Agenda

Town Council Regular Meeting | 5:30 PM

Wednesday, January 21, 2026

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/84704759883

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 847 0475 9883

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

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

1. **Call to Order**

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

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

   A. 01-07-2026 Minutes

   B. 0112 Miles End Lane - New Single Family Residence

   C. 532 Taylor Street #A - Modification to Existing Unit

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

5. **Declaration of Conflicts of Interest**

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

7. **Council and Committee Reports**

8. **Staff Reports**

   A. Manager's Report

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

   A. Flavored Tobacco Products Ban - Ballot Initiative (Eagle County Public Health and Environment)

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

    A. Eagle County School District (Maloit Park) Preliminary Subdivision Plat - Request for Continuance

    B. Resolution No. 04 - Series 2026, A Resolution / Letter of Intent to Appoint Bond Counsel

    C. Resolution No. 05 - Series 2026, A Resolution Expressing Formal Appreciation to the Town of Red Cliff for Public Works Staffing Assistance

    D. Resolution No. 06 - Series 2026, A Resolution Authorizing an Application for a DOLA EIAF Grant for the WTP

11. **Discussion / Direction Items**

    A. WTP Funding Discussion - CDS Funds Update

    B. Highlands Parcels Continued Discussion

12. **Future Agenda Items**

    A. Future Meeting Topics

13. **Adjourn**

Information Only Items
Upcoming Council Meetings: February 4, February 18, March 4, March 18. Upcoming Special Events: February First Friday (2/6) at Vail Mountain Coffee & Tea. RTAP Community Workshop March 24th and 25th.

Official Minutes

Town Council Regular Meeting | 5:30 PM

Wednesday, January 7, 2026

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

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Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 889 0662 5489

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

1. **Call to Order**

   Mayor Earle Bidez called the meeting to order at 5:30pm.

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

   Council present: Mayor Earle Bidez, and Town Council Members Eric Gotthelf, Gusty Kanakis, Brian Rodine, Lynn Feiger, Tom Priest, and Kate Schifani.

   Staff Members Present: Town Manager Rob Gutierrez, Town Clerk Jay Brunvand, Deputy Clerk Cindy Krieg (Zoom), and Town Attorney Mike Sawyer (Zoom).

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

   A. 12-30-2025 Minutes

B. Liquor License Renewal – Sunrise

Motion by Gusty K., second by Kate S., to approve the consent agenda of January 7, 2026 as presented. Motion passed 7-0.

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

Motion by Eric G., second by Gusty K., to approve the regular agenda of January 7, 2026 as presented. Motion passed 7-0.

5. Declaration of Conflicts of Interest

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

No Public Comment

7. Council and Committee Reports

Earle B. noted that we have our municipal election coming up, and encouraged anyone interested in running for Council to

Also reminded everyone that the Christmas Tree Bonfire is this Friday evening at Little Beach Park at 6pm.

8. Staff Reports

A. Manager's Report

Maloit Park housing development – Rob G. did follow up with the school district superintendent, following some concerns expressed by council at the last meeting regarding the timing of relocation of existing residents. It was confirmed the any development is still quite a ways out, and no notices are being issued at this time.

Don't meet the criteria for the emerging contaminants grant (see transcript) – 5:32pm

There was some discussion regarding the contaminants that we are aware of in the Eagle River (see transcript)

Capital Projects

New Water Treatment Plant (WTP)

Status:

- **90% design is complete.**
- The design has been submitted to and accepted by the Colorado Department of Public Health & Environment (CDPHE) for formal review and can be tracked here: https://cdphe.colorado.gov/designreviews
- Plans have been submitted for **local building and zoning review**.

Cost Estimate:

- Current estimate is **~$11 million based on the 60% design**.
- An **updated cost estimate** is expected **by January**, once the 90% design review is complete.

Next Steps:

- Staff have solicited proposals from three firms to serve as the Town's legal bond counsel and will present the proposals to Town Council for review and direction at the January 21 meeting.
- Staff are instructing the Town's WTP engineering firm, HDR, to hold off on further development of bidding documents specific to a State Revolving Fund (SRF)–funded project until a final Council decision is made regarding potential private financing options.

Town Hall 2-Bedroom Apartment Reconstruction

Status:

All proposals were independently evaluated by three members of Town staff. Coleman Custom Homes received the highest overall score.

Next Steps:

Staff have prepared a resolution for Town Council consideration at the January 7, 2026, meeting to authorize initiation of contract negotiations.

Taylor Street Repaving

Status:

Design is complete and the project is pending a public bid.

US 24 Pedestrian Improvement Project Phase II

Status:

The project has been shut down for the season and construction will resume in the spring.

Next Steps:

Staff are continuing discussions with Xcel Energy and Phoenix Industries regarding the scope, schedule, and cost implications associated with a potential spring 2026 re-mobilization.

Main Street Streetlighting

Background:

Town Council approved the 2026 budget with funding allocated for streetlight replacement and expansion along Main Street.

Status:

Based on initial pricing and technical discussions, staff are pursuing **Holophane** as the preferred streetlight manufacturer. Staff are currently coordinating with Holophane to mobilize a demonstration fixture in order to better evaluate fixture specifications, lighting performance, and compatibility with Main Street conditions, as well as to gather community feedback.

Following evaluation of the demonstration fixture and community input, staff will refine fixture, pole, and base specifications and work with Town Engineer Jeff Spanel to outline the engineering and design process necessary to prepare bid-ready plans for 2026. Staff will also continue exploring potential grant opportunities to supplement the project budget.

Bellm Bridge Replacement

Status:

Staff are currently working with SEH Inc. on the bridge design. Staff applied to CDOT's Off-System Bridge Grant program on November 7th, 2025.

Next Steps:

Identify additional funding opportunities for the estimated $6 million dollar construction cost.

Little Beach Park Improvements

Status:

Installation of the new retaining wall and asphalt access road is complete.

Next Steps:

Staff have drafted an Request for Qualifications (RFQ) for a new playground with the assistance of the Town Engineer Jeff Spanel. After we receive comments and feedback from the Council Committee, the RFQ will be posted.

Other Projects

Highlands Parcels

Background:

As part of a settlement agreement with the former developer of the Battle Mountain Ski Resort, the Town obtained ownership of approximately 55 acres of land located west of U.S. 24 at the south end of town. The property was transferred to the Town after the developer failed to meet financial commitments related to the construction of a new water treatment plant.

On **November 19, 2025**, the Town Council approved a contract with Slifer Smith & Frampton to list the land for sale. The listing followed a recommendation from a Council-appointed committee tasked with identifying a broker and determining market value for the property.

Status:

Staff held a meeting with brokers from Slifer Smith & Frampton on December 8th, 2025, to discuss next steps in the listing process and help share key information about the property with the firm.

Minturn USFS Shooting Range

Background:

At the November 19, 2025, Town Council meeting, staff were directed to explore options for Town management of the Minturn Shooting Range in order to address long-standing community concerns regarding safety, noise, and environmental impacts. The shooting range is located on federal land south of the Minturn Bike Park.

Status:

Staff have contacted USFS District Ranger Leanne Veldhuis and received confirmation on December 11, 2025, that USFS permitting staff will follow up with details on the permitting process for potential Town management of the shooting range.

Policy & Planning Initiatives

Minturn Forward Land Use Code Update

Background:

Town staff with Matt Farrar, Western Slope Consulting have been developing and reviewing with the Planning Commission new portions of the Land Use Code as we make our way through the Chapters 16 and 17 update. Staff has completed Module 1 (Land use application requirements and procedures, Subdivision application requirements and procedures, Annexation and disconnection of land, and Environmental/development impact report) and

Module 2 (Zone districts, Use regulations and standards, Dimensional requirements, and Community housing standards and guidelines).

Status:

Staff is currently working on Module 3 (Subdivision and Development/Design Standards) that will hopefully wrap up in January.

Next Steps:

Module 4 (General provisions, Area and activities of state interest, and Terms and definitions) will start in January and will conclude with the whole adoption of the new Land Use Code.

Comprehensive Impact Fee Study RFP

Background:

Staff issued a Request for Proposals (RFP) in November 2025 to solicit qualified firms to conduct a comprehensive impact fee study. The purpose of the study is to ensure that the impacts of new development appropriately contribute to the Town's future infrastructure costs.

Status:

A Notice of Intent to Award has been issued to BBC/FCS. The recommended contract award will be presented to the Town Council for consideration and approval at the January 7, 2026 meeting.

Minturn Rural Technical Assistance Program

Background:

The Town was selected to participate in the Rural Technical Assistance Program (RTAP) through the Colorado Office of Economic Development & International Trade (OEDIT). The program pairs Minturn with graduate students from the University of Colorado Boulder and Colorado State University to develop strategies for leveraging outdoor recreation to support the local economy.

Status:

Staff participated in the program kickoff meeting on December 4, 2025, and held a working session with the RTAP steering committee on Monday, December 29, 2025 to review and refine the Community Assessment.

Next Steps:

Staff will submit the finalized Community Assessment to RTAP program administrators on January 7, 2026.

Housing

Staff are coordinating with the Avon–Eagle County Multijurisdictional Housing Authority study team. Additional information and potential discussion items are anticipated for Town Council at a February meeting.

Economic Development

No updates for this report.

Public Works

Weekly Report (Dec 29, 2025 – Jan 4, 2026)

Routine Operations & Winter Readiness

Public Works completed all scheduled operations during the holiday work week, including utility locates, daily water treatment plant operations, trash and dog waste station servicing, and fleet readiness. Crews are prepared to respond to weekend snowfall and winter conditions as needed.

Safety & Training

Staff held a weekly safety meeting focused on winter safety, including slip, trip, and fall prevention, proper vehicle entry and exit, snow and ice management around facilities, and maintaining adequate lighting. No safety incidents were reported.

Street, Sidewalk & Snow Operations

Crews plowed and shoveled snow town-wide, hauled 18 loads of snow from south-side snow storage areas, applied cinders to icy streets, and ground down sidewalks near Cemetery Bridge and along Main Street to address trip hazards and protect sidewalk snowplows. Tree branches encroaching on sidewalks along Main Street were also trimmed to maintain pedestrian access.

Infrastructure & Water System Work

Staff conducted end-of-month manual water meter readings (“No Reads”), serviced water treatment plant systems, transferred chlorine within Filter #3, and delivered water service components to the Belden Place development. Mike D. was trained on new water meter inspection documentation and billing coordination procedures.

Facilities, Apartments & Signage

Public Works repaired drywall damage in Town Apartment #1 following a water leak, completed inspections for Apartment #2 and the Town, replaced multiple street signs, repaired a knocked-over “No Parking” sign, and coordinated lighting repairs at the Minturn Fitness Center.

Equipment & Fleet Maintenance

Crews performed routine maintenance on loaders, skid steer, and snowplow equipment, replaced cutting edges on the 938-M loader plow, and completed oil and air filter service on a 2012 vehicle. The shop was cleaned and organized at week’s end.

Safety & Training

Staff held a weekly safety meeting focused on fleet vehicle safety, emphasizing routine maintenance, early identification of mechanical issues, accurate recordkeeping, and compliance with safety standards. No safety incidents were reported.

Facilities, Lighting & Infrastructure Improvements

Crews completed multiple lighting and electrical improvements, including repairs at Magusto’s light pole, upgrades to lighting at Filter #3, Well #3, and the shop gate, and replacement of damaged electrical box covers on the Bellum Bridge. The Cemetery Bridge was repainted to match Town branding. Open ditch inspections were completed at Minturn North, and shelving was procured for Town use.

Water System & Emergency Response

Public Works responded to and resolved an unexpected water leak at the Town Hall/Post Office building in coordination with the Fire Department and outside partners. The issue was traced to damage from a prior apartment remodel. Cleanup, temporary repairs, and material support for plumbing repairs were completed, with minor drywall repairs scheduled to follow.

Equipment & Fleet Maintenance

Crews performed routine servicing on loaders and skid steer equipment, replaced electrical components on Town vehicles, and completed oil changes on multiple fleet vehicles to maintain winter readiness.

B. Clerk's Report - Election Notice and Important Dates

Minturn's Municipal Election will be held on April 7, 2026. Our Charter Section 2.2 states the election day is the first Tuesday AFTER the first Monday. April 6 is the first Monday, the first Tuesday after the first Monday is April 7.

In addition to the Mayor's seat, three seats are up for election on the Council. Those current Council seats up for election are:

Earle Bidez – Mayor – 2 year term
Lynn Feiger – Council Member 4 year term
Kate Schifani – Council Member 4 year term
Brian Rodine – Council Member 4 year term

The three Council candidates with the highest number of votes will win a seat. Note: Brian Rodine is completing a 2yr term and that seat will now be a four-year seat.

- As noted on the calendar, the first day nomination packets may be picked up and circulated is January 6, 2026. Packets are available in the Town Clerk office along with complete instructions.
- The candidate has 20 days to collect signatures and submit their nomination petition with signatures. Petitions are due back by 4pm on January 26, 2026.

9. Special Presentations

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

No Special Presentations.

10. Business Items

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

A. Resolution No. 01 - Series 2026, A Resolution Designating the Town of Minturn Public Posting Places

Motion by Gusty K., second by Tom P., to approve Resolution 01 – Series 2026, A Resolution Designating the Public Posting Places for Town of Minturn notices. Motion passed 7-0.

B. Resolution No. 02 - Series 2026, A Resolution Approving a Contract for an Impact Fee Study

On October 14, 2025, the Town issued a Request for Proposals (RFP) for consulting services to prepare a Comprehensive Impact Fee Study. The purpose of the study is to evaluate and recommend legally defensible development impact fees consistent with Colorado Revised Statutes §29-20-104.5, ensuring that new development contributes its proportionate share of the cost of public infrastructure and facilities needed to maintain existing service levels.
The RFP sought a consultant with demonstrated Colorado experience, a clear nexus and proportionality methodology, and the ability to separate enterprise-fund costs—particularly the Town's water Plant Investment Fee (PIF) analysis—from general government impact fees.
Proposals were due on November 14, 2025. The Town received three complete and responsive proposals.
Evaluation Process
Proposals were independently reviewed and scored by an evaluation committee using the criteria and weighting set forth in the RFP, including:

- Demonstrated experience with Colorado impact fee and nexus studies
- Understanding of project objectives and statutory requirements
- Methodology and work plan
- Qualifications of the project manager and key staff
- Cost, schedule, and clarity of enterprise fund cost separation

Scores were aggregated in accordance with the RFP.
Based on this evaluation, BBC Research & Consulting, in partnership with FCS, was identified as the highest-scoring proposer.

Staff recommends approval of the award of a professional services contract to **BBC Research & Consulting, in partnership with FCS (a Bowman Company)** for preparation of a Comprehensive Impact Fee Study; and to authorize the Town Manager, under the guidance of the Town Attorney, to finalize and execute the professional services agreement.

Council Comments and Questions:

Lynn F. inquired about whether this included an impact fee analysis for fire impact (fire district). She did not believe that existed currently.

Jay B. noted that we do collect an impact fee for fire, that we collect for the fire district, on each lot that did not already include a water tap. It's set by the district, and we collect it and remit to them. For example, Minturn North had 6 existing taps and now they have 38 (ish). So in this case, 32 of them are paying this impact fee.

Rob G. also noted that with current state law, special districts can assess their own impact fees (it no longer needs to go through the municipality).

Lynn F. also inquired how much new development will actually be affected by this (wondering if it would be worth the cost). She thought the cost seemed very high. Rob G. noted it would have been very impactful if the Town had done this years ago and that he would encourage the Town to implement an impact fee because it could be very significant over time. Even though a lot of current development is underway, there could still be more development over time, and we will have some large costs such as infrastructure (roads), public works equipment, parks, etc (not just water). Regulatory changes in the land development code could also have a large impact.

Lynn F. felt that the cost of the study seemed high. Rob G. noted that the study must establish that rational nexus between the fee that you're charging and the impact that that development is creating.
You can't adopt impact fees without having a really solid study saying these are the anticipated costs that the development would have on our specific town.
It's a big lift to evaluate what we could justify based on forecasted needs.
And they would carry us through the whole process beginning to end, including to an ordinance adoption, and the public hearings, and a hearing with Planning Commission.

Lynn F. noted that impacts from large developments are much more impactful. Rob G. noted that there are different methods that can be used for assessing the fees (to include a hybrid approach), that would assess fees based on the different types of projects and the associated impacts (there would be 2 – 3 different types / ways to assess the fees to ensure it's equitable based on impact). Eric G. noted that this would be addressed during the study.

Brian R. noted that if we have our fees set up correctly, we can feel more confident taking on infrastructure associated with new development, vs. having more HOAs and Metro Districts taking these on (creating governments within governments). The Town would be able to have more control.

There was continued discussion regarding future development and how that would be affected.

Motion by Eric G., second by Kate S., to approve Resolution 02 – Series 2026, A Resolution Approving a Contract for an Impact Fee Study. Motion passed 7-0.

C. Resolution 03 - Series 2026, A Resolution Awarding a Design-Build Contract for Town Hall

On October 8, 2025, the Town of Minturn issued a Request for Proposals (RFP) seeking qualified design–build teams to complete the re-conversion of a portion of the Minturn Town Hall back into a two-bedroom apartment for employee housing use, and to provide conceptual recommendations for office ventilation improvements.

An amendment to the RFP was issued on October 27, 2025, which revised the office ventilation scope to conceptual evaluation only and removed the filing storage system scope.

Three proposals were received by the submission deadline.
Evaluation process
Each proposal was independently reviewed by a three-member evaluation committee using the criteria and weighting established in the RFP:
• Understanding of Project & Approach (20%)
• Experience with Similar Projects (20%)
• Cost Proposal (20%)
• Schedule & Capacity (15%)
• Project Team (20%)
• References (5%)

Each reviewer scored proposals independently. Scores were weighted, averaged by

category, and aggregated to produce a final composite score. A local firm bonus, where applicable, was applied after base scoring in accordance with the RFP.

Following initial evaluation, the Town issued written requests for clarification to all proposers to ensure a complete and accurate understanding of each proposal prior to final scoring. No pricing revisions were requested or accepted.

Based on the completed evaluation, **Coleman Custom Homes** received the highest overall score and was determined to represent the best value to the Town.
Upon Council approval, staff will finalize contract terms consistent with the RFP and the selected proposal. The Town Manager will execute the agreement, and a Notice to Proceed will be issued following contract execution.

Council Questions / Comments:

Lynn F. inquired what the price of the other proposals were, and Rob G. stated the other bidders and bid amounts. Lynn noted concerns about the cost, and would like to see some money saved if possible.

Eric G. inquired about whether we could reach out to Eagle County Housing to inquire about help with the costs of creating employee housing.

Jay B. and Rob G. both also mentioned the benefit of having employees on-site in case of emergency. The two existing apartments are occupied by Town employees, and we have 2 new employees on a waitlist. Rob G. noted the challenges associated with recently hiring for Public Works. It was tough to fill these positions, even with housing being offered.

Motion by Kate S., second by Brian R., to approve Resolution 03 – Series 2026, A Resolution Awarding a Design-Build Contract for Town Hall. Motion passed 7-0.

11. Discussion / Direction Items

12. Future Agenda Items

A. Future Meeting Topics

There will be a Highlands Discussion at the next meeting on 1/21.

13. Adjourn

Motion by Tom P., second by Kate S., to adjourn the meeting at 6:17pm.

_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

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

0112 Miles End Lane

Hearing Date:	January 14, 2026
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Matthew Otto
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 14
Address:	0112 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner II
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicant, Matthew Otto, requests Final Plan review of a new, four-bedroom, 3,677 (gross) square foot single-family residence located at 0112 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 11 inches measured to existing grade which is the most

restrictive, 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 entry level with a garage, two bedrooms, and office space that could function as a bedroom, 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 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 0112 Miles End Lane 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*

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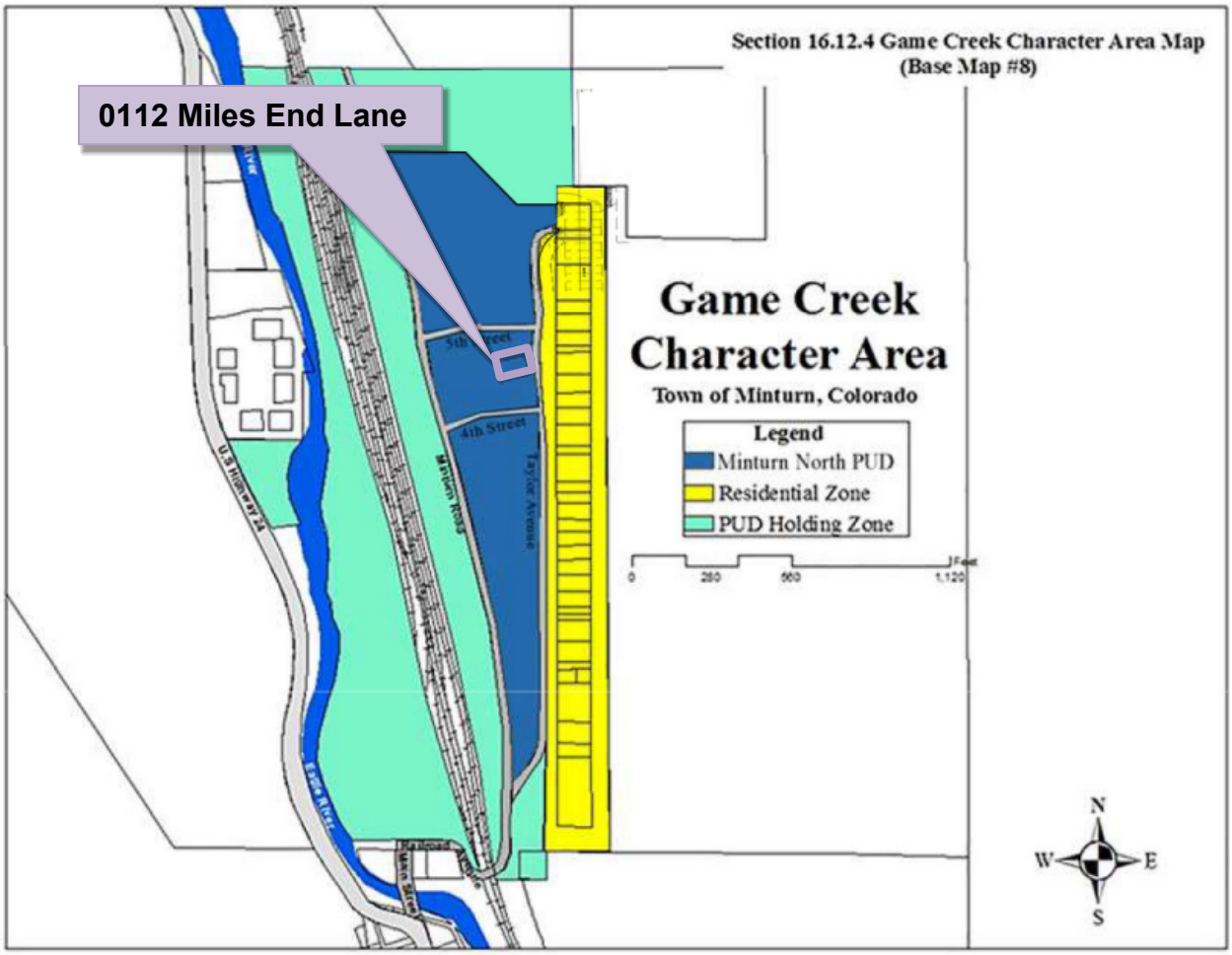
Figure 1: Game Creek Character Area Zoning Map



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:	7,666.56 sq. ft.	7,666.56 sq. ft. (.176 ac.)
Maximum Building Height:	28 feet	27 feet – 11 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% (3,833.28 sq. ft.)	2,418 sq. ft. (31.54%) Proposed
Maximum Impervious Coverage:	60% (4,599.94 sq. ft.)	3,404 sq. ft. (44.40%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (7,666.56 sq. ft. x .05 = 383.33 sq. ft.)	477 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:

Issues or Required Plan Revisions
Staff has identified no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0112 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.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

December 19, 2025

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

Re: 112 Miles End Lane
Lot 14, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Otto Residence; 112 Miles End Lane; Lot 14, Minturn North, Minturn Colorado"* prepared November 19, 2025, by Eggers Architecture Inc. (Plans) included in the DRB application for Lot 14, Minturn North PUD. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:
Paragraphs a through e:
"Final Plat: Minturn North PUD" recorded March 4, 2024 (Reception No. 202402234) has been included as the Boundary Survey. This plat and associated title commitment were reviewed by the Town, and the plat is suitable as the Boundary Survey for this application.

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

Section (C) (3) Site Plan:
Sheet BH1 provides Building height information necessary for Planning Staff review.

Madison Harris
Re: 112 Miles End Lane
Lot 14, Minturn North PUD
DRB Submittal Review
Project No. 24-0001

Section (C) (4) Grading & Drainage Plan:
Sheet C1 of the Plans "*Lot 14 Minturn North PUD; Site Grading and Drainage Plan"* prepared November 19, 2025, by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. 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

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 – Otto Residence

Project Location

Street Address: 112 Miles End Lane

Zoning:	Parcel Number(s):
Residential	2103-262-30-015

Application Request:

Design review of new single-family home

Applicant:

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

Mailing Address: [redacted] Edwards, CO 81632

Phone:	Email:
[redacted]	[redacted]

Property Owner:

Name: Matthew Otto

Mailing Address: [redacted]

Phone:	Email:
[redacted]	[redacted]

Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms	# On-site Parking Spaces
0.176 acres	SFH	4	4
# of Stories:	**Snow storage sq ft:**	**Building Footprint sq ft:**	**Total sq ft Impervious Surface:**
2	477 sf	2,418 sf	3,404 sf

Signature:

11/21/25

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.

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

November 24, 2025
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Otto Residence
Lot 14 Minturn North – 0112 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 14 is located at 0112 Miles End Lane on a uphill sloping undisturbed vacant lot which rises in elevation approximately 9' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The 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.

The home exterior is a balanced mix of stone 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

OTTO RESIDENCE

0112 MILES END LANE
LOT 14, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET NOVEMBER 19, 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) 355-6034

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

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

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

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
ENTRY LEVEL:	1,185 SF	78 SF	632 SF	1,895 SF
MAIN LEVEL:	1,782 SF			1,782 SF
TOTALS:	2,967 SF	78 SF	632 SF	3,677 SF

LOT AREA:	7,666.56 SF		
BUILDING COVERAGE:	2,418 SF	31.54 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,404SF	44.40 %	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
CONTRUCTION: TYPE V-B, NON RATED
SPRINKLER SYSTEM: NONE

DRAWING SCHEDULE

C COVER
FINAL PLAT MINTURN NORTH P.U.D.
C.5 MINTURN NORTH P.U.D. OVERALL GRADING PLAN

C1 CIVIL GRADING, DRAINAGE, & EROSION CONTROL PLAN
C2 CIVIL DETAILS
L1 LANDSCAPE PLANTING PLAN
L2 LANDSCAPE SCHEDULES & DETAILS

A1.1 ENTRY LEVEL PLAN
A1.2 MAIN LEVEL PLAN
A1.3 ROOF PLAN
A2.1 BUILDING ELEVATIONS
A2.2 BUILDING ELEVATIONS
BH1 BUILDING HEIGHT CALCULATIONS

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

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

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

OTTO
0112 MILES END LANE
LOT 14, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L14

ISSUED #	DATE	BY	COMMENTS
3	11-19-25	DUE	DRB SUBMITTAL SET
2	10-14-25	DUE	PROGRESS SET
1			

C

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

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

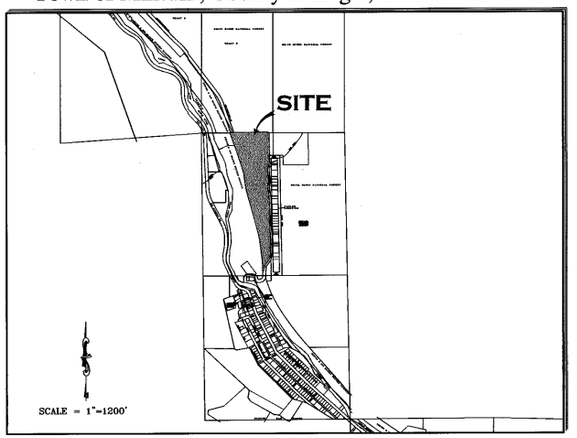
TOWN CLERK
TOWN OF MINTURN, COLORADO

SEAL
TOWN OF MINTURN COLORADO
1904

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



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

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:
1) 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.
2) 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 stamped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018.
3) Survey Date: December, 2022 through July 2023.
4) Legal description, easements and location of boundary lines are based on Old Republic National Title Insurance Company order number no. ABC50650645-9, dated August 03, 2023, Quitclaim Deed recorded December 02, 2014 as Reception No. 201420764 along with plats and survey monumentation referenced hereon (to include the non-recorded stamped 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 commitmeat referenced above: Items 1-8, 10, 21, 24, 27 and 30 were not researched by surveyor or found to not contain easement restrictions or other survey or platting related issues.
Item 9 - Pipe easement does not effect this platted parcel, falls in Northeast Quarter of the Northwest Quarter of Sec 26, T5S, R81W.
Item 11&12- Ordinance and Dedication regarding Taylor Avenue. Depicted hereon by eastern Boundary, recorded in Book 248 at Page 178 and Book 248 at Page 452.
Item 13 - 20 foot Sewer Easement, Does not effect this platted Parcel.
Item 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.
Item 15 - Does not effect these Platted lands but references vacation 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 hereon.
Item 20 - Does not effect these Platted lands. (a.k.a. subject parcel)
Item 22 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.
Item 23 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner hereon.
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 is to have been Terminated prior to the Recording of this Plat.
5) These platted lands are subject to:
- The Minturn North P.U.D. Guide recorded as Reception no. 202402232.
- The Declarations of Covenants, Conditions, Restrictions and Easements for Minturn North recorded as Reception No. 202402240.
- The non-exclusive Heritage Utility Easement as shown herein on page five (5) - on, over, under, above, across and through those areas designated hereon 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:
6) 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 hereon 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, 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.
b) a non-exclusive Utility Easement as shown herein - on, over, under, above, across and through those areas designated hereon as "Utility Easement" for the purpose of the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress.
c) non-exclusive Access, Utility, and Drainage, Easement - on, over, under, above, across and through those areas designated hereon 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:
6) Continued...
d) Tract D, Tract D1, and Tract G, shall be open to Public vehicular and non- vehicular access.
e) 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:
7) 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 hereon 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) the installation, use, repair, replacement, improvement and maintenance of vehicular parking area, together with right of ingress and egress thereto, reasonable Pedestrian use including ingress and egress of persons to include vehicle, foot, bicycle or non-motorized use, iv) reasonable local snow storage and v) Landscaping use, and maintenance.
b) non-exclusive Utility, Drainage, Snow Storage, Landscape and Trail Easement on, over, under, above, across and through those areas designated hereon 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 hereon 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 hereon as "Trail Easement" for the purpose of 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 "4' Trail Easement" on sheet 5 of 5 for Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with path construction, or use. Maintenance of any path improvements within the "4' Pedestrian Easement" shall be at the sole cost and expense of the Minturn North P.O.A..
f) a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated hereon 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, improvemeat 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 nonumented 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.

COLORADO REGISTERED 34998 PROFESSIONAL LAND SURVEYOR 02-26-24

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 AND PHILIP HADLEY

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)
)SS
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

CHRISTINE THURSTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154031002
MY COMMISSION EXPIRES 08/06/2027

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

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 Dedications 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
NOTARY PUBLIC

JESSICA L BECHARD
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20134048864
My Commission Expires 8/1/2025

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, 2023 upon all parcels of real estate described on this Plat are paid in full.

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

R0068101

TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE

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

DATED THIS 28TH DAY OF FEBRUARY, A.D., 2024

AGENT: _____

CLERK AND RECORDER'S CERTIFICATE # 5398

This Plat was filed for record in the Office of the Clerk and Recorder at 12:59 o'clock P.M., on this 4th day of March, A.D, 2024

CLERK AND RECORDER

BY: _____ 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

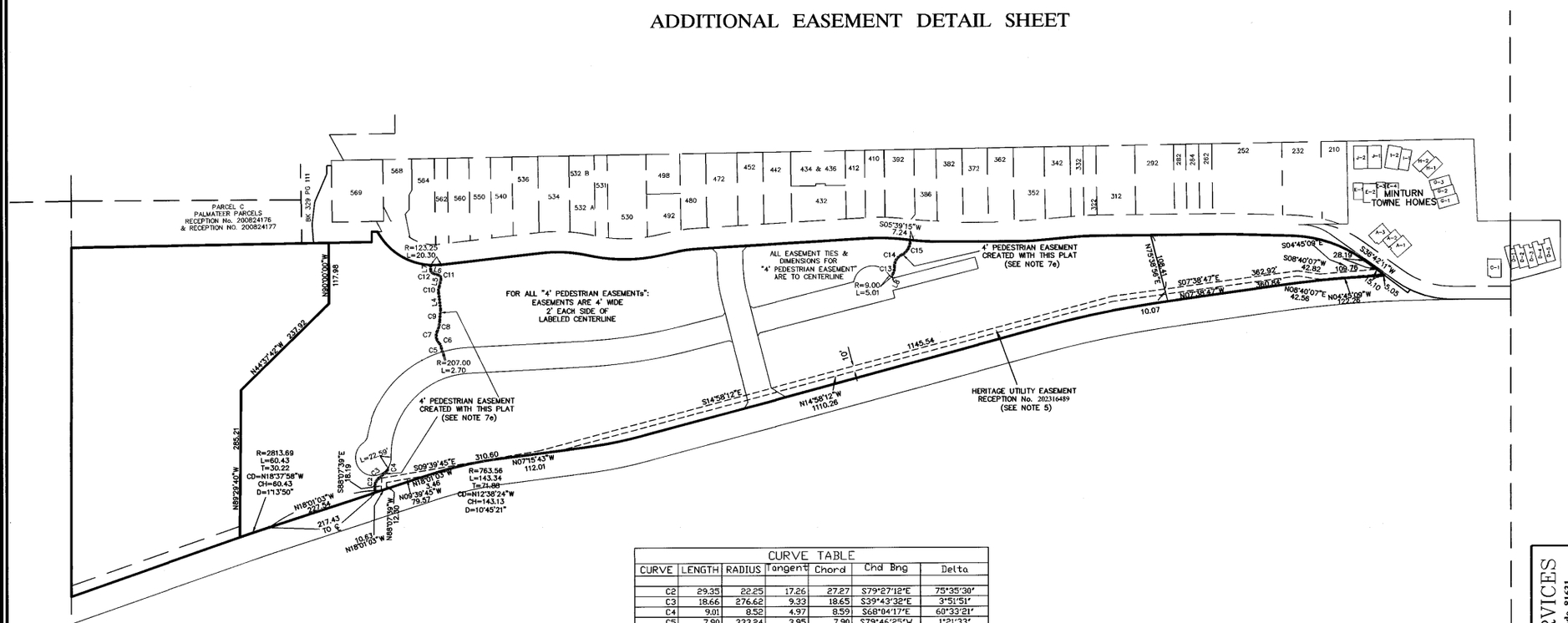
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

Eagle County, CO
Regina O'Brien
Pgs: 5
REC: $53.00 DOC: $0.00
202402234
03/04/2024
12:59:18 PM

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	N83°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 Brng	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	S68°04'17"E	60°33'21"
C5	7.90	333.24	3.95	7.90	S79°46'25"W	1°21'33"
C6	11.08	18.95	5.70	10.93	N63°41'55"E	33°30'33"
C7	24.01	20.01	13.69	22.68	S81°19'10"W	68°45'04"
C8	20.65	49.15	10.48	20.50	S76°20'24"E	24°04'13"
C9	22.78	236.37	11.40	22.77	S85°36'54"E	5°31'15"
C10	12.77	20.27	6.60	12.56	S83°06'39"E	36°05'40"
C11	9.29	7.31	5.39	8.68	N57°19'55"E	72°46'53"
C12	8.09	6.45	4.68	7.57	N54°28'07"E	71°50'14"
C13	15.45	30.72	7.89	15.28	S77°07'28"E	28°48'21"
C14	27.14	23.79	15.26	25.69	S58°50'20"E	65°22'36"
C15	35.79	30.20	20.33	33.73	S60°06'18"E	67°54'31"

100 0 50 100 200 400

1 INCH = 100 FEET

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
02-26-24

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

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

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

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

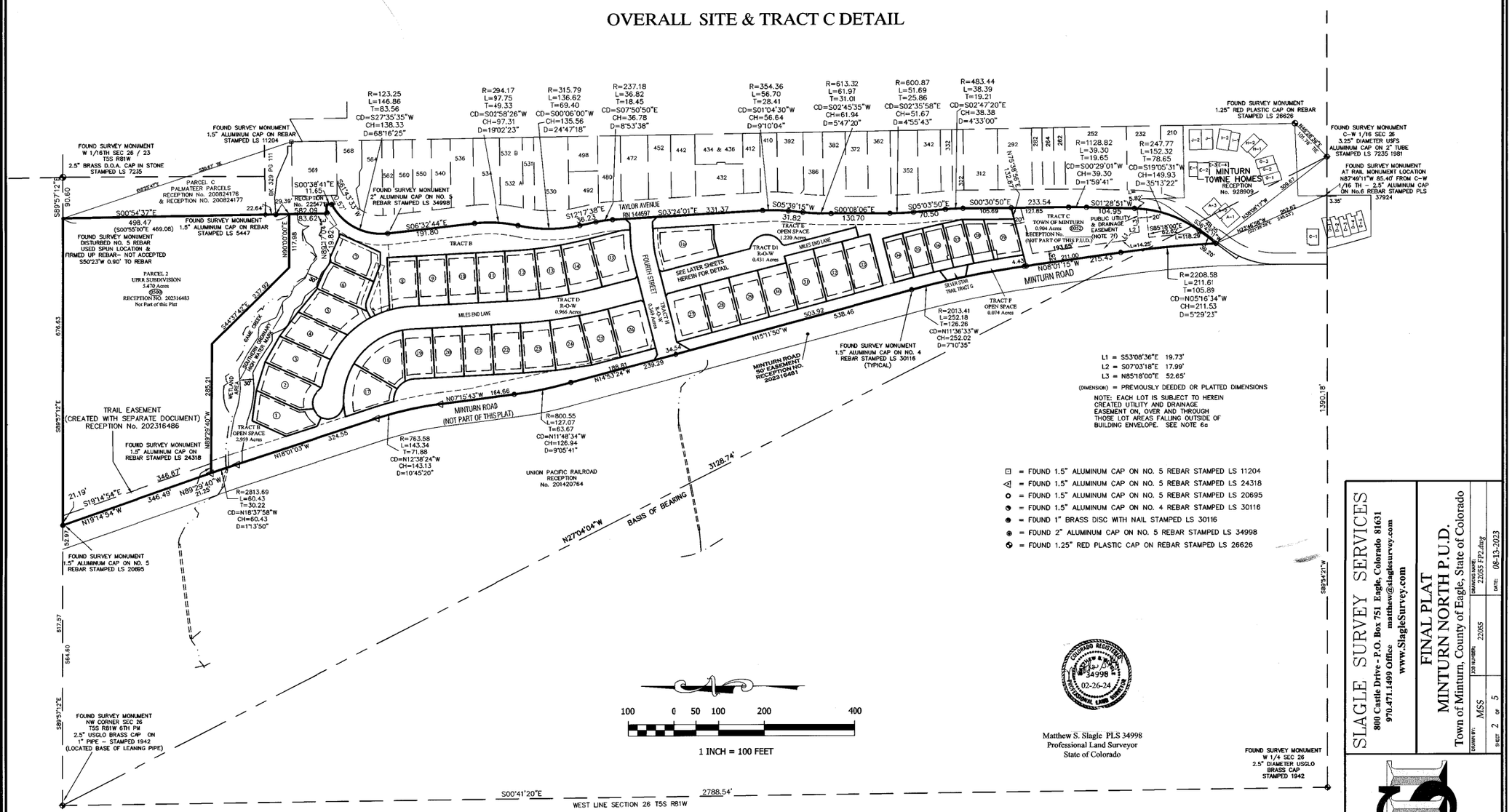
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | SHEET: 5 OF 5 | DATE: 08-13-2023

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



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

COLORADO REGISTERED LAND SURVEYOR MATTHEW S. SLAGLE 34998 02-26-24 PROFESSIONAL LAND SURVEYOR

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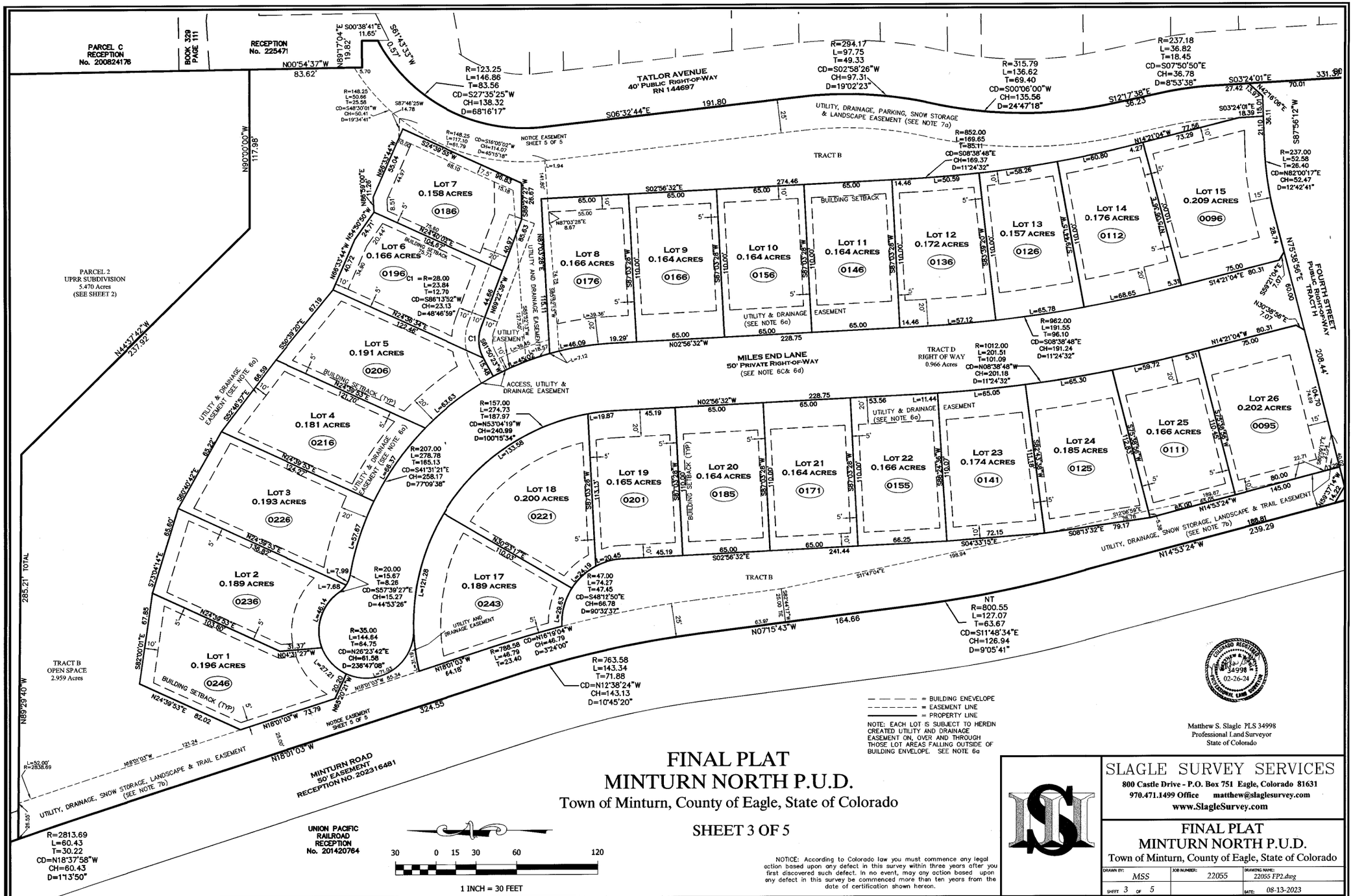
www.SlagleSurvey.com

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

DRAWN BY:	JOB NUMBER:	DRAWING NAME:	DATE:
MSS	221055	221055 FP2.dwg	08-13-2023

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

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

COLORADO REGISTERED
MATTHEW S. SLAGLE
34998
02-26-24
PROFESSIONAL LAND SURVEYOR

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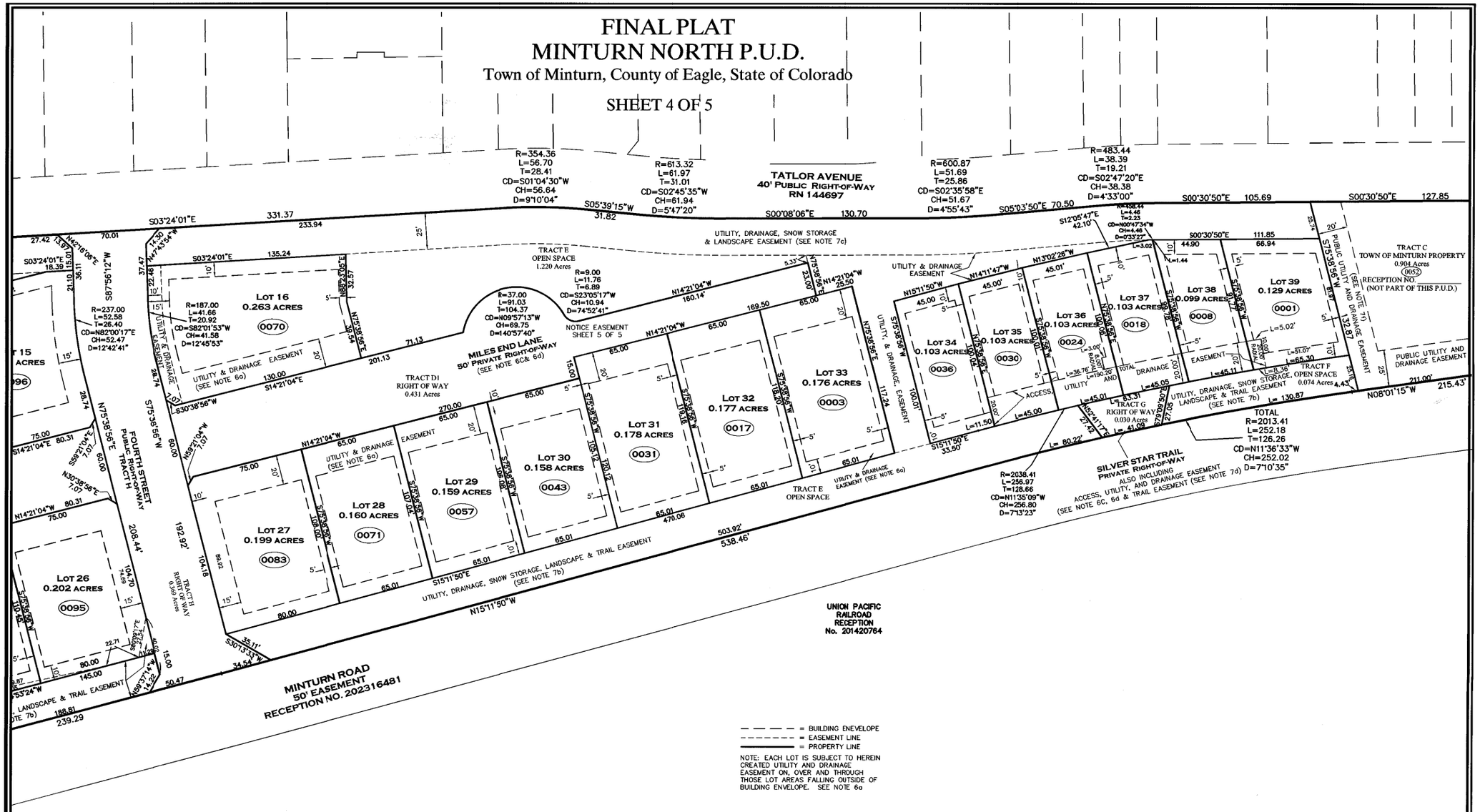
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

202402234

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

SHEET 4 OF 5



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

30 0 15 30 60 120

1 INCH = 30 FEET

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

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

202402234

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

Subsurface Utility Engineering (SUE)
Required Project: **TBD**

If "Yes", SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

COLORADO LICENSED
BRUCE U'EMURA
5/1/24
19082
PROFESSIONAL ENGINEER

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

NORTH
0 20' 40'
Scale: 1" = 20'

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

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

Overall Grading and Drainage Plan
Construction Plan Set 5/1/24

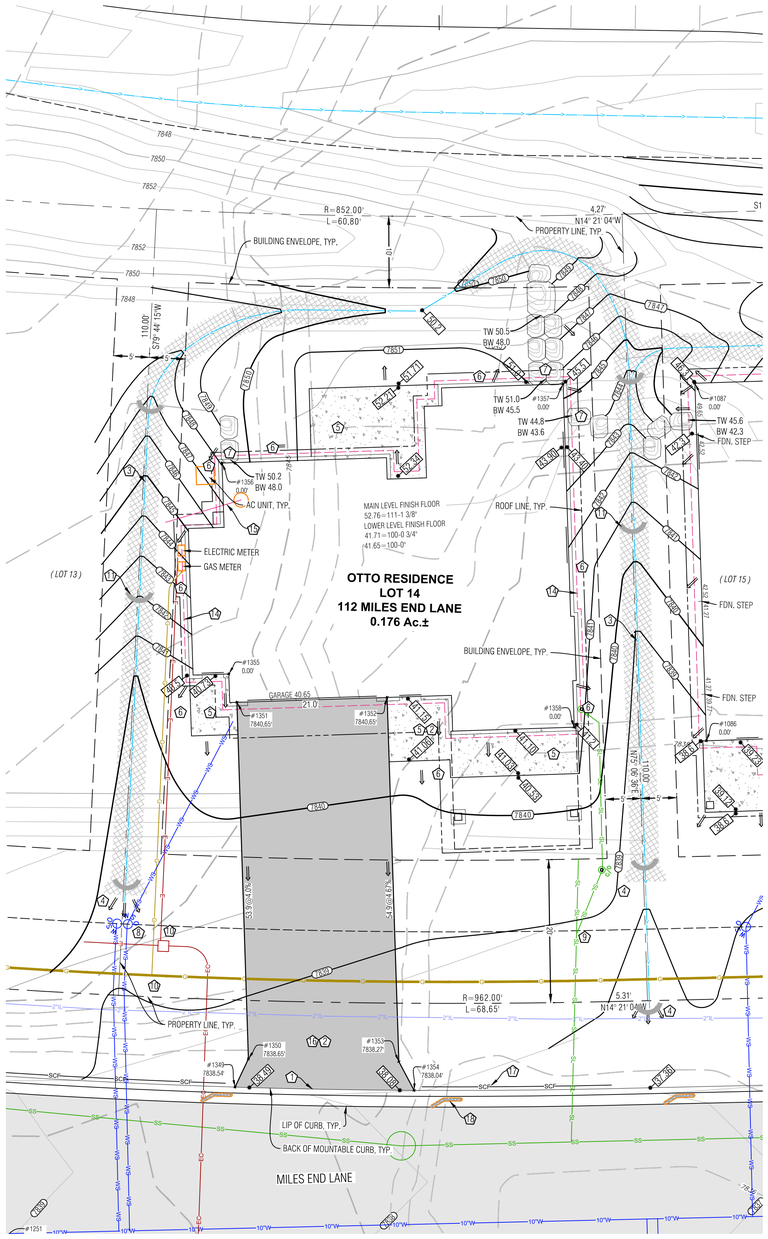
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. **22036**
Designer: **PAH**
Drafter: **BUI**
Date: **12/25/22**

Sheet **C.5**

File Name: **22036 c-grading.dwg**

N:\PROJECTS\2022\22036 Minturn North\dwg\22036 C-Grading.dwg 5/15/2024 11:34 AM



LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
GB	GRADE BREAK
EX	EXISTING
LP	LOW POINT
HP	HIGH POINT
86.74	PROPOSED SPOT ELEVATION
	DRAINAGE SWALE
	FLOW ARROW
SCF	SEDIMENT CONTROL FENCE
8020 / 8018	PROPOSED MAJOR/MINOR CONTOUR
8020 / 8018	EXISTING MAJOR/MINOR CONTOUR
	EROSION LOGS
	ASPHALT DRIVEWAY & AUTOCOURT
	NORTH AMERICAN GREEN SC-250BN EROSION CONTROL FABRIC, OR RIPRAP ALTERNATIVE
	FLAGNOTE
	EX CURB STOP
PROPOSED E / EXISTING E	POSSIBLE ELECTRIC SERVICE
G	POSSIBLE GAS SERVICE
WS	POSSIBLE WATER SERVICE
SL	POSSIBLE SEWER SERVICE
	FOUNDATION DRAIN
6"SD / DS	DOWNSPOUT & STORM DRAIN WITH SIZE
	BOULDER WALL

Point Table				
Point #	Desc.	Elev.	North	East
1349	Driveway	7838.54'	3864.17	5497.51
1350	Driveway	7838.65'	3863.24	5501.77
1351	Driveway	7840.65'	3876.06	5549.97
1352	Driveway	7840.65'	3855.76	5555.36
1353	Driveway	7838.27'	3842.67	5506.14
1354	Driveway	7838.04'	3839.69	5502.71
1355	House Corner	0.00'	3878.05	5553.58
1356	House Corner	0.00'	3885.63	5582.09
1357	House Corner	0.00'	3841.68	5603.60
1358	House Corner	0.00'	3829.35	5557.21

NOTES:

1) BASIS OF ELEVATION: NAVD88 BASED ON THE ORIGINAL TOPOGRAPHIC MAP OF MINTURN NORTH PREPARED BY GORE RANGE SURVEYING, LLC., JOB NO. 19-1203, DATED 4/1/21. NO BENCHMARK WAS NOTED ON THE BASE SURVEY.

2) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE BASED ON THE FINAL PLAT OF MINTURN NORTH PUD, AND SURVEY CONTROL MONUMENTS FOUND AT THE TIME OF THE SURVEY AND SHOWN ON THE SURVEY REFERENCED ABOVE.

3) SEE ADDITIONAL SITE NOTES & DETAILS ON SHEET C2.

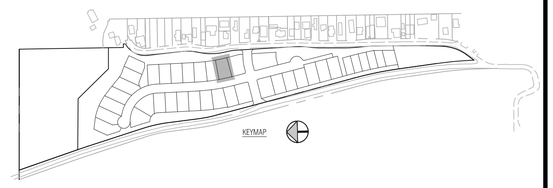
4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.

5) LOT AREA: 7,647 SF±
DISTURBANCE AREA: 7,647 SF±

6) THIS (CIVIL) PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.

FLAGNOTES:

1. MATCH TO BACK OF EXISTING CURB.
2. PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
3. PROVIDE DRAINAGE SWALE. LOCATE FLOWLINE HORIZONTALLY AND VERTICALLY AS SHOWN. WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
4. WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP. SPILL THE LOCAL CHANNEL OVER THE TOP OF THE CURB LINE.
5. SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
6. GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
7. INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN. INSTALL FENCE OR BARRIER AT TOP OF WALL WHERE APPROPRIATE.
8. LOCATE EXISTING CURB STOP, CONFIRM LOCATION AND CONNECTION WITH THE WATER DEPARTMENT, CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM, MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS.
9. APPROXIMATE LOCATION OF SEWER SERVICE STUB, CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE & INSTALL PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
10. 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
11. EROSION LOGS PER DETAIL ON SHEET C2.
12.
13. FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
14. EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE, COVER WITH A RODENT SCREEN AT END.
15. 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.
16. SEDIMENT CONTROL FENCE PER DETAIL ON SHEET C2.
17. INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ±.



Boundaries Unlimited Inc.
Civil Engineering
Surveying
& Beyond
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
Review

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

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

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

TOWN OF MINTURN, COLORADO

Lot 14, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Submittal 11/19/25

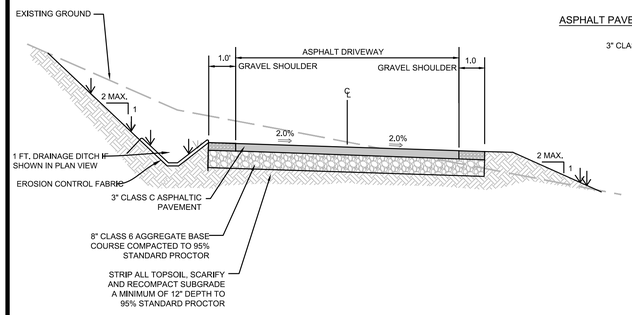
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **10/29/25**

Sheet **C1**

File Name: ***lot 14 sp-01.dwg***

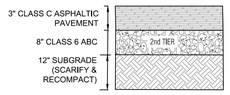
N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 14\Lot 14 SP-01.dwg 11/17/2025 8:56 AM



PROPOSED DRIVEWAY TYP. SECTION

N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER

ASPHALT PAVEMENT SECTION

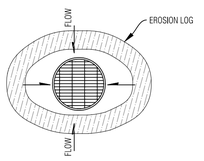


PAVEMENT SECTION

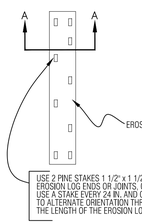
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE, OR 8" CLASS 6 ROAD BASE) 1 FT. BEYOND EDGE OF PAVEMENT OR GRAVEL SURFACE, BOTH SIDES.

DRIVEWAY & AUTOCOURT SECTION

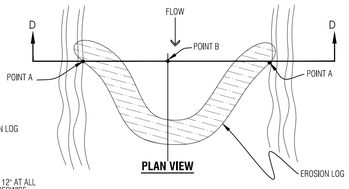
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



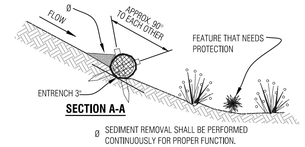
AREA DRAIN



PLAN VIEW

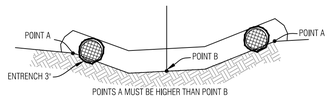


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

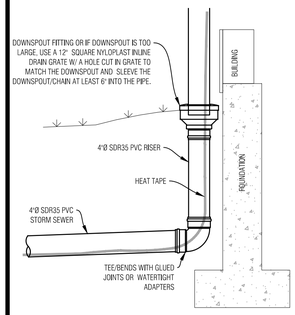


SECTION D-D

Temporary Erosion Control Log

N.T.S.

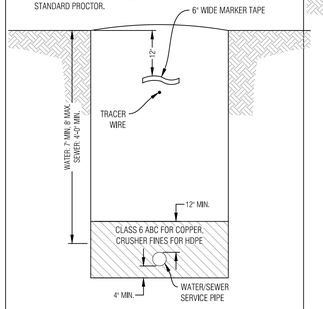
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND LANDSCAPE WALLS.
4. HEAT TAPE SHALL BE INSTALLED IN ALL DOWNSPOUTS/STORM SEWER PIPES.



TYP. DOWNSPOUT CONNECTION

N.T.S.

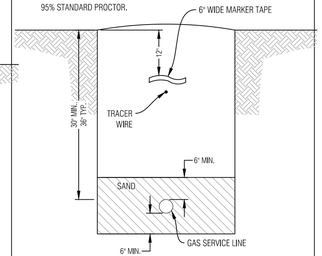
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

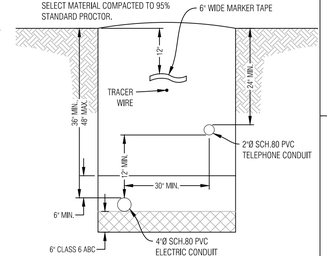
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

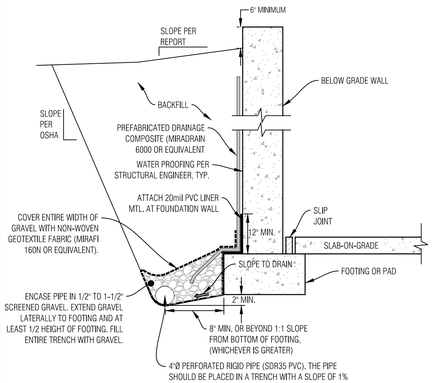
N.T.S.

NOTES:
1. ELECTRIC & TELEPHONE SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



ELECTRIC & COMM. SERVICE TRENCH

N.T.S.

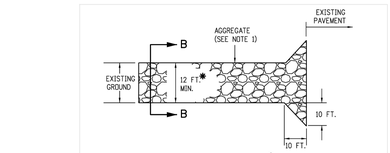


NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

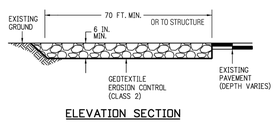
TYPICAL FOUNDATION DRAIN

N.T.S.

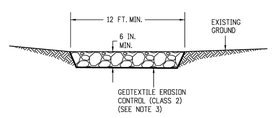
CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



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



ELEVATION SECTION

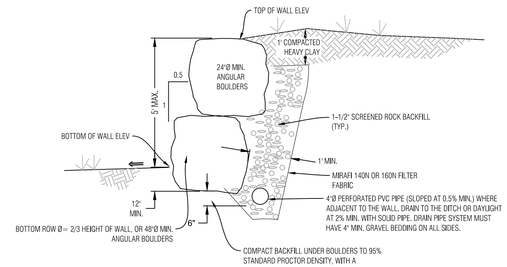


SECTION B-B

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

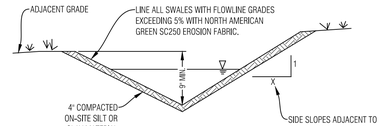
VEHICLE TRACKING PAD

NOTES:
1. THIS DETAIL IS FOR RETAINING LANDSCAPED AREAS ONLY AND SHALL NOT BE USED TO RETAIN STRUCTURE OR VEHICLE LOADED AREAS.
2. FREE DRAINING WALL BACKFILL SHOULD BE CAPPED WITH AT LEAST 12 INCHES OF COMPACTED HEAVY CLAYS TO REDUCE SURFACE WATER INFILTRATION
3. ROUND RIVER BOULDERS ARE NOT ACCEPTABLE.
4. SET BASE ROWS ON BENCHES WHERE THE TOPSOIL HAS BEEN REMOVED AND THE SUBBASE HAS BEEN SCARIFIED TO 9" MINIMUM DEPTH & RECOMPACTED TO 95% STANDARD PROCTOR.
5. CARE SHOULD BE TAKEN NOT TO OVER COMPACT THE BACKFILL OR USE LARGE EQUIPMENT NEAR THE WALL.
6. SELECT AND PLACE BOULDERS IN A MANNER WHICH PERMITS AT LEAST 30% CONTACT AREA WITH ADJACENT BOULDERS.
7. PLACE LARGER BOULDERS AT BOTTOM AND TRANSITION TO SMALLER BOULDERS AT TOP OF WALL. UNDER NO CIRCUMSTANCES SHOULD ANY BOULDER BE PLACED ON TOP OF ANOTHER BOULDER WHICH IS SMALLER THAN ITSELF.



BOULDER WALL DETAIL, LANDSCAPED AREA

N.T.S.



INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

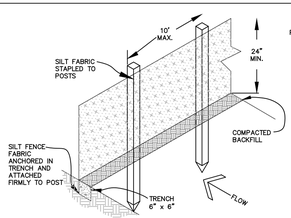
N.T.S. SHAPE DITCH ACCORDING TO SITE PLAN

NOTE
SEE THE GRADING, DRAINAGE AND EROSION CONTROL SHEET FOR SWALE LOCATIONS

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

GENERAL NOTES

N.T.S.



EROSION CONTROL NOTES:

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

SEDIMENT CONTROL FENCE DETAIL

N.T.S.

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

Subsurface Utility Engineering (SUE) Required Project: **TBD**

If "Yes", SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

NOT FOR Review CONSTRUCTION

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

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

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

TOWN OF MINTURN, COLORADO

Lot 14, Minturn North P.U.D.

Details and Notes
DRB Submittal 11/19/25

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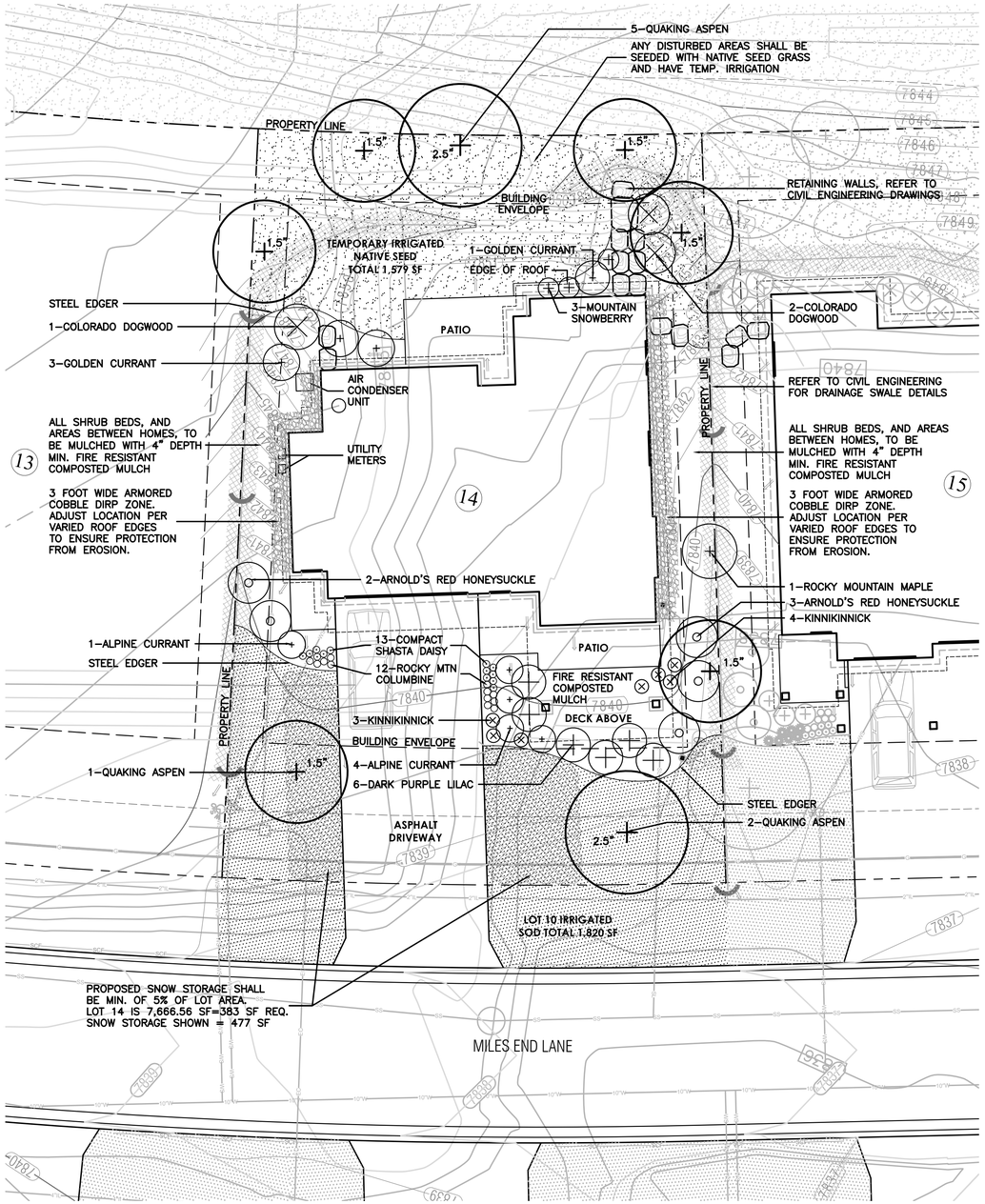
7.			
8.			
9.			

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **10/29/25**

Sheet **C2**

File Name: ***lot 14 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 14\Lot 14 SP-01.dwg 11/17/2025 8:56 AM



0 5 10 20

SCALE: 1"=10'-0"

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

811 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 14 - LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: November 19, 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 ⅓ 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	1,820 SF
	Permanent micro–spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	8 TREES x 4.5 SF = 36 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,977 SF
	Temporary Spray Irrigation For Native Seed	1,579 SF

IRRIGATION NOTES:

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

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

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

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

NOTES:

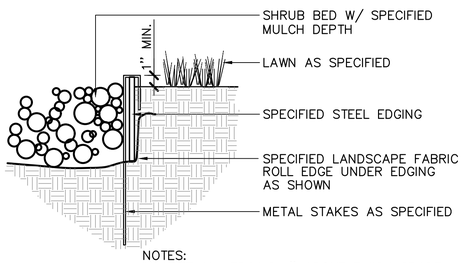
PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, 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
2	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
13	Compact Shasta Daisy Leucanthemum x superbum 'Silver Princess'	1 & 2	Flats of 15	
12	Rocky Mountain Columbine Aquilegia coerulea	1 & 2	Flats of 15 or 32	
	DECIDUOUS SHRUBS			
5	Alpine Currant Ribes alpinum	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
5	Arnold's Red Honeysuckle Lonicera tatarica 'Arnold's Red'	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
1	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
6	Dark Purple Lilac Syringa vulgaris 'Yankee Doodle'	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
4	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
7	Kinnikinnick Arctostaphylos uva–ursi	1 & 2	1 gal.	Container Full, 5 canes minimum
3	Mountain Snowberry Symphoricarpos oreophilus	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
1	Rocky Mountain Maple Acer glabrum	1 & 2	5 gal.	Container, 5 canes minimum 36"–48" ht.



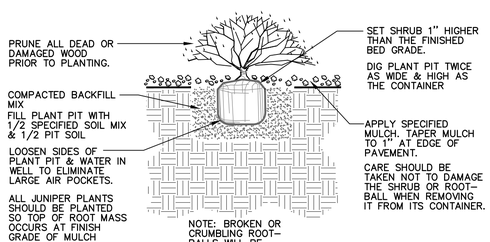
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.

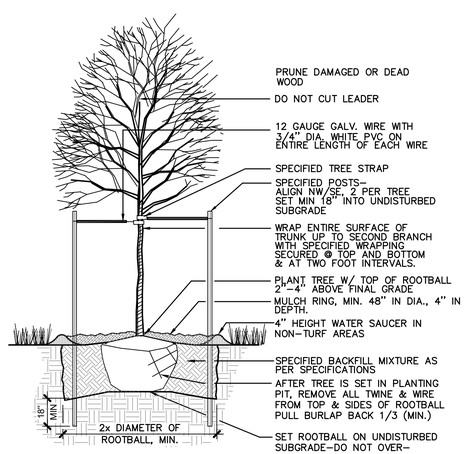
3) ALL JOINTS TO BE SECURELY STAKED.

4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

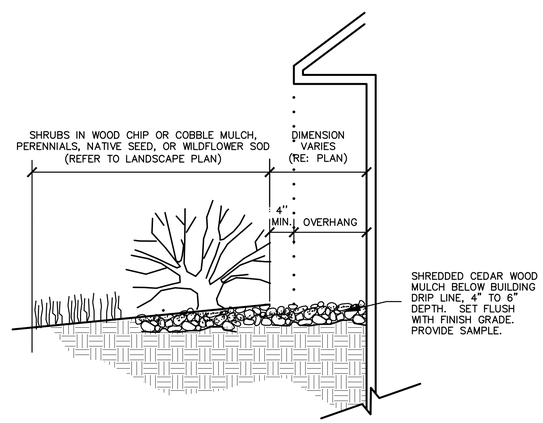
1 L2 STEEL EDGER — NOT TO SCALE



2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE

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

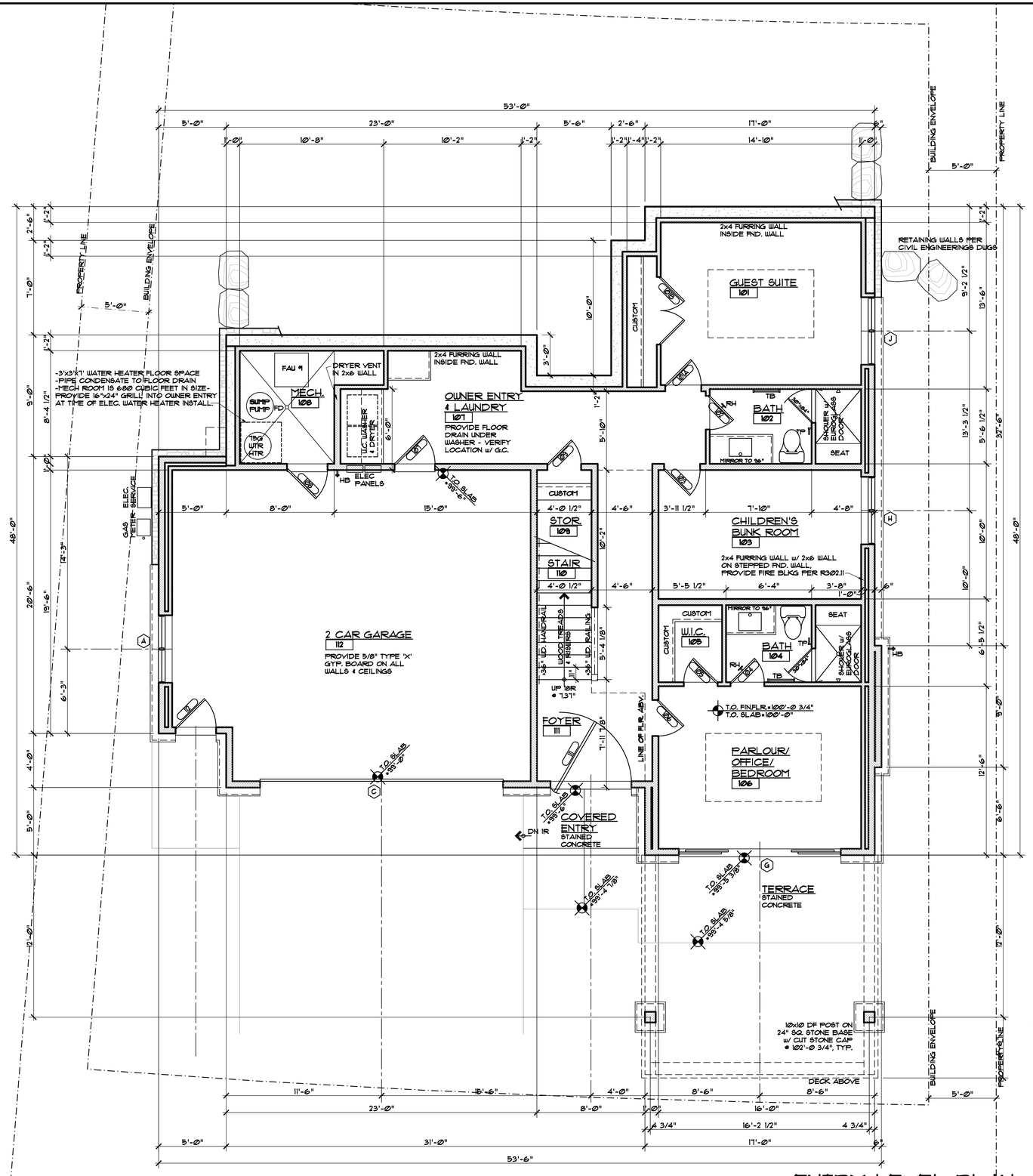
MINTURN NORTH P.U.D.
LOT 14-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: November 19, 2025
REVISIONS:

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



ENTRY LEVEL PLAN

1/4" = 1'-0"

1,185 SF LIVING, 78 SF MECH, 632 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. (3/4" SHOWN ON PLANS MAY VARY.)
6. CABINET LAYOUT, APPLIANCE SPECIFICATIONS, AND ELECTRICAL/LOW VOLTAGE REQUIREMENTS & LOCATIONS NEED TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.
7. FRAMING CONTRACTOR TO PROVIDE BLOCKING FOR ALL SURFACE MOUNTED ACCESSORIES AND SHALL COORDINATE PLACEMENT WITH ON-SITE SUPERVISOR PRIOR TO INSTALLATION.
8. VERIFY ALL VENTING, DUCTWORK, SUPPLY AND RETURN AIR LOCATIONS W/ HVAC CONTRACTOR PRIOR TO COMPLETION OF FRAMING & ELECTRICAL ROUGH-IN. GENERAL CONTRACTOR TO APPROVE ALL LOCATIONS.
9. DROPPED CEILING AND SOFFIT LOCATIONS SHALL BE APPROVED BY ON-SITE SUPERVISOR AND COORDINATED W/ M.E.P. SUB-CONTRACTORS PRIOR TO INSTALLATION.
10. REFER TO WINDOW MANUFACTURER SHOP DRAWINGS FOR EXACT ROUGH OPENINGS FOR ALL DOORS & WINDOWS. NOTIFY ARCHITECT IMMEDIATELY WITH ANY ISSUES REGARDING HEADERS AND/OR POSTING.
11. ALL INTERIOR DRYWALL IS 5/8" GYPSUM BOARD, U.N.O.
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.

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

EGGERS ARCHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
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don.eggers@eggersarchitecture.com

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EDWARDS, COLORADO
(970) 926-1720

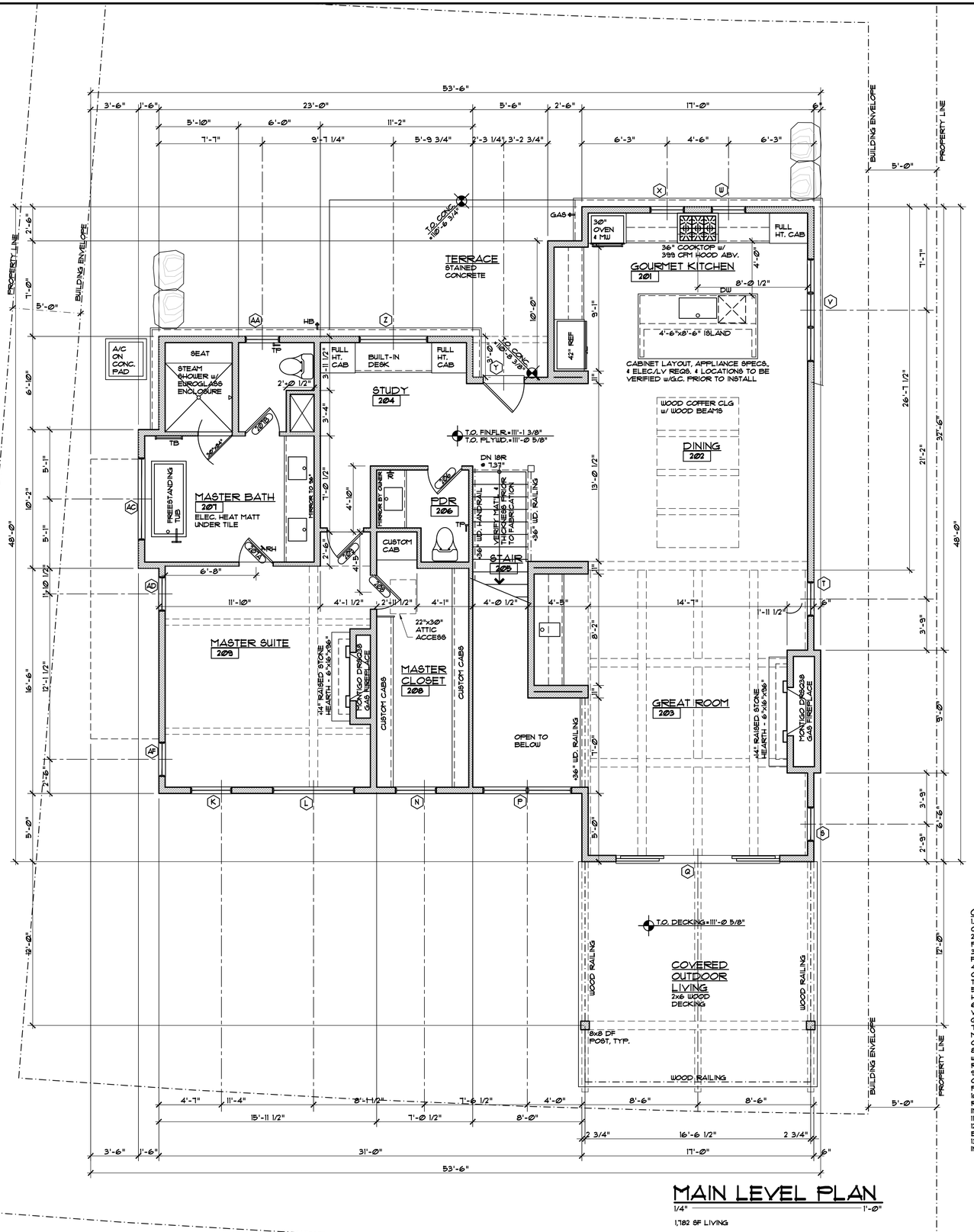
OTTO
0112 MILES END LANE
LOT 14, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L14

ISSUED

#	DATE	BY	COMMENTS
2	11-19-25	DWE	DRB SUBMITTAL SET
1	10-14-25	DWE	PROGRESS SET

A1.1



MAIN LEVEL PLAN

1/4" = 1'-Ø"

GENERAL NOTES:

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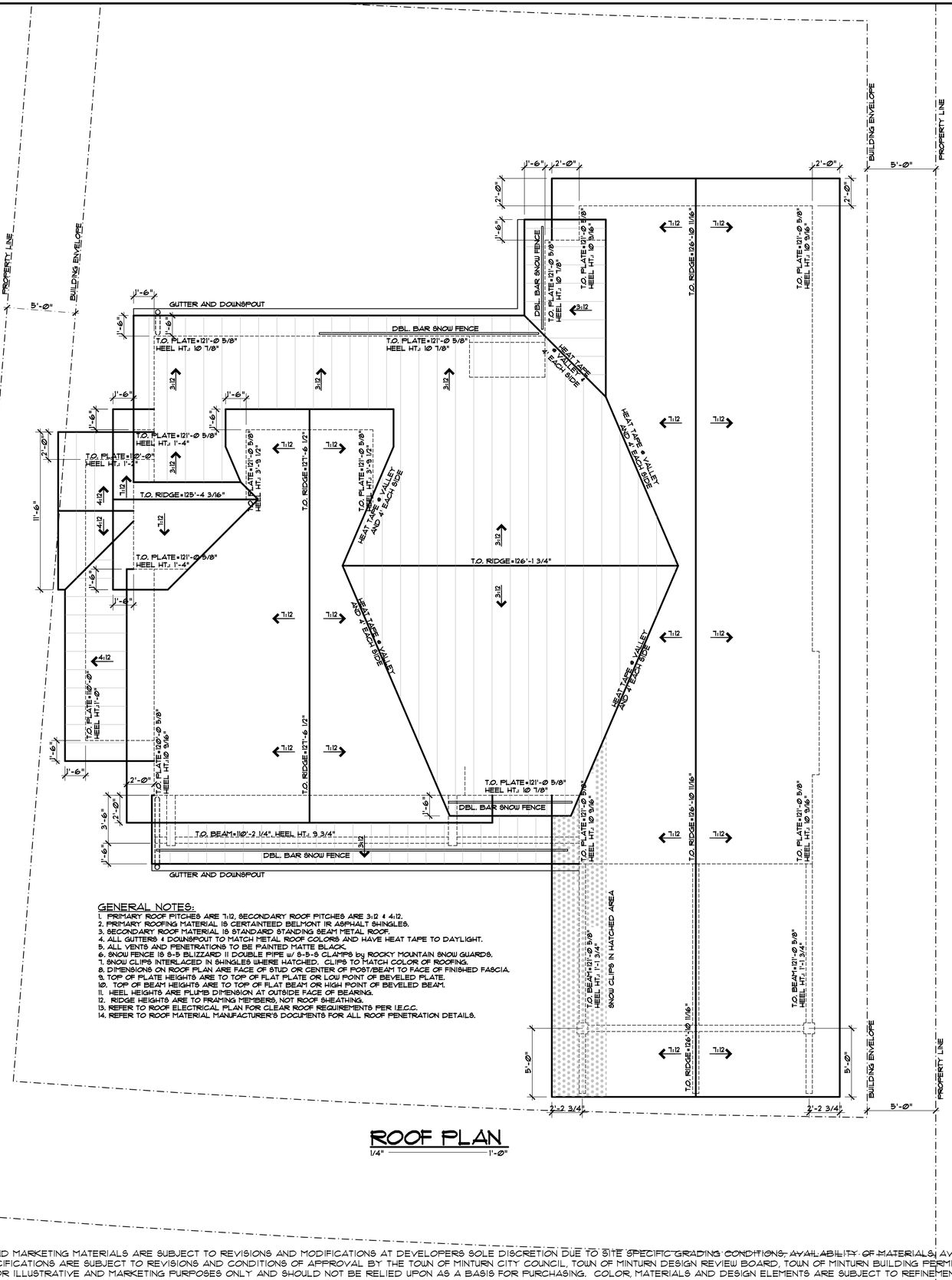
A1.2



GENERAL NOTES:

1. PRIMARY ROOF PITCHES ARE 7:12, SECONDARY ROOF PITCHES ARE 3:12 & 4:12.
2. PRIMARY ROOFING MATERIAL IS CERTAINTEED BELMONT IR ASPHALT SHINGLES.
3. SECONDARY ROOF MATERIAL IS STANDARD STANDING SEAM METAL ROOF.
4. ALL GUTTERS & DOWNSPOUT TO MATCH METAL ROOF COLORS AND HAVE HEAT TAPE TO DAYLIGHT.
5. ALL VENTS AND PENETRATIONS TO BE PAINTED MATTE BLACK.
6. SNOW FENCE IS S-5 BLIZZARD II DOUBLE PIPE w/ S-5-S CLAMPS by ROCKY MOUNTAIN SNOW GUARDS.
7. SNOW CLIPS INTERLACED IN SHINGLES WHERE HATCHED. CLIPS TO MATCH COLOR OF ROOFING.
8. DIMENSIONS ON ROOF PLAN ARE FACE OF STUD OR CENTER OF POST/BEAM TO FACE OF FINISHED FASCIA.
9. TOP OF PLATE HEIGHTS ARE TO TOP OF FLAT PLATE OR LOW POINT OF BEVELED PLATE.
10. TOP OF BEAM HEIGHTS ARE TO TOP OF FLAT BEAM OR HIGH POINT OF BEVELED BEAM.
11. HEEL HEIGHTS ARE PLUMB DIMENSION AT OUTSIDE FACE OF BEARING.
12. RIDGE HEIGHTS ARE TO FRAMING MEMBERS, NOT ROOF SHEATHING.
13. REFER TO ROOF ELECTRICAL PLAN FOR CLEAR ROOF REQUIREMENTS PER I.E.C.C.
14. REFER TO ROOF MATERIAL MANUFACTURER'S DOCUMENTS FOR ALL ROOF PENETRATION DETAILS.

ROOF PLAN

1/4" = 1'-0"

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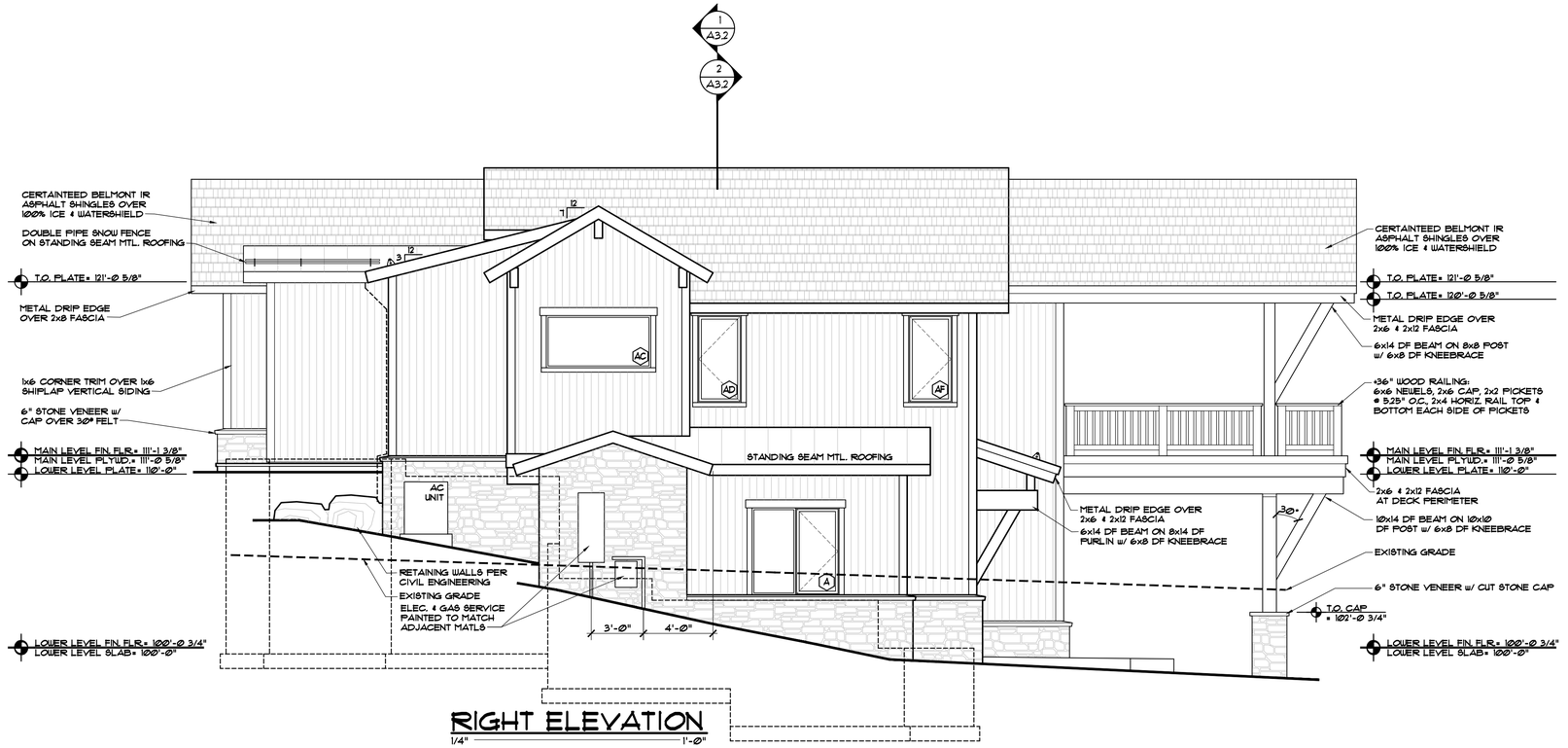
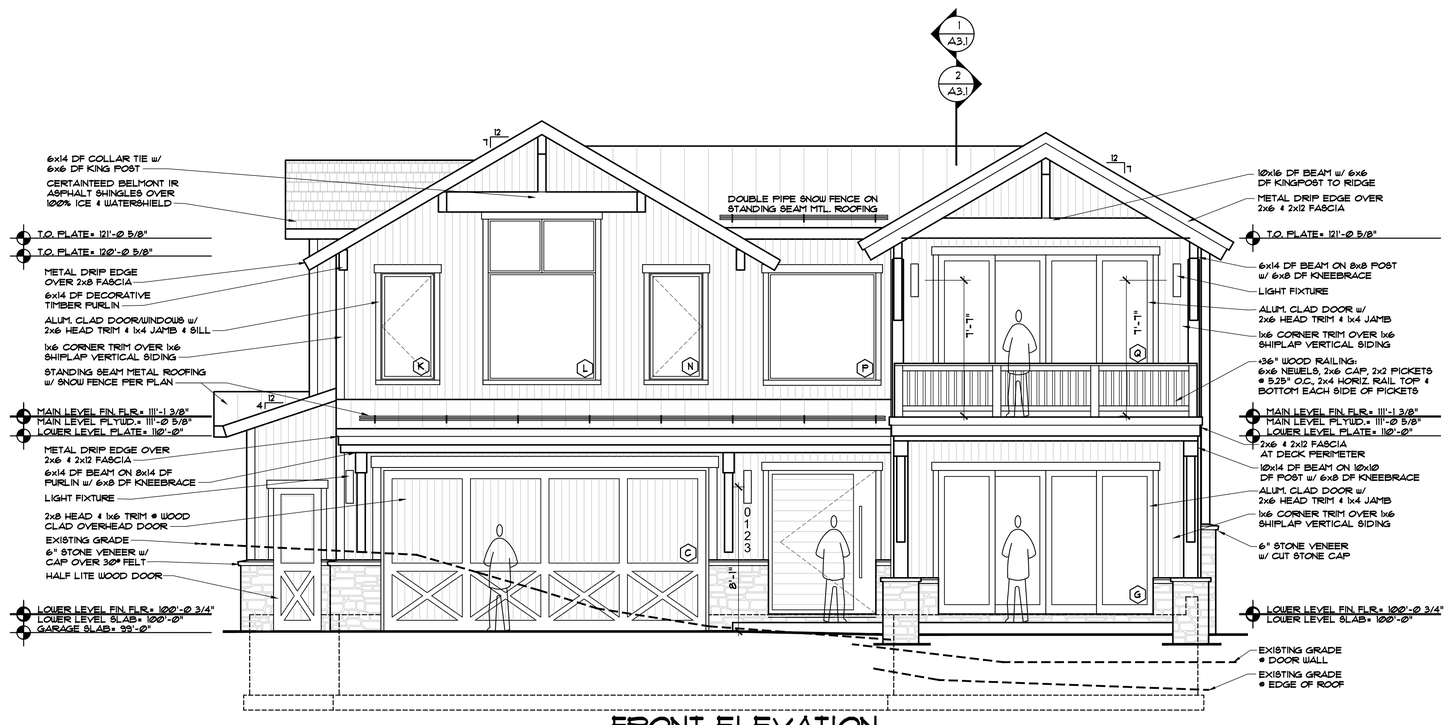
A1.3



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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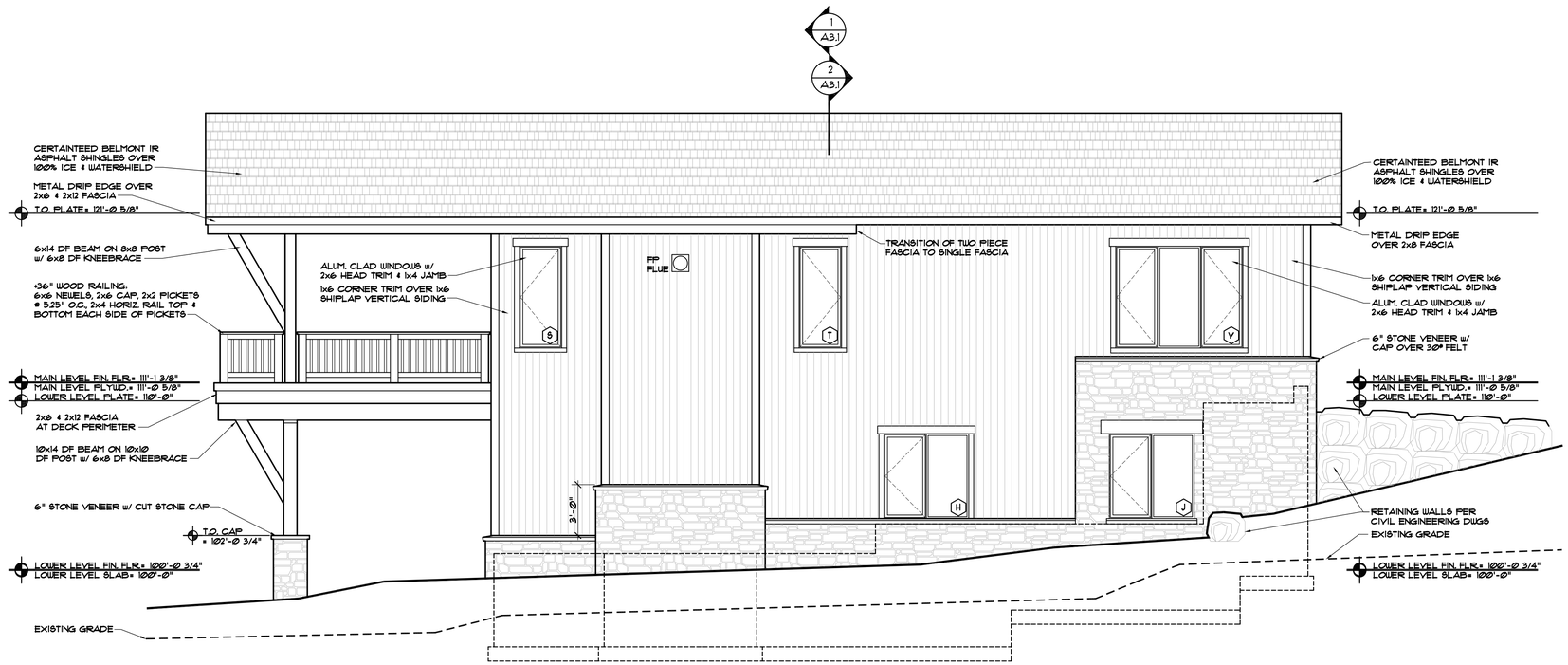
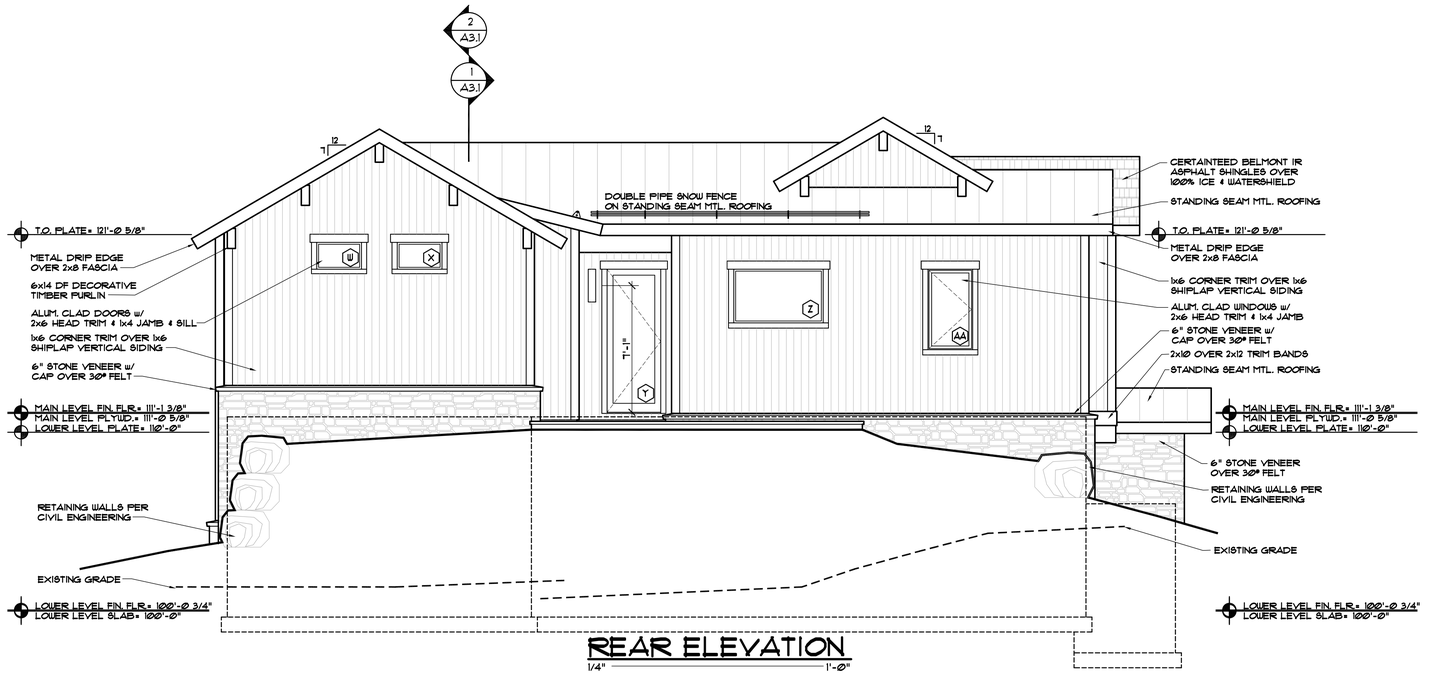


LEFT ELEVATION

1/4" = 1'-Ø"



REAR ELEVATION

1/4" = 1'-Ø"

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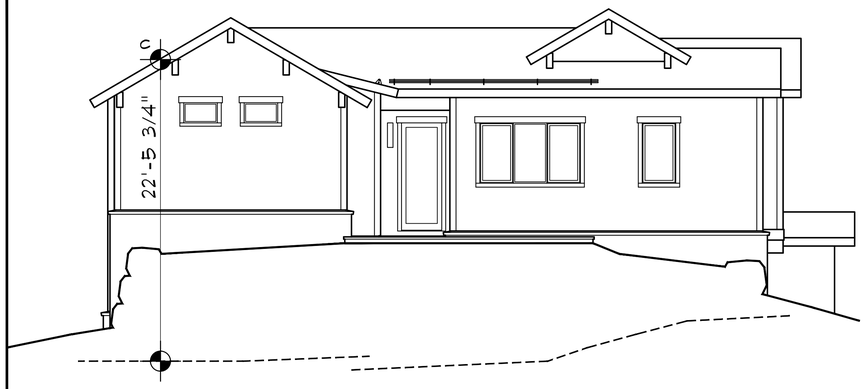
A2.2



REAR ELEVATION
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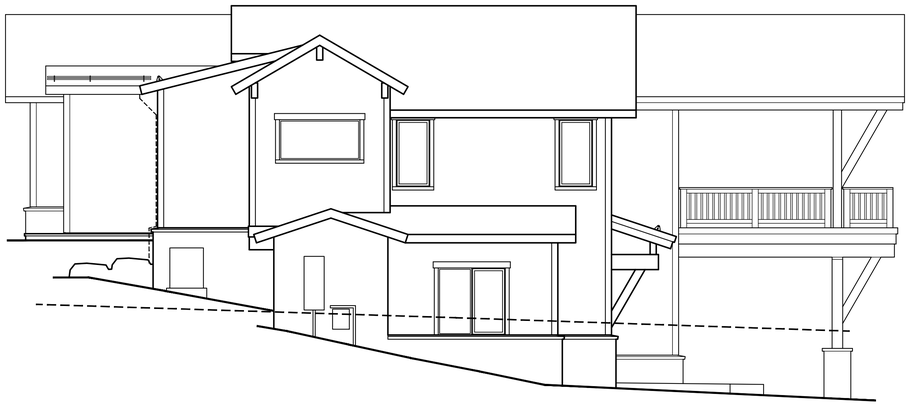
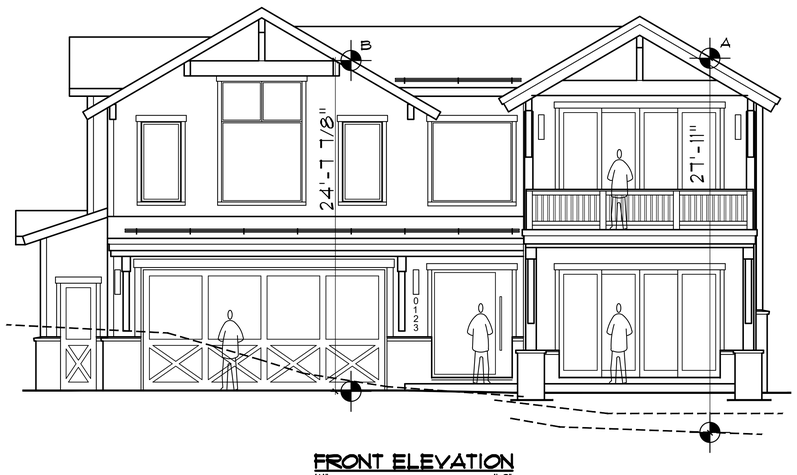
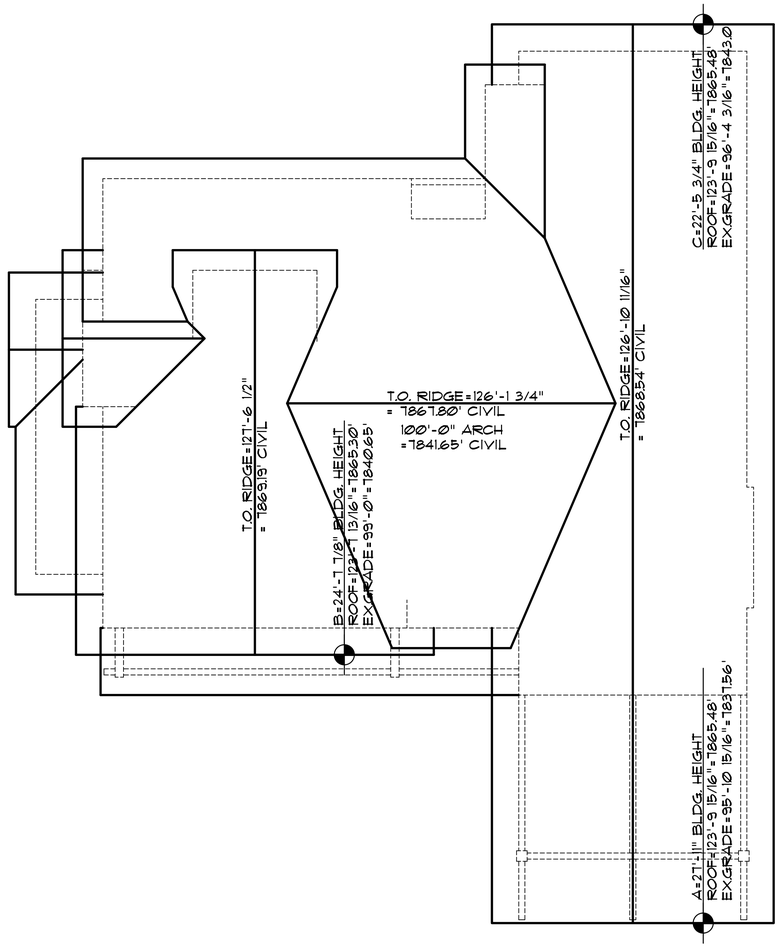


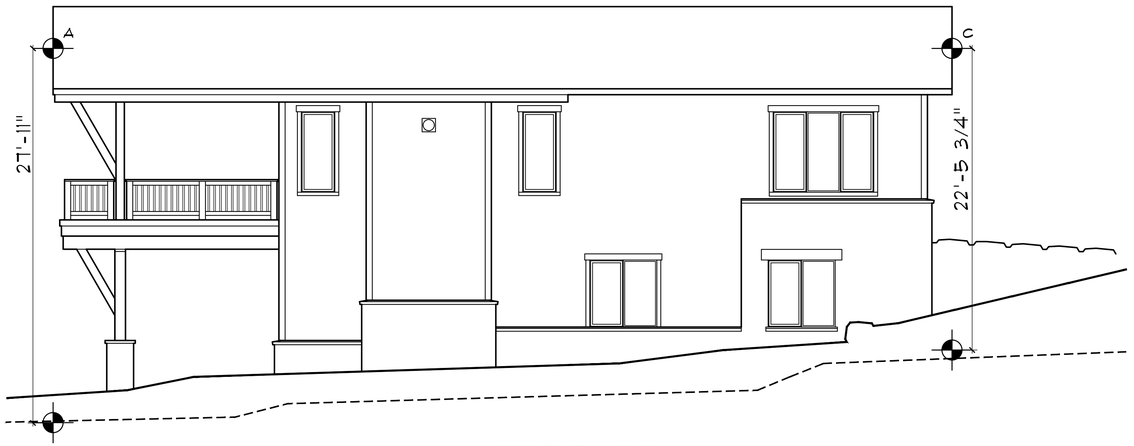
RIGHT ELEVATION
1/4" = 1'-0"



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



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



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

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

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

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

OTTO
0112 MILES END LANE
LOT 14, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L14

ISSUED #	DATE	BY	COMMENTS
2	11-19-25	DWE	DRB SUBMITTAL SET
1	10-14-25	DWE	PROGRESS SET

BH1

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

MINTURN NORTH - LOT 14

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

NOVEMBER 20, 2025

RESORT CONCEPTS

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

MINTURN NORTH - LOT 14

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

NOVEMBER 20, 2025

RESORT CONCEPTS

Terraces & Walkways
Stained Concrete

Exterior Stone
Colorado Buff

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

Columns, Fascia & Sofits
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
Solid Wood
Color: Custom Stain

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

All product and design specifications, including, but not limited to, color, finish, model, etc., are for illustrative purposes only and are subject to change without notice.

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

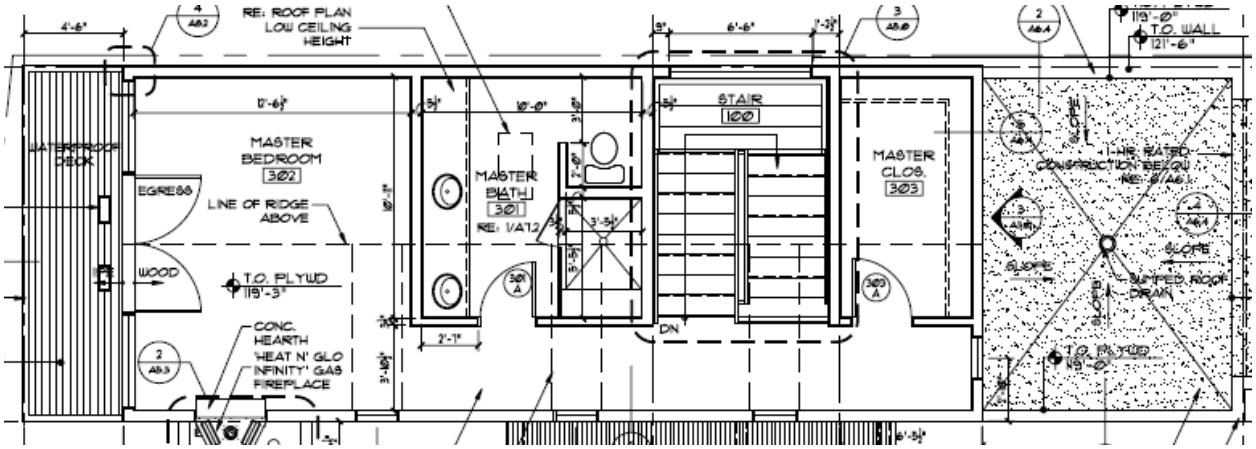
Date: January 9, 2026
To: Minturn Planning Commission
From: Madison Harris, Planner II
Re: 532 Taylor Street #A - Modification to Existing Unit

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 duplex unit in the Game Creek Residential Zone District. It is three stories that has a second story deck right outside the living area that the applicant would like to install a roof structure over. The applicant would also like to extend a portion of the third level by enclosing what was previously a flat portion of roof over the second level between the two duplex units. Staff has included screenshots from the original and the proposed plans below to illustrate the biggest changes.

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 just like the original application.

Recommendation:
Staff is recommending approval of the plans.


RE: ROOF PLAN
LOW CEILING
HEIGHT
MASTER
BEDROOM
302
MASTER
BATH
301
RE: 1/A7.2
STAIR
100
MASTER
CLOS.
303
EGRESS
LINE OF RIDGE
ABOVE
WOOD
T.O. PLYWD
119'-3"
CONC.
HEARTH
'HEAT N' GLO
INFINITY' GAS
FIREPLACE
WATERPROOF
DECK
SLOPE
SLOPE
SLOPE

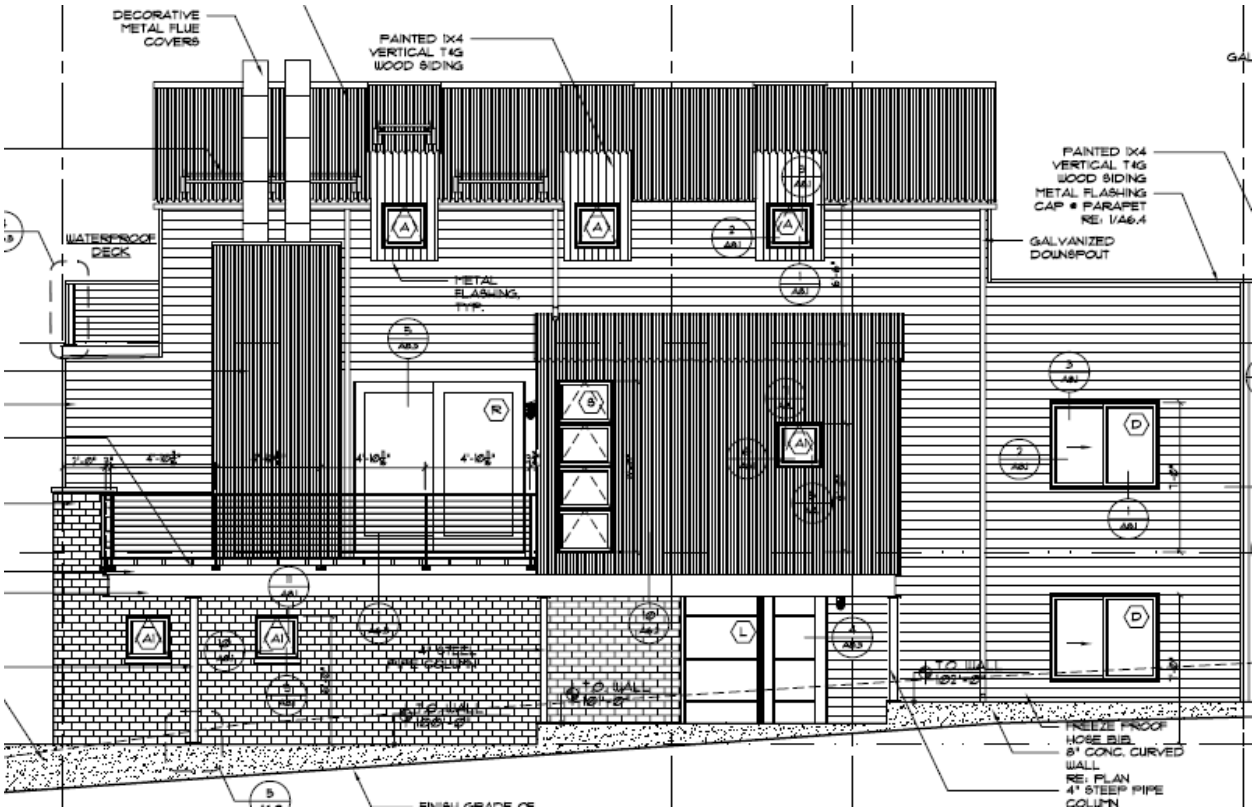


Figure 3: Original South Elevation

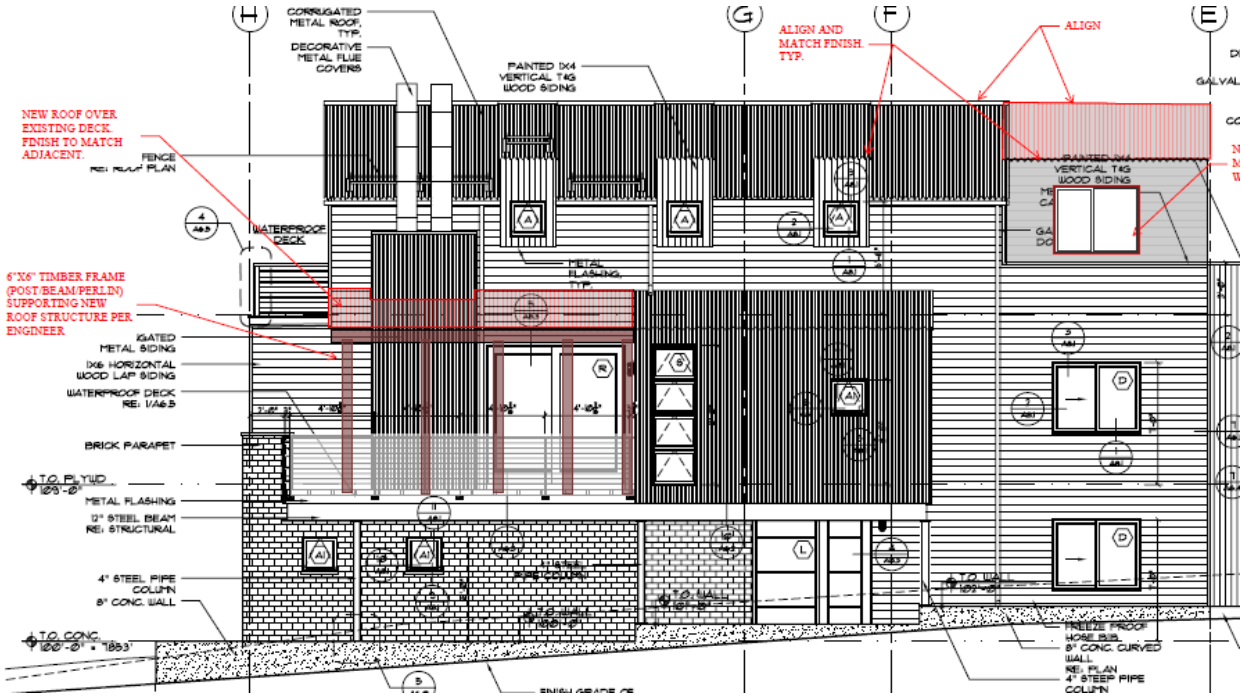


Figure 4: Proposed South Elevation

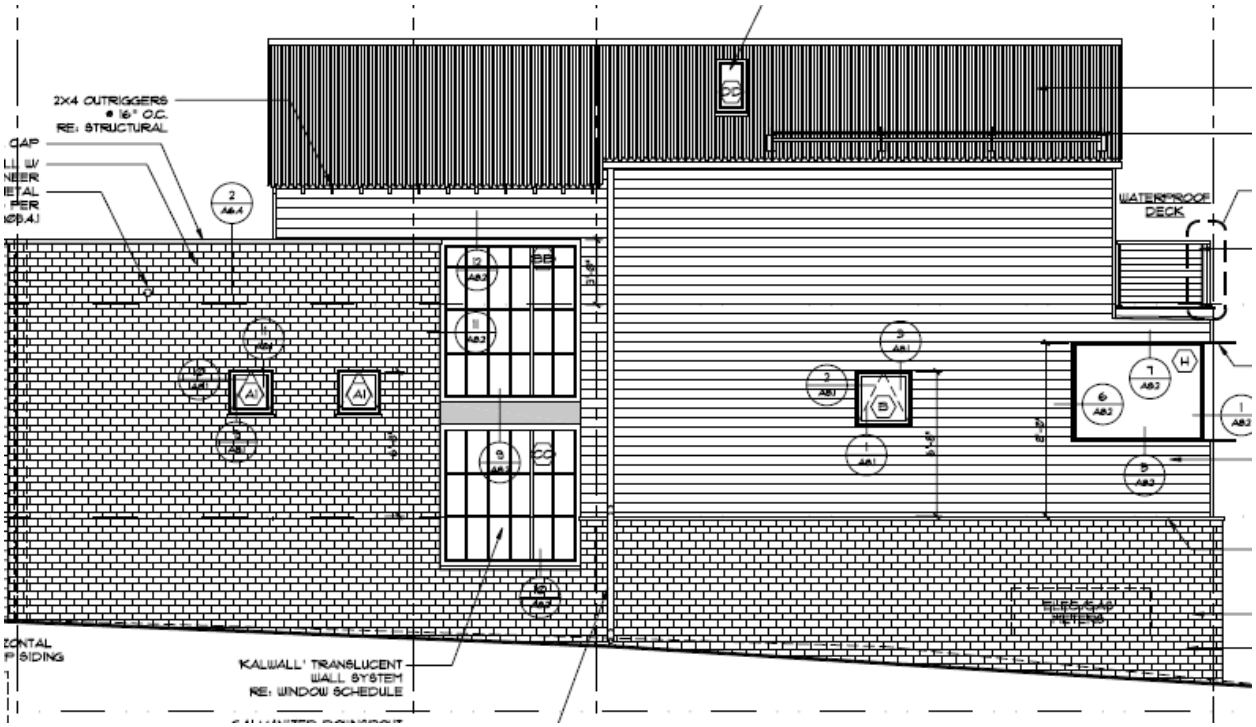


Figure 5: Original North Elevation

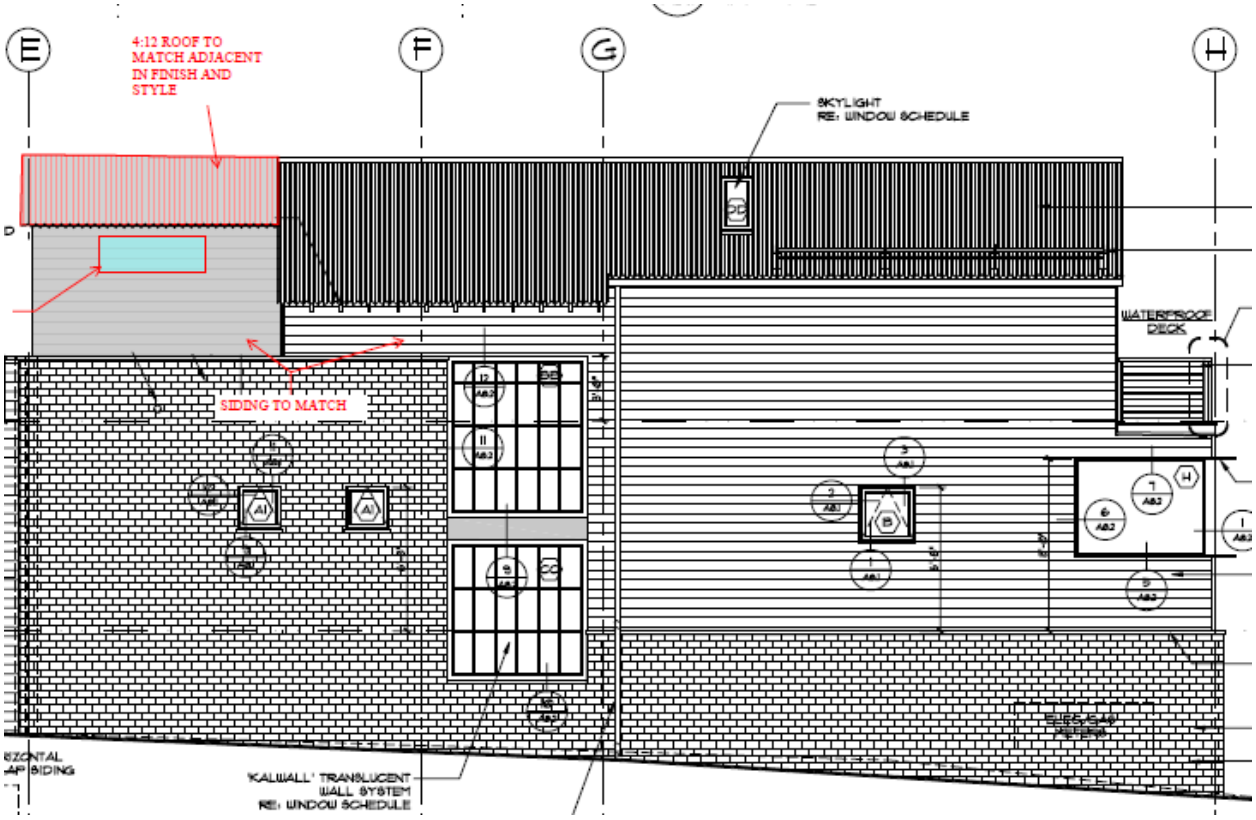


Figure 6: Proposed North Elevation

Design Review Application

10/3/2024 7:55:33 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: Harrington

Street Address

Address Line 1: 532A Taylor St

Address Line 2:

City: Minturn

State: Colorado

Zip: 81645

Zoning: Game Creek

Application Request: 1. Extend roof over existing deck off living room on mail level. Timber frame construction. Deck to remain out door un conditioned space. 2. Extend 3rd floor roof over flat roof and enclose area for additional conditioned indoor living space

Applicant Information

Name: Burke Harrington

Mailing Address

Address Line 1: 532A Taylor St

Address Line 2: [redacted]

City: Minturn

State: Colorado

Zip: 81645

Phone: [redacted]

Email: [redacted]

Is the Property Owner different than the Applicant?: No

Additional Information

Submittal Requirements (as applicable)

Lot Size:

# of Stories: 3

Type of Residence: Duplex

Snow Storage (sq ft):

# of Bedrooms: 3

Building Footprint (sq ft):

# of On-site Parking Spaces: 4

Total Impervious Surfaces (sq ft):

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: Harrington letter of intent.doc

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: Taylor_Street_DRB.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

X 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: Burke Harrington

Date: 10-22-2024

BURKE HARRINGTON CONSTRUCTION

PO Box 425 Minturn, CO 81645
office@bhcvail.com
www.burkeharrington.com

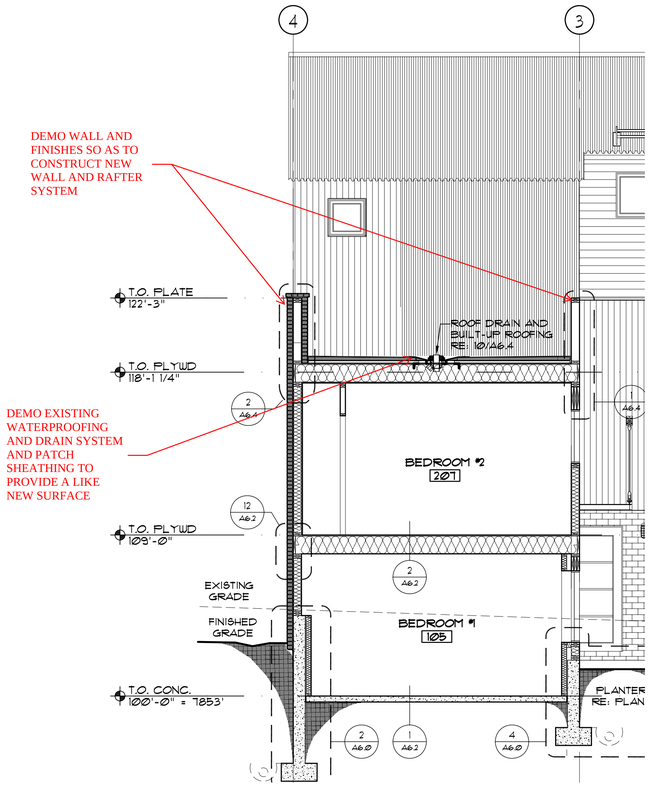
Harrington Residence
532A Taylor Street
Minturn, Co. 81645

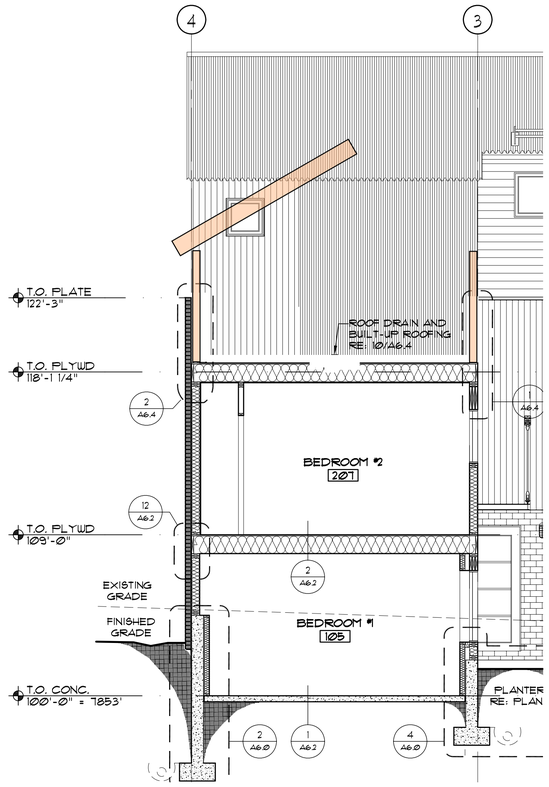
Property improvement project
Letter of Intent

The existing structure was finished in 2009. We are proposing a few improvements to the property:

1. Putting a roof over the main level deck
2. Extending master bedroom on 3rd floor by enclosing the flat roof.

The building footprint and number of bedrooms will remain the same.


4
3
DEMO WALL AND FINISHES SO AS TO CONSTRUCT NEW WALL AND RAFTER SYSTEM
DEMO EXISTING WATERPROOFING AND DRAIN SYSTEM AND PATCH SHEATHING TO PROVIDE A LIKE NEW SURFACE
T.O. PLATE 122'-3"
T.O. PLYWD 118'-1 1/4"
ROOF DRAIN AND BUILT-UP ROOFING RE: 10/A6.4
2 A6.4
1 A6.4
BEDROOM #2 207
12 A6.2
T.O. PLYWD 109'-0"
2 A6.2
EXISTING GRADE
FINISHED GRADE
BEDROOM #1 105
T.O. CONC. 100'-0" = 7853'
2 A6.0
1 A6.2
4 A6.0
PLANTER RE: PLAN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BEDROOM #1 105
T.O. CONC. 100'-0" = 7853'
2 A6.0
1 A6.2
4 A6.0
PLANTER RE: PLAN

MATERIAL SYMBOLS:

EARTH
PERVIOUS FILL
STONE MASONRY
STRUCTURAL CONCRETE
CONCRETE MASONRY UNIT
BATT INSULATION
STEEL/METAL AS NOTED
PLYWOOD
FINISH WOOD
WOOD-ROUGH
BLOCKING
GYPSUM BOARD
RIGID INSULATION
CARPET

1 A4.00
BUILDING SECTION REFERENCE

1 A3.00
ELEVATION REFERENCE

1 A6.00
DETAIL REFERENCE

1 A6.00
DETAIL REFERENCE

T.O. PLYWD 100'-0"
HEIGHT REFERENCE

SECTION REFERENCE

REVISION REFERENCE

ROOM NAME

GRID
GRID BUBBLE

ROOM NAME

W11 (NOT USED)

WALL TYPE REFERENCE

INTERIOR ELEVATION REFERENCE

A
WINDOW TAG

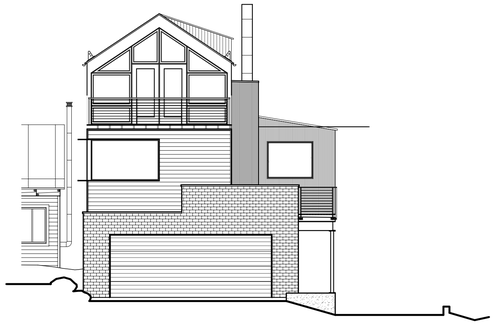
Ø1 B
DOOR TAG

STONE WOOD
MATERIAL BREAK

532 TAYLOR AVE.

LOT 15, BLOCK D
MINTURN, CO 81645

95% CD SET
JUNE 20, 2008



DRAWING INDEX:

A1.0 COVER SHEET

TOPOGRAPHIC SURVEY

CIVIL:

C1 GRADING AND DRAINAGE PLAN

ARCHITECTURAL:

A1.1 SITE PLAN
A1.2 BUILDING HEIGHT CALCULATION

A2.1 GROUND LEVEL FLOOR PLAN
A2.2 FIRST LEVEL FLOOR PLAN
A2.3 SECOND LEVEL FLOOR PLAN
A2.4 ROOF PLAN

A3.0 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS

A4.0 BUILDING SECTIONS
A4.1 BUILDING SECTIONS
A4.2 BUILDING SECTIONS
A4.3 BUILDING SECTIONS

A5.0 STAIR SHEET - UNIT A
A5.1 STAIR SHEET - UNIT B
A5.2 STAIR DETAILS
A5.3 FIREPLACE SHEET - UNIT A
A5.4 FIREPLACE SHEET - UNIT B

A6.0 FOUNDATION DETAILS
A6.1 WALL DETAILS
A6.2 FLOOR DETAILS
A6.3 ROOF DETAILS
A6.4 ROOF DETAILS
A6.5 DECK DETAILS

A7.0 INTERIOR FINISH SCHEDULES
A7.1 INTERIOR ELEVATIONS - UNIT A
A7.2 INTERIOR ELEVATIONS - UNIT A
A7.3 INTERIOR ELEVATIONS - UNIT A
A7.4 INTERIOR ELEVATIONS - UNIT B
A7.5 INTERIOR ELEVATIONS - UNIT B
A7.6 INTERIOR ELEVATIONS - UNIT B

A8.0 DOOR/WINDOW SCHEDULE
A8.1 WINDOW DETAILS
A8.2 WINDOW DETAILS
A8.3 WINDOW / DOOR DETAILS

A9.0 GROUND LEVEL RCP
A9.1 FIRST LEVEL RCP
A9.2 SECOND LEVEL RCP

STRUCTURAL:

S2.1 FOUNDATION PLAN
S2.2 FIRST LEVEL FRAMING PLAN
S2.3 SECOND LEVEL FRAMING PLAN

S3.1 DETAILS AND NOTES

ABBREVIATIONS:

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
AC	ACOUSTICAL
ADDD	ADDENDUM
ADJ	ADJACENT
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECT (URAL)
BASMT	BASEMENT
BRG	BEARING
BVL	BEVELED
BIT	BITUMINOUS
BLK	BLOCK
BLKG	BLOCKING
BOT	BOTTOM
BLDG	BUILDING
CPT	CARPET (ED)
CSMT	CASEMENT
C	CAULK (ING)
CLG	CEILING
CT	CERAMIC TILE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS
CJT	CONTROL JOINT
CPPR	COPPER
CUST	CUSTOM
DT	DRAPERY TROUGH
DTL	DETAIL
DIM	DIMENSION
DR	DOOR
DWG	DRAWING
DF	DRINKING FOUNTAIN
ELEC	ELECTRIC (AL)
EL	ELEVATION (S)
ELEV	ELEVATOR
EQ	EQUAL
EXH	EXHAUST
EXG	EXISTING
EXT	EXTERIOR
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FIN	FINISH (ED)
FF	FINISHED FLOOR ELEVATION
FE	FIRE EXTINGUISHER
FDC	FIRE DEPARTMENT CONNECTION
FHC	FIRE HOSE CONNECTION
FEC	FIRE EXTINGUISHER CABINET
FPL	FIREPLACE
FP	FIREPROOFING, SPRAYED
FLG	FLASHING
FLR	FLOOR (ING)
FD	FLOOR DRAIN
FTG	FOOTING
FND	FOUNDATION
FBO	FURNISHED BY OTHERS
FPHB	FREEZE PROOF HOSE BIB
FUR	FURRED (ING)
GA	GAGE, GAUGE
GV	GALVANIZED
GC	GENERAL CONTRACT (OR)
GL	GLASS, GLAZING
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HDW	HARDWARE
HDR	HEADER
HTG	HEATING
HVAC	HEATING/VENTILATING/AC
HT	HEIGHT
HC	HOLLOW CORE
HM	HOLLOW METAL
HOR	HORIZONTAL
HWH	HOT WATER HEATER
INCL	INCLUDE (D) / (ING)
ID	INSIDE DIAMETER
IBC	INSTALLED BY CONTRACTOR
IBO	INSTALLED BY OWNER
INS	INSULATE (D), (ION)
INT	INTERIOR
JC	JANITOR'S CLOSET
KIT	KITCHEN
LAM	LAMINATE (D)
LAV	LAVATORY
LH	LEFT HAND
L	LENGTH
LDT	LIGHT AND DRAPERY TROUGH
LT	LIGHT TROUGH
LTL	LINTEL
LVR	LOUVER
MH	MANHOLE
MFR	MANUFACTURE (ER)
MO	MASONRY OPENING
MTL	MATERIAL
MAX	MAXIMUM
MECH	MECHANIC (AL)
MC	MEDICINE CABINET
MMB	MEMBRANE
MET	METAL
M	METER (S)
MM	MILLIMETER (S)
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MULL	MULLION
NAT	NATURAL
NR	NOISE REDUCTION
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OPG	OPENING
OPP	OPPOSITE
OPH	OPPOSITE HAND
OH	OVERHEAD
PR	PAIR
PK	PARKING
PVMT	PAVEMENT
PL	PLASTIC LAMINATE
PT	POINT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PL	PROPERTY LINE
QT	QUARRY TILE
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCE (D), (ING)
REQD	REQUIRED
RES	RESILIENT
REV	REVISION (D), (ING)
REVS	REVERSE
RH	RIGHT HAND
R	RISER
R+S	ROD AND SHELF
RD	ROOF DRAIN
RDT	RECESSED DRAPERY TRACK
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
R/S	ROUGH SAWN
S	SEALANT (EXTERIOR)
SHTG	SHEATHING
SM	SHEET METAL
SIM	SIMILAR
SC	SOLID CORE
SPEC	SPECIFICATION (S)
SQ	SQUARE
STD	STANDARD
ST	STAIN
STL	STEEL
SD	STORM DRAIN
STR	STRUCTURAL
TEL	TELEPHONE
TV	TELEVISION
THR	THRESHOLD
T&G	TONGUE AND GROOVE
TS	TOP OF SLAB
TSL	TOP OF STEEL
TW	TOP OF WALL
TB	TOWEL BAR
TR	TRANSOM
T	TREAD
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VIF	VERIFY IN FIELD
VERT	VERTICAL
VCT	VINYL COMPOSITION
WC	WATER CLOSET
WP	WATER PROOFING
WWF	WELDED WIRE FABRIC
W	WIDTH, WIDE
WDW	WINDOW
WO	WITHOUT
WD	WOOD

GENERAL NOTES:

Ø1 DO NOT SCALE DRAWINGS

Ø2 VERIFY ALL DIMENSIONS, CONDITIONS AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE DOCUMENTS IMMEDIATELY.

Ø3 AREAS OF CONFLICTS OR DISCREPANCIES MUST BE FULLY RESOLVED WITH URITTEN APPROVAL FROM THE ARCHITECT BEFORE CONSTRUCTION CONTINUES IN THOSE AREAS.

Ø4 IN THE EVENT THAT ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE CONTRACTOR FOR CONSTRUCTION OF ANY ASPECTS OF THIS PROJECT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT.

Ø5 THE CONTRACTOR SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. THIS PROJECT IS GOVERNED BY THE 2003 INTERNATIONAL BUILDING CODE. CODE COMPLIANCE IS MANDATORY. THE CONSTRUCTION DOCUMENTS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO ALL RELEVANT CODES INCLUDING IBC AND ALL LOCAL AND REGIONAL CODES.

Ø6 IT IS THE INTENT AND MEANING OF THESE DOCUMENTS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF THE INDUSTRY.

Ø7 ALL BUILDINGS TO FIT WITHIN PROPERTY LINES WITHOUT CROSSING EASEMENTS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

Ø8 PLAN DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE, UNLESS OTHERWISE NOTED. SECTION AND ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES OR BEAMS UNLESS OTHERWISE NOTED.

Ø9 PROVIDE ALL NECESSARY BLOCKING IN STUD WALLS AND CEILINGS. LOCATIONS INCLUDE BUT ARE NOT LIMITED TO CEILING AND WALL MOUNTED FIXTURES, TOILETS, TOILET ACCESSORIES, GRAB BARS, CABINETRY, COUNTERTOPS, SHELVES AND CLOSET RODS.

10 ○ DENOTES DOORS. REFER TO FLOOR PLANS FOR LOCATIONS. REFER TO DOOR SCHEDULE FOR DOOR TYPES.

11 ⬡ DENOTES WINDOWS. REFER TO FLOOR PLANS FOR LOCATIONS. REFER TO WINDOW SCHEDULE FOR WINDOW TYPES.

12 COORDINATE ALL ELECTRICAL AND MECHANICAL FIXTURES TO FIT WITHIN CEILING, FLOOR AND WALLS SPACES. VERIFY LOCATIONS WITH ARCHITECT.

13 THE CONTRACTOR SHALL FIELD COORDINATE AND OBTAIN APPROVAL FROM THE ARCHITECT & ENGINEER BEFORE ANY CUTTING, NOTCHING OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STEEL FRAMING, OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING.

14 THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND STAKE OUT THE BUILDING FOOTPRINT FOR OWNER AND ARCHITECT APPROVAL PRIOR TO BEGINNING ANY SITE WORK.

15 THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY SUBSTITUTIONS OR OMISSIONS TO THE WORK AS INDICATED IN THE CONTRACT DOCUMENTS IF APPROVAL BY THE ARCHITECT IS NOT RECEIVED PRIOR TO THE MODIFICATION(S).

PROJECT SUMMARY:

THE PROJECT CONSISTS OF (1) THREE STORY BUILDING CONTAINING (2) THREE-BEDROOM RESIDENCES, EACH WITH AN ATTACHED TWO-CAR GARAGE.

LOT AREA:
14052 S.F.
BUILDING FOOTPRINT:
2244 S.F.
LOT COVERAGE:
30.3% (40% ALLOWABLE)
IMPERVIOUS SURFACE:
2315 S.F.
SNOW STORAGE REQUIRED:
58 S.F. (2.5% OF IMPERVIOUS)
SNOW STORAGE PROVIDED:
810 S.F. (35% OF IMPERVIOUS)

CODE:
IRC 2003
CONSTRUCTION TYPE:
TYPE V-B
OCCUPANCY CLASSIFICATION:
GROUP R-3 (SINGLE AND TWO-FAMILY RESIDENTIAL)
RATED CONSTRUCTION:
1-HR AT RESIDENCE/RESIDENCE
DATUM ELEVATION:
ARCHITECTURAL 100'-0" = 7853' USGS

BUILDING SQUARE FOOTAGE:

UNIT A

GARAGE/MECH.	613 S.F.
GROUND LEVEL	431 S.F.
FIRST LEVEL	1096 S.F.
SECOND LEVEL	549 S.F.
TOTAL	2076 S.F.

UNIT B

GARAGE/MECH.	584 S.F.
GROUND LEVEL	576 S.F.
FIRST LEVEL	1013 S.F.
SECOND LEVEL	691 S.F.
TOTAL	2280 S.F.

PROJECT DIRECTORY:

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CIVIL ENGINEER
INTER-MOUNTAIN ENGINEERING LTD.
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--
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970.926.9089 FAX
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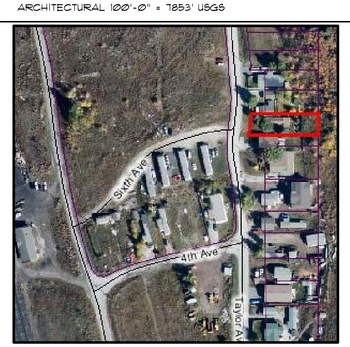

VICINITY MAP

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532 TAYLOR AVE.
LOT 15, BLOCK D
SUB: TAYLOR ADD TO MINTURN
MINTURN, COLORADO

ISSUED FOR:	DATE:
PLANNING SUBMITTAL	3.26.08
DD PROGRESS SET	4.30.08
DD PROGRESS SET	5.14.08
50% CD SET	6.4.08
95% CD SET	6.20.08

SHEET SCALE: N.T.S.
DRAWN BY: -
CHECKED BY: KB

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PROJECT #: 0804
SHEET TITLE: COVER SHEET

A1.0

GENERAL NOTES:

1. TOPOGRAPHIC SURVEY BY EAGLE VALLEY SURVEYING, INC., MICHAEL J. POST, CO PLS NO. 30116. BASIS OF ELEVATION: SEWER MANHOLE 006 INVERT ELEVATION=7843.2. BASIS OF PROPERTY LINE LOCATION/BEARING: MONUMENTS AT SE CORNER LOT 14 BLOCK D AND NW CORNER LOT 7 EAST ROW TAYLOR AVENUE. NOTE THAT SURVEYOR INDICATED 0.5 FET OF SNOW ON LOT AT TIME OF SURVEY, THUS SOME FEATURES MAY EXIST BENEATH SNOW THAT ARE NOT INDICATED ON THE TOPOGRAPHIC DRAWING PROVIDED. CONSTRUCTION STAKING SHALL BE PERFORMED BY A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR.

2. PLANNED IMPROVEMENTS ARE NOT LOCATED WITHIN KNOWN FLOOD PRONE AREAS OR AN ESTABLISHED 100-YR FLOOD PLAIN. GROUNDWATER WAS ENCOUNTERED AT A DEPTH OF 8 FEET (APPROX. 7848) AT THE TIME OF TEST PIT EXCAVATION ON LOT 15. THE NATURAL DRAINAGE ABOVE LOTS 15 AND 16 HAS BEEN ALTERED, REDIRECTING RUNOFF ONTO LOTS 15 AND 16. FREE WATER WAS NOTED COMING FROM THE NE CORNER OF LOT 16 4-15-06.

3. PERIMETER AND FOUNDATION DRAINS SHALL BE INSTALLED, IN ACCORDANCE WITH THE ARCHITECTURAL AND STRUCTURAL PLANS, AS REQUIRED BY THE SOILS AND FOUNDATION INVESTIGATION AND SUPPLEMENT. OUTFALLS FROM THESE DRAINS SHALL BE EXTENDED TO DAYLIGHT AND PROVIDED WITH RIP-RAP OR APPROPRIATE, PERMANENT, FABRIC EROSION PROTECTION APPROVED BY THE ENGINEER.

4. THE CONTRACTOR IS WARNED THAT THERE MAY BE CONFLICTS WITH EXISTING UTILITIES. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR LINE LOCATIONS. HE SHALL LOCATE ALL UTILITIES (INCLUDING DEPTH) AND REPORT ANY DISCREPANCIES TO THE ENGINEER. ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY SO THAT LINE OR GRADE CHANGES CAN BE MADE TO ELIMINATE THEM. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER. VERTICAL SEPARATION BETWEEN CULVERTS/STORM SEWERS SERVICE LINES SHALL BE A MINIMUM OF 2 FEET.

5. GENERALLY, CUT AND FILL SLOPES SHALL NOT EXCEED 3:1. WHERE STEEPER SLOPES (NOT TO EXCEED 2:1 MAXIMUM) ARE CONSTRUCTED, THEY SHALL BE HYDRO-SEEDED AND MULCHED, USING AN APPROVED SPRAY-ON TACKIFIER, AND PROTECTED BY AN APPROVED EROSION CONTROL BLANKET.

6. FOUNDATION AND RETAINING WALLS SHALL BE DESIGNED, BY OTHERS, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SOIL AND FOUNDATION INVESTIGATION AND SUPPLEMENT.

7. STABILITY OF ALL CUTS AND FILLS OF 10 FEET OR MORE SHALL BE EVALUATED AND APPROVED BY THE GEOTECHNICAL ENGINEER.

8. THE AREA ENCOMPASSED BY THE DISTURBANCE LIMIT IS LESS THAN 1 ACRE (0.17 ACRES). THE CONTRACTOR SHALL USE THIS PLAN AS THE BASIS FOR EROSION AND SEDIMENT CONTROL FROM DISTURBED AREAS ON-SITE. ADDITIONAL EROSION AND SEDIMENT CONTROL PRACTICES MAY ALSO BE NEEDED. CONTRACTOR SHALL CONFORM WITH LOCAL STANDARDS AND REQUIREMENTS.

9. SILT FENCE AND CONSTRUCTION ENTRANCE(S) SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE. OTHER EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED AS SOON AS PRACTICAL, CONCURRENT WITH GRADING AND CONSTRUCTION ACTIVITIES.

10. THE CONTRACTOR SHALL REMOVE AND STORE TOP SOIL SEPARATELY FROM OTHER EXCAVATED MATERIALS. SEDIMENT FENCE SHALL BE PLACED AROUND THE BASE OF STOCKPILES.

11. POSITIVE SURFACE DRAINAGE AWAY FROM UTILITY AND STRUCTURE EXCAVATIONS IS REQUIRED DURING CONSTRUCTION OPERATIONS, INCLUDING GRADING. TEMPORARY CONVEYANCE CHANNELS MAY BE FIELD LOCATED OR MODIFIED AS NECESSARY TO OPTIMIZE THEIR EFFICIENCY UNDER EXTANT SITE CONDITIONS.

12. TEMPORARY CONVEYANCE CHANNELS SHALL BE CUT BETWEEN THE FOUNDATION WALL OF THE DUPLEX AND THE EXISTING RUBBEL WALL BASE AND ADJACENT TO THE NORTH AND SOUTH PROPERTY LINES TO ROUTE SURFACE AND GROUNDWATER RUNOFF FROM THE HILLSIDE ABOVE AROUND THE FOUNDATION EXCAVATION.

13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND FIX THE INSTALLED DEVICES ON A PERIODIC BASIS AND AFTER EVERY MAJOR STORM EVENT AND TO REMOVE THE TEMPORARY CONTROLS, AS NEEDED, AFTER DISTURBED AREAS ARE FINALLY STABILIZED.

14. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED, ENCLOSED, SURFACED OR REVEGETATED IN A TIMELY MANNER. TEMPORARY REVEGETATION IS REQUIRED FOR DISTURBED AREAS THAT WILL REMAIN EXPOSED AND INACTIVE LONGER THAN 14 DAYS OR OVER WINTER. RE-VEGETATION SHALL BE ACCOMPLISHED WITH A MINIMUM OF 6 INCHES OF TOPSOIL, SOD OR AN ACCEPTABLE LOCAL (NATIVE) SEED MIX AND MULCH, OR AS OTHERWISE INDICATED ON THE LANDSCAPE PLAN(S). HAY OR STRAW MULCH PLACED ON SLOPES 5:1 OR FLATTER SHALL BE FREE OF NOXIOUS WEEDS, AT LEAST 1" THICK AND ANCHORED TO THE SOIL BY CRIMPING. APPROVED HYDRO-MULCH IS REQUIRED ON SLOPES STEEPER THAN 5:1.

15. ALL CONSTRUCTION SHALL CONFORM TO MINTURN DESIGN GUIDELINES AND APPLICABLE MUNICIPAL, COUNTY AND/OR DISTRICT STANDARDS AND SPECIFICATIONS AND BE SUBJECT TO CONSTRUCTION OBSERVATION BY THEIR REPRESENTATIVES. THE CONTRACTOR SHALL OBTAIN, AND KEEP ON-SITE, COPIES OF SUCH STANDARDS. THE CONTRACTOR SHALL ALSO HAVE ONE (1) COMPLETE, SIGNED (APPROVED BY THE CIVIL ENGINEER, GEOTECHNICAL ENGINEER, DRB, TOWN, COUNTY AND DISTRICT) COPY OF THE FINAL CONTRACT DOCUMENTS ON THE JOB SITE AT ALL TIMES.

16. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS AND INSPECTIONS WHICH ARE REQUIRED TO PERFORM THE PLANNED WORK. PERMITS SHALL BE OBTAINED A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION. INSPECTIONS SHALL BE SCHEDULED A MINIMUM OF 48 HOURS IN ADVANCE.

17. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY MISSING DIMENSIONS OR DISCREPANCIES IN PLANS, FIELD STAKING OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. IF CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE ENGINEER, HE DOES SO AT HIS OWN RISK. IF CONSTRUCTION DOCUMENTS ARE UNCLEAR, OR IF ERRORS OR DISCREPANCIES ARE DISCOVERED, THE ENGINEER SHALL NOT BE LIABLE IF THE CONTRACTOR OR CLIENT MAKES HIS OWN INTERPRETATION OF AND/OR REVISES THE ORIGINAL INTENT.

18. THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS IN EITHER THE LKP ENGINEERING, INC. SOIL AND FOUNDATION INVESTIGATION COMPLETED APRIL 14, 2006 OR THE SUPPLEMENT DATED OCTOBER 2, 2006, AS APPROPRIATE, EXCEPT AS OTHERWISE REQUIRED HEREON.

19. UNLESS OTHERWISE SPECIFIED IN THE FINAL GEOTECHNICAL RECOMMENDATIONS OR DETAIL DRAWINGS, ALL DISTURBED AREAS SHALL BE COMPACTED AS FOLLOWS USING THE STANDARD PROCTOR DENSITY (ASTM D-698):
    95% BELOW PAVEMENT, WALKS AND PATIOS
    90% IN LANDSCAPED AREAS
    AS SPECIFIED BY THE GEOTECHNICAL AND STRUCTURAL ENGINEERS BENEATH SLABS AND FOUNDATIONS, AND ADJACENT TO WALLS AND OTHER STRUCTURES.

20. OBSERVATIONS OF THE WORK IN PROGRESS BY THE ENGINEER SHALL IN NO WAY EXCUSE THE CONTRACTOR FOR DEFECTS DISCOVERED IN HIS WORK.

21. IN ADDITION TO THE CONTRACTOR'S QUALITY CONTROL TESTING, QUALITY ASSURANCE TESTING MAY BE DONE PERIODICALLY BY THE OWNER. THE QUALITY ASSURANCE TESTING SHALL BE DONE IN ACCORDANCE WITH MUNICIPAL AND DISTRICT STANDARDS. THESE TESTS ARE INTENDED TO PROVIDE THE OWNER A GREATER DEGREE OF ASSURANCE THAT THE CONTRACTOR IS COMPLYING WITH STANDARDS AND SPECIFICATION REQUIREMENTS. THE CONTRACTOR IS NOT TO RELY UPON THESE TESTS FOR FILL CONTROL, NOR ARE THESE TESTS TO BE CONSTRUED AS A GUARANTEE BY THE ENGINEER OF THE CONTRACTOR'S CONTRACTUAL OBLIGATION.

22. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER IS NOT RESPONSIBLE FOR SAFETY IN, ON, OR ABOUT THE PROJECT SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING THERETO.

23. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROTECT PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE STATE OF COLORADO AMENDMENTS.

24. THE CONTRACTOR SHALL KEEP A SEPARATE, FULL SET OF CONTRACT DRAWINGS WHICH HE SHALL MARK UP TO FULLY INDICATE AS-BUILT CONDITIONS. THE CONTRACTOR SHALL PROVIDE AT LEAST THREE TIES FROM PHYSICAL MONUMENTS TO SURFACE LEVEL UTILITY APPURTENANCES. THE CONTRACTOR SHALL ALSO INDICATE THE DISTANCES ALONG THE LINES BETWEEN VALVES, FITTINGS, INLETS, CLEANOUTS, ETC., THE ELEVATION AND LENGTH OF ALL SERVICE LINES, AND RIM AND INVERT ELEVATIONS OF GRAVITY PIPELINES, FITTINGS, INLETS, VAULTS, TANKS, AND MANHOLES.

25. THE CONTRACTOR SHALL PROVIDE COPIES OF ALL TEST REPORTS AND INSPECTION RECORDS TO THE OWNER.

26. THE CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM PERMANENT DRAINAGE FACILITIES (SUCH AS INLETS, PIPES, CULVERTS, DITCHES, CHANNELS, ETC.) DURING FINAL CLEAN-UP.

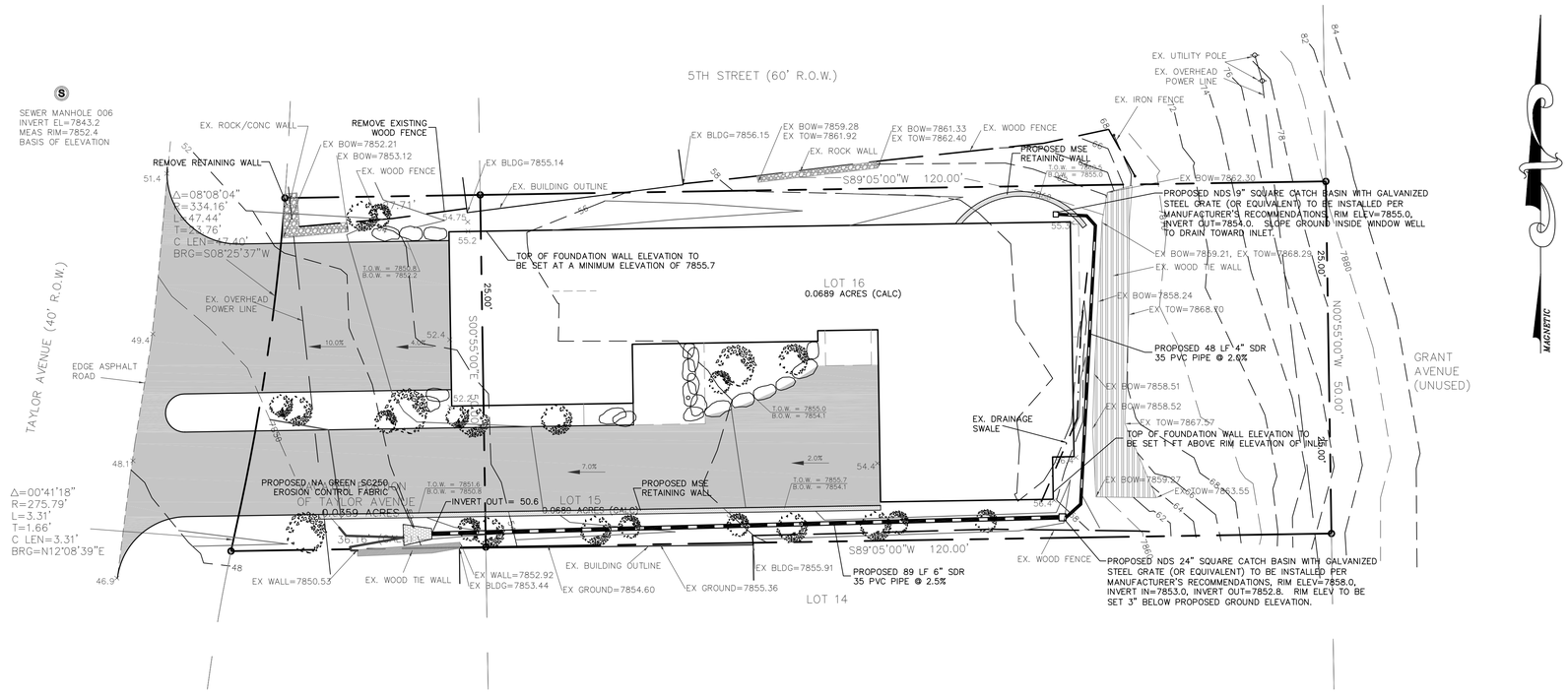
27. DUE TO SITE CONDITIONS, THE NORTHERN, SOUTHERN AND EASTERN FOUNDATION WALLS FOR THE PROPOSED BUILDING WILL NEED TO BE ELEVATED AS SPECIFIED ON THIS GRADING PLAN. THE SOUTHERN AND EASTERN FOUNDATION WALLS TOP OF CONCRETE SHALL BE A MINIMUM OF 59.0, THE NORTHERN FOUNDATION WALL NEAR THE EXISTING BUILDING SHALL BE A MINIMUM OF 55.7.

28. THE GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE THE GRADING PLAN PRIOR TO CONSTRUCTION. DUE TO SITE CONSTRAINTS, THE GRADING PLAN DOES NOT MEET THE GEOTECHNICAL ENGINEER'S RECOMMENDATION OF A 12 INCH VERTICAL DROP IN THE FIRST 10 FEET IN UNPAVED AREAS AND 3 INCHES IN THE FIRST 10 FEET IN PAVED AREAS ALONG THE NORTH, EAST, AND SOUTH SIDES OF THE PROPOSED BUILDING.

29. SEE ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR FOUNDATION, DECK, STAIR, SLAB, DRIVE, WALK, ROOF, AND FOUNDATION DRAIN DETAILS.

30. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL UTILITY SERVICES INCLUDING WATER, GAS, TELEPHONE, ELECTRIC, CABLE TELEVISION, AND ANY OTHERS WITH THE APPROPRIATE UTILITY COMPANIES. THE CONTRACTOR SHALL INSTALL UTILITIES IN ACCORDANCE WITH TOWN OF MINTURN AND UTILITY COMPANY REQUIREMENTS.

31. THIS IS A PRELIMINARY PLAN FOR DRB REVIEW AND APPROVAL. IT SHALL BE FINALIZED BY THE ENGINEER PRIOR TO BUILDING PERMIT APPLICATION AND CONSTRUCTION.



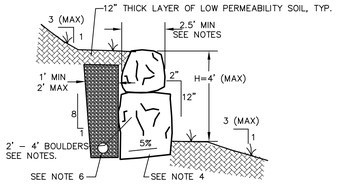
GRAPHIC SCALE

10 0 5 10 20 40

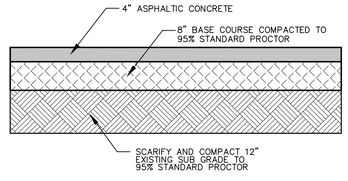
(IN FEET)
1 inch = 10 ft.

NOTES:

1. EXPOSED WALL HEIGHT (H) IS VARIABLE TO 4 FT MAXIMUM.
2. THE MIN. BASE THICKNESS OF THE WALL SHALL BE 0.7H OR DESIGNED BY A COLORADO LICENSED PROFESSIONAL ENGINEER FOR TIERED WALLS.
3. THE TOP THICKNESS OF UNLOADED WALLS SHALL BE 0.15H OR A MIN. THICKNESS OF 2 FT. THE TOP THICKNESS FOR LOADED WALLS SHALL BE 0.2H OR A MINIMUM THICKNESS OF 2.5 FT.
4. PLACE BOTTOM 2 FT OF BASE ROCK BELOW GRADE. THE GROUND SHALL BE LEVEL FOR A MIN. OF 0.5 FT WHERE THE GROUND MEETS THE WALL.
5. BATTER FACE OF WALL AT LEAST 2" PER FT.
6. THE BOULDERS SHALL BE LAID TO SLOPE BACK TOWARDS THE SLOPE AT APPROX. 5% OR FLAT. THEY SHALL NOT BE PLACED TO SLOPE FORWARDS.
7. CRUSHED ROCK THAT IS 4"-6" MEETING THE REQUIREMENTS IN THE SPECIFICATIONS SHALL BE PLACED BEHIND THE BOULDER WALL AT A THICKNESS OF 1'-2'. THE ROCK SHALL BE WRAPPED IN FILTER FABRIC PER THE SPECIFICATIONS AND AS APPROPRIATE FOR THE NATIVE SOILS. THE BACKFILL SHALL MEET THE SPECIFICAITONS AND SHALL BE PLACED AND COMPACTED IN 8" LIFTS BEHIND THE ROCK WALL. OVERLAP AND ANCHOR FABRIC AS RECOMMENDED BY THE MANUFACTURER. A 4" DIA. PERFORATED PVC PIPE SHALL BE LAID IN THE BOTTOM AT A MIN. SLOPE OF 1/2% TO DAYLIGHT.
8. IF ROCK RETAINING WALL IS PLACED BELOW A ROAD OR DRIVE, THE EDGE OF PAVEMENT SHALL BE A MIN. OF 6 FT FROM THE BACK OF WALL AT THE TOP.



ROCK RETAINING WALL
NOT TO SCALE



ASPHALT DRIVEWAY PAVEMENT SECTION
NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	REVISION	BY

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CLIENT: TOM CORRIGAN

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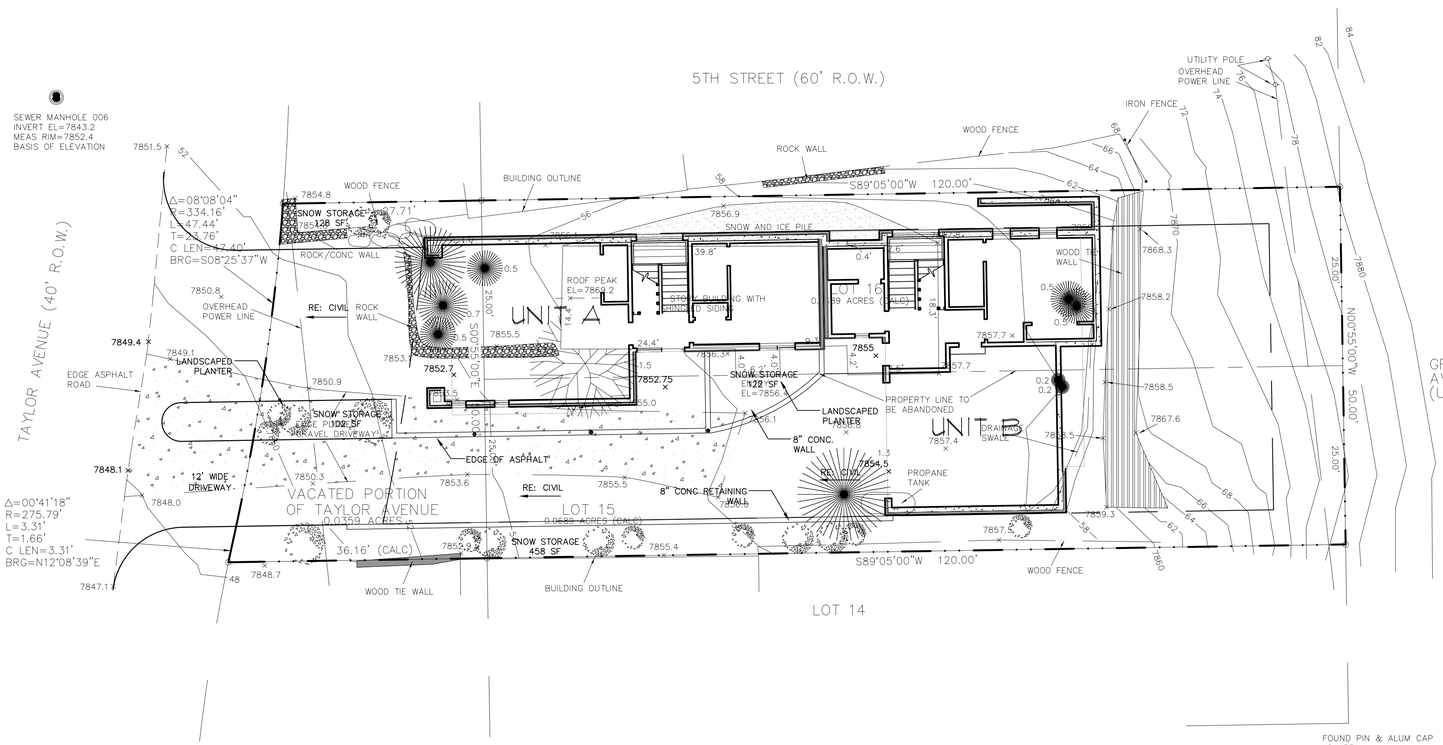
GRADING AND DRAINAGE PLAN

532 TAYLOR AVENUE
LOT 15 & 16, TAYLOR ADDITION TO MINTURN
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

DESIGNED BY:	RRY
DRAWN BY:	RRY
CHECKED BY:	KMK
DATE ISSUED:	3-31-08
PROJECT NO.	08-0017
SHEET NO.	C1 OF 1



1 / A1.1 SITE PLAN
1" = 10'

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532 TAYLOR AVE.

LOT 15, BLOCK D
SUB: TAYLOR ADD TO MINTURN
MINTURN, COLORADO

ISSUED FOR:	DATE:
PLANNING SUBMITTAL	3.26.08
DD PROGRESS SET	4.30.08
DD PROGRESS SET	5.14.08
50% CD SET	6.4.08
95% CD SET	6.20.08

SHEET SCALE:	1" = 10'
DRAWN BY:	-
CHECKED BY:	KB

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BLUELINE ARCHITECTS P.C.

PROJECT #: 0804
SHEET TITLE: SITE PLAN

A1.1

GENERAL NOTES:

1. DATUM: ARCHITECTURAL 100'-0" = 7853' USGS
2. REFER TO SHEET A1.0 FOR AREA CALCULATIONS.
3. REFER TO CIVIL DRAWINGS FOR SITE GRADING AND DRAINAGE PLAN.
4. DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF COLUMNS, U.N.O.
5. DOORS ARE TO BE CENTERED BETWEEN WALLS OR HELD OFF OF NEAREST WALL 6", U.N.O.
6. REFER TO A5 SHEETS FOR STAIR & FIREPLACE INFORMATION.
7. REFER TO A7 SHEETS FOR KITCHEN & BATH INFORMATION.
8. INDICATES 1-HR. FIRE RATED CONSTRUCTION.
9. DECK SURFACE TO BE 1X4 "IPE" WOOD DECKING, TYP.
10. ALL PLUMBING WALLS TO BE 5 1/2" STUD WALLS, TYP.
11. REFER TO WINDOW & DOOR DETAILS PRIOR TO FRAMING ROUGH OPENINGS.
12. PROVIDE J-BOX FOR HEAT TAPE 1'-6" ABOVE GRADE ADJACENT TO ALL DOWNSPOUTS, TYP.

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

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532 TAYLOR AVE.

LOT 15, BLOCK D
SUB: TAYLOR ADD TO MINTURN
MINTURN, COLORADO

ISSUED FOR:	DATE:
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DD PROGRESS SET	5.14.08
50% CD SET	6.4.08
95% CD SET	6.20.08

SHEET SCALE: 1/4" = 1'-0"
DRAWN BY: -
CHECKED BY: KB

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PROJECT #: 0804
SHEET TITLE: GROUND LEVEL FLOOR PLAN

A2.1

GENERAL NOTES:

1. DATUM: ARCHITECTURAL 100'-0" = 7853' USGS
2. REFER TO SHEET A1.0 FOR AREA CALCULATIONS.
3. REFER TO CIVIL DRAWINGS FOR SITE GRADING AND DRAINAGE PLAN.
4. DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF COLUMNS, U.N.O.
5. DOORS ARE TO BE CENTERED BETWEEN WALLS OR HELD OFF OF NEAREST WALL 6", U.N.O.
6. REFER TO A5 SHEETS FOR STAIR & FIREPLACE INFORMATION.
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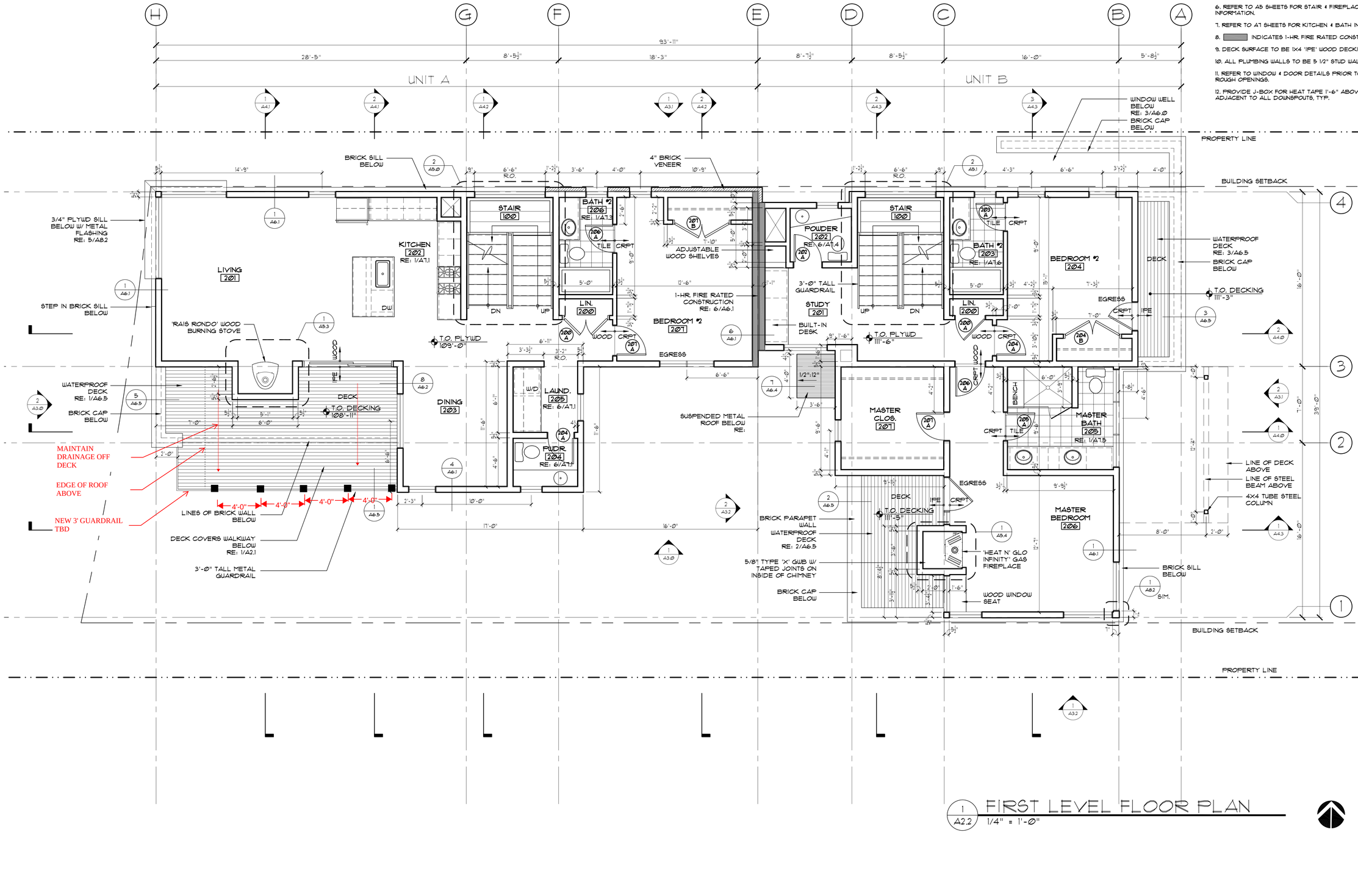
11. REFER TO WINDOW & DOOR DETAILS PRIOR TO FRAMING ROUGH OPENINGS.
12. PROVIDE J-BOX FOR HEAT TAPE 1'-6" ABOVE GRADE ADJACENT TO ALL DOWNSPOUTS, TYP.



1 A2.2 FIRST LEVEL FLOOR PLAN
1/4" = 1'-0"

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81645

532 TAYLOR AVE.

LOT 15, BLOCK D
SUB: TAYLOR ADD TO MINTURN
MINTURN, COLORADO

ISSUED FOR:	DATE:
PLANNING SUBMITTAL	3.26.08
DD PROGRESS SET	4.30.08
DD PROGRESS SET	5.14.08
50% CD SET	6.4.08
95% CD SET	6.20.08

SHEET SCALE: 1/4" = 1'-0"
DRAWN BY: -
CHECKED BY: KB

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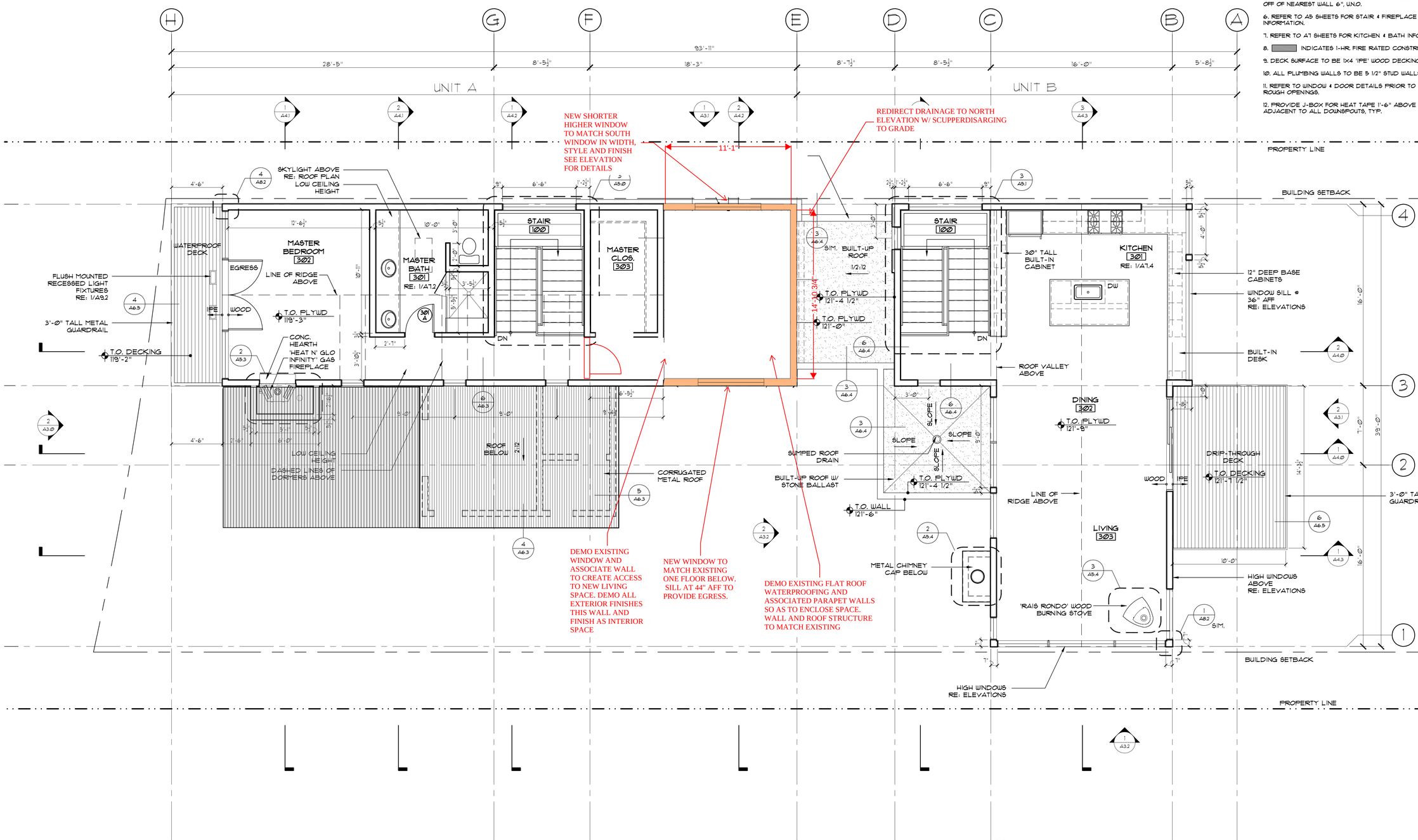
PROJECT #: 0804
SHEET TITLE: FIRST LEVEL FLOOR PLAN

A2.2

GENERAL NOTES:

1. DATUM: ARCHITECTURAL 100'-0" = 7853' USGS
2. REFER TO SHEET A1.0 FOR AREA CALCULATIONS.
3. REFER TO CIVIL DRAWINGS FOR SITE GRADING AND DRAINAGE PLAN.
4. DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF COLUMNS, U.N.O.
5. DOORS ARE TO BE CENTERED BETWEEN WALLS OR HELD OFF OF NEAREST WALL 6", U.N.O.
6. REFER TO A5 SHEETS FOR STAIR & FIREPLACE INFORMATION.
7. REFER TO A7 SHEETS FOR KITCHEN & BATH INFORMATION.
8. INDICATES 1-HR FIRE RATED CONSTRUCTION.
9. DECK SURFACE TO BE 1X4 "IPE" WOOD DECKING, TYP.
10. ALL PLUMBING WALLS TO BE 5 1/2" STUD WALLS, TYP.
11. REFER TO WINDOW & DOOR DETAILS PRIOR TO FRAMING ROUGH OPENINGS.
12. PROVIDE J-BOX FOR HEAT TAPE 1'-6" ABOVE GRADE ADJACENT TO ALL DOWNSPOUTS, TYP.



1 A2.3 SECOND LEVEL FLOOR PLAN
1/4" = 1'-0"

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PROJECT #: 0804
SHEET TITLE: SECOND LEVEL FLOOR PLAN

A2.3

GENERAL NOTES:

1. DATUM: ARCHITECTURAL 100'-0" = 7853' USGS
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3. REFER TO CIVIL DRAWINGS FOR SITE GRADING AND DRAINAGE PLAN.
4. DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF COLUMNS, U.N.O.
5. DOORS ARE TO BE CENTERED BETWEEN WALLS OR HELD OFF OF NEAREST WALL 6", U.N.O.
6. REFER TO A5 SHEETS FOR STAIR & FIREPLACE INFORMATION.
7. REFER TO A7 SHEETS FOR KITCHEN & BATH INFORMATION.
8. INDICATES 1-HR. FIRE RATED CONSTRUCTION.
9. DECK SURFACE TO BE 1X4 "IPE" WOOD DECKING, TYP.
10. ALL PLUMBING WALLS TO BE 5 1/2" STUD WALLS, TYP.
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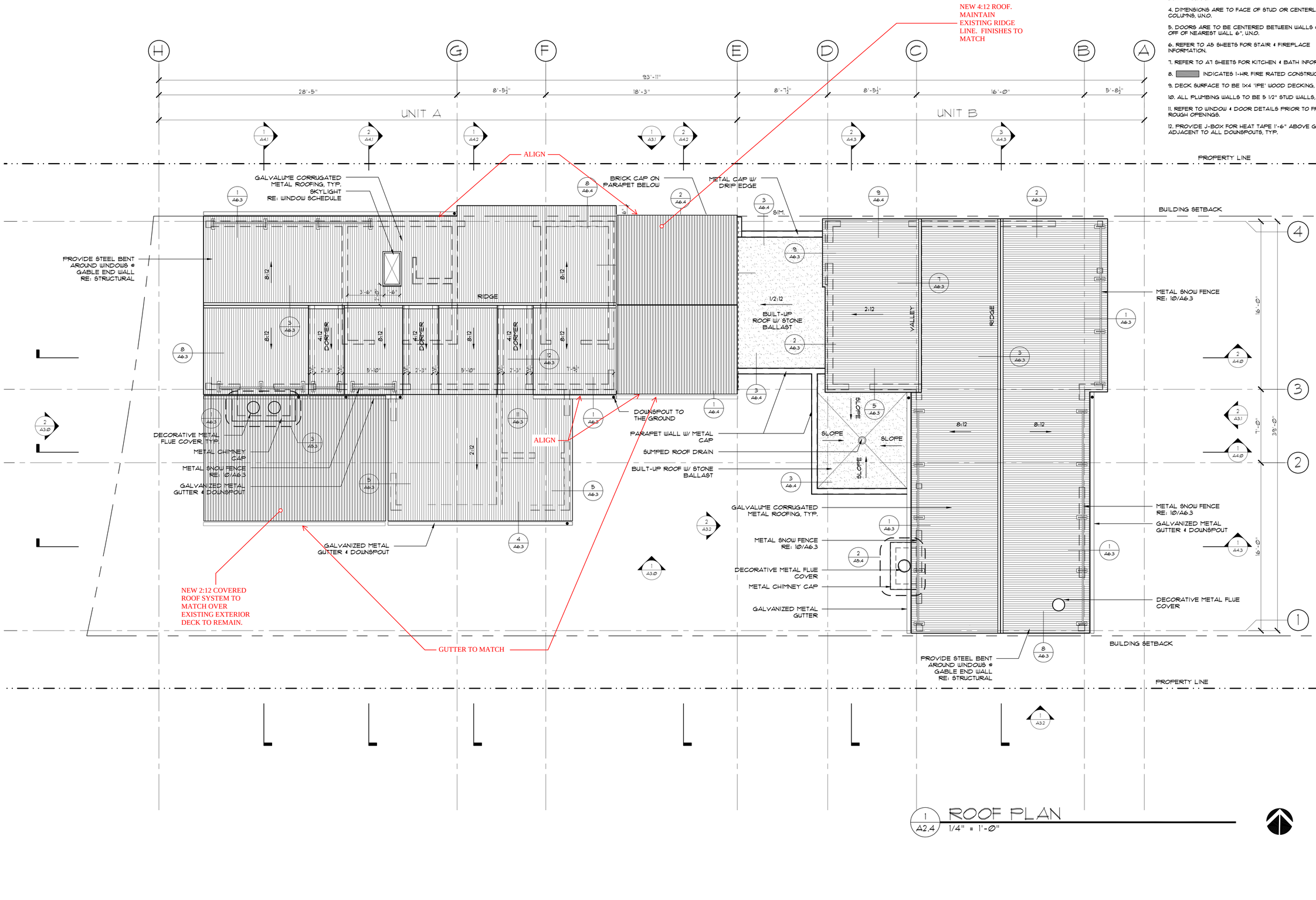
12. PROVIDE J-BOX FOR HEAT TAPE 1'-6" ABOVE GRADE ADJACENT TO ALL DOWNSPOUTS, TYP.



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

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PROJECT #: 0804
SHEET TITLE: ROOF PLAN

A2.4

PLATE HEIGHT, WALL STRUCUTRE, ROOF STRUCTURE AND ALL ASSOCIATED EXTERIOR FINISHES TO MATCH OTHER 4:12 ROOF STRUCTURE AND WALLS. WALLS AND ROOF TO MEET CURRENT ENERGY CODES.

ORATIVE METAL FLUE BEYOND

1ER BEYOND W/ 1X4 VERTICAL T&G WOOD SIDING RE: ROOF PLAN

GALVALUME CORRUGATED METAL SIDING

GALVALUME CORRUGATED METAL SIDING

12" STEEL BEAM RE: STRUCTURAL

4" STEEL PIPE COLUMN

8" CONC. WALL

DASHED LINE OF FOUNDATION & FOOTING RE: STRUCTURAL

EXISTING GRADE

T.O. PLYWD 118'-9"

T.O. PLYWD 109'-0"

T.O. CONC. 100'-0" = 7853'

FINISH GRADE

BEDROOM #2

BEDROOM #1

UNIT A

4:12

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

PROVIDE STEEL BENT AROUND GABLE END WINDOWS RE: STRUCTURAL

METAL SNOW FENCE RE: 10/A6.3

PAINTED 1X WOOD TRIM

3'-0" TALL METAL GUARDRAIL RE: 7/A6.2

3/4" PLYWD PROJECTION AROUND WINDOW RE: 7/A8.2

1X WOOD TRIM

1X6 HORIZONTAL WOOD LAP SIDING

4" BRICK VENEER

EXISTING HOUSE

DASHED LINES OF FOUNDATION BEYOND

DECORATIVE METAL FLUE COVER

4:12 DORMER BEYOND W/ PAINTED 1X4 VERTICAL T&G WOOD SIDING

PAINTED 1X WOOD TRIM

GALVALUME CORRUGATED METAL SIDING

GALVALUME CORRUGATED METAL SIDING

3'-0" TALL METAL GUARDRAIL RE: 1/A6.5

METAL FLASHING

12" STEEL BEAM

4" STEEL PIPE COLUMN

DRIVEWAY

8" CONC. STEM WALL

EXISTING GRADE

FINISH GRADE

OVERHEAD SECTIONAL GARAGE DOOR

8:12

8:12

2:12

4:12

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

MATERIAL LEGEND:

W-1 HORIZONTAL 1X6 CLEAR WESTERN RED CEDAR WOOD RABBETED BEVEL SIDING (STAINED)

W-2 VERTICAL 1X4 T&G CEDAR SIDING (PAINTED)

W-3 4" TUMBLED BRICK VENEER W/ FLUSH MORTAR JOINTS

W-4 'BERRIDGE '5' DECK' PREWEATHERED GALVALUME CORRUGATED METAL SIDING & ROOFING

PAINTED WOOD TRIM & SIDING

1. GUTTERS & DOWNSPOUTS TO BE GALVANIZED METAL.
2. ALL EXPOSED METAL CAPS AND FLASHING TO BE GALVALUME METAL.
3. DECORATIVE METAL FLUE COVERS TO BE PAINTED STEEL.
4. PROVIDE J-BOX FOR HEAT TRACE 18" ABOVE FINISH GRADE ADJACENT TO ALL DOWNSPOUTS, TYP.

CORRUGATED METAL ROOF, TYP.

DECORATIVE METAL FLUE COVERS

PAINTED 1X4 VERTICAL T&G WOOD SIDING

ALIGN AND MATCH FINISH. TYP.

ALIGN

NEW ROOF OVER EXISTING DECK. FINISH TO MATCH ADJACENT.

FENCE RE: ROOF PLAN

WATERPROOF DECK

METAL FLASHING, TYP.

6"X6" TIMBER FRAME (POST/BEAM/PERLIN) SUPPORTING NEW ROOF STRUCTURE PER ENGINEER

IGATED METAL SIDING

1X6 HORIZONTAL WOOD LAP SIDING

WATERPROOF DECK RE: 1/A6.5

BRICK PARAPET

T.O. PLYWD 109'-0"

METAL FLASHING

12" STEEL BEAM RE: STRUCTURAL

4" STEEL PIPE COLUMN

8" CONC. WALL

T.O. CONC. 100'-0" = 7853'

FINISH GRADE

4" STEEL PIPE COLUMN

T.O. WALL 100'-0"

T.O. WALL 101'-0"

T.O. WALL 102'-0"

FINISH GRADE OF DRIVEWAY

DASHED LINE OF FOOTING FOR CONC. STEM WALL

FREEZE PROOF HOSE BIB. 8" CONC. CURVED WALL RE: PLAN 4" STEEP PIPE COLUMN

CONC. PATIO

NEW WINDOW TO MATCH AND ALIGN W/ BELOW. 44" AFF

DECORATIVE METAL FLUE COVER

GALVALUME CORRUGATED METAL ROOFING

GALVALUME CORRUGATED METAL SIDING

LIVING

MASTER BEDROOM

GARAGE

WALL BEYOND RE: PLAN

3'-0" TALL METAL GUARDRAIL RE: 6/A6.5

T.O. PLYWD 121'-9"

4X4 TUBE STEEL COLUMN ATTACHED TO EXISTING RETAINING WALL

LINE OF EXISTING GRADE BEYOND

WATERPROOF DECK BEYOND

T.O. PLYWD 111'-6"

EXISTING RETAINING WALL BEYOND

SLOPE

T.O. CONC. 102'-6" = 7855.5'

UNIT B

8:12

8:12

2:12

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

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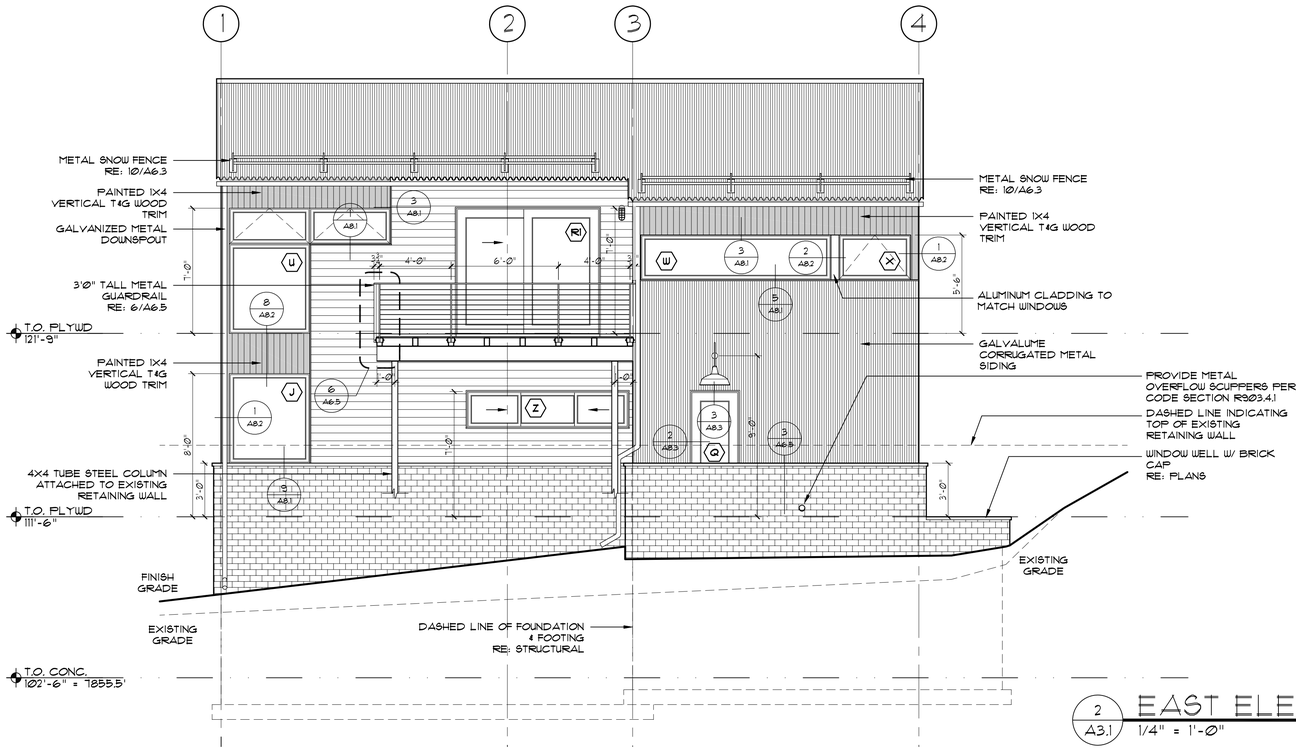
PROJECT #: 0804
SHEET TITLE: EXTERIOR ELEVATIONS

A3.0



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

MATERIAL LEGEND:

W-1 HORIZONTAL 1X6 CLEAR WESTERN RED CEDAR WOOD RABBETED BEVEL SIDING (STAINED)

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W-3 4" TUMBLED BRICK VENEER W/ FLUSH MORTAR JOINTS

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PAINTED WOOD TRIM & SIDING

1. GUTTERS & DOWNSPOUTS TO BE GALVANIZED METAL.
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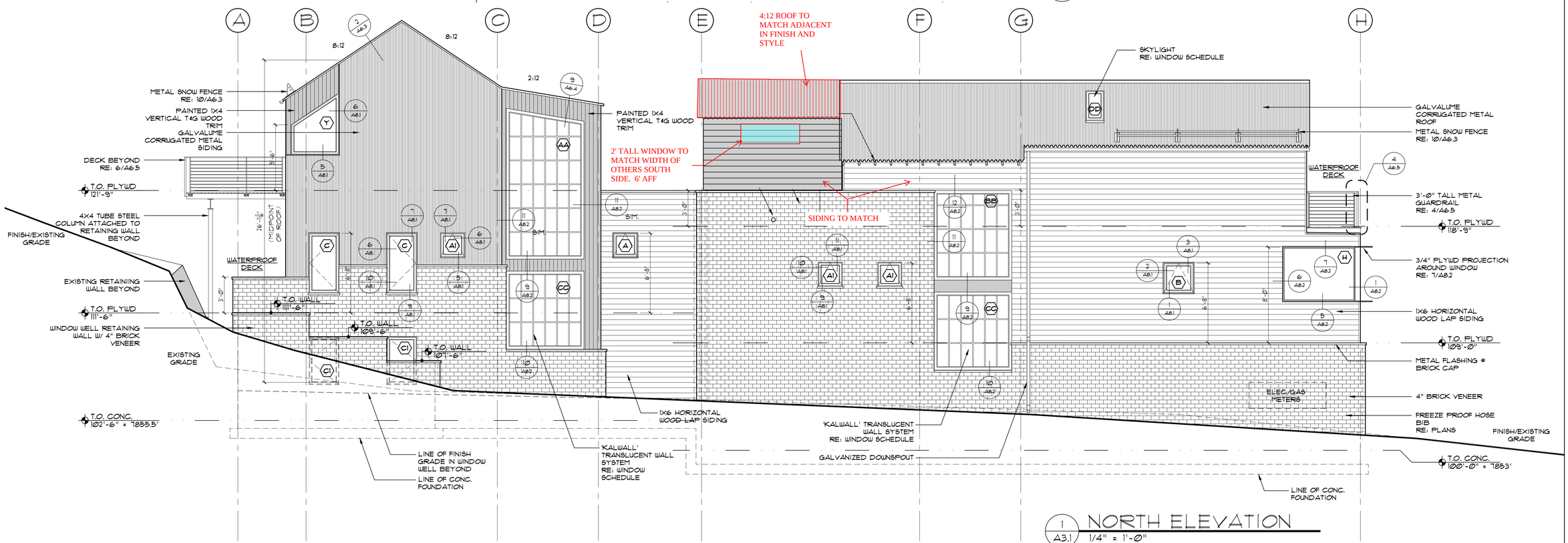

1 A3.1 NORTH ELEVATION
1/4" = 1'-0"

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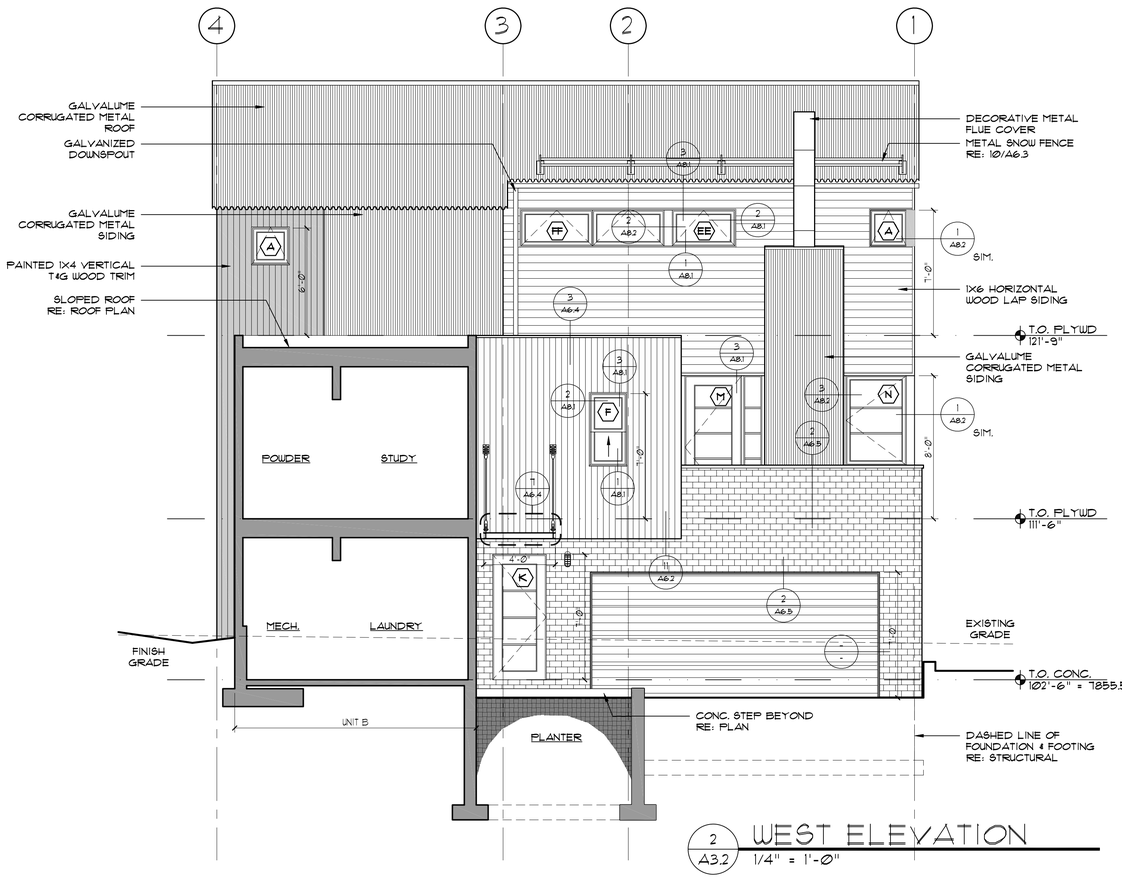
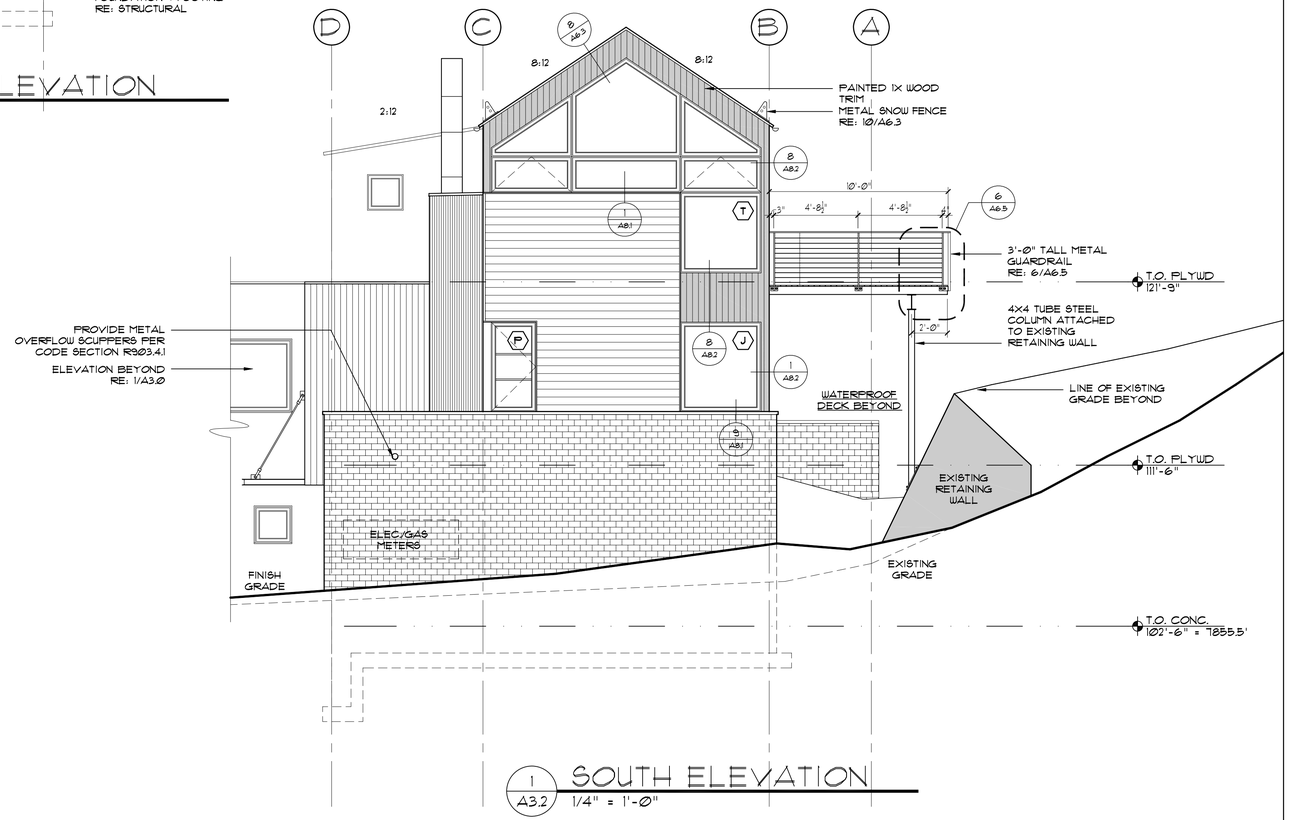
PROJECT #: 0804
SHEET TITLE: EXTERIOR ELEVATIONS

A3.1



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



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

MATERIAL LEGEND:

W-1 HORIZONTAL 1X6 CLEAR WESTERN RED CEDAR WOOD RABBETED BEVEL SIDING (STAINED)

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SHEET TITLE: EXTERIOR ELEVATIONS

A3.2

NEW EXTERIOR 1 HR RATED WALL ASSEMBLE TO MATCH EXISTING FINISHES. TO MEET EXISTING ENERGY CODES.

NEW 4:12 ROOF STRUCTURE TO MATCH EXISTING

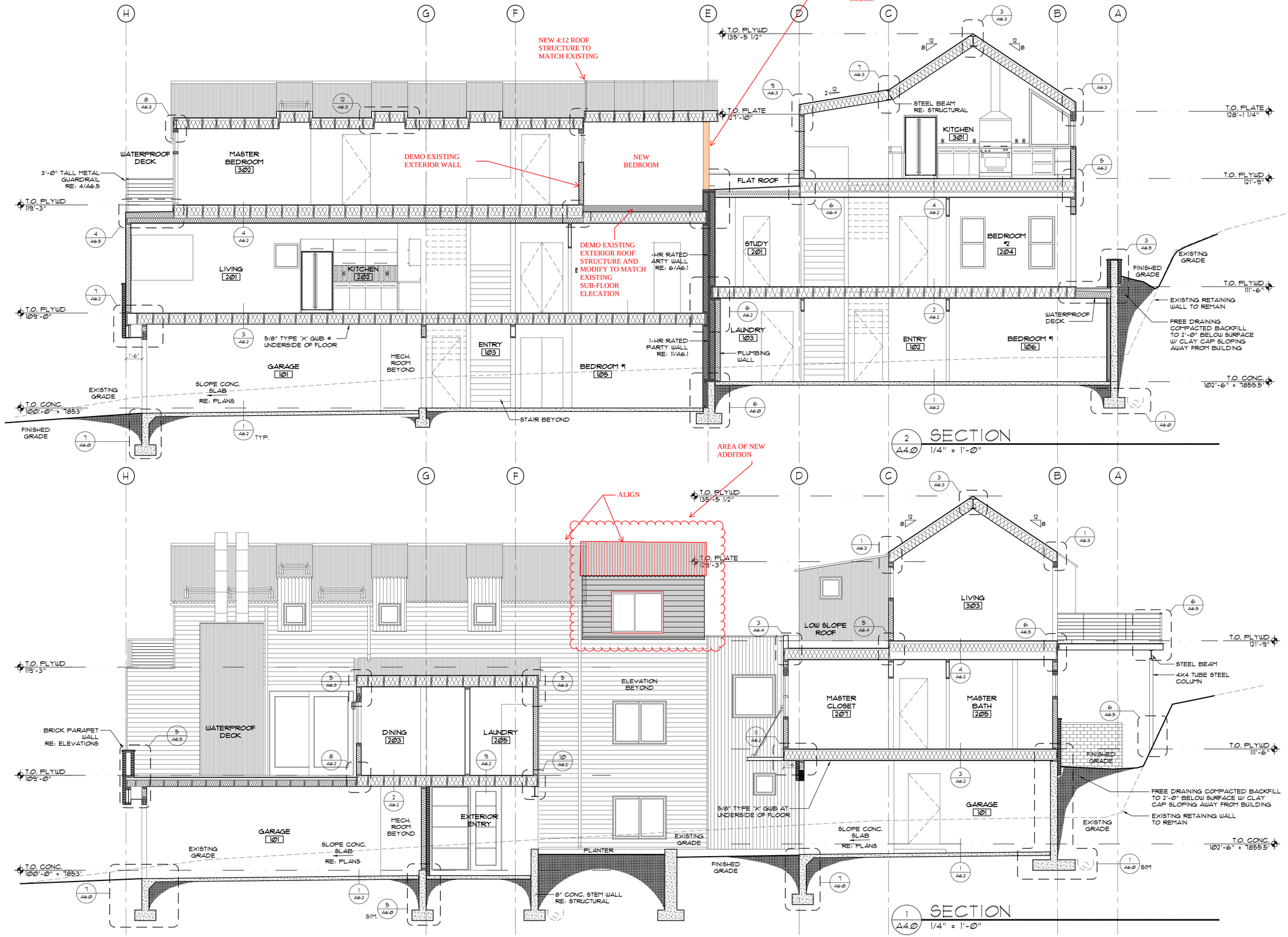
DEMO EXISTING EXTERIOR WALL

NEW BEDROOM

DEMO EXISTING EXTERIOR ROOF STRUCTURE AND MODIFY TO MATCH EXISTING SUB-FLOOR ELECATION

AREA OF NEW ADDITION

ALIGN



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

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

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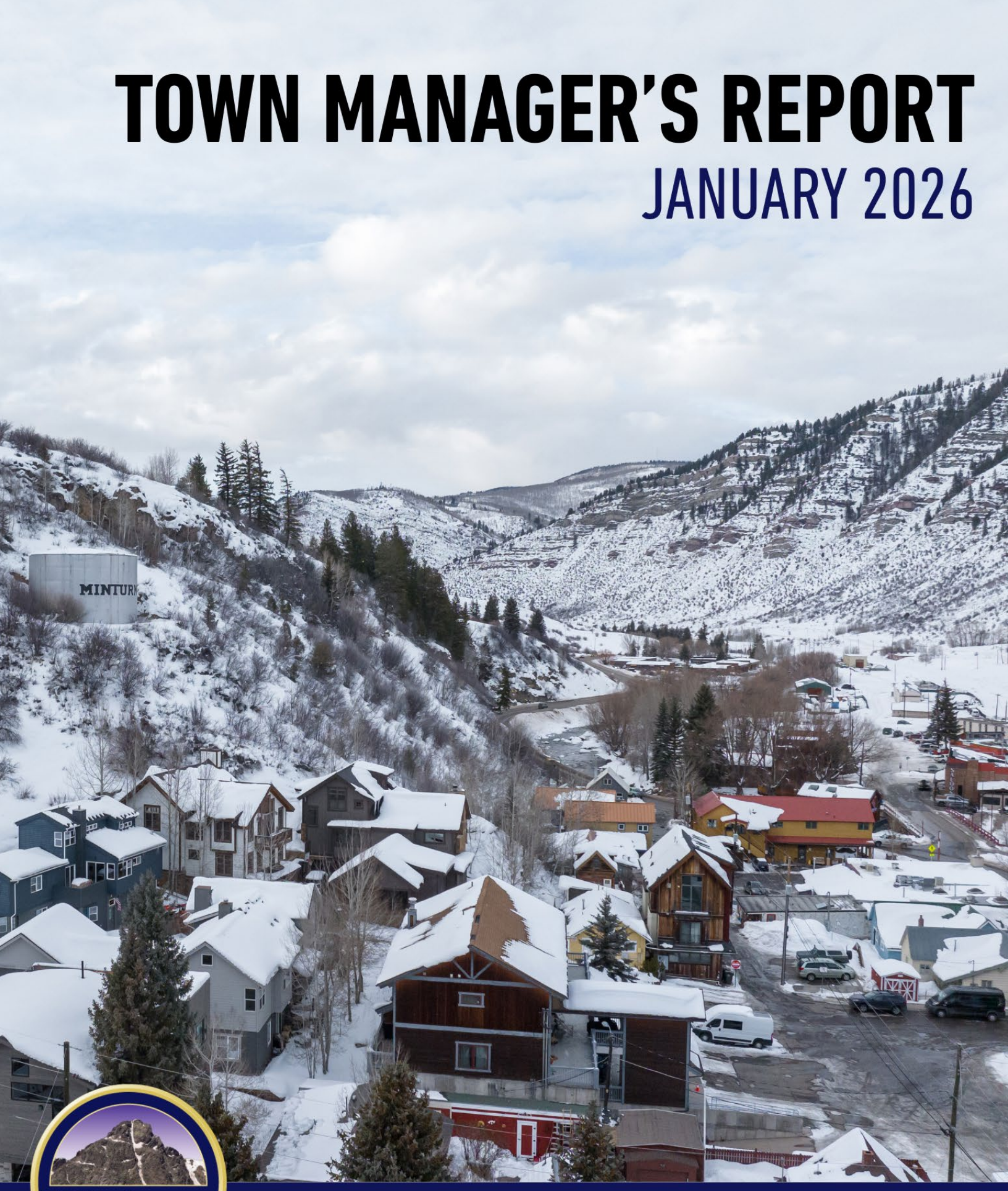
PROJECT #: 0804
SHEET TITLE: BUILDING SECTIONS

A4.0

TOWN MANAGER'S REPORT

JANUARY 2026



Minturn
Established 1904

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Town Manager's Report
January 2026

Top Updates

1. Mobile & Modular Business Pilot Program
The Town is seeking public comment on a proposed one-year pilot program that would allow licensed modular and mobile businesses on Town-owned property. The pilot is intended to evaluate feasibility, operational considerations, and community impacts before any permanent policy changes are considered.

2. Minturn Water Treatment Plant – Financing & Grant Strategy
The Staff are advancing an EIAF grant application for the Water Treatment Plant while continuing to evaluate financing options, including how grant timing interacts with the current SRF loan cycle and the Town's desired construction schedule.

Capital Projects

New Water Treatment Plant (WTP)

Design & Regulatory Review
The Water Treatment Plant design is approximately 90 percent complete and has been submitted to and accepted by the Colorado Department of Public Health & Environment (CDPHE) for formal review. Plans have also been submitted for local building and zoning review. The current project cost estimate is approximately $11 million based on the 60 percent design, with an updated estimate expected upon completion of the 90 percent design review.

Cost Estimate:
Staff are evaluating multiple financing pathways for the project, including state grant opportunities, State Revolving Fund (SRF) financing, and private financing options. Staff are advancing an application to the Department of Local Affairs' Energy and Impact Assistance Fund (EIAF) grant program to preserve eligibility during the current grant cycle. Grant timing considerations may affect coordination with the current SRF loan application and could require use of private financing or resubmittal of the SRF application to maintain the project schedule. Staff have also solicited proposals from qualified firms to serve as the Town's bond counsel in anticipation of evaluating potential financing options.

Third-Party Technical Feasibility Review (Informational)
Staff have been informed that a third party intends to conduct an independent engineering assessment related to potential source water considerations for the Water Treatment Plant. The assessment is not being conducted by or on behalf of the Town, does not require Town authorization, and any information shared with the Town would be for informational purposes only.

301 Boulder St. Minturn, CO 81645 - manager@minturn.org

Town Hall 2-Bedroom Apartment Reconstruction

Status:

All proposals were independently evaluated by three members of Town staff, with Coleman Custom Homes receiving the highest overall score. At the January 7, 2026, Town Council meeting, Council approved initiation of contract negotiations with Coleman Custom Homes for the project. Staff are currently working with Coleman Custom Homes to develop a contract, and an initial coordination meeting was held on January 13, 2026.

Next Steps:

Staff will continue contract negotiations with Coleman Custom Homes and, once terms are finalized, return to Town Council for consideration of contract approval and execution.

Taylor Street Repaving

Status:

Design is complete, and the project is pending a public bid process. Staff are continuing to evaluate potential grant opportunities that could supplement project funding.

US 24 Pedestrian Improvement Project Phase II

Status:

The project has been shut down for the season and construction will resume in the spring.

Next Steps:

Staff are continuing discussions with Xcel Energy and Phoenix Industries regarding the scope, schedule, and cost implications associated with a potential spring 2026 re-mobilization.

Main Street Streetlighting

Background:

Town Council approved the 2026 budget with funding allocated for streetlight replacement and expansion along Main Street.

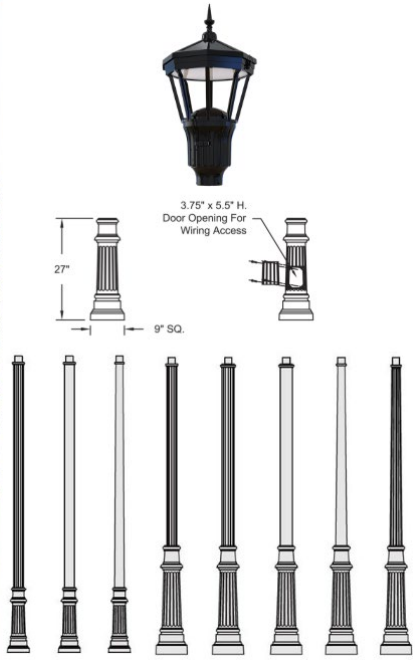
Status:

Based on initial pricing and technical discussions, staff are pursuing Holophane as the preferred streetlight manufacturer. Proposed fixture and pole concepts have been submitted to the Colorado Department of Transportation (CDOT) for review of compliance with clear zone and roadside safety requirements applicable to Main Street, which is a CDOT-maintained roadway. Concurrently, staff continue to coordinate with Holophane regarding a potential demonstration fixture, subject to CDOT review outcomes.

Next Steps:

Upon completion of CDOT's review and confirmation of an approvable streetlight configuration, staff will return to the community engagement phase to gather public input on fixture appearance and lighting performance. Following community engagement, staff will refine fixture, pole, and base specifications and work with Town Engineer Jeff Spanel to outline the engineering and design process necessary to prepare bid-ready plans for 2026. Staff will also continue exploring potential grant opportunities to supplement the project budget.

Halophane Memphis Teardrop Roadway LED 100/200 Block



Halophane AUCL3 Arlington LED Full Cutoff Blocks Above 300

301 Boulder St. Minturn, CO 81645 - manager@minturn.org

Bellm Bridge Replacement

Status:
Staff are currently working with SEH Inc. on the bridge design. Staff applied to CDOT's Off-System Bridge Grant program on November 7th, 2025.

Next Steps:
Identify additional funding opportunities for the estimated $6 million dollar construction cost.

Little Beach Park Improvements

Status:
Installation of the new retaining wall and asphalt access road is complete. An RFQ for playground design and installation has been posted. Staff held a pre-bid meeting with potential respondents on Tuesday, January 13, 2026, to review project objectives and answer initial questions.

Next Steps:
Staff will host an optional site visit with potential respondents on Tuesday, January 20, 2026, at 1:00 p.m. at Little Beach Park. To allow additional coordination and questions from respondents, the RFQ timeline has been extended by two weeks. The RFQ will close on February 9, 2026, with final selection anticipated on February 18, 2026.

Other Projects

Highlands Parcels

Background:
As part of a settlement agreement with the former developer of the Battle Mountain Ski Resort, the Town obtained ownership of approximately 55 acres of land located west of U.S. 24 at the south end of town. The property was transferred to the Town after the developer failed to meet financial commitments related to the construction of a new water treatment plant.

On November 19, 2025, the Town Council approved a contract with Slifer Smith & Frampton to list the land for sale. The listing followed a recommendation from a Council-appointed committee tasked with identifying a broker and determining market value for the property.

Status:
Staff will facilitate a discussion with the Town Council and the public about the current status of the property at the January 21st Town Council meeting.

Minturn USFS Shooting Range

Background:
At the November 19, 2025, Town Council meeting, staff were directed to explore options for Town management of the Minturn Shooting Range in order to address long-standing community concerns regarding safety, noise, and environmental impacts. The shooting range is located on federal land south of the Minturn Bike Park.

Status:
Staff met with USFS District Ranger Leanne Veldhuis on January 8th, 2026, to discuss the process for seeking a Special Use Permit with USFS to operate the range. We will wait to hear back on answers to some of our questions.

Policy & Planning Initiatives

Minturn Forward Land Use Code Update

No updates for this report.

Comprehensive Impact Fee Study

Background:
Staff issued a Request for Proposals (RFP) in November 2025 to solicit qualified firms to conduct a comprehensive impact fee study. The purpose of the study is to ensure that the impacts of new developments appropriately contribute to the Town's future infrastructure costs.

Status:
At the January 7, 2026, Town Council meeting, Council approved the selection of BBC/FCS to conduct the comprehensive impact fee study. Staff are currently working with the Town Attorney to negotiate a professional services contract with the firm.

Rural Technical Assistance Program

Background:
The Town was selected to participate in the Rural Technical Assistance Program (RTAP) through the Colorado Office of Economic Development & International Trade (OEDIT). The program pairs Minturn with graduate students from the University of Colorado Boulder and Colorado State University to develop strategies for leveraging outdoor recreation to support the local economy.

Status:
Work is ongoing under the Rural Technical Assistance Program (RTAP). Staff are coordinating with graduate students from the University of Colorado Boulder to plan a community workshop in Minturn on **March 24–25, 2026**.

Housing Affordability and Neighborhood Stability

Staff are coordinating with the Avon–Eagle County Multijurisdictional Housing Authority study team. Additional information and potential discussion items are anticipated for Town Council at a February meeting.

Temporary & Mobile Business Pilot Program

Staff have prepared a proposed resolution for Town Council consideration to establish a one-year pilot program that would allow licensing of modular and mobile businesses on Town-owned property. The purpose of the pilot program is to evaluate the feasibility, operational considerations, and potential economic impacts of such a program prior to considering any permanent code changes.

Public Engagement:

Public comment on the proposed pilot program is being accepted through **February 3, 2026**. Written comments may be submitted to **manager@minturn.org** and will be provided to Town Council as part of the review process.

Public Works

Weekly Report (Jan 5-12, 2026)

Routine Operations & Winter Readiness

Public Works completed all scheduled operations, including utility locates, daily water treatment plant operations, trash and dog waste station servicing, and equipment maintenance. Crews plowed streets and shoveled sidewalks throughout the week, applied cinders to address icy conditions, and managed slush during warmer periods followed by additional cindering as temperatures dropped. The department remains prepared to respond to additional snowfall and winter conditions.

Safety & Training

Staff held a weekly safety meeting led by Mike D. focused on fire hydrant safety, including proper operation, inspection, and maintaining emergency access. No safety incidents or injuries were reported during the reporting period.

Street, Sidewalk & Traffic Operations

Crews inspected "Engine Brake – Noise Ordinance" signage along Main Street for CDOT compliance, repaired a broken sidewalk grate on the 200 block, and completed asphalt patching of potholes on Pine Street and Boulder Street. Graffiti was removed from the pedestrian sign near Cemetery Bridge and from a concrete wall at The Bluffs.

Infrastructure, Utilities & Water System Work

Staff responded to multiple Colorado 811 locate requests, including locates at Main Street and Belden Place for upcoming utility work. During a Belden Place locate, damage to a fire hydrant guard valve box and a nearby curb stop was identified and reported to the contractor for corrective action. Staff investigated water meter inconsistencies at Minturn North and coordinated follow-up with the project superintendent and plumber. An open ditch inspection was completed at Minturn North, Lot 2, with documentation finalized.

Facilities, Events & Interagency Coordination

Public Works collected Christmas trees town-wide in preparation for the community tree burning event and coordinated staffing and equipment support with the Fire Department. Staff also supported interagency requests, including assisting the Eagle County Sheriff's Department with troubleshooting a license plate recognition camera and responding to a reported water issue at Steam Master, which was determined to be related to an internal fire suppression system rather than the Town's distribution system.

Equipment & Fleet Maintenance

Routine greasing was performed on loaders and skid steer equipment. Wing cutting edges on the 938-M snowplow were replaced, with additional parts on order. Staff transported the Mack dump truck to

procure cinders, cleaned and organized the Public Works shop, reserved spring street sweeping equipment rentals, and ordered a replacement 12,000-pound vehicle lift after the existing lift failed inspection.

Strengthening Tobacco Retail Licensing to Further Protect the Minturn Community

CHELSEA VENERDINI CARNOALI, MPA

PARTNERSHIPS STRATEGIST

MANDY MILLER, MPH

POLICY AND PARTNERSHIPS MANAGER

EAGLE COUNTY
Public Health
& Environment

Tobacco Retail Licensing in Colorado

Counties, Cities and Towns with local Tobacco Retail Licenses (TRL) = 40 and counting

Cities and Towns with Flavor Policies = 14+

→ Town of Eagle passage- August 26th, 2025

EAGLE COUNTY
Public Health
& Environment

Goals of Flavor Policies

Eliminating the sale of flavored tobacco is a key strategy in reducing tobacco use and initiation.

- **Prevent youth from ever starting**
  - Make tobacco products less attractive to youth.
  - Make it harder to access flavored tobacco products.

- **Help those who want to quit**
  - Eliminating flavored tobacco will help people who currently use tobacco quit.

FLAVORS

*Cherry Skoal is for **somebody who likes the taste of candy**, if you know what I'm saying.*

- Former UST sales representative

*It's a well-known fact that **teenagers like sweet products**. Honey might be considered.*

- September 1972 memo to Brown & Williamson

What the Tobacco Industry Says

Make a cigarette which is **obviously youth oriented**. This could involve cigarette name, blend, flavor and marketing technique…for example, a flavor which would be candy-like but give the satisfaction of a cigarette.

– R.J. Reynolds Memo, 1974

*We don't smoke that s_ _ _. We just sell it. We reserve the right to smoke for the **young, the poor, the black and the stupid.***

- R.J. Reynolds executive when asked why he didn't smoke

New Products – Same Industry

=

or

average daily Zyn use of 8-12 pouches is the amount of nicotine equal to:

- approximately 3 **packs** of cigarettes
- 1 ½ e-cigarette pods of 2% vape juice

Flavored Tobacco & Youth Use

- Flavors mask the harshness of tobacco, making it **easier to get addicted** and **harder to quit**.

- **81%** of youth who have ever used tobacco products **started with a flavored product**.

- **93.2%** of youth (ages 12-17) who have ever used e-cigarettes reported their **first product was flavored**.

Source: PATH 2016/2017; U.S. Department of Health and Human Services. Preventing Tobacco Use Among Youth and Young Adults: A Report of the Surgeon General

Local Youth Tobacco Use

- **27%** of high school youth buy tobacco products from brick-and-mortar stores

- **23%** of high school youth who smoke cigarettes smoke menthol cigarettes

- **Across the state, 83% of those who tried to buy tobacco or vaping products in a store were successful.**

Source: 2023 Healthy Kids Colorado Survey, high school edition

The Need for Local Action

- Action at the federal level has left **several loopholes** for the tobacco industry to exploit, including:
  - Banning all flavored *cigarettes* except menthols
  - Banning most flavors for pod-based vaping devices, but allowing disposable vapes to stay on the market

- Lack of action at the state level:
  - A bill two years ago that would have banned flavored tobacco failed in the Senate.

> *"As a general philosophy, the **governor prefers local control** because our local governments are closest to the people they represent and can weigh the pros and cons and determine how to best address these kinds of issues in their area,"*
>
> - Spokesperson for Governor Jared Polis on opposition of statewide flavor policy

Prohibit Sale of Flavored Nicotine Products

Colorado municipalities have already passed flavored tobacco policies:

Glenwood Springs, Aspen, Carbondale, Edgewater, Snowmass Village, Golden, Denver, Dillon, Silverthorne, Breckenridge, Boulder, Denver, Frisco, Keystone, and Eagle.

Comprehensive policy includes all:

Products, flavors, hours of operation, and locations

EAGLE COUNTY
Public Health
& Environment

Tobacco Industry Tactics

Deception #1: Harm Reduction and Public Health Alignment

- **The new tobacco industry paradigm:** *"We are tobacco and harm reduction companies leading a public health movement"*
- These are "FDA authorized cessation products" and "evidence based"
- Their "smoke-free" products offer a safer solution for nicotine use--> oral nicotine pouches, heat not burn products

Tobacco Industry Tactics

Deception #1: Harm Reduction and Public Health Alignment

- **This is a simple rebranding- the tobacco industry has an extensive history in making misleading health claims**

  "U.S District Judge Gladys Kessler found that **U.S tobacco companies had violated civil racketeering laws (RICO)** when they engaged in a decades long conspiracy to deceive the American public about the negative health impacts of smoking. "

- **"FDA authorization" is bare minimum for production, & does not equal FDA *APPROVED***

Tobacco Industry Tactics

Deception #2: Economic Loss & Funding Impact

- Banning the sale of of flavored tobacco products will shutter current tobacco retailers

- The lost revenue of selling flavored tobacco products will diminish the municipality's tobacco tax revenue, which fund valuable projects within the town

Tobacco Industry Tactics

Deception #2: Economic Loss & Funding Impact

- Many factors, including type of business & how much of their retail sales rely on flavored tobacco products
  - only small businesses being 'closed down' are smoke and vape specific shops
  - Minturn has *one* retailer- Shop & Hop

- In comparable municipalities, roughly a 20-30% decrease in over-all tax revenue has taken place

- The long-term healthcare costs associated with tobacco use far outweigh the dip in tax revenue

Recent Industry Activity at Home

PMI US CORPORATE SERVICES

1399 NEW YORK AVENUE, NW, SUITE 400, WASHINGTON, DC 20005 TELEPHONE (202) 495-2661

MEMORANDUM

Date: August 21, 2025
To: Mayor and Members of the Town Council, Town of Eagle
From: PMI, Amanda Wheeler, Director of External Affairs & Head of Southwest Region
Re: Request for Work Session on Proposed Flavor Ban on Nicotine Products, Submission of Presentation for Aug 26 Council Meeting; Request for Packet Inclusion and Work Session

CWPMA
Colorado Wyoming Petroleum Marketers Association
& Convenience Store Association

Dear Mayor and Councilmembers,

On behalf of the retailers and distributors represented by CWPMA in Eagle, I am writing to respectfully express concerns regarding the proposed ordinance to enact a broad flavor ban. While we recognize and share your commitment to protecting youth from accessing age-restricted products, we believe the current approach will carry significant unintended consequences for local businesses and does not reflect the full range of policy options available to the Town.

Additional Strengthening Strategies

- Update and add new definitions
- Prohibit Nicotine Product Discounts
- Expand the distance of tobacco retailers from youth-serving facilities
- Cap the number of tobacco retailers

EAGLE COUNTY
Public Health
& Environment

Update and Add New Definitions

New provisions require additional definitions

Must pivot with the tobacco industry

Flavored Tobacco Product **means:**

1. any tobacco product that contains a taste or smell, other than the taste or smell of tobacco, that is distinguishable by an ordinary consumer either prior to or during the consumption of the product, including, but not limited to, any taste or smell relating to chocolate, cocoa, menthol, mint, wintergreen, vanilla, honey, fruit, or any candy, dessert, alcoholic beverage, herb, or spice;

2. a cooling or numbing sensation distinguishable by an ordinary consumer either prior to during the consumption of such tobacco product;

3. a public statement or claim, whether express or implied, made or disseminated by the manufacturer or retailer of a licensed product, or by any person authorized or permitted by the manufacturer to make or disseminate public statements concerning such products, that a product has or produces a taste or smell other than a taste or smell of tobacco or a cooling or numbing sensation will constitute presumptive evidence that the product is a flavored product. Presumptive evidence may include but is not limited to the use of terms such as, “cool,” “chill,” “ice,” “fresh,” “artic”, or “frost” to describe the product.

Prohibit Nicotine Price Discounting

Youth are very price sensitive.

Deals are hard to resist for those trying to stay quit.

Price discounts are among the largest of the tobacco industry's marketing expenditures.

Examples:

Coupons

Buy one, get one

Multi-pack deals

Further Limits on Tobacco Retailer Density

Expand the distance of tobacco retailers from youth-serving facilities

Include marijuana retailers

Cap the number of tobacco retailers

EAGLE COUNTY
Public Health
& Environment

Prohibit Nicotine Sales in Pharmacies

Target stopped selling tobacco products in 1996.

CVS went tobacco free in 2014.

Walgreens was named by the FDA in 2019 as being the #1 violator when it came to selling to underage buyers.

Supermarket pharmacies now account for more than 12% of retail pharmacy prescriptions.

Nearly 200 US cities and Massachusetts now have laws requiring pharmacies to be tobacco-free.

Summary – Next Steps

Call to Action: consider updating the existing Town of Minturn tobacco retail license to include a comprehensive flavor ban and other provisions

(proximity restrictions, retail license approval capping, discount and marketing material restrictions, definition updates)

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for questions or comments, please contact Chelsea Venerdini Carnoali
CHELSEA.CARNOALI@EAGLECOUNTY.US

EAGLE COUNTY
Public Health
& Environment

To: Town Council
From: Madison Harris, Planner II
Date: January 15, 2026
Agenda Item: Maloit Park Subdivision Application - Request for Continuance

The Eagle County School District, represented by Tom Braun, requested a continuance for the review of the Maloit Park Exemption Tract A Eagle County School District Preliminary Plat Subdivision to the Planning Commission's regular meeting of January 14, 2026. The continuance was granted. So subsequently the public hearing at the Town Council was continued to January 21, 2026 to be in line with the public hearing at the Planning Commission.

The Planning Commission had the first official hearing on January 14th but continued the hearing to February 11th in order to conduct a site visit and to allow the Applicant to respond to some comments made at the meeting. As such, the application has not been forwarded with a recommendation to the Town Council yet and so needs another continuance. Please continue the public hearing to February 18, 2026.

In accordance with Section 16-21-220 - *Conduct of public hearing,* the following is germane to the Town Council's consideration of the Applicant's formal request for continuance:

(4) Continuance of public hearing. The body conducting the public hearing may, on its own motion or at the request of any person, continue the public hearing to a fixed date, time and place.

a. An applicant shall have the right to request and be granted one (1) continuance.

b. All subsequent continuances shall be granted at the discretion of the body conducting the public hearing only upon good cause shown; however, no public hearing shall be continued for more than one hundred eighty (180) days from the date of commencement of the public hearing without the written consent of the applicant.

Staff will be in attendance at the regular meeting of January 21st to request continuance and answer any questions the Town Council may have.

Staff Memo
Town Manager's Office

TO: Mayor and Town Council
FROM: Rob Gutierrez, Town Manager
DATE: January 21st, 2026

Re: Selection of Bond Counsel – Minturn Water Treatment Plant Project

The Town's Municipal Advisor, Troy Bernberg of Northland Capital Markets, has completed outreach to qualified bond counsel firms to support financing for the Minturn Water Treatment Plant Project. Mr. Bernberg has current or recent working experience with all firms contacted and provided the following fee estimates and observations:

Firm	Estimated Fee	Notes
Butler Snow (Kim Crawford)	$65,000	First to respond; highest cost
Kutak Rock (Tom Peltz)	$32,500	Most competitive fee
Taft (Dave Lucas)	$40,000	Response received later due to holidays

Based on experience and overall value, Mr. Bernberg recommended **Kutak Rock** as bond counsel for the Project, noting the firm's competitive fee and familiarity with comparable municipal water and infrastructure financings.

Due to the timing of upcoming financing milestones, bond counsel may need to begin preliminary work prior to formal execution of an engagement letter. The proposed resolution selects bond counsel at this time, authorizes staff to proceed with negotiations and preliminary work, and provides for formal ratification of the engagement by Town Council at a subsequent meeting. Selection of bond counsel does not obligate the Town to issue debt, which would require separate Council approval.

Sincerely,

Rob Gutierrez
Town Manager

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 04 - SERIES 2026

A RESOLUTION APPOINTING BOND COUNSEL FOR THE MINTURN WATER TREATMENT PLANT PROJECT

WHEREAS, the Town of Minturn, Colorado (the "Town"), is planning and implementing the design, financing, and construction of a new or improved Water Treatment Plant (the "Project"); and

WHEREAS, the Project is expected to involve the issuance of debt and/or other financing instruments, including but not limited to Certificates of Participation, revenue obligations, or loans through state or federal programs; and

WHEREAS, the Town Council finds it necessary and appropriate to retain qualified bond counsel to provide legal advice and services related to the structuring, documentation, authorization, issuance, and closing of such financing; and

WHEREAS, bond counsel services include, but are not limited to, advising on applicable federal and state law, preparing and reviewing financing documents, providing tax-exempt or tax compliance opinions where applicable, and assisting the Town in meeting disclosure and post-issuance compliance requirements; and

WHEREAS, the Town has reviewed the qualifications, experience, and proposed scope of services of Top Peltz with Kutak Rock and finds the firm to be well-qualified to serve as bond counsel for the Project; and

WHEREAS, the appointment of bond counsel does not obligate the Town to issue debt, but authorizes professional assistance should the Town proceed with one or more financing transactions.

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

1. **Appointment of Bond Counsel.**
   The Town Council hereby appoints Tom Peltz with Kutak Rock as bond counsel to the Town in connection with the Minturn Water Treatment Plant Project.

2. **Scope of Services.**
   Bond counsel shall provide legal services customary for municipal bond counsel, including advising on financing structure, preparing and reviewing legal documents, and providing opinions as required in connection with any authorized financing for the Project.

3. **Authorization to Negotiate and Execute Agreement.**
   The Town Manager is hereby authorized to negotiate and execute a professional services agreement with bond counsel, in a form acceptable to the Town Attorney, consistent with this Resolution and within any budgetary limits approved by the Town Council. This appointment and authorization do not constitute approval to issue debt or incur financial obligations, which shall require separate Town Council approval.

4. **No Commitment to Issue Debt.**
   This appointment does not constitute authorization to issue debt or incur financial obligations, which shall require separate Town Council approval.

5. **Effective Date.**
   This Resolution shall be effective upon adoption.

INTRODUCED, READ, APPROVED, ADOPTED, AND RESOLVED on this 21st day of JANUARY 2026.

_____

Earle Bidez, Mayor

ATTEST:

_____

Jay Brunvand, Town Clerk

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 05 - SERIES 2026

A RESOLUTION EXPRESSING FORMAL APPRECIATION TO THE TOWN OF RED CLIFF FOR PUBLIC WORKS STAFFING ASSISTANCE

WHEREAS, the Town of Minturn experienced a period of staffing shortages within its Public Works Department that created operational challenges affecting essential municipal services; and

WHEREAS, the Town of Minturn and the Town of Red Cliff entered into an intergovernmental agreement under which Red Cliff provided skilled public works personnel to assist Minturn in maintaining continuity of services; and

WHEREAS, the Town of Red Cliff assigned Billy Martinez, a public works employee, to provide direct on-the-ground support to the Town of Minturn during this period; and

WHEREAS, Mr. Martinez performed his duties with professionalism, reliability, and a strong work ethic, contributing directly to the Town of Minturn's ability to continue delivering critical public services; and

WHEREAS, the Town of Red Cliff, through its elected officials, management, and staff, demonstrated a strong spirit of intergovernmental cooperation and mutual support; and

WHEREAS, successful regional partnerships and dedicated public servants are essential to the resiliency of small mountain communities throughout Eagle County and the Upper Eagle Valley.

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

1. The Town Council of the Town of Minturn hereby expresses its sincere appreciation to the Town of Red Cliff for its willingness to provide public works staffing assistance pursuant to the intergovernmental agreement between the two communities.
2. The Town Council further expresses its sincere appreciation to Billy Martinez for his personal service, professionalism, and commitment in assisting the Town of Minturn during a period of staffing shortage.
3. The Town of Minturn recognizes that the contributions of both partner municipalities and individual public servants are critical to maintaining high-quality municipal services for the community.
4. The Town of Minturn affirms the value of intergovernmental cooperation and looks forward to continued collaboration with the Town of Red Cliff in the shared interest of efficient, effective, and resilient municipal service delivery.
5. The Town Manager is directed to deliver a copy of this Resolution to the Town of Red Cliff and to Mr. Billy Martinez as an expression of the Town Council's appreciation.

INTRODUCED, READ, APPROVED, ADOPTED, AND RESOLVED on this 21st day of JANUARY 2026.

_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

Staff Memo
Town Manager's Office

TO: Mayor and Town Council
FROM: Rob Gutierrez, Town Manager
DATE: January 21st, 2026

Re: Authorization to Apply for DOLA Energy and Impact Assistance Fund (EIAF) Grant – Water Treatment Plant Project

Purpose of Memorandum
The purpose of this memorandum is to provide background and context for the proposed resolution authorizing the Town to apply for Energy and Impact Assistance Fund (EIAF) grant funding through the Colorado Department of Local Affairs (DOLA) for the Water Treatment Plant (WTP) project, and to outline how this potential funding interacts with other financing options currently under consideration.

Background
The Town is in the advanced stages of design for a new Water Treatment Plant, with design approximately 90 percent complete and regulatory review underway with the Colorado Department of Public Health and Environment (CDPHE). The project is necessary to address long-standing capacity and reliability limitations in the Town's existing water treatment system and to support continued delivery of safe, reliable drinking water.

The total project cost is currently estimated at approximately $11 million, with an updated estimate expected in the coming weeks. Staff continue to evaluate multiple financing pathways to deliver the project in a timely and fiscally responsible manner.

EIAF Grant Opportunity
The Energy and Impact Assistance Fund (EIAF) is a competitive state grant program administered by DOLA to support high-priority infrastructure projects that address community needs and mitigate the impacts of growth and development. If awarded, EIAF funding would materially reduce the Town's reliance on debt and help mitigate long-term impacts to water ratepayers.

Approval of the proposed resolution would authorize submission of an EIAF application only. Acceptance of any award, commitment of funds, or final financing decisions would require separate Town Council approval at a later date.

Interaction with SRF Loan Program and Project Timing
The Town has also submitted an application to the Colorado Water Resources and Power Development Authority (CWRPDA) for a subsidized State Revolving Fund (SRF) loan. Under current program timelines, an award decision for EIAF funding would occur after a decision point for the current SRF loan application cycle.

As a result, the Town cannot simultaneously:

- accept SRF loan funding during the current cycle, and

- wait for a decision on EIAF funding without affecting the project schedule.

If Town Council elects to pursue an EIAF application and wishes to maintain flexibility to accept EIAF funding if awarded, the Town would need to either:

1. **Withdraw from the current SRF loan application cycle** and resubmit during the summer application window; or
2. **Utilize interim or long-term private financing** to allow the project to proceed on schedule while awaiting an EIAF award decision.

Staff will return to Town Council with a recommendation and requested direction once additional information is available regarding financing options, grant award timelines, and updated project cost estimates.

Fiscal Impact
Approval of the resolution does not commit the Town to accepting EIAF funding or issuing debt. The resolution includes a conditional commitment to provide the required local match if an award is made, subject to future Council approval of final financing and construction contracts.

Recommended Action
Staff recommend that Town Council approve the resolution authorizing submission of an EIAF grant application for the Water Treatment Plant project in order to preserve eligibility for this funding opportunity while continuing to evaluate the most appropriate financing strategy.

Sincerely,

Rob Gutierrez
Town Manager

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 06 - SERIES 2026

A RESOLUTION AUTHORIZING APPLICATION FOR ENERGY AND IMPACT ASSISTANCE FUND (EIAF) GRANT FUNDING, COMMITTING TO THE REQUIRED LOCAL MATCH, AND AFFIRMING COMMUNITY NEED, PROJECT READINESS, AND LOCAL PRIORITY FOR THE WATER TREATMENT PLANT PROJECT

WHEREAS, the Town of Minturn, Colorado (the "Town"), owns and operates a municipal water system that provides drinking water essential to public health, safety, and welfare for residents, businesses, and the local workforce; and

WHEREAS, the Town's existing water treatment infrastructure has reached the limits of its capacity and reliability, resulting in a multi-year moratorium on new water service connections and constraining the Town's ability to meet current and future community needs, including housing affordability and economic stability; and

WHEREAS, the Town has undertaken professional engineering analysis and planning and has advanced the design of a new Water Treatment Plant (the "Project") to address these capacity, reliability, and regulatory compliance challenges; and

WHEREAS, the Project design is approximately ninety percent (90%) complete and has been submitted to the Colorado Department of Public Health and Environment for regulatory review, and the Project has a clearly defined scope, cost estimate, and implementation schedule, positioning the Town to proceed to construction upon securing final project financing; and

WHEREAS, the Project will replace the Town's existing sand-based water treatment system with a modern membrane-based treatment process, improving the Town's ability to reliably treat source water under a wider range of conditions and enhancing long-term resilience to impacts such as drought, wildfire, and emerging water quality challenges; and

WHEREAS, the Town Council finds that timely construction of the Project is necessary to protect public health and safety, reduce long-term operational risk, avoid continued service limitations, and mitigate cost escalation associated with project delay; and

WHEREAS, the Project is identified as a priority capital improvement in the Town's adopted planning and budgeting documents and has been evaluated and prioritized relative to other municipal infrastructure needs; and

WHEREAS, the Town Council recognizes that construction of the Project will require significant capital investment and could result in increased water rates for customers, and finds that securing EIAF grant funding would materially reduce the financial burden on ratepayers and improve long-term affordability of essential water service; and

WHEREAS, the Colorado Department of Local Affairs ("DOLA") administers the Energy and Impact Assistance Fund ("EIAF") grant program to assist eligible communities with high-priority infrastructure projects that address demonstrated community needs and mitigate the impacts of growth and development; and

WHEREAS, EIAF grant funding, if awarded, would materially improve the financial feasibility of the Project, reduce the burden on local ratepayers, and support timely project delivery; and

WHEREAS, the EIAF program requires a local funding match, and the Town Council finds and determines that the Town has the financial capacity, legal authority, and intent to provide the required local match for the Project from legally available Town funds; and

WHEREAS, the Town Council further finds that the Project represents a long-term, resilient investment in essential infrastructure that supports community stability, workforce needs, and sustainable service delivery in the context of regional growth pressures.

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

1. **Authorization to Apply.**
   The Town Council hereby authorizes the Town Manager to prepare and submit an application to the Colorado Department of Local Affairs for Energy and Impact Assistance Fund (EIAF) grant funding in support of the Water Treatment Plant Project.

2. **Local Match Commitment.**
   The Town Council hereby commits to providing the required local match for the Project, if an EIAF grant award is made, from legally available Town funds. This commitment is contingent upon grant award and subject to subsequent Town Council approval of final project financing and construction contracts.

3. **No Obligation to Accept Award or Proceed.**
   Approval of this Resolution authorizes submission of a grant application and commitment of the required local match if awarded, but does not obligate the Town to accept any grant award, issue debt, or proceed with construction of the Project without separate Town Council approval.

4. **Coordination and Implementation.**
   The Town Manager is authorized to take actions reasonably necessary to support the EIAF application, coordinate with DOLA and other funding partners, and align project scheduling and financing consistent with Town Council direction.

5. **Effective Date.**
   This Resolution shall be effective upon adoption.

INTRODUCED, READ, APPROVED, ADOPTED, AND RESOLVED on this 21st day of JANUARY 2026.

_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

Staff Memo
Town Manager's Office

To: Mayor and Town Council

From: Rob Gutierrez, Town Manager

Date: January 21st, 2026

Subject: Use of Remaining Congressionally Directed Spending (CDS) Funds – Water Treatment Plant Project

Purpose of Memorandum

The purpose of this memorandum is to inform Town Council of recent clarification received regarding the use of remaining congressionally directed spending (CDS) funds for the Water Treatment Plant (WTP) project and to outline how potential use of those funds could affect project financing, procurement, and schedule. No action is requested at this time.

Background

The Town has received approximately $3 million in congressionally directed spending funds administered by the U.S. Environmental Protection Agency (EPA) in support of the Water Treatment Plant project. To date, EPA has approved reimbursement of engineering-related costs associated with project design. EPA has not approved use of CDS funds for construction-related costs.

As staff continue to evaluate overall financing options for the project, including state grants, State Revolving Fund (SRF) financing, and private financing, clarification regarding the implications of using CDS funds for construction has become necessary.

EPA Clarification

The EPA has advised staff that if the Town were to use CDS funds for construction of the Water Treatment Plant, the project would be treated as a federally funded construction project. This would trigger additional federal requirements, including, but not limited to:

- Federal environmental review requirements;
- EPA review of procurement and bidding documents;
- Build America, Buy America (BABA) domestic content requirements; and
- Davis-Bacon prevailing wage requirements.

These requirements are manageable but would add time, cost, and administrative complexity to the project and would influence procurement methods and construction sequencing.

Why This Matters Now

Whether and how the Town uses the remaining CDS funds has direct implications for:

- The overall project financing strategy;

- Coordination with SRF loan timelines and potential state grant opportunities (including EIAF);
- The ability to maintain a targeted summer construction start; and
- Procurement and contracting approaches.

Clarifying Council's comfort level with potential use of CDS funds for construction will help staff avoid structuring financing, bidding, or grant applications in a way that unintentionally limits future options.

Potential Paths Forward

At a high level, the Town has three general paths with respect to the remaining CDS funds:

1. **Use CDS funds for construction**, acknowledging the associated federal requirements and potential schedule impacts;
2. **Limit CDS funds to non-construction uses**, subject to EPA confirmation of eligible activities; or
3. **Elect not to use the remaining CDS funds**, simplifying project delivery while foregoing that funding source.

Staff are seeking additional clarification from EPA regarding allowable non-construction uses.

Next Steps

No immediate decision is required. Staff will:

- Continue coordination with EPA regarding eligible uses of CDS funds;
- Integrate this information into ongoing financing analysis; and
- Return to Town Council with options and recommendations as part of future project financing discussions.

Requested Council Action

None at this time. This memorandum is provided for informational purposes only.

Sincerely,

Rob Gutierrez
Town Manager

Staff Memo
Town Manager's Office

TO: Mayor and Town Council
FROM: Rob Gutierrez, Town Manager
DATE: January 21, 2026

RE: Highlands Parcels – Summary of Council Discussion and Direction

Purpose

The purpose of this memo is to provide Town Council with a factual summary of actions, discussions, decisions, and direction related to the Town-owned Highlands parcels since spring 2025. This memo is intended to support a discussion-only agenda item and does not request formal action.

Summary of Council Discussion and Direction

March 19th, 2025, Town Council Meeting

At the March 19, 2025, Town Council meeting, representatives from Eagle County Open Space (ECOS) and Eagle Valley Land Trust (EVLT) presented information to Council regarding the potential acquisition of the Town-owned Highlands parcels for conservation purposes.

During the presentation, ECOS representatives stated that, based on their experience with conservation acquisitions, their general comfort range for valuing conservation land is approximately $10,000 to $15,000 per acre, depending on site-specific factors and conservation values. Applied to the Highlands parcels, which total approximately 55 acres, this range would equate to a potential conservation-based valuation of approximately $550,000 to $825,000. As a point of comparison, ECOS referenced the *Three Meadows* project, a recent conservation acquisition of approximately 4,000 acres at an average cost of roughly $6,800 per acre.

ECOS further explained that the existing appraisal for the Highlands parcels includes a hypothetical residential upzoning assumption. Representatives indicated that if the Town's goal were conservation, a new appraisal would likely be required based on current zoning and conservation use, without reliance on a hypothetical upzoning scenario, which could significantly affect valuation.

In response to a Council question regarding higher-value conservation projects, ECOS referenced a separate conservation project involving approximately 4,200 acres with a total project cost in the $12 million range, noting that conservation values and funding structures can vary widely depending on circumstances.

During the EVLT presentation, information was also provided regarding the *Minturn Boneyard Conservation Project*, which involved a total purchase price of $2,300,000 for approximately 4.39 acres, equating to an implied value of approximately $524,000 per acre. EVLT emphasized that per-acre values can vary substantially based on factors such as location, development pressure, conservation attributes, and project structure.

The March 19 discussion was informational in nature and intended to provide Council with context on conservation processes, valuation considerations, and potential pathways. No formal action was taken.

June 4, 2025, Town Council Meeting
At the June 4, 2025, meeting, during a presentation by Eagle River Water & Sanitation District regarding the Bolts Lake project, Council discussed potential impacts to the Highlands parcels, including whether proposed infrastructure alignments could affect parcel configuration, conservation values, or marketability. Council emphasized the importance of coordination with Town planning staff given the Town's ongoing evaluation of options for the Highlands. No formal discussion or direction regarding the Highlands parcels was taken at that meeting.

June 18, 2025, Town Council Meeting
At the June 18, 2025, meeting, Town Council discussed the Highlands parcels in the context of the Town's Water Treatment Plant financing strategy. Council emphasized that the timing, configuration, and potential disposition of the Highlands parcels would materially affect available funding options and overall project risk.

Council discussed conceptual options for the parcels, including potential subdivision or partial conservation outcomes, but noted that additional valuation and financial analysis was needed. As part of this discussion, Council directed staff to proceed with soliciting proposals from municipal advisors and scheduled a special meeting for July 8, 2025, to further discuss WTP financing and Highlands parcel next steps.

July 8th, 2025, Town Council Meeting
At the July 8, 2025, meeting, Town Council convened an executive session pursuant to C.R.S. § 24-6-402(4)(e) to discuss valuation considerations and negotiation strategy related to the Highlands parcels. No formal action was taken following the executive session.

During the regular meeting, Council held a discussion and direction item regarding a potential Request for Proposals (RFP) process for the Highlands parcels. Staff outlined an approach that would involve issuing an RFP to identify potential conservation or conservation-style development concepts and engaging brokerage firms to assist with valuation and marketability. Council provided direction to proceed with the RFP process and appointed Council Members Lynn Feiger and Tom Priest to serve on a subcommittee with staff to further evaluate options and return with recommendations.

August 20th, 2025, Town Council Meeting
At the August 20, 2025, meeting, Town Council discussed the Highlands parcels as part of a discussion and direction item titled "Possible Use of a Broker for an Opinion of Value on the Highlands Parcels." The Town Manager provided an update on the status of the

property and the Council subcommittee's efforts to engage brokerage firms for valuation and marketability input.

During the discussion, staff noted that evaluating the property was a complex process and that potential sale proceeds should not be viewed as a simple or immediate funding solution. Council discussed the need for additional investigation of options and market considerations. No formal action was taken, and Council provided general direction for staff to continue exploring broker engagement and valuation information.

October 15th, 2025, Town Council Meeting
At the October 15, 2025, meeting, Town Council held an executive session to meet with multiple brokerage firms to receive confidential information regarding potential market considerations and valuation ranges for the Highlands parcels, in the event the Town elected to pursue a sale to a private party. No formal action was taken following the executive session.

November 5th, 2025, Town Council Meeting
At the November 5, 2025, Town Council meeting, Council held a discussion item regarding the Highlands parcels focused on broker selection and related pre-marketing considerations. Representatives from Slifer, Smith & Frampton were present for the discussion.

Council discussed several procedural and substantive issues related to a potential sale of the property, including access road improvements, the need for updated survey and topographic information, corner monumentation, U.S. Forest Service access considerations, zoning status, and general market readiness.

Council members expressed differing views regarding the extent of additional public engagement needed prior to listing the property. Some Council members indicated that sufficient public input had already occurred and emphasized the importance of moving forward with marketing the property to help fund the Water Treatment Plant. Other Council members expressed interest in conducting additional public outreach or a work session to further discuss potential outcomes for the property and the implications of a sale.

The Town Attorney noted that the property is currently within a holding zone and that any rezoning requested by a future purchaser would require a separate public process. It was also discussed that rezoning the property in advance of a sale could limit flexibility and may require future amendment.

Brokers discussed general market considerations, including the importance of establishing clear "guardrails" for potential buyers, the role of access and survey information, and the fact that soil testing and water well testing would typically occur later in the development process once a potential building area is identified.

Following discussion, Council reached consensus direction for staff to proceed with Slifer, Smith & Frampton as the Town's broker and to continue addressing access, survey, and related technical issues in preparation for listing.

November 19th, 2025, Town Council Meeting
At the November 19, 2025, Town Council meeting, Council considered a staff and Town Attorney memorandum regarding approval of an Exclusive Right-to-Sell Listing Contract for the Highlands parcels with Slifer, Smith & Frampton. The memorandum summarized Council's prior direction to pursue a public listing of the property and outlined key terms of the proposed listing agreement.

The Town Attorney highlighted several provisions of the contract, including that the agreement established a seller-agency relationship, requiring the broker to act in the Town's best interests unless expressly converted to a transactional brokerage by Council consent. The proposed listing term was for two years, through October 31, 2027, reflecting the undeveloped nature of the property and the anticipated time required to identify an appropriate buyer.

The contract provided for a total sales commission of 6% of the gross purchase price, with 2.75% allocated to a buyer's broker. A reduced commission of 2% was proposed in the event of a sale to Eagle County, Colorado Parks and Wildlife, or Eagle Valley Land Trust, recognizing the Town's prior discussions with those entities regarding potential conservation acquisition. The memorandum also identified several recommended conditions to be included in the listing agreement and resolution, including:

- Recording of a covenant at closing restricting fencing to limited residential and access-related areas and requiring wildlife-friendly fencing standards and dog control measures enforceable by the Town; and
- Execution of an access and utilities easement across Parcel 2 for the benefit of Parcel 1.

Council also discussed that the listing price for the property would be established by Council and confirmed as part of the approval process.

Following discussion, Town Council approved Resolution No. 48-2025, authorizing execution of the listing agreement with Slifer, Smith & Frampton subject to the conditions outlined above.

December 3rd, 2025, Town Council Meeting
At the December 3, 2025, Town Council meeting, Council continued discussion related to the Highlands parcels following approval of the listing agreement at the November 19 meeting.

The Town Manager reported that a Minturn resident had raised concerns regarding an existing foot trail that crosses the extreme western corner of one of the Highlands parcels

and provides access to adjacent U.S. Forest Service land. In response to this concern, the Town Attorney reviewed the issue and modified the listing agreement to include a provision requiring that, at closing, the Town retain or reserve an easement to preserve public trail access across the affected portion of the property.

The Town Attorney advised Council that this approach was preferable to attempting to retain a small remnant parcel, as the Town would lack legal access to such a parcel due to surrounding U.S. Forest Service ownership. Council discussed this clarification and did not provide additional direction to modify the approach.

The Town Attorney also noted that, consistent with the prior resolution, the listing agreement could be executed once final language was approved by legal counsel. Council was informed that staff would work with the broker team to assemble a due diligence information file for prospective buyers and that physical access for property showings would be limited during winter conditions, with access coordinated as needed.

Council did not take additional action but acknowledged the updates and confirmed the approach outlined by staff and legal counsel.

December 17th, 2025, Town Council Meeting
Although the Highlands parcels were not a standalone agenda item, Council members discussed the Town's recent decision to list the Highlands parcels during Council and Committee Reports and the extent of public engagement conducted to date. Council members expressed differing views regarding whether additional public outreach should occur prior to receiving offers.

The Mayor and Town Attorney reiterated that any future development of the property would require rezoning and multiple public hearings, and that the Town's approach to listing the property without pre-zoning was intended to preserve flexibility and value. Council discussed the possibility of future agenda items to update and educate the public once additional information, including offers and financing impacts, becomes available.

Summary of Review of Meeting Minutes Related to Public Comment

As part of preparing this discussion item, staff conducted a review of Town Council meeting minutes from April 2025 through December 2025 to identify references to public comment or testimony related to the Highlands parcels. This review was undertaken by staff to provide general context for discussion and was not intended to be a comprehensive or formal audit of the record.

Based on this review, public comment specifically related to the Highlands parcels appears to have been limited and infrequent. The primary public comment identified occurred at the December 3, 2025, Town Council meeting, where a resident raised concerns regarding an informal trail crossing a portion of the property and access to adjacent U.S. Forest Service land. That comment resulted in follow-up legal review and revisions to the listing agreement to preserve public access. Aside from that instance, staff

did not identify recurring public comment related to the Highlands parcels in the meeting record prior to or following the decision to list the property.

While it is possible that minor references or informal comments may not be fully reflected in the meeting minutes, staff's review did not reveal a pattern of public testimony raising concerns regarding transparency or process related to the Highlands parcels prior to the listing of the property.

Process to Date and Clarification of Council Actions

The Town's consideration of the Highlands parcels has unfolded over time, beginning with Council discussions focused on gathering information, understanding valuation context, and identifying possible process options, and later shifting to discussion about whether and how the property should be marketed. During this period, Council consideration has taken place through publicly noticed meetings, discussion and direction items, and executive sessions permitted under Colorado law.

It is helpful to be clear about the difference between Council discussion and direction, and formal policy or land use decisions. To date, Council actions related to the Highlands parcels have primarily involved procedural steps, including exploring valuation assumptions, engaging professional advisors, and authorizing the public marketing of the property. Council has not taken action to approve the sale of the property, select a buyer, rezone the property, approve a subdivision, or approve any development proposal.

Certain discussions related to the Highlands parcels have occurred in executive session, consistent with Colorado law, for the purpose of receiving confidential information related to property valuation, negotiation strategy, and market considerations. Executive sessions were used to protect the Town's financial interests and did not result in final decisions regarding the future use, disposition, or development of the property.

Any future decisions regarding the Highlands parcels, such as acceptance of an offer, changes to zoning, subdivision of the property, or approval of development, would require additional public process, including public hearings before the Planning Commission and multiple public hearings before Town Council.

The purpose of this discussion item is to clarify the process to date and to invite Council discussion about whether additional public engagement, process clarification, or information sharing would be helpful going forward.

Sincerely,

Rob Gutierrez
Town Manager

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FUTURE MEETING AGENDA ITEMS

Below reflects proposed topics to be scheduled at future Town Council meetings and is informational only. Dates and topics are subject to change.

February 4, 2026:

- Resolution Approving Mobile Business Pilot Program
- Resolution Implementing a Drug and Alcohol Testing Policy for Non-CDL Employees
- Water Treatment Plant: Plan of Finance Discussion and Direction

February 18, 2026:

- Resolution to Approve a Contract / Contract Renewal for Waste Hauling Services (May get moved to 3/4)
- Eagle County School District (Maloit Park) Preliminary Subdivision Plat
-

March 4, 2026:

Dates to be Determined / Long Term Scheduling:

- Minturn Forward Zoning and Subdivision Code Adoption
- Adoption of the updated Regional Housing Authority Action Plan
- Traffic Calming
- Golf Cart Discussion (Discussion / Direction)
- Ordinance __ (First Reading) - An Ordinance Adopting the 2024 Model Traffic Code (with Amendments and Updated Court Fines / Fees Schedule) – Legal/Krieg & Brunvand