painted mugs, etc.) that are secondary to the primary function as a Bed & Breakfast.

Commented [MF17]: Note:

This is a new provision that has been added to limit non-sales tax generating uses fronting on Main Street in certain zone districts.

4. **Vehicle Queueing.** Must provide adequate queueing for vehicles during peak hours, in accordance with Section 16-##-##.

K. Duplexes and Multi-Family Dwellings (Street Level)

All street level duplexes and multi-family dwellings in the 100-Block: A, 100-Block: B, and Makerspace zone districts must comply with the following standards:

1. **Location.** Not permitted to front on Main Street/US Highway 24.
2. **Size.** No more than fifty percent (50%) of the street level floor area can be allocated to residential uses.

L. Family Childcare Home

All family childcare homes must comply with the following standards:

1. **Residential Use.** Considered a residential use in all residential zone districts.
2. **Licensing.** Must comply with all applicable state licensing requirements, including without limitation the Family Home Childcare License applicable to the population for which care is being provided, and shall maintain such license in effect at all times when care is being provided.
3. **Vehicle Queueing.** Must provide adequate queueing for vehicles during peak hours (e.g., pick-up and drop-off times), in accordance with Section 16-##-##.

M. Geothermal Loop or Direct Use, Accessory

All geothermal systems must comply with the following standards:

1. **Location.**
 - a. Must be located on the same lot as the principal and/or accessory use(s) that the system serves.
 - b. Underground systems may be located anywhere on a lot and are permitted to encroach into any required yard, except for a required live stream setback. An underground system may encroach into an easement(s) with written permission from the easement(s) holder(s).
 - c. Any above-ground system components (e.g., pumps, manifolds, piping connections, etc.) must:
 - i. Be located in a primary or accessory building or structure on the lot or screened in accordance with Section 16-##-##.
 - ii. Be located in a side or rear yard.
 - iii. Comply with the dimensional standards for the applicable zone district set forth in Section 16-##-##.
 - iv. Not exceed a maximum height of six (6) feet.

Commented [MF18]: Note:

These are new standards that have been added to limit street level, non-sales tax generating uses in certain zone districts.

2. **Design Requirements.**

- a. All fluids used in a system must be non-toxic and non-hazardous.
- b. Direct discharge of system fluids to surface water, sewer systems, and/or stormwater systems is prohibited, unless expressly permitted by the appropriate authority (e.g., the Town, the Eagle River Water & Sanitation District, the State, etc.).

3. **As-Built Drawing Required.** Following the installation of a system(s), the property owner must provide the Town with an as-built drawing, prepared by a qualified professional, to verify that the system(s) is located entirely on the same lot as the principal and/or accessory use(s) that the system serves.

4. **Abandoned System.** Any system that is abandoned by the property owner must be properly decommissioned in accordance with all applicable requirements of the Town, County, State, and/or Federal government.

Commented [MF19]: Note:

This is a new provision that has been added based on discussions with the Planning Commission.

N. Home Business

All home businesses must comply with the following standards:

1. **Use.** The use of a dwelling for a home business must be clearly incidental and subordinate to its use for residential purposes and cannot change the residential character of the premises.
2. **Operator and Employees.** Must be operated by a person(s) residing on the premises. A home business may employ persons residing off-premises.
3. **Nuisance.** Must not operate at such hours or in such a manner as to create a public nuisance, disturb neighbors, and/or alter the residential character of the premises.
4. **Storage of Materials and Equipment.** All materials and equipment associated with a home business must be stored in a building or in a rear yard that is screened from all abutting properties with a fence, wall, berm, and/or landscaping. All vehicles associated with a home business must be stored on the premises.
5. **Sales.** Incidental sales of supplies or products associated with a home business are permitted on the premises. A home business whose primary activity is retail sales shall be prohibited, except if the function of the home business is the sale of goods off the premises (e.g., online sales).

O. Home Occupation

All home occupations must comply with the following standards:

1. **Use.** The use of a dwelling for a home occupation must be clearly incidental and subordinate to its use for residential purposes and cannot change the residential character of the premises.
2. **Operator and Employees.** Must be operated by a person(s) residing on the premises. A home occupation cannot employ any person residing off-premises.
3. **Location.** All activities associated with a home occupation must be conducted indoors.

4. **Nuisance.** Must not operate at such hours or in such a manner as to create a public nuisance, disturb neighbors, and/or alter the residential character of the premises.
5. **Storage of Materials and Equipment.** All materials and equipment associated with a home occupation must be stored in a building.
6. **Sales.** Incidental sales of supplies or products associated with a home occupation are permitted on the premises. A home occupation whose primary activity is retail sales shall be prohibited, except if the function of the home occupation is the sale of goods off the premises (e.g., online sales).
7. **Serving Patrons.** A home occupation cannot serve patrons on the premises, except in an incidental manner and on an appointment basis.

P. Hydroelectric Energy Device, Accessory

All hydroelectric energy devices must comply with the following standards:

1. **Maximum Generating Capacity.** The maximum generating capacity for all devices serving a lot shall be less than five hundred (500) kilowatts.
2. **Location.**
 - a. The device(s) must be located on the same lot as the principal and/or accessory use(s) that the device(s) serves.
 - b. Components of a device(s) (e.g., turbines, generators, etc.) may be located within a required live stream setback if in compliance with the standards for Flood Hazard Areas set forth in [Section 16-#-##](#).
3. **Off-Site Service Prohibited.** The device(s) can only serve the principal and/or accessory use(s) on the premises.
4. **Compliance with Town, County, State, and/or Federal Requirements.** The device(s) must comply with all applicable Town, County, State, and/or Federal requirements, including all applicable permitting requirements.
5. **Design Requirements.**
 - a. The device(s) must be designed and sited to ensure that aquatic and riparian ecosystems will not be adversely impacted. Any device(s) located in any fish bearing river, stream, or similar waterbody must be designed to prevent any adverse impacts on fish. At the discretion of the Planning Director, information from a certified riparian biologist or similar professional may be required to demonstrate that there will be no adverse impacts to the aquatic and riparian ecosystems.
 - b. The device(s) must be designed and sited to avoid being a public hazard and/or obstructing public access to, along, and/or within a river, stream, or other similar body of water. Measures to prevent unauthorized access (e.g., grates, signage, etc.) must be incorporated.

- c. The device(s) must be designed so that stream flows are not adversely impacted.

- 6. **Discontinued Use.** If the use of a device(s) is discontinued for more than twelve (12) consecutive months, the device(s) must be removed by the property owner and the site restored in accordance with all applicable Town, County, State, and/or Federal requirements.

Commented [MF20]: Note:

This provision has been added per the Planning Commission's direction.

Q. Keeping of Fowl

The following requirements, restrictions, and standards shall apply to the keeping of fowl within the Town of Minturn corporate limits. No other animals not otherwise allowed as "pet animals" by Article 9, Chapter 8 of this Code may be kept in the Town.

- 1. **Applicability.** The keeping of fowl and the erection of coops, runs and associated enclosures are allowed as an accessory use only on those parcels where the principal use of the parcel meets one (1) of the configurations listed in this Subparagraph. An existing coop shall cease to be allowed where the principal use of the parcel is altered to no longer meet one (1) of the following configurations:
 - a. Detached single-family dwelling;
 - b. Detached single-family dwelling with either one (1) attached or one (1) detached accessory dwelling unit;
 - c. A two-family dwelling (duplex); or
 - d. A school or community centered board facility.
- 2. **Where Permitted.**
 - a. Permitted on a lot with a minimum area of two thousand five hundred (2,500) square feet.
- 3. **Number and Type.**
 - a. No more than two (2) fowl permits shall be allowed per permitted property. If a parcel has more than one (1) dwelling unit, all adult residents (twenty-one (21) years of age or older) and the owners of the parcel must consent in writing, on a form provided by the Planning Director, to allow the keeping of fowl on the property. If a property contains a bonafide rental unit, tenants may be permitted to keep and maintain fowl so long as the property owner/authorized landlord approves in writing, on a form provided by the Planning Director, the use and permitting.
 - b. There shall be a maximum number of fowl allowed based on the square footage required in a coop per type of bird.
 - c. Roosters are allowed.
- 4. **Site Layout and Design.**
 - a. A coop shall be located so that it has the least amount of impact to adjacent dwellings and properties. Coops and associated runs or other enclosures may be located in the front, side, or rear yards of the permitted property based on review by the Planning Director. Applicants

for fowl permits are required to provide a site plan and other information detailing the location, size and layout of any coop, run or enclosed yard.

- b. Neither the coop nor any portion of the run or other associated outdoor enclosure may be located less than five (5) feet from any abutting property line unless the property owner or keeper of the fowl obtains the written consent of the owners of all properties to which the enclosure is proposed to be closer than five (5) feet from their property line; in which event, the agreed-upon location shall then be deemed acceptable to all such abutting property owners. The property owner or keeper of the fowl need only get permission from the original neighboring property owner. The consent, once obtained, lasts until the permit is relinquished or revoked.
 - c. The footprint of a coop shall not exceed one hundred twenty (120) square feet. The maximum height of the coop shall be twelve (12) feet. Coops and runs shall be completely enclosed with wire or other material to contain the fowl and prevent wildlife intrusion.
5. **Operation.**
- a. Fowl must be confined at all times in a yard, coop or run. However, fowl may be permitted to roam, in a free range manner, outside the coop and/or run to allow for access to sunlight and open air described above so long as:
 - i. The entire perimeter of such free range area (a yard) is fenced in a manner to adequately confine the fowl;
 - ii. Such area is part of the permitted property and within an area immediately surrounding the residence of the owner of the fowl.
 - b. All fowl must be provided with a covered, predator-resistant house or coop that is properly ventilated, designed to be easily accessed, cleaned and maintained and at least two (2) square feet per chicken in size, four (4) square feet per duck or pair of pigeons in size, six (6) square feet per turkey or goose in size, and no portion of the floor shall exceed six (6) feet from grade.
 - c. During daylight hours, the fowl must have access to the coop, must have access to adequate fresh water, and must also have access to an enclosure that is screened on all sides and on top and adequate to protect them from predators.
 - d. Fowl shall be further protected by being enclosed within the coop from dusk till dawn.
 - e. Feed shall be kept within a rodent resistant container within the residence, garage, shed or other permitted structure so that it can be secured from rodents and other wildlife.
 - f. Coops and runs shall be maintained in a clean fashion to prevent odors, and manure shall be removed and stored in a sealed container or removed from the property immediately. Spillage and leftover feed must be removed daily to prevent rodent propagation and odors.

6. **Permit Procedures.**

- a. **Application Requirements.** The owner shall submit an application on the form provided by the Planning Director and shall pay the application fee set by Town Council resolution.
 - i. Applicants for fowl permit(s) may be required to provide a site plan of the subject property drawn to scale showing the location of proposed coop(s), run(s), and fencing and yard areas. Applicants will also be required to provide details of proposed coop, run, and fence designs, inclusive of structural dimensions and materials.
 - ii. If the parcel upon which the keeping of fowl is proposed falls within the jurisdiction of a homeowners' association or similar covenant-based property owners' association, the requirements of this Article shall be considered minimum requirements. Any such association shall have the right to lawfully adopt more stringent fowl-keeping standards, including the outright prohibition of fowl-keeping, for any parcel within the regulatory authority of such association.
7. **Issuance of Permit.**
- a. All fowl keeping uses shall require a permit from the Planning Director. Such permit shall only be issued after the fowl application has been approved in accordance with the Municipal Code. The fowl permit shall specify any terms and conditions of the permit. All permits shall be issued to the owner of the property or approved tenant of a bonafide rental (dwelling) unit. A change in ownership shall necessitate issuance of a new permit.
 - b. Any pre-existing keeping of fowl shall come into conformance by May 31, 2022 or be considered illegal and therefore must comply with this Section or be removed.
8. **Revocation of Permit.** A fowl permit may be revoked at any time by the Planning Director should it be determined that the use is not being operated in compliance with this Section or any other section of the Municipal Code.

R. Manufacturing, Light

All light manufacturing uses must comply with the following standards:

1. **Location.** All operations, including the storage of materials and equipment, must be conducted entirely within a fully enclosed building or structure except for outdoor storage pursuant to [Section 16-#-##](#).
2. **Design Requirements.** Any exhaust system must be designed to minimize adverse impacts (e.g., odors, particulate emissions, etc.) on adjacent properties.

S. Motor Vehicle/Recreational Vehicle (RV) Sales, Service, and Rental

All motor vehicle and recreational vehicle (RV) sales, service, and/or rental uses must comply with the following standards:

1. Any service activities must be customarily incidental and subordinate to the sale and/or rental of vehicles.
2. All service activities must be conducted entirely within a fully enclosed building or structure.

T. Natural Medicine Businesses

***NOTE:** Staff will be incorporating the standards for Natural Medicine Businesses recently adopted by the Town.*

U. Office Uses (Street Level)

All street level office uses in the 100: Block A and 100-Block: B zone districts must comply with the following standards:

1. **Location.** Not permitted to front on Main Street/US Highway 24.
2. **Size.** No more than fifty percent (50%) of the leasable, street level floor area can be occupied by office uses.

Commented [MF21]: Note:

These are new standards that have been added to limit street level, non-sales tax generating uses in certain zone districts.

V. Outdoor Food Vendor

All outdoor food vendors must comply with the following standards:

1. All applicable requirements set forth in Chapter 6 of Minturn's Municipal Code.
2. Allowed as a principal use on a vacant lot if permitted in the applicable zone district and is actively being operated.
3. If an outdoor food vendor located on a vacant lot ceases operations for more than thirty (30) consecutive calendar days, any food cart, food trailer, food truck, and/or similar equipment must be removed from the premises.

Commented [MF22]: Requesting Planning Commission Input:

Staff is requesting input from the Planning Commission on the amount of time that should be allowed to lapse before a non-operational vendor needs to vacate a property.

W. Outdoor Food Vendor Park/Court

All outdoor food vendor parks/courts and every outdoor food vendor operating within an outdoor food vendor park/court, including associated activities (e.g. seating areas), must comply with the following standards:

1. All applicable requirements set forth in Chapter 6 of Minturn's Municipal Code.
2. Cannot block public streets, sidewalks, trails, and/or similar accessways. May be located in a private or public right-of-way or easement with the permission of the owner or holder of such right-of-way or easement.
3. Drive-through/drive-up service for automobiles is permitted if in compliance with the applicable standards for a Drive-Through/Drive-Up Establishment set forth in Subsection 16-#-##.
4. Tables, chairs, shading devices, trash and/or recycling containers, and other similar moveable elements associated with an outdoor food vendor park/court may be located in any required front, side, or rear yard setback. Food carts, food trailers, and food trucks must comply with the applicable dimensional standards set forth in Section 16-#-##.

Commented [MF23]: Note:

These are new provisions added by staff to allow an "Outdoor Food Vendor" to be a principal use on a property and to mitigate potential issues arising from a vendor that is no longer active on a property.

Commented [MF24]: Note:

This provision has been modified per the discussion with the Planning Commission.

Commented [MF25]: Note:

This provision has been modified per the Planning Commission's direction.

X. Outdoor Storage, Accessory to a Non-Residential Use

All outdoor storage that is accessory to a non-residential use(s) must comply with the following standards:

1. **Size.** The storage area shall not cover an area larger than fifty percent (50%) of the total area of the premises.
2. **Location.**
 - a. The storage area must be located to the side or rear of the principal building or structure on the property.
 - b. Cannot be located on the roof of any building or structure on the property.
3. **Design & Screening Requirements.**
 - a. The storage area shall be surfaced with concrete, asphalt, or other durable, all-weather surfacing material.
 - b. Opaque fencing, a wall(s), a berm(s), landscaping, or combination thereof, must be used to screen the storage area 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.
 - c. The maximum height of fencing and/or a wall used to screen the storage area may be up to 6 feet.
 - d. Screening fences with structural support members on one side, must be constructed with the structural members facing the interior of the property.
4. **Operation.**
 - a. The height of all items in the storage area shall not exceed the height of the screening fence, wall, berm, and/or landscaping.
 - b. Any emergency access lane(s) required by an emergency service provider(s) shall be maintained and remain unobstructed.
 - c. All fences, walls, berms, and/or landscaping used to screen a storage area must always be maintained in a good and safe condition.
 - d. Use of a shipping container(s) for storage is permitted if the container(s) is maintained in a good and safe condition so that the container can be moved intact, does not have holes due to damage or rust, and is not infested with vermin or other pests.

Commented [MF26]: Note:

This provision has been modified per the discussion with the Planning Commission. The previous iteration of this provision stated:

"The storage area shall not cover an area larger than that of the principal building or structure on the property or fifty percent (50%) of the total area of the property, whichever is greater."

Y. Outdoor Storage, Screened

All screened, outdoor storage must comply with the following standards:

1. **Design & Screening Requirements.**
 - a. The storage area shall be surfaced with concrete, asphalt, or other durable, all-weather surfacing material.
 - b. Opaque fencing, a wall(s), a berm(s), landscaping, or combination thereof, must be used to screen the storage area 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.

- c. The maximum height of fencing and/or a wall used to screen the storage area may be up to 6 feet.
 - d. Screening fences with structural support members on one side, must be constructed with the structural members facing the interior of the property.
2. **Operation.**
- a. The height of all items in the storage area shall not exceed the height of the screening fence, wall, berm, and/or landscaping.
 - b. Any emergency access lane(s) required by an emergency service provider(s) shall be maintained and remain unobstructed.
 - c. All fences, walls, berms, and/or landscaping used to screen a storage area must always be maintained in a good and safe condition.
 - d. Use of a shipping container(s) for storage is permitted if the container(s) is maintained in a good and safe condition so that the container can be moved intact, does not have holes due to damage or rust, and is not infested with vermin or other pests.

Z. Parklet

All parklets must comply with the following standards:

- 1. **Location.**
 - a. A parklet can only occupy areas of on-street parking (i.e., on-street parking lanes), within a public or private right-of-way.
 - b. No part of any parklet can extend or protrude into a travel lane of any adjacent street.
 - c. A parklet cannot be located within twenty-five (25) feet of any intersection or in a location that obstructs access to utilities.
- 2. **Maximum Number Per Block Face.** The maximum number of parklets allowed per block face is two (2).
- 3. **Size.** The maximum dimensions of a parklet are as follows:
 - a. A parklet, located in an area where on-street parking is parallel to the abutting street, can have a width of up to ten (10) feet from the edge of asphalt or curb line and a length of up to twenty (20) feet.
 - b. In areas where parallel parking is delineated by on-street striping, a parklet can only occupy one (1), parallel on-street parking space.
 - c. A parklet, located in an area where on-street parking is diagonal to abutting street, can have a width of up to sixteen (16) feet from the curb line or edge of asphalt and a length of up to twenty-six (26) feet.

Commented [MF27]: Requesting Planning Commission Input:
These are new standards that have been added for "Parklets."

- d. In areas where diagonal parking is delineated by on-street striping, a parklet can occupy up to two (2), diagonal on-street parking spaces.
- 4. **Length of Occupancy.**
 - a. The maximum length of occupancy for a parklet is to be identified in the temporary use permit.
 - b. A parklet's length of occupancy cannot interfere with or impede snow removal operations.
- 5. **Buffer Between abutting Parking Spaces Required.** Each side of a parklet that abuts an on-street parking space must be buffered, using a wheel stop, a minimum distance of four (4) feet from the abutting parking spaces.
- 6. **Stormwater Drainage Requirements.** The siting and design of a parklet must provide for adequate drainage of stormwater runoff, where applicable.
- 7. **Access.** Access to a parklet cannot be provided from the abutting street or any adjacent on-street parking spaces.
- 8. **ADA Requirements.** All parklets must be designed and constructed to accommodate any ADA ramping that is required to access the parklet.
- 9. **Building Materials.**
 - a. All parklets must be constructed from durable, weather resistant materials.
 - b. Use of a slip-resistant material for the floor of the parklet is recommended, but not required.
 - c. It is recommended, not required, that a parklet be constructed of heavy materials to prohibit or deter theft.
- 10. **Parklet Base or Sub-Structure.**
 - a. The design and construction of a parklet base, or sub-structure, must accommodate the slope (i.e., crown) of the abutting street and provide a level surface for the floor of the parklet.
 - b. The base, or sub-structure, for a parklet must be designed to provide a flush transition between the floor of the parklet and the abutting public sidewalk, where applicable. This transition must provide easy access between the parklet and public sidewalk, where applicable, and minimize any tripping hazards.
- 11. **Floor Load-Bearing Weight Requirement.** The floor of a parklet must have a minimum load-bearing weight of one hundred (100) pounds per square foot, or as otherwise required by the applicable Town regulations.
- 12. **Railing Required.** All parklets must have a three (3) foot tall railing along all sides, except for the side abutting a public sidewalk. Such railing shall be designed to withstand a minimum of two

hundred (200) feet of horizontal force, or as otherwise required by the applicable Town regulations.

13. **Visibility Requirements.** A parklet must incorporate elements that make it visible to traffic. Such elements include, but are not limited to, reflectors, flexible posts, and/or flexible bollards.
14. **Alcohol Service Permitted.** A parklet may be used for alcohol service when the necessary liquor license(s) is obtained in accordance with all applicable Town and State requirements.
15. **Maintenance & Upkeep Required.**
 - a. The owner(s) of a parklet is solely responsible for the maintenance and upkeep of their parklet.
 - b. The structural integrity and physical appearance of all parklets must be maintained to avoid any parklet from becoming a public health or safety concern and/or an eyesore.
16. **Temporary Use Permit Required.**
 - a. No person shall construct, install, and/or erect a parklet without first obtaining the approval, and issuance, of a temporary use permit in accordance with [Section 16-#-##](#).
 - b. A temporary use permit for a parklet within the town's right-of-way shall not become effective until the applicant does the following:
 - i. Provides the town with proof of liability insurance, in an amount to be determined by the Town Attorney, that lists the Town of Minturn as an additional insured.
 - ii. Obtains the approval, and issuance of, an encroachment license from the Town.
 - c. A temporary use permit for a parklet within the Colorado Department of Transportation's (CDOT) right-of-way shall not become effective until the applicant provides the Town with evidence that all required permits have been obtained from CDOT.

AA. Rental Business

All rental businesses must comply with the following standards:

1. **Outdoor Display Requirements.** Any outdoor display associated with a rental business must be located on the premises unless the Town and/or the Colorado Department of Transportation (CDOT) authorizes an outdoor display to be located in a public right-of-way.
2. **Repair and Maintenance Services.**
 - a. Any repair and/or maintenance service activities must be customarily incidental and subordinate to the rental business.
 - b. All repair and/or maintenance service activities must be conducted entirely within a fully enclosed building or structure or in an outdoor area that is screened from view when observed from any adjoining public or private right-of-way and/or residential zone district.

BB. Solar Energy System, Ground-Mounted, Accessory

Commented [MF28]: Requesting Planning Commission Input:
These are new standards that have been added for "Rental Businesses."

All ground-mounted solar energy systems must comply with the following standards:

1. **Location.**
 - a. An accessory ground-mounted solar energy system is only permitted in a side or rear yard.
 - b. Must comply with the dimensional standards for the applicable zone district set forth in [Section 16-#-##](#).
2. **Height.** Ground-mounted solar energy systems are limited to a maximum height of six (6) feet. The height is measured as the vertical distance between the highest point of the system and the finished grade beneath it.
3. **Design Requirements.** Must incorporate an anti-reflectivity coating provided by the manufacturer and use non-reflective materials for racking, structural, and/or other similar equipment.

Commented [MF29]: Note:

Maximum height of ground-mounted solar energy systems reduced from fifteen (15) feet to six (6) feet per Planning Commission's direction.

CC. Solar Energy System, Roof-Mounted, Accessory

All roof-mounted solar energy systems must comply with the following standards:

1. **Height.**
 - a. On a pitched roof, may exceed the applicable maximum building height by no more than two (2) feet.
 - b. On a flat roof, may exceed the applicable maximum building height by no more than five (5) feet.
2. **Design Requirements.**
 - a. Must incorporate an anti-reflectivity coating provided by the manufacturer and use non-reflective materials for racking, structural, and/or other similar equipment.
 - b. Systems mounted flush with the roof of, and architecturally integrated with, the building or structure they are attached to are encouraged.

Commented [MF30]: Requesting Planning Commission Input:

Staff has included these provisions to clarify allowances for roof-mounted solar energy systems to exceed the maximum building height based on whether the roof is flat or pitched.

DD. Short-Term Rental

All short-term rentals must comply with all applicable requirements set forth in Chapter 6 of Minturn's Municipal Code.

EE. Small Appliance Repair Shops

***NOTE:** Staff is still working on clarifying the definition of "small appliances" to help inform discussions about whether "Small Appliance Repair Shops" should continue to be a Limited Review Use in the Mixed-Use 3 (MU-3) zone district. This definition will be provided to the Planning Commission at a later time.*

FF. Wind Energy Facility, Accessory

All wind energy facilities must comply with the following standards:

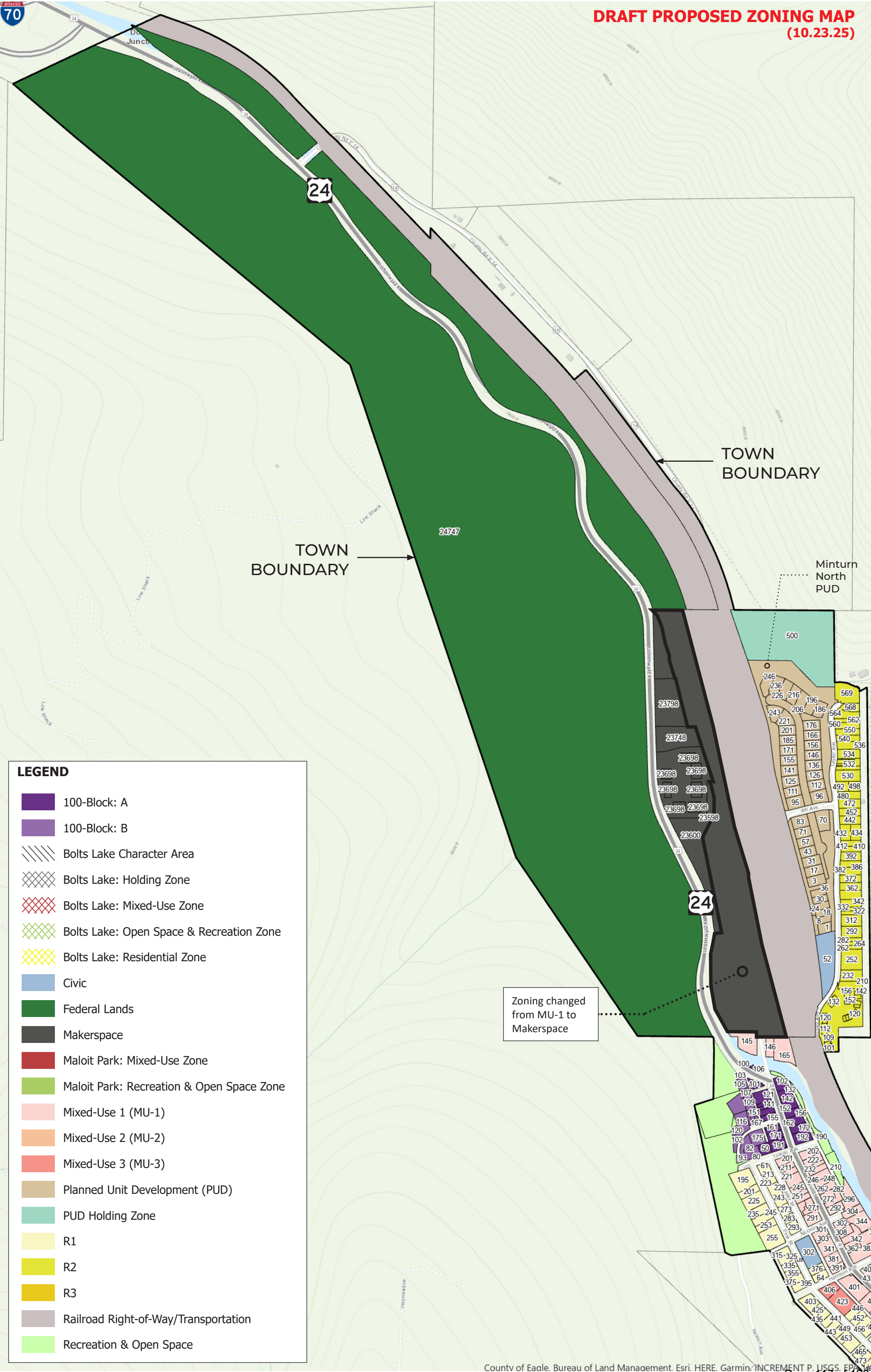
1. **Location.**
 - a. May be ground-mounted or attached to a building or structure.
 - b. If ground-mounted, must:

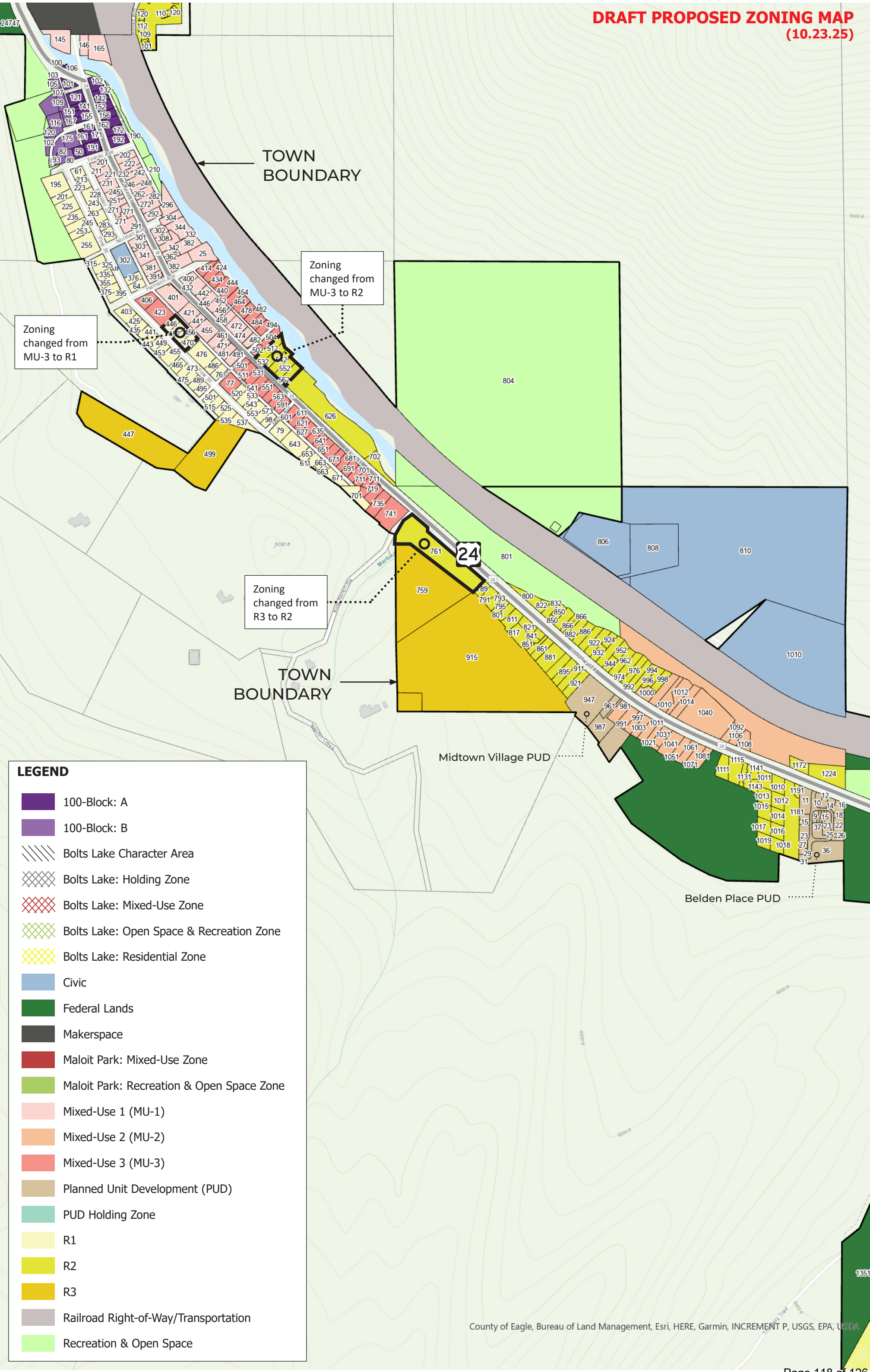
- i. Comply with the minimum setback requirements for the applicable zone district set forth in **Section 16-#-##** and be setback from any property line a minimum of two (2) times the height of the wind turbine.
 - ii. Be setback from any habitable structure on the premises a distance that is equivalent to, or greater than, the combined height of the tower and blade radius.
- 2. **Height.**
 - a. If roof-mounted, may exceed the applicable maximum building height by no more than ten (10) feet.
 - b. If ground-mounted, must comply with the maximum building height for the applicable zone district set forth in **Section 16-#-##**.
- 3. **Clearance.** All rotor blade tips shall, at their lowest point, have a clearance of no less than ten (10) feet. The clearance is measured as the vertical distance between the lowest point of the arc of the rotor blades and the finished grade beneath the wind turbine.
- 4. **Design Requirements.**
 - a. Must have a non-reflective finish, unless otherwise required by the Federal Aviation Administration or other federal air safety authority.
 - b. Shall not be illuminated unless required by the Federal Aviation Administration or other federal air safety authority.
 - c. Shall not display any sign, flag, streamer, and/or decorative additions to the structure, except for identification of the turbine manufacturer, facility owner, and/or operator.

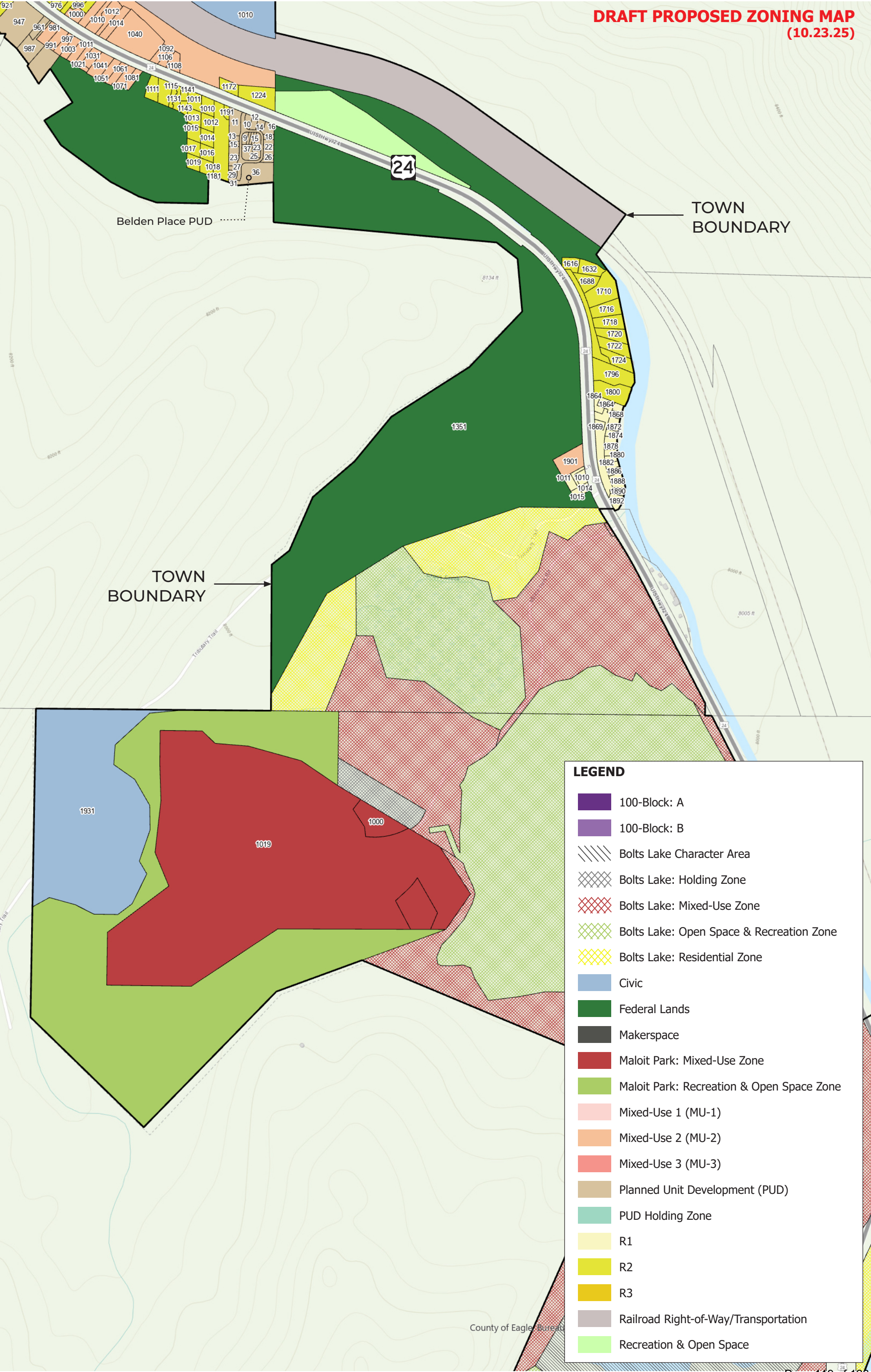
Commented [MF31]: Note:
This provision has been modified per the Planning Commission's direction.

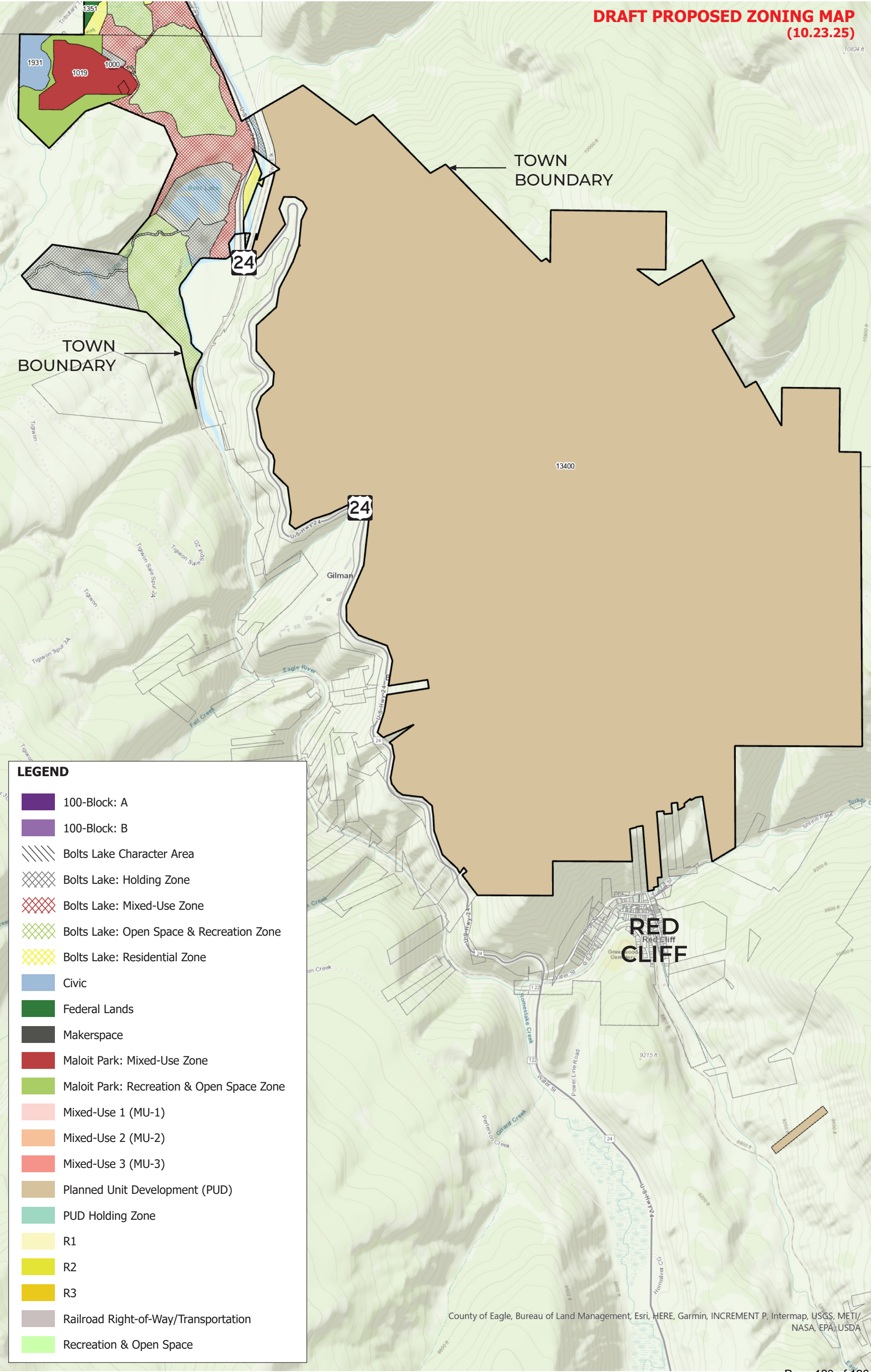
GG. Wireless Communication Facilities

***NOTE:** Staff is working with the Town Attorney on standards for "Wireless Communication Facilities." These standards will be provided to the Planning Commission for review at a later time.*









LEGEND

- 100-Block: A
- 100-Block: B
- Bolts Lake Character Area
- Bolts Lake: Holding Zone
- Bolts Lake: Mixed-Use Zone
- Bolts Lake: Open Space & Recreation Zone
- Bolts Lake: Residential Zone
- Civic
- Federal Lands
- Makerspace
- Maloit Park: Mixed-Use Zone
- Maloit Park: Recreation & Open Space Zone
- Mixed-Use 1 (MU-1)
- Mixed-Use 2 (MU-2)
- Mixed-Use 3 (MU-3)
- Planned Unit Development (PUD)
- PUD Holding Zone
- R1
- R2
- R3
- Railroad Right-of-Way/Transportation
- Recreation & Open Space

To: Minturn Planning Commission
From: Cindy Krieg, Economic Development / Deputy Clerk
Date: 10/24/2025
Agenda Item: Staff Update Regarding the Minturn DDA
Plan of Development Progress and Next Steps



INTRODUCTION / REQUEST:

The Minturn Downtown Development Authority has entered into a service agreement with Ayres Associates for the preparation of a Plan of Development. A Plan of Development is a requirement per state statute, and will establish the goals and priorities of the DDA, and will help shape the work plan for the DDA board. The onsite workshop took place on October 21, 21 and 22 in Minturn. Thank you to those who participated.

ANALYSIS / NEXT STEPS:

A DDA Plan of Development serves as a roadmap for how the DDA will use its powers and funds to improve the downtown area. It is important that we establish a professional, well-crafted plan as this will serve as our guiding document for several years. Ayres Associates has significant experience in this space, having done this work for other Colorado municipalities. Minturn in particular has been looking at the Fraser DDA Plan of Development as a possible example of a strong template to work from. Ayres did the Fraser Plan of Development.

COMMUNITY INPUT:

Community input was gathered initially through the DDA outreach and education process that occurred prior to the DDA election. Downtown stakeholders, staff, Council and Planning Commission were also invited to participate in the recent workshop. Ayres is currently in the process of drafting the plan and will send a draft plan to the DDA board for approval (expected the week of 10/27). There will be some back and forth editing and final formatting throughout November, and the final version will come before Planning Commission and Town Council for approval. Once approved, the final document will be submitted to both the State and the County to be registered.

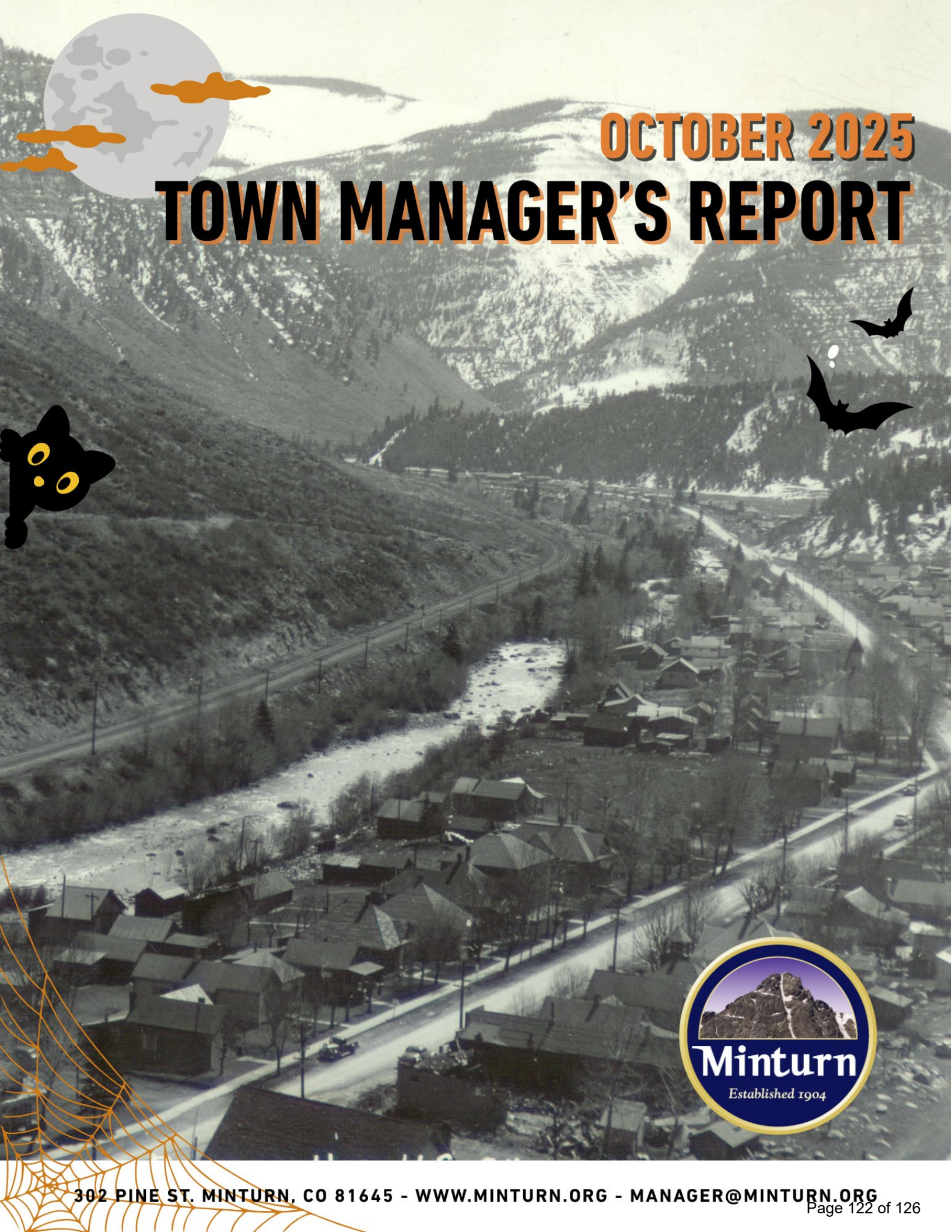
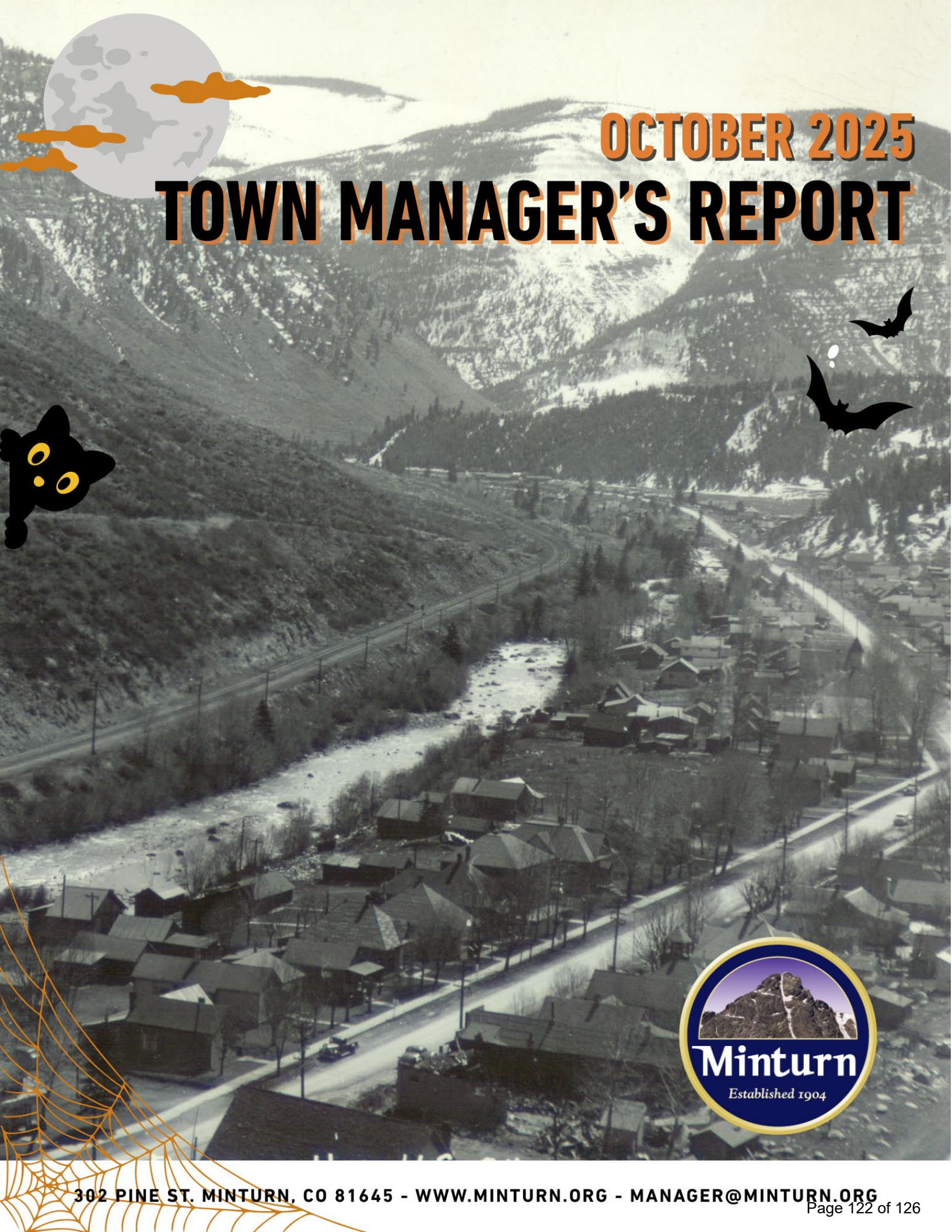
STRATEGIC PLAN ALIGNMENT:

The establishment of the Minturn DDA is a specific priority laid out in the 2025 – 2027 Strategic Plan. The Plan of Development is an integral part of laying the groundwork for how the DDA will operate.

RECOMMENDED ACTION OR PROPOSED MOTION:

No motion or action needed.

IT IS EXPECTED THAT THE PLAN OF DEVELOPMENT WILL BE ON THE 12/10 PLANNING COMMISSION AGENDA. PLANNING COMMISSION WILL GET AN OPPORTUNITY TO REVIEW THE DOCUMENT AND ASK QUESTIONS, BUT ULTIMATELY IT IS APPROVED / ADOPTED BY TOWN COUNCIL.



OCTOBER 2025 TOWN MANAGER'S REPORT



MANAGER'S REPORT

OCTOBER 2025



Top Updates

1. **Snow Removal** – Weekend snow removal for the 2025-2026 season will not be contracted out but be performed by Minturn Public Works.
2. **Suspicious Emails** – The Town has observed suspicious emails appearing to come from Town staff requesting payment on invoices. Residents are advised to avoid opening attachments and to contact Town Hall directly to verify authenticity. No breaches of Town systems have been identified.
3. **Staffing progress** - Recruitment continues to strengthen Minturn's Public Works team. Two additional Equipment Operator candidates are in final offer stages, with anticipated start dates in early November. This brings the department close to full winter staffing for the 2025–2026 season.

Active Initiatives

Public Works Department

- The department currently consists of three staff members: Mike, Grant, and Billy (from Red Cliff), with two additional candidates expected to start in early November.
- We are working on offers for two other candidates with potential start dates in the first week of November.
- We have determined that weekend snow removal for the 2025-2026 season will not be contracted but will be performed by Minturn Public Works.
- We have ordered a new **SnowEx truck plow** and expect arrival in 4-8 weeks.

Highlands Property

- The Council will discuss the next potential steps at the October 15th, 2025, Council Meeting.

Town Hall 2-Bedroom Apartment & Building Systems Improvement RFP

- A design-build RFP was posted to the town's website on October 8th for reconstruction of the two-bedroom apartment and other building improvements. We are accepting submission until October 31st. Included in the other improvements are:
 - Ventilation system for the former Police Department office space (potential lease to Radio Free Minturn).
 - New file storage system to consolidate existing archives.
 - Conversion of a storage area into additional office space.

Comprehensive Impact Fee Study RFP

- RFP was issued on October 10th, 2025, and seeks a consultant to prepare a Comprehensive Impact Fee Study for transportation, parks, public safety, housing, and infrastructure. Includes a separate Plant Investment Fee (PIF) analysis for the Water Enterprise Fund to maintain TABOR compliance.
- Proposals due later this month; staff expects to bring a recommended consultant in November for Council consideration.

MANAGER'S REPORT

OCTOBER 2025



Minturn Forward Land Use Code Update

- At their regular meeting of October 8th, the Planning Commission continued their review of Article 3 - Zoning Regulations where the Commission is focusing on the review of new zone districts, the table of permitted uses, use standards, dimensional limitations, and methods for measurement of things like building height and setbacks.
- The Commission will wrap up their review of Article 3 at a special meeting on October 29th. Following completion of the zoning regulations, the Commission will review draft subdivision (design) standards. The project is on track to wrap up review of most modules by the end of 2025 and to start the official review and adoption of the new code to start the new year.

Emerging Initiatives

Minturn Shooting Range

- Discussion item is planned for the November 5th Council Meeting to talk about potential steps for improving management of the range.

Housing

- Staff are researching long-term employee housing options. One potential approach involves placing a 1–2-bedroom modular ADU on the Town Manager's property, estimated at \$150,000–\$225,000 total, with a projected cost recovery in 7–10 years at a monthly rent of \$1,800
- Staff are exploring participation in the regional Housing Action Plan led by Avon and Eagle County, which could increase funding flexibility and coordination for future housing projects.

Parks and Recreation

- We have been selected to participate in the Colorado OEDIT Rural Technical Assistance Program. Graduate students from the Masters of Environment Program at CU Boulder and CSU Extension will take on the role of community consultants to develop a Community Action Plan in winter 2025/2026.
- The Minturn Fitness Center Board met on October 7th. The MFC has been experiencing its strongest fiscal performance since its opening over the last several months. The town is exploring ways that we can support the MFC's continued growth in 2026.

Economic Development

- The Downtown Development Authority will hold a workshop on its Plan of Development from **October 20–22, 2025**.
- Staff are preparing a new ordinance regulating mobile businesses and vendors, targeted for consideration in **late Fall 2025**.
- Efforts are underway to identify barriers to entry for small businesses and explore ways the Town can help create additional commercial space for startups.

MANAGER'S REPORT

OCTOBER 2025



Town Council Follow Up

October 1st, 2025, Meeting

Public Comment

Question/Comment

Concerns from a resident who lives at 262 Main Street about unsecured trash and the impact on local bears.

Answer

Code Enforcement Officer Kevin Rindy send a notice of violation to 455 Main Street regarding the unsecured grease and cooking oil on the south side of the building. Kevin observed the spill the morning of October 1st and assisted in response and clean up. A new secured grease/cooking oil receptacle will be provided. Mr. Rindy attempted to make contact with the resident at 262 Main Street through a site visit but nobody was home at the time.

Mayor Bidez

Question/Comment

When we will be provided an updated cost estimate based on the 90% water treatment plant design?

Answer

The question is out to HDR and we will provide the answer as soon as we receive it.

Councilor Feiger

Question/Comment

Comment about redistributing the manager's salary from some portion of the Enterprise Fund.

Answer

Staff will be prepared to discuss this further at the next budget meeting in November.

Councilor Kanakis

Question/Comment

What is the \$30k line item for General Manager in the Water Enterprise Fund?

Answer

This is money allocated for the town's contracted Municipal Advisor.

Councilor Rodine

Question/Comment

What is the breakdown of the \$45,000 budgeted for the Minturn Bike Park in FY 2026?

Answer

VVMTA has offered to speak to Council at the November 5th meeting to discuss FY 2026 improvements.

Capital Projects

Minturn Water Treatment Plant

Status: 90% design is complete. Design has been submitted and accepted by CDPHE for review. Timeline could be 3 to 6 months.

Cost Estimate: ~\$11M at 60% design; updated estimate pending.

Next Steps: Discussion and financial modeling with Municipal Advisor is ongoing.

MANAGER'S REPORT

OCTOBER 2025



Little Beach Park & Historic Meyer's Barn

Status: 360 Civil has started work on demolition.

Next Steps: Staff will be drafting a design-build RFP for the playground with the input of the Council Committee.

US 24 Pedestrian Improvement

Status: Sidewalk extension underway. US 24 Sidewalk Extension project information shared with Council on 9/4. Working hours 07:00 to 17:00 with some work going until 19:00. Shoulder closures and alternating one-lane traffic are expected. **Email:** us24@minturn@gmail.com or call (970)366-1392 for more information.

North Main Street Pedestrian Improvement & Cemetery Road Crossing

Status: Construction of sidewalk at North Main Street and the new Cemetery Road crossing is underway.

Bellm Bridge Design RFQ

Status: Selection of bridge design firm will be at Town Council for the October 15th meeting.

Next Steps: Staff are working on submitting an application for the state's off-system bridge grant program to be submitted in November.

Taylor Street Repaving

Status: Design complete. Public bid posting is pending.

Next Steps: Town Council bid approval and selection has been moved to first November meeting.